

Vol.9	8001	S.P.
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**TEN**  
**ON**  
**Q**

**“BUY LESS, CHOOSE WELL,  
MAKE IT LAST.”**

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**Vivienne Westwood**



# THE MINIMALIST ISSUE

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**A note from the editor:  
Dylan Culhane**

Minimalism is most frequently associated with aesthetics; a single grey square on an ivory-white canvas, one perfect orchid tilting elegantly in a Japanese vase, a wardrobe consisting entirely of black polo-necks and blue jeans. But the idea is perhaps better described as a philosophy of reducing the non-essential, without necessarily sacrificing comfort or luxury. In fact, a minimalist lifestyle is usually embraced to heighten one's lived experience; to focus on what brings joy, serenity and ease by diminishing the clutter that characterises modern life. In a sense, minimalism represents a quiet revolt against our hyper-consumer culture.

The benefits of implementing some of its essential logic and simply pausing for consideration a little more often are wide-ranging and magical: nothing less than the expansion of space and time around you.

In this issue, we're going to explore the lifestyle philosophy of minimalism a little deeper. In fact, we're going to go right ahead and celebrate the benefits it offers for modern urban living. It warrants some consideration because there's really no downside. In its most basic form you might stop misplacing your car keys. Taken to its logical conclusion, a minimalist lifestyle sweeps the debris from life's path to offer easier passage towards your true purpose.

There are basic things you can do right away to reconfigure a cluttered life and a cluttered mind. When it comes to more significant decisions, like choosing a home to live in, we have a suggestion too.

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# The Konmari



# Method

By Dylan Culhane

In the last couple of years, an unlikely book by a mild-mannered young Japanese woman – an avid “tidier” from the age of 5 – has gained fanatic popularity, selling millions of copies around the world.

*The Life-Changing Magic of Tidying Up* by Marie Kondo glorifies the mundane acts of tossing out junk and putting things where they belong with such impassioned conviction it's difficult not to be converted to the cult of clutterlessness. A friend mentioned it to me in a brief exchange in an elevator, saying it had unexpectedly changed her life. Intrigued, I read it in a weekend and subsequently became possessed by the life-changing magic the book claims to contain.

In the uniquely Japanese paradigm that affords reverence to inanimate objects, some of Kondo's techniques might seem a little kooky: thanking your handbag at the end of the day for a job well done, or sparing a thought for the poor t-shirt lying folded up and squished beneath his brethren at the bottom of a pile. But it ultimately speaks to more conscious usage, and respect for the things that make our life easier or more pleasant.

Essentially there are two stages to the process: discarding and organising.

# Discarding

# Principles

The Konmari method is as meticulous as it is ethereal. What you need to do is take every object you own – every shirt, every ornament, every sentimental movie ticket stub – in your hands, one at a time, and ask yourself a simple question: Does this spark joy? The trick is to focus squarely on the present.

Perhaps that green dress brought you joy when you bought it, and at that moment you felt the thrill of the shopping-hunt, thinking about all the places you'd wear it to. If so, Kondo says, that's great – that item of clothing has served its purpose: it brought you joy at some point. Now you can remember that and put it into the donation pile without guilt. Besides, why would any respectable possession want to exist unused and unappreciated for years in a dark cupboard? Set it free.

Ultimately, our possessions tie us to the past and inflame our anxiety about the future ("I might need this some day"), whereas a meaningful, purpose-driven life is more preoccupied with the present.

Kondo tends to judge success in this phase by the number of black bags piled up and ready to leave your life forever, and there's no doubt that the sight of all that unnecessary... stuff, on the back of a trailer, ushers in a wave of instant serenity.

- » Don't just scan objects sitting on the shelf when deciding what stays and what goes. Pick it up, hold it, and give it your undivided attention for a few moments.
- » Tackle categories, not rooms. So for example, deal with all the books in your entire house as one stage, rather than trying to sort out the living room in its entirety first.
- » Stagger your progression from least to most sentimental. Clothes are a logical starting point since we tend to be less emotional with functional items. Books might follow next, then maybe kitchen equipment. It'll take a little bit of practice before you're ready to deal with the really challenging decisions like old photographs and love letters.
- » Don't keep gifts out of guilt. Be grateful for what you've received and the love and kindness represented by the act of gift-giving. But bear in mind that this exchange has more than likely served its purpose, and you're not obliged to hold on to it forever.
- » Avoid keeping things aside in case friends or family might want them. This is your journey, so don't let the imagined desires of others derail you.
- » Be ruthless with paper, it's the front line of a clutter invasion. In this day and age you can simply snap photos of documents and receipts. Fill up folders on your phone, not cupboards in your home.



# Organising

# Principles

Right, so you've gained back a dozen black bags worth of space in your life, and you're left with a home filled only with things that bring you joy. Brilliant.

The next step is putting everything in its right place. Designating a specific home for every single item you keep is critical in avoiding a clutter relapse. Perhaps unsurprisingly, Kondo keeps things minimal in her approach, venerating the humble shoebox and chest of drawers and challenging newfangled storage ideas. A fancy box or basket won't make you tidy. Instead, pursue ultimate simplicity.

One of the most memorable takeaways from *The Life Changing Magic of Tidying Up* is Kondo's unwavering belief in the merits of folding over stacking. Tucking your clothes into neat little rectangles that stand up vertically in a drawer means you can see all your t-shirts (for example) in one glance rather than digging through piles of fabric to find what you want, disheveling the pile in the process.

- » Keep all like objects in the same place, rather than spreading them across different rooms in the house.
- » Kondo takes her principle down to a micro level. Every item in her handbag has its own place, so when she gets home she empties the bag out, puts everything away, and then puts the handbag inside a larger bag in the cupboard. Every trace of the working day – gone.
- » Big boxes and containers are deceptive nemeses. They swallow things up, hide in dark corners and we forget what's in them. They are the building blocks of a hoarder; the classic sweep under the carpet.
- » Keep things in sight. Hang your summer and winter clothes together, so all your clothes are in one place and you can be conscious of what you own. Don't fool yourself into thinking you've reached minimalist nirvana in your wardrobe when there are still a few boxes of winter clothes in the storeroom.
- » The less you own, the more you can play with the pleasant aesthetics of minimalism: the perfect spot for the perfect lamp, the ascension of garments hanging in order of length in the cupboard, or the gradient of t-shirts stacked neatly in the drawer like a Dulux paint swatch. You'd be surprised what a psychological boost that can give you. They are small pleasures, but they are pleasures nonetheless.



## THE MINIMALIST

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# Boot Camp



## Luxury

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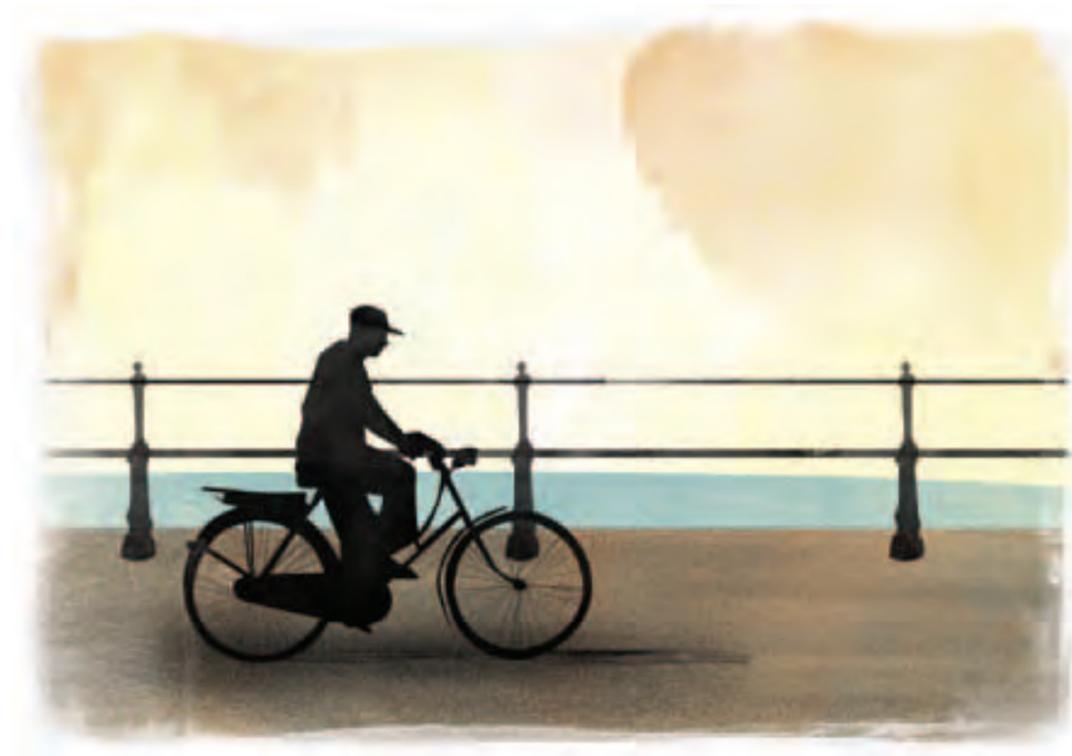
While the idea of getting rid of all the non-essentials in your life might conjure up the image of living like a monk in a cave, minimalism is definitely not the same as asceticism. With a mindset that favours quality over quantity, you begin to incline towards fewer purchases, but buy higher quality items that last longer. You've probably heard that most of us wear 20% of our clothes 80% of the time. Based on that math, it'd make sense to eliminate most of your once-a-year wears and rather consolidate that in a far trimmer wardrobe filled only with items that look amazing and bring you joy every time you wear them. The same principle applies to art on the wall, or coffee mugs, or the home you choose to live in. Whittling away excess has the benefit of refining our taste. The more we get rid of what we don't want, the clearer our vision of what we truly value becomes. Displaying what you cherish most communicates what is most important to you. In the home, this can only translate to a more visually appealing and authentic space. Remember that luxury is freedom, not things.



## Mobility

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It definitely feels good to haul off some boxes and black bags to the charity shop after an extensive declutter, but imagine filling your entire car with excess. Now imagine the car itself is a massive black bag and you're getting rid of that too. After that reflexive ripple of panic passes, think how much space that would open up in your life – not to mention the money you'd save on repayments, insurance, petrol, parking and maintenance. Of course the upside of owning a vehicle is the convenience of mobility, but technology has done some incredible things to offer us milk without paying for the cow, so to speak. More and more people are seeing the value in getting rid of the second (or only) car and making use of services like Uber. If you crunch the numbers, you're likely to save money and, perhaps more importantly, opt out of the traffic anxiety game. Use that extra hour in the day to catch up on emails in the back of the cab, then cash that hour in after work for a walk in the forest, or preparing a healthy meal. The growing bus network in Cape Town has also made public transport more comfortable and convenient. If you live in a place like Sea Point, you'd be mad not to consider cycling to work along the promenade, through the park and around the stadium. Exercise and cost-cutting aside, it's a wonderfully visceral experience to take in the sights, sounds and smells of the city you live in. Compared to sitting passively in a box on a clogged-up road, it'll infuse your commute with mindfulness. The earth will appreciate your effort too.



## Health

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Stealing time from the commute, less daily tidying up and fewer distractions in general – these small benefits of a minimalist lifestyle cumulatively stack up to give you more time in your day. Time that could be channelled into more productive avenues like exercise or healthy cooking; time that we always complain never exists. Minimalism is ultimately a decision to unlock potential that steers your life towards positivity and possibility. Consider all the time that gets frittered away on non-essential activities, or swallowed up by distractions, and imagine channeling that into the pursuit of optimum health. There is enough time in the day for this (despite us constantly bemoaning the lack thereof), we just need to steal back some of those squandered minutes and reassign them to self-improvement. The 'quality over quantity' ethos comes into play here too: reconfigure your fridge as you would your wardrobe – eliminate the excess to make space for that which is nourishing and delicious to you. Minimalism is concerned with the essential, so it would make ideological and nutritional sense to opt for whole, organic produce in its original form rather than the processed, sweetened, packaged end-products of an industrial process. The added energy and health you'll experience ultimately tops up that freedom account, perpetuating a virtuous cycle of adding time and space in your life and filling it with purpose-driven activity.

## Money

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Beyond the specifics of how to invest your money, there are some ways in which you can at least reduce the clutter in this aspect of your life. You can essentially apply a variation of the Konmari method to your bank accounts: declutter, then organise. Set aside some time to dig into all those tiny little charges crumbling from the edges of your account every month and see where you can trim away some of these. Consider consolidating your accounts wherever possible – dealing with the administration of one account is always going to be less stressful than managing many. Similarly, it's much simpler to manage your spending and handle payments with a single credit card than a stack of them. One thing you definitely can and ought to do is eliminate as much paperwork as humanly possible. Chuck away anything non-essential immediately, and scan or simply photograph as much of the rest as you can. There are apps aplenty for digitising records, so save some trees and your sanity. Choosing to accumulate only the essential often results in financial freedom. In principle, a minimalist lifestyle should plug some of the holes in your savings raft by eliminating unnecessary spending. So make sure your accounts are as neat as your perfectly-folded t-shirt drawer in anticipation of actually having something to put away for a change.

## Purpose

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Lofty as it might sound, discovering and pursuing your true purpose in life is the end goal of minimalism. It's really all about re-allocating all of that time and space your non-essential objects and attachments take up in your life; diverting it towards aspects of your existence you know to be truly important and fulfilling. It's a hard point of view to oppose. When you say it to yourself it sort of feels like the answer to everything, and yet it's a surprisingly simple course of action. Your purpose in life is your own to discover (you almost certainly have an inkling of what that is already) but it's far easier to discover and develop this once you've cleared away all the distractions. Eliminating that which doesn't bring you joy in the present also releases the past to create a better tomorrow.

With fewer places for your heart to wander, you can channel it towards meaningful things that truly enhance your life: yoga, walks on the beach, time with your children or tinkering with the bike. Finally, once the hum and the spin have subsided from your minimalist life, you'll notice more opportunity for rest. Take a deep breath... then exhale. Repeat.



## THE EXPERT

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## Holly Hamlyn

Holly Hamlyn's job sounds quite magical to me. The British-born, Cape Town-based designer is responsible for developing and maintaining the interior aesthetic of Blok's developments, including of course **TENONQ**. But, seeing as her work begins before the first brick has been laid, Holly operates on vision and intuition without the advantage of actually seeing a space before she sets about enhancing it.

In this sense, her work sounds akin to a video game designer – mining the imagination to create functional, inhabitable worlds. In fact, when I meet with Holly to talk about her work, she's spent most of the day working on the digital renders of all the prospective **TENONQ** units. In front of a computer screen, Holly co-ordinates the interior aspects of each apartment, and the building as a whole. It's the final frontier of the design phase, building on the vision of the architects.

These simulations ultimately materialise into real homes for real people, though they are developed months before breaking ground. Beyond the creative thrill of progressively bringing bricks and mortar to life, there's a responsibility towards the imminent human experience; you're detailing all those miniscule considerations that constitute a sense of being 'at home'. It's a sentimental thought, but one that can never be underestimated in the design process.

A balance also needs to be struck between finished artwork and blank canvas. The Blok aesthetic embraces the elegance and efficiency of minimalism, and a great deal of consideration goes into establishing a beautiful and effortlessly comfortable living environment. A minimalist lifestyle certainly isn't synonymous with 'cold', 'stark' or 'empty'. More often than not, it creates an opportunity for personal expression and shines a light on good taste. A restrained interior design context foregrounds the conscious decorative decisions we make. It compels you to own fewer things, of higher quality. As Holly puts it, the idea of 'less is more' is qualitative, not quantitative. It only really works when less is more.

Echoing a sentiment expressed by the architects at WAUW, Holly believes simple design is the most difficult to achieve. In her context, there's much more emphasis on design details, exposing every seemingly minor decision to scrutiny. Nothing is incidental or purely functional; every detail has a leading role on her stage.

After our chat, Holly returns to the business of imagining. Imagining the difference in warmth a particular type of flooring offers over another, imagining the ways in which a couple might relax and watch TV at the end of the day and how that subtle difference might make life a tiny bit more pleasant. These tiny details accumulate to define one's daily life, and Holly wants to make that experience as joyous and intuitive as possible.

It might feel like a virtual game at times, but in due course all those well-considered minutiae will materialise, and Holly's imagination will in turn become somebody's dream. Quite magical, right?

# MINIMALISM PROFILES

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# Dario Leite

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**Owner: astore**

My love affair with minimalism really started with my store, curating quality products in a way that makes for a unique and pleasant shopping experience. Everything in its right place. Over time, I guess that way of thinking just seeped into my character. Now whenever I look at an item out of place, I want to find a home for it. I'm not saying I'm the perfect minimalist by any means, but it does guide many of my decisions.

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### A quiet revolt against consumerism

My store sells books and clothing and sneakers and other items. But we don't do a lot of advertising or hard marketing. I don't believe in pushing things on to people – and especially not pushing a lifestyle onto anybody. We don't have rails and rails of products either. We're always trying to get in high quality products so that you only need to buy one – like one very good pair of denims that last you for a long time. What's that saying, "Buy cheap and buy twice"? Something like that. I mean, I sell sneakers all day but I only own three pairs of shoes myself.

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### Cost per wear

In my own life, I'm at an age where I really believe in buying things that are good value, and I don't mind paying a little bit more for something that's going to last a long time, and if it gives me joy from wearing it or using it or looking at it. Take my TV as an example. I love watching films, I love watching sport, I love relaxing on my couch – especially in Cape Town winters. So I thought, well, I'm going to buy the best TV in the store, because I'll probably keep it for 10 years, and if you divide it by the number of years, and then days, I think it worked out at costing two rand a day, and I'm sure I can manage that.

When we moved into this apartment ten plus years ago, it was semi-furnished and all the large appliances are a high quality Swedish brand. The previous owners must've had a similar way of thinking, because it's lasted us all this time without (touch wood) giving us any problems.

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### Perspective

Now that I've turned 40 and I've had the store for more than ten years, I actually feel like I want to push that idea through my business as well; start getting in even more premium brands and really developing our ethos of quality over quantity. It's really just about selling in good conscience.

# Rotem Shachar

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**Creative director: Superbalist.com**

I think the minimalist philosophy is about no spareness, nothing extra. You can be a minimalist even if you do own a lot of things, as long as everything is relevant and important. It's about dwindling it down to the essentials. If you don't like having many things around you, then those essentials are going to be fewer. When we talk about only holding on to essential things, I don't think it's about what's essential for survival, but rather what's essential for balance.

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## Art direction

Too much stuff around me feels like noise, it can make me a bit angsty. But for some people, their stuff defines them, and they do it so beautifully. Weirdly enough, I appreciate it and even envy it when I see it in other people's homes, and I wonder how they manage to live with so much and make it look so beautiful. It's really about art directing your surroundings I guess, and I'm constantly doing that.

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## Obsession vs Pragmatism

Somebody once told me that I'm just like Jack Nicholson's character in *As Good As It Gets*, and I thought that was the most amazing compliment! Having a kid tests that sensibility to such an extent, but at the same time whenever I look at my daughter, I'm in such awe of her freedom. The ability to just get totally messy and express herself, whereas for me everything is so... art directed.

I do think my minimalist approach to things is partly OCD – that need for perfection – but it's also practicality. I've moved house a few times, and of course every time you move you shed. You're forced into that process of looking at everything you have and asking yourself: Do I really need this? Do I really want this? And I love that process of shedding, it makes me really happy. I don't feel sad letting things go, it's liberating.

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## The best or nothing

When we first moved back from New York we put most of our stuff in storage while we looked for a new home, thinking it would be there for a few weeks or maybe months – but it all ended up staying there for four and a half years. And we managed fine, we didn't really need any of it. When we had to unpack again, we gave most of it away.

Now we don't have a storage facility, and I own very little. But everything that we have, we find beautiful. We don't actually have a bed, and have just slept with the mattress on the ground for years because we haven't found the perfect one. Sometimes it's frustrating, but I'm not big on compromising. In fact, it's probably easier to be minimalist when you don't like compromising.





# URBAN HOMES

**Jacques van Embden**  
Co-founder and Managing Director of Blok  
📧 @JacquesvEmbden



Blok's 9th development, **TENONQ**, is our largest and most urbanly connected site. Its urban location, with many apartment buildings for neighbours that cover over three quarters of its boundary length, offered a unique challenge and a design opportunity.

This density presented a unique context; the building had to be understood by experiencing it, versus looking at and consuming it as an object. It had to interact with its neighbours, both within the building and across the boundary edge, ensuring that these shared urban spaces are uplifted aesthetically and spatially.

We wanted to add a sense of grandeur to the building and its urban footprint, something that would break away from the box-like convention of the area. To challenge the linear planes of the apartments through large scale, horizontal communal planes and experiential volumes that could be both personal, in your apartment, and shared, throughout the common spaces.

This is brought to life through the "internal street" where neighbours share a sense of place with one another, covered in greenery and common areas whilst light trickles through from high above. This "street" is then echoed higher up in the building on the sixth floor which includes incredible ameni-

ties, and is assembled so that the home owners in **TENONQ** can enjoy the various shared facilities. The purpose of these interventions is to challenge ourselves to live within the entire building, versus your private part of it. To experience **TENONQ** you have to exist within the project, to find your own corner of contemplation or a shared space of celebration.

Internally we leveraged off the incredible building amenities to create launchpads for your life. By challenging convention and questioning every design normality we continue to design space with duality and innovation. The continued delivery of well thought out and articulated internal spaces are complemented by dramatic double volumes, to bring a new sense of scale into the apartments.

In other Blok news, we have handed over our first two developments and have a further six under construction with **TWELVEONV** and **FIFTY-BONV** set for hand over later this year.

As we celebrate our second birthday we are also looking forward to our own future with some exciting and innovative new product launches planned for the first half of 2017. The conceptualisation and marketing teams continue to challenge convention and have been working hard to continue to bring new innovations to the marketplace.

The concept of the tiered deposit structure for our new home owners has been developed to ensure that Blok widens its net, to afford more of our thriving community the opportunity to own and live in our communities.

Cape Town simply continues to be an increasingly attractive place to live, ensuring high demand for its urban living opportunity. This is reflected in our continuous demand from the market for future developments as well as the ongoing requests we get for sales within our existing developments. We look forward to continue being a part of this growth!

As we are pursuing a new way of living in a city, we are required to become more connected to the urban environments we call home, to reconnect into our neighbours and our shared spaces and fi-

# A MESSAGE FROM BLOK

**Marco van Embden**  
Co-founder and Chairman of Blok



at **SEVENONT**. The feedback was excellent with many ideas generated for the future.

Our latest offering, **TENONQ**, sits in the heart of old Sea Point, a stone's throw from a myriad of amenities, eateries and activities. In fact, if you buy at **TENONQ** you can easily sell your car... With a strong focus on communal living and a range of exciting loft apartments, this building offers the first time home owner much more, including a fully fitted gymnasium and rooftop pool.

The Blok team have structured a simple deposit structure designed to make it easier for the first time owner occupier to own a property and begin a lifetime journey of property ownership.

On behalf of the Blok team, I wish to thank all of our owners for their support, and for their confidence in our company by referring so many new potential owners to our showroom. I would also like to thank our suppliers for their sterling support of all we are doing to make a difference in the industry.

Welcome to our 9th Blok magazine. I say this with immense pride as we have just celebrated the 2nd anniversary of Blok as a development company.

Our teams, and there are a range of people involved, from the architects, builders and administration, to the client service team, have all gone out of their way to ensure that you, our buyers, our Blok family, are happy with your purchase and investment.

We have handed over two buildings to the owners at **SEVENONT** and **FOURONC**, and will hand over two more buildings before the end of this year. It is a most gratifying experience to see the finished product, as I am also an owner in **SEVENONT** and am suitably impressed.

To ensure our owners receive the finest attention in the years ahead, we instituted a programme where all key people in the company spent a weekend in a brand new apartment

I meet with Erik Janse van Rensburg and Eric van den Berg, the two lead architects on **TENONQ**, the morning after they've presented their work in progress at a Pecha Kucha evening. On stage, rather than glorifying all the smart ideas they've developed on the project, they chose instead to talk about failure; the branches on the idea tree that taper towards a dead-end. The ongoing process of discovery and refinement is all-important, they maintain, and bad ideas are essential precursors for good ideas. The inversion of convention has defined much of their approach to this development, with exciting results.

From the outset, **TENONQ** had communal living as a key priority on the design brief. The rationale needs little explanation – as the urban population continues to grow, space becomes more precious. This requires a rethink of communal living, not only to expand the conception of what being at home means, but also to foster a sense of community.

Of course, communal areas in apartment blocks are nothing new. But more often than not these are decorative dead areas. **WAUW** worked hard on activating communal areas with specific activities in mind, imagining the entire development as an extension of each individual's backyard. As Erik puts it, "Your apartment isn't everything."

So, before the design on any individual apartments got underway, Erik and Eric first focused on the building's shared spaces. Or, to embrace some of their architectural speak, "social planes".

The first of these is at ground level, where they've created a sense of the street continuing into the building. Near the entrance, some of the ground space that might ordinarily be used for parking is instead a carousel designated for cab drop-offs and collections. This central corridor, extending from the street, also cleaves the building in two. The considered advantage here is that it opens up the space and allows light to access the building and illuminate sections that might otherwise have been stuck in the cold, dark core.

The lobby is the first social plane where visitors are welcomed and can wait comfortably. Beyond this, you move up and through the open building via a series of bridges, here and there, intersecting with communal nodes.

*"Even at the most basic level of social interaction, you see your fellow **TENONQ** residents moving through the space as you do the same, foregrounding the idea of community."* - Erik JvR.

Human interaction is essentially drawn into the floor plans.

**Erik Janse van Rensburg**



These bridge pathways thus constitute a "folded social plane" that connects the entrance area of the building to its crown jewel – the roof deck. This prime property would scream penthouse to most developers, but in accordance with the spirit of the development, almost all of the fifth floor has been made available for communal living. So, even if you live on the ground floor, you still get to savour rooftop sunsets.

The best views, the best light, the most space; the pool, the gym, the deck. These shared assets improve everybody's experience, with the added benefit of putting a face and a name to your neighbours. It's a surprisingly radical approach to property development. Surprising because it seems quite logical to offer the most value to the most people in a shared community, but that isn't typically how it's done.

The idea of minimising your personal living space and embracing the efficiency of communal living is at the core of **TENONQ**'s design. And while there are numerous amenities to make use of within the building, residents are encouraged to take an even broader perspective and regard the neighbourhood – the city – as an extension of their backyard. The same principle applies. You can spend an hour after work reading your magazine in a deck chair on the roof deck, or walking barefoot on the rocks by the ocean's edge, watching waves crash like foamy fireworks. *"Your front door opens to your living space in both directions."* - Eric vdB.

Reconfiguring the standard Western idea of a living space in more minimalist and communal terms means challenging certain long-held paradigms. This is exactly what the architects have done, both at the level of individual apartments and the development as a whole. As groundbreaking as some of their ideas might be, they all sound very logical and well-considered – to the point that one would expect a development like **TENONQ** to become a prototype for the future of our increasingly dense cities. The success of **TENONQ**'s design is that it highlights an essential architectural principle: "the better and more considered your design is, the less space you need." Simple design is always more difficult. It requires trial and error, and the suspicion of conventions. It requires confidence and curiosity. It rests on a belief that life can always be a little easier, and little bit more efficient. It understands that we crave simplification to make sense of things. It nudges us away from attachment and towards a shared human experience. In pursuit of this ideal, a few dead-end branches on the idea tree seem well worth the progress.

**Eric van den Berg**



















# BUILDING INFORMATION

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Studios

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One Beds

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One Bed Lofts

**51**

Two Beds

**53**

Penthouses

**64**

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# ELEVATION

# TENONQ

Basement	First Floor	Second & Third Floors	Fourth & Fifth Floors	Sixth & Seventh Floors	Seventh & Eighth Floors
Secure Parking <i>Lot one</i>	Apartments A1 - A11	Duplex Apartments B1 - B18	Duplex Apartments C1 - C18	Duplex Apartments D1 - D4	Duplex Penthouses E1 - E2
	Secure Parking <i>Lot two</i>	Motorcycle Parking Bicycle Parking Lobby Security Communal Node	Communal Node	Rooftop Entertainment Deck Braai Areas Swimming Pool Indoor Gym Communal Node	Upper Braai Deck View Point



For more detailed floor plans and a 3D view of each apartment, download the Blok app for iPad or Desktop from [blok.co.za/app](http://blok.co.za/app).

## Building

On-site Security Guard, Access Control and CCTV

Guest Lobby and Concierge

Rooftop Entertainment Deck

Swimming Pool

Braai Areas

Indoor Gym

Communal Nodes with Bicycle Parking on  
floors Two, Four and Six

## All Apartments

Hardwood Oak Flooring

Full Suite of Smeg Appliances:

Hob, oven, fridge, washing machine & tumble dryer combo and dishwasher

Built-in Joinery:\*

TV unit

Desk

Bar

Home Office

Super Cupboard

.....  
\*Refer to floor plans

### Floor Plan Disclaimer:

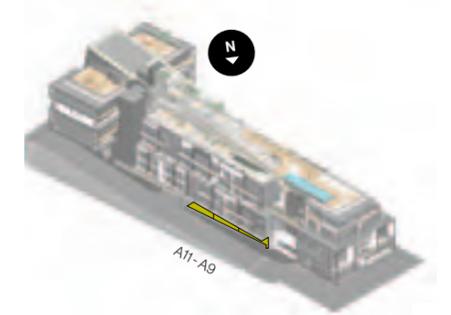
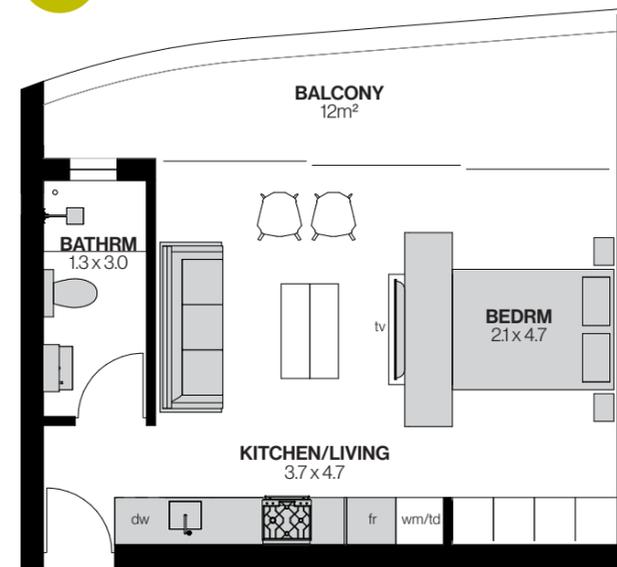
The floor plans shown here are indicative of the types of apartments.

Variations in orientation may exist.

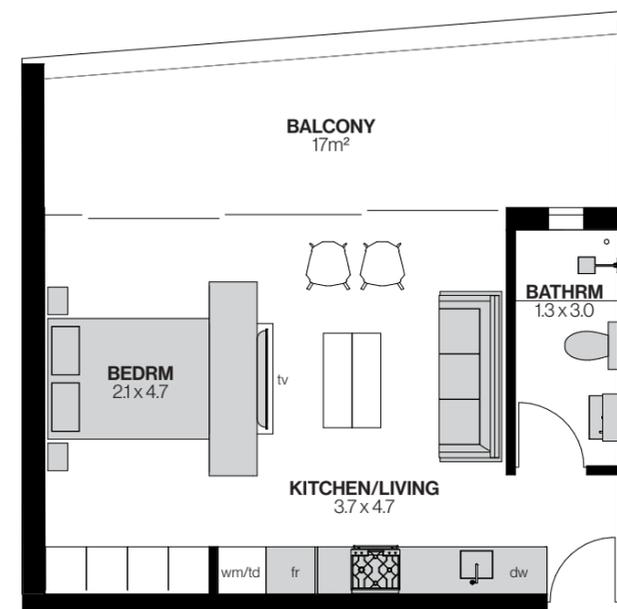
For each apartment's specific floor plan please visit [blok.co.za](http://blok.co.za)

3 Apartments 1st Floor One Bath One Parking

**A9** Interior 37 Exterior 12 Total 49



**A10** Interior 37 Exterior 17 Total 54



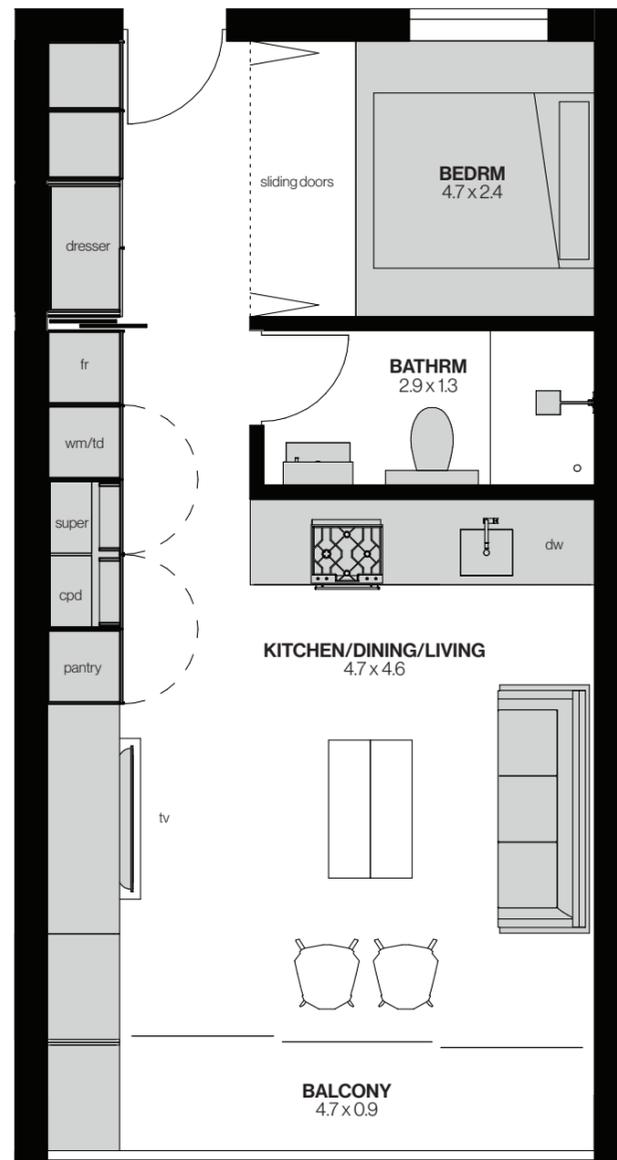
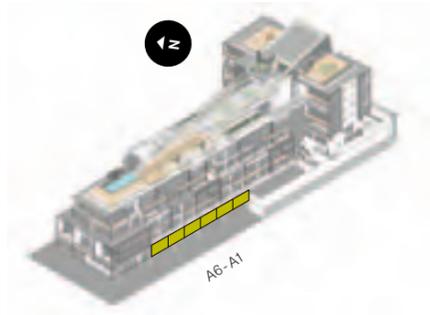
**A11** Interior 37 Exterior 21 Total 58



# One Bed

6 Apartments 1st Floor One Bath Interior 44 Exterior 5 Total 49 One Parking

- A1
- A2
- A3
- A4
- A5
- A6

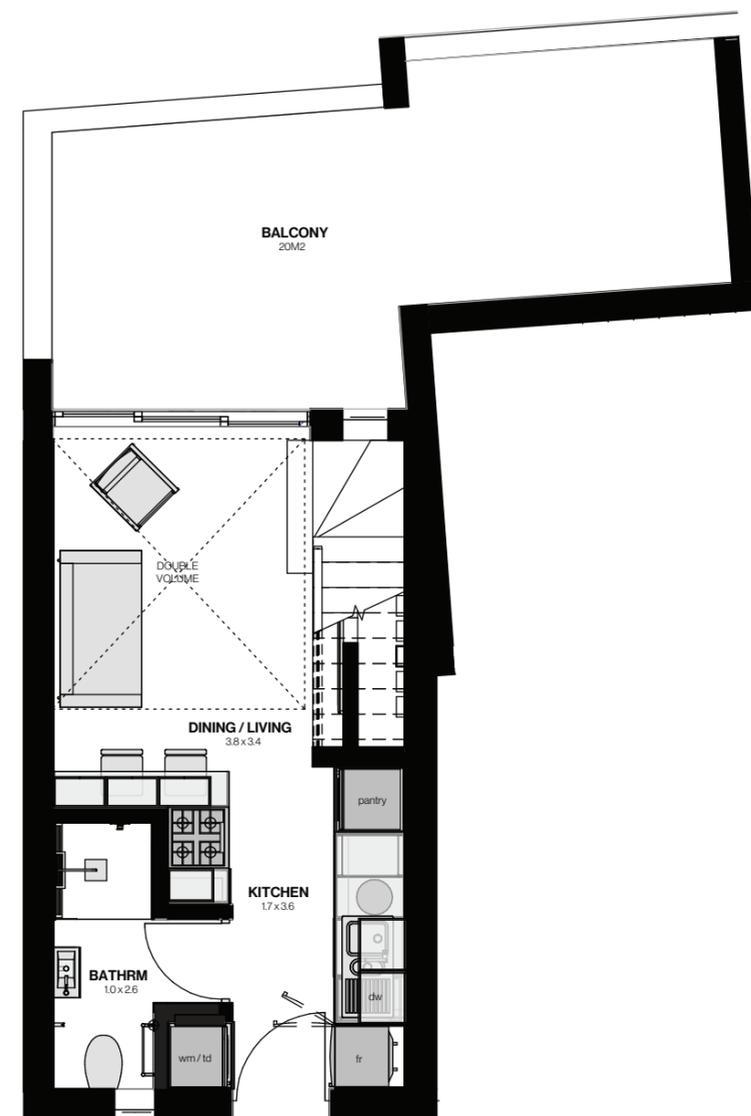
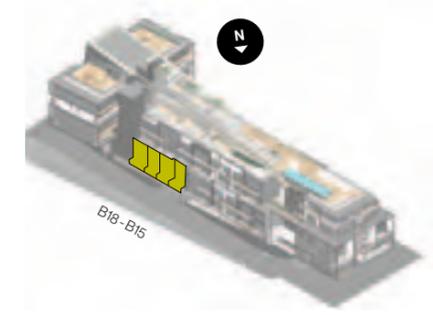


50

# One Bed Loft Type 1

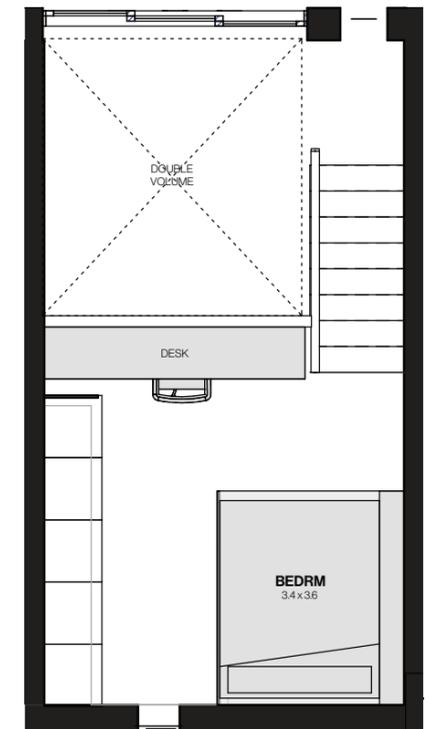
4 Apartments 2nd & 3rd Floors One Bath Interior 39 Exterior 20 Total 59 One Parking

- B15
- B16
- B17
- B18



Level One / Interior 25 / Exterior 20

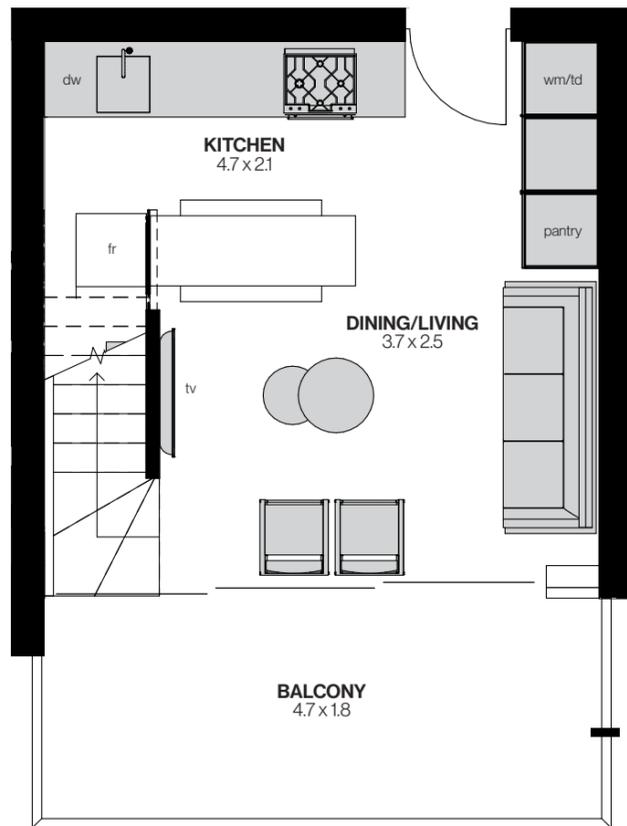
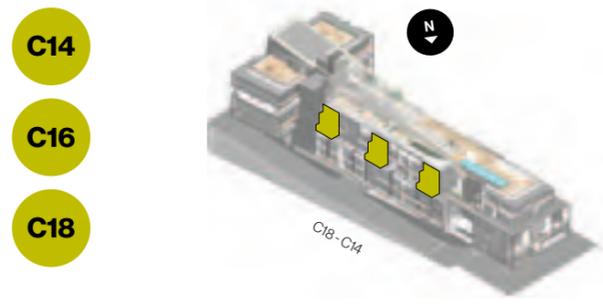
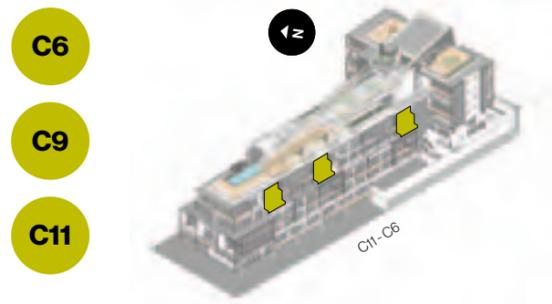
51



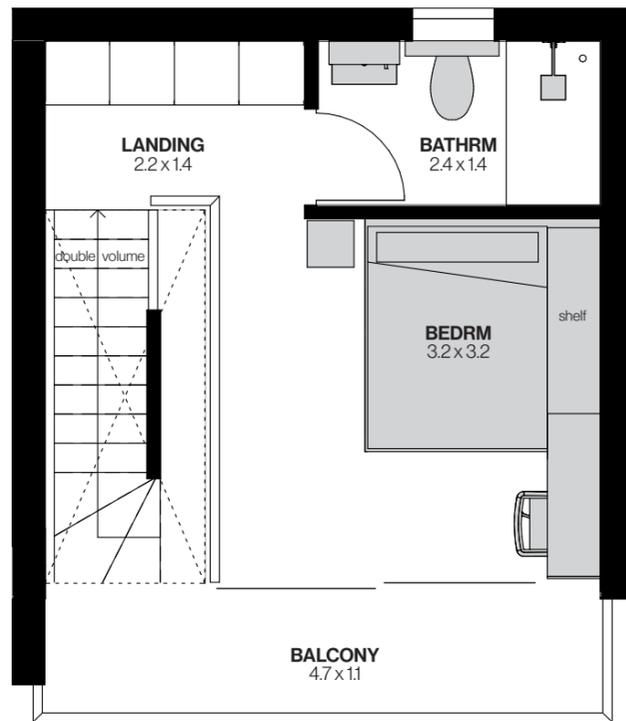
Level Two / Interior 14 / Exterior 0

# One Bed Loft Type 2

6 Apartments 4th & 5th Floors One Bath Interior 44 Exterior 17 Total 61 One Parking



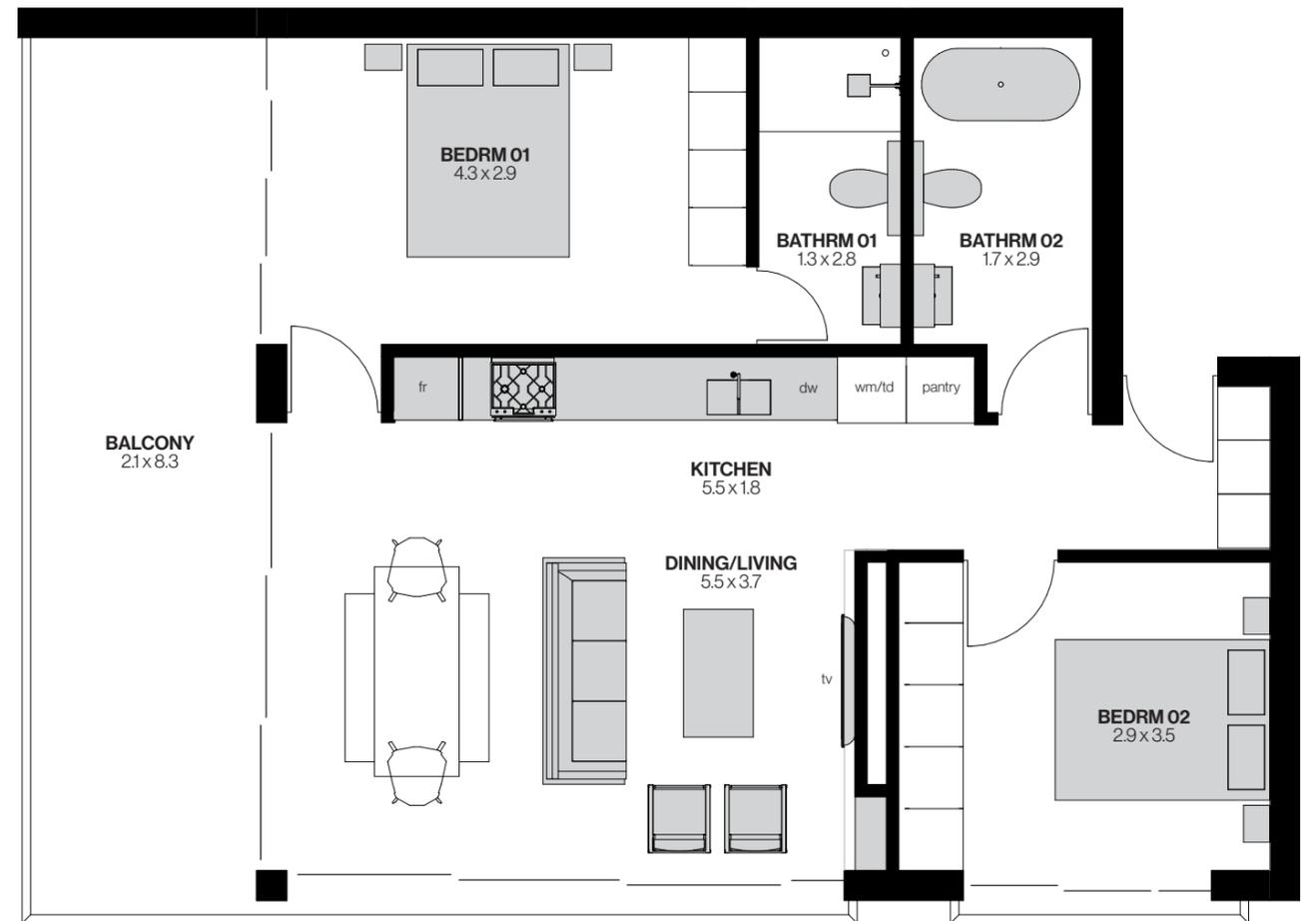
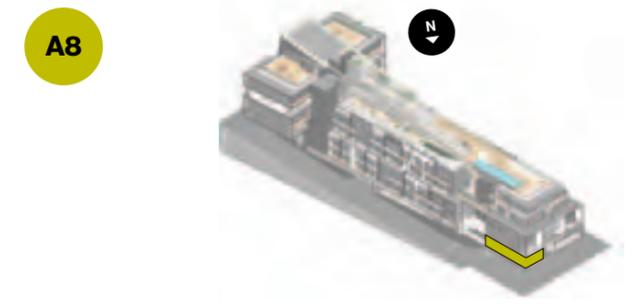
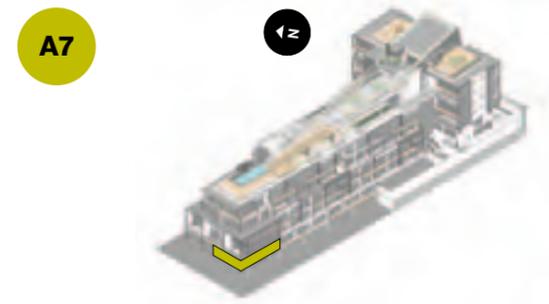
Level One / Interior 25 / Exterior 11



Level Two / Interior 19 / Exterior 6

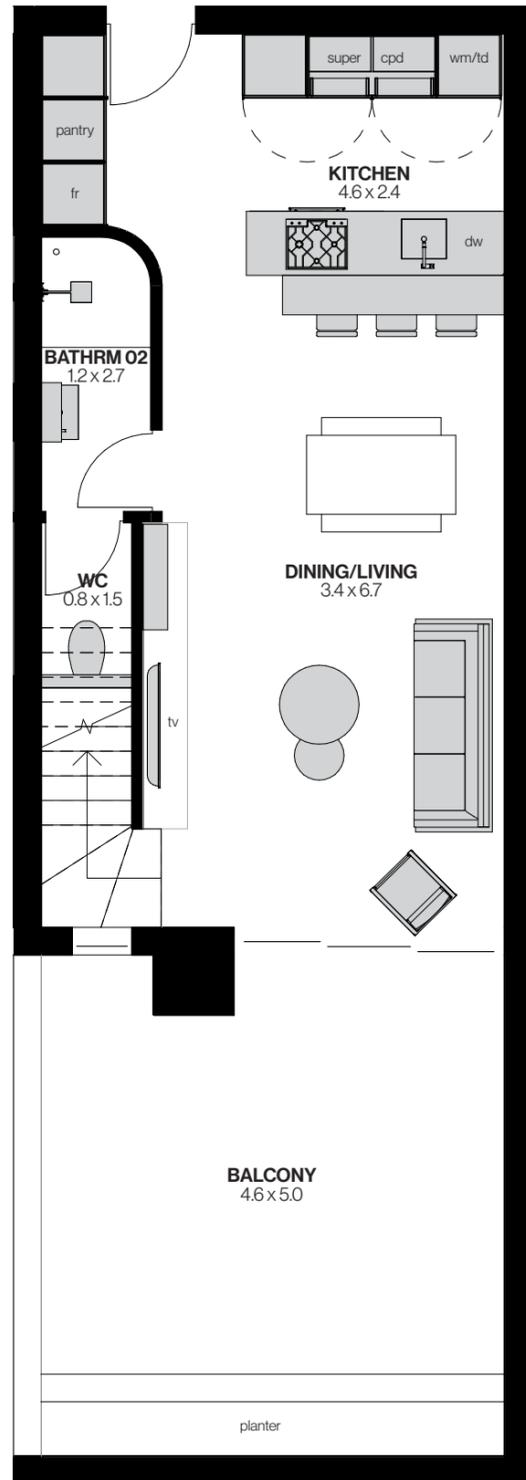
# Two Bed

2 Apartments 1st Floor Two Bath Interior 73 Exterior 23 Total 96 Two Parking



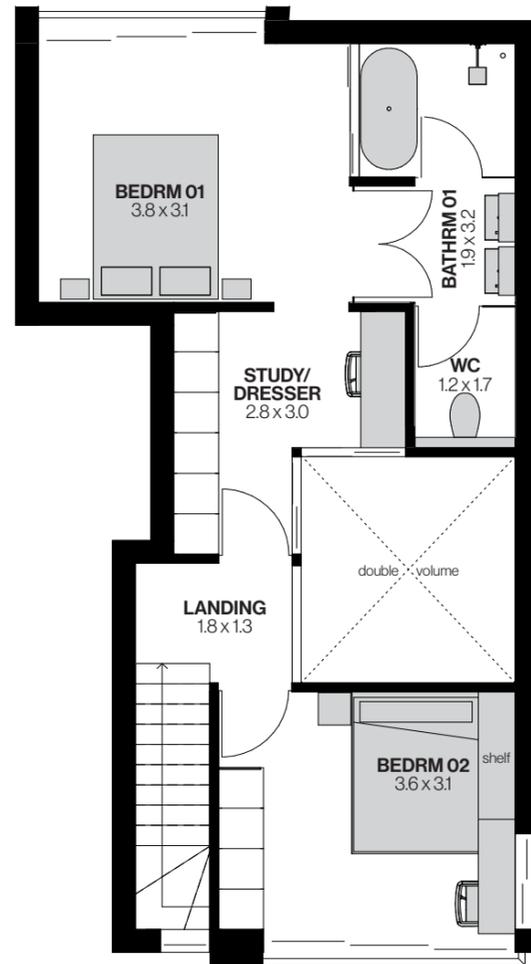
# Two Bed Terrace Type 1

1 Apartment 2nd & 3rd Floors Two Bath Interior 93 Exterior 34 Total 127 Two Parking

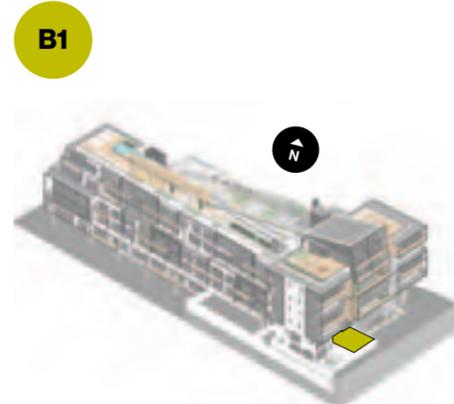


Level One / Interior 47 / Exterior 32

54

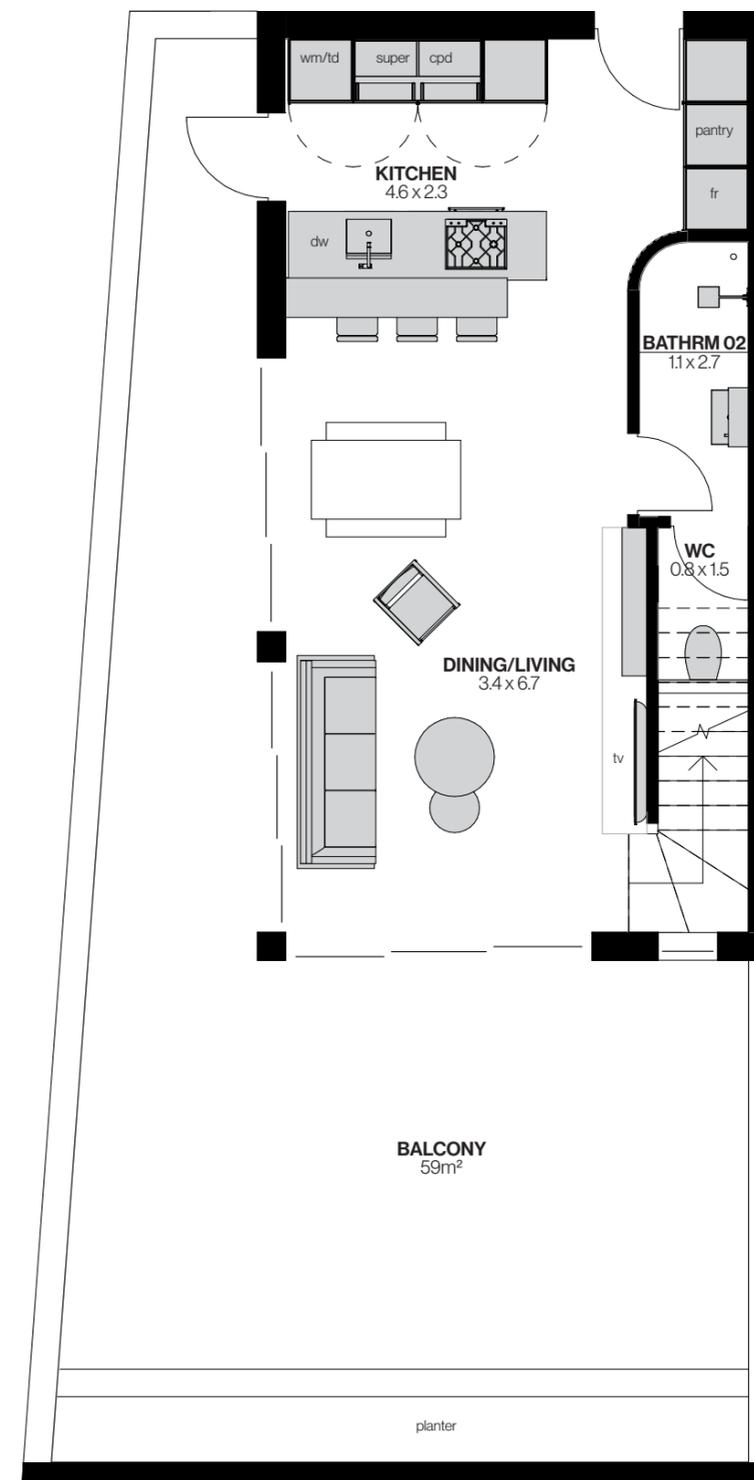


Level Two / Interior 46 / Exterior 2



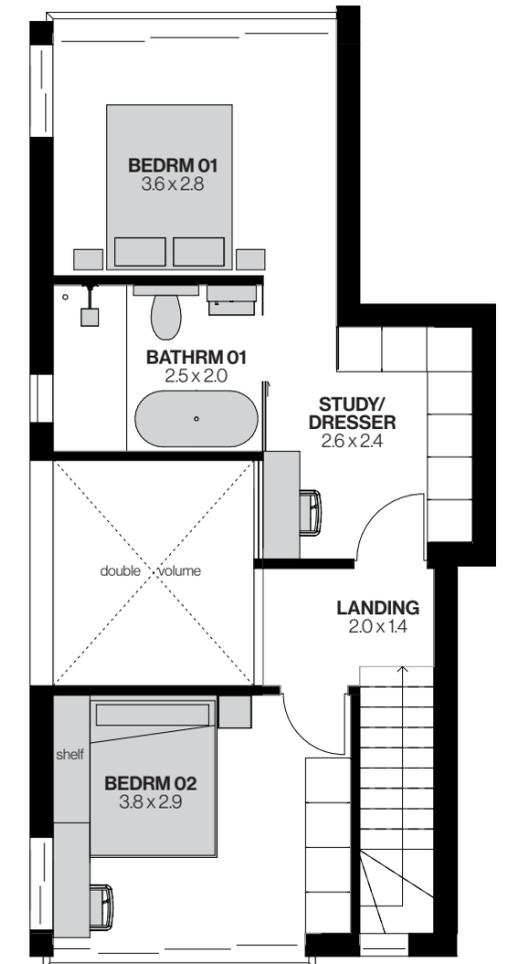
# Two Bed Terrace Type 2

1 Apartment 2nd & 3rd Floors Two Bath Interior 91 Exterior 61 Total 152 Two Parking

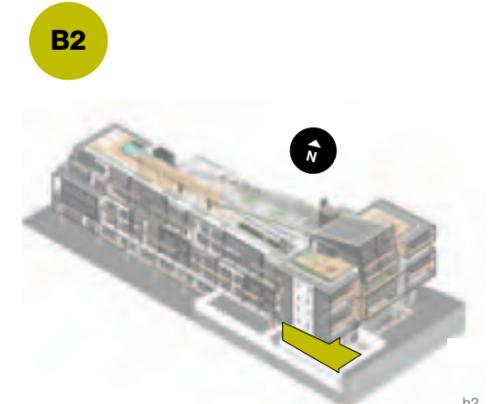


Level One / Interior 48 / Exterior 59

55



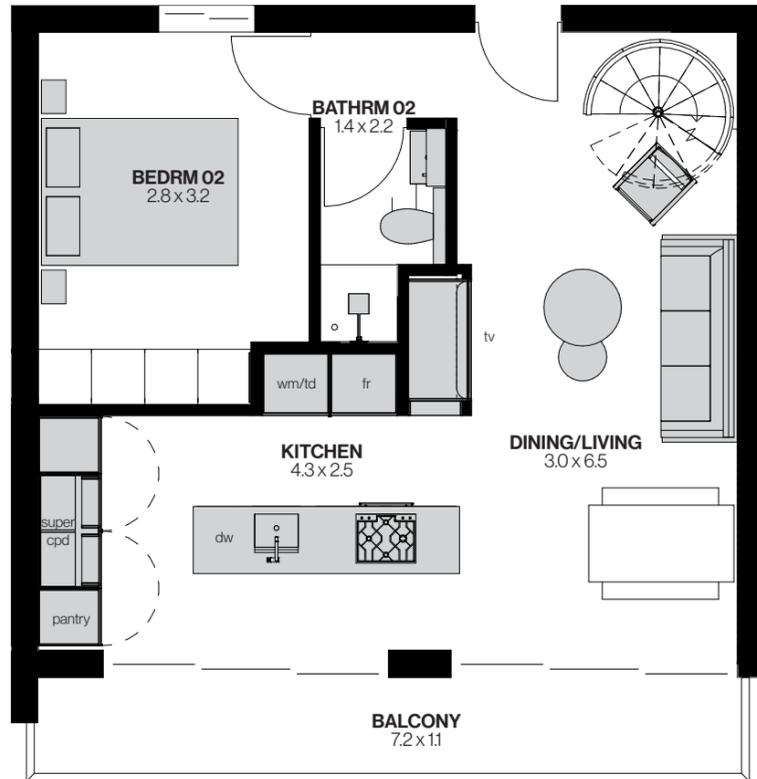
Level Two / Interior 43 / Exterior 2



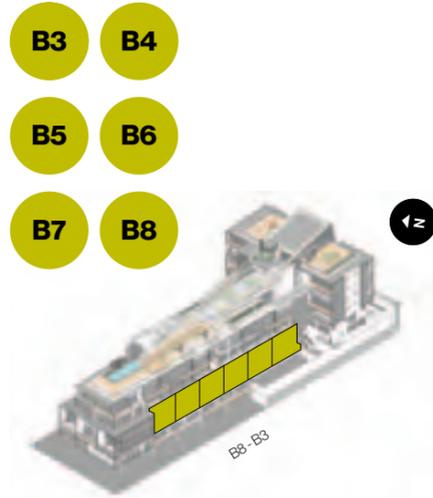
b2

# Two Bed Duplex Type 1

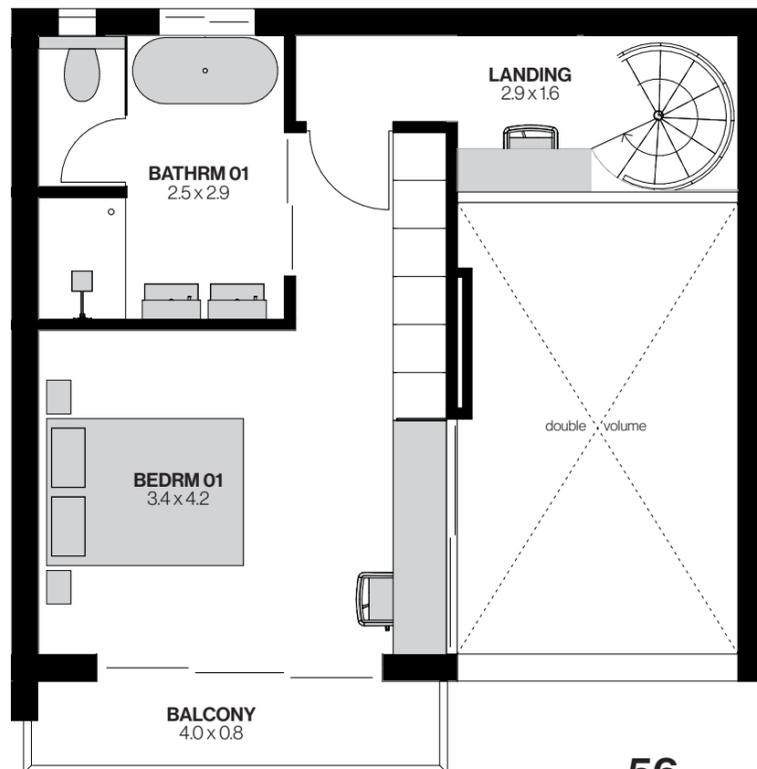
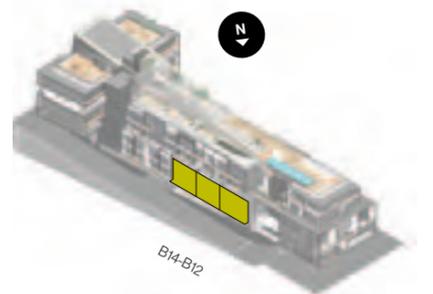
9 Apartments 2nd & 3rd Floors Two Bath Interior 84 Exterior 14 Total 98 Two Parking



Level One / Interior 51 / Exterior 9



- B3
- B4
- B5
- B6
- B7
- B8
- B12
- B13
- B14



Level Two / Interior 33 / Exterior 5

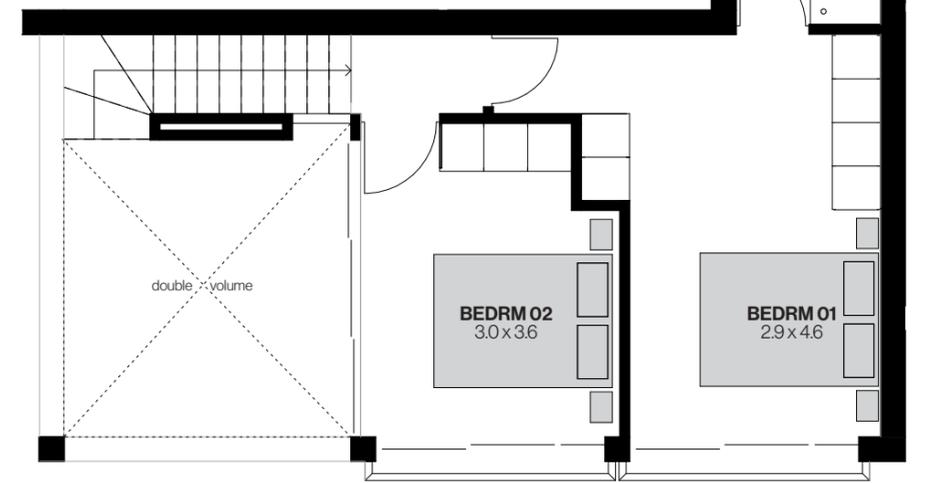
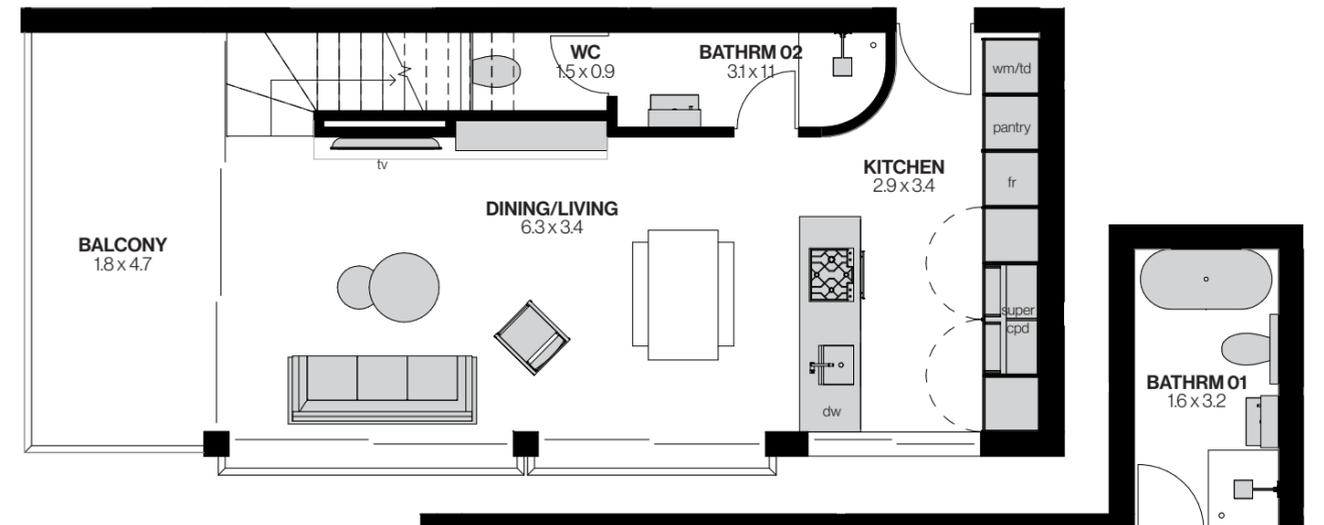
56

# Two Bed Duplex Type 2

2 Apartments 2nd & 3rd Floors Two Bath Interior 83 Exterior 15 Total 98 Two Parking



Level One / Interior 47 / Exterior 13



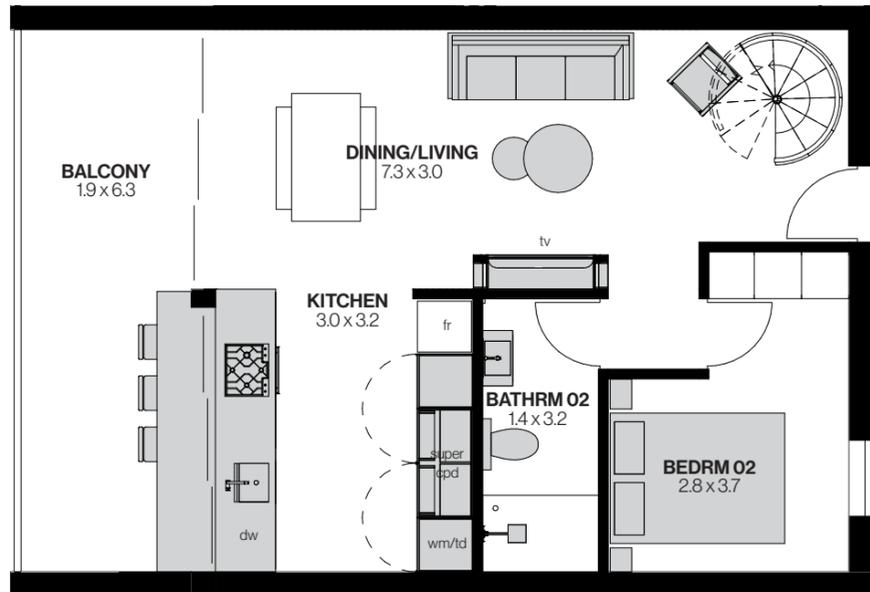
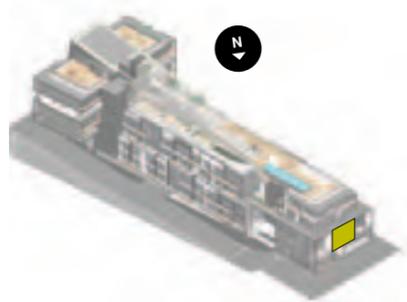
Level Two / Interior 36 / Exterior 2

57

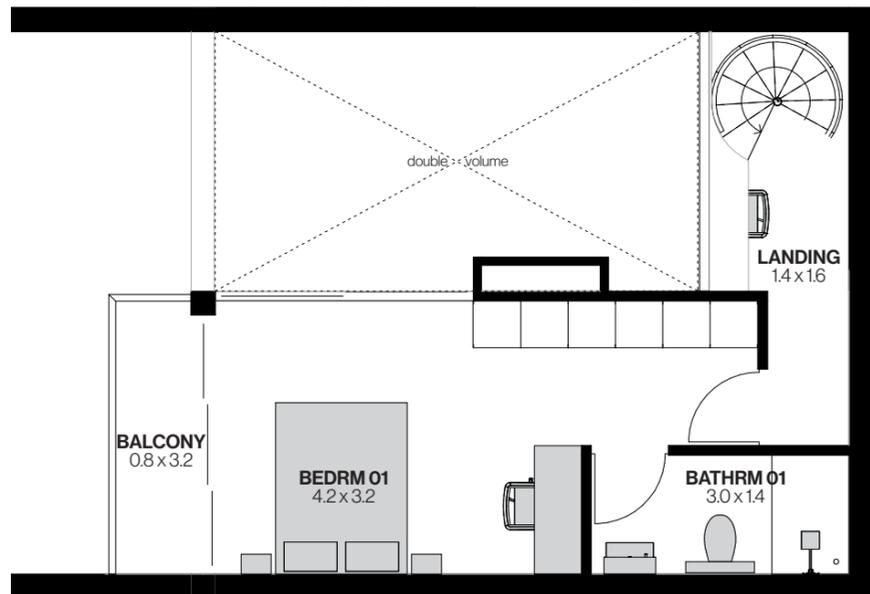
# Two Bed Duplex Type 3

1 Apartment 2nd & 3rd Floors Two Bath Interior 81 Exterior 19 Total 100 Two Parking

B10



Level One  
Interior 51  
Exterior 15



Level Two  
Interior 30  
Exterior 4

58

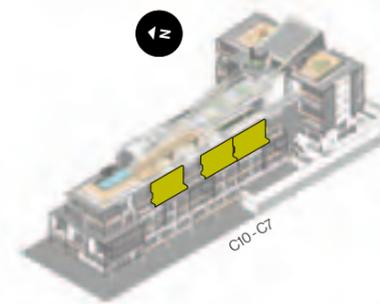
# Two Bed Duplex Type 4

5 Apartments 4th & 5th Floors Two Bath Interior 87 Exterior 30 Total 117 Two Parking

C7

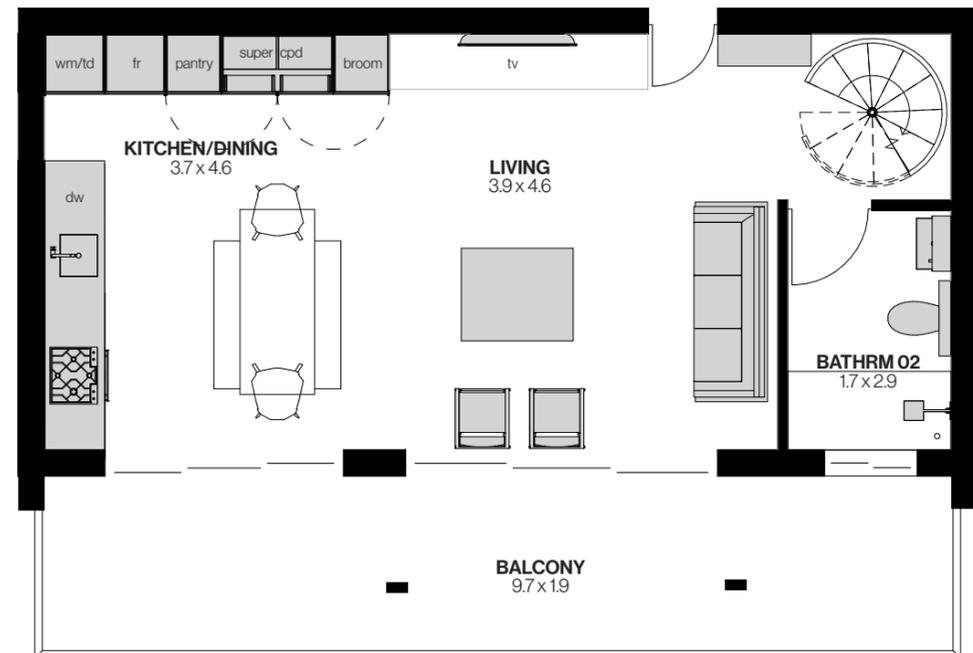
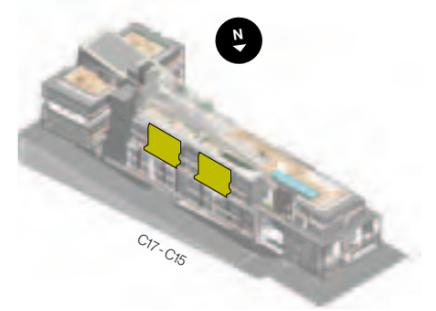
C8

C10

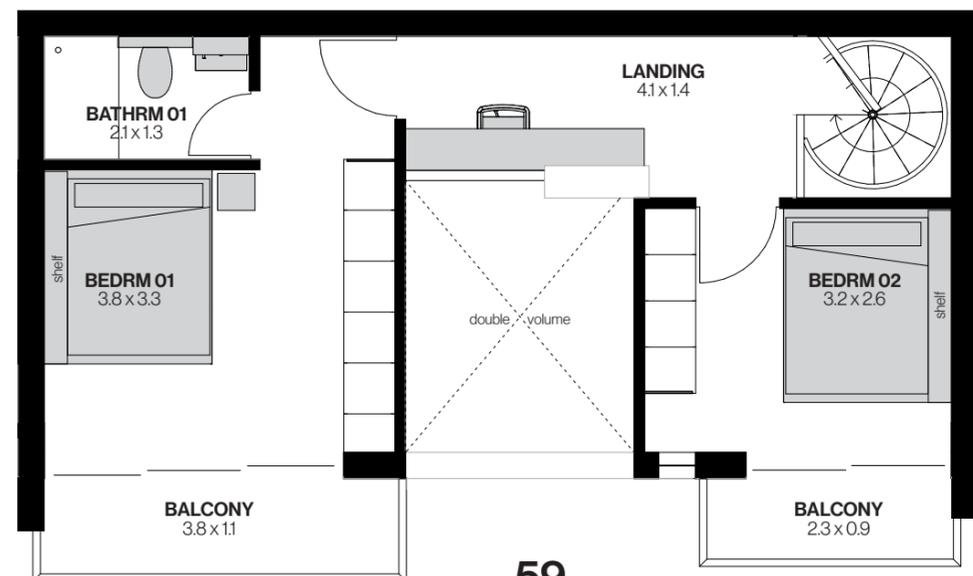


C15

C17



Level One  
Interior 49  
Exterior 22



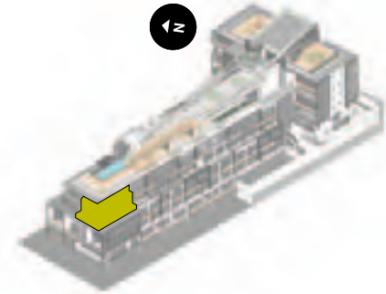
Level Two  
Interior 38  
Exterior 8

59

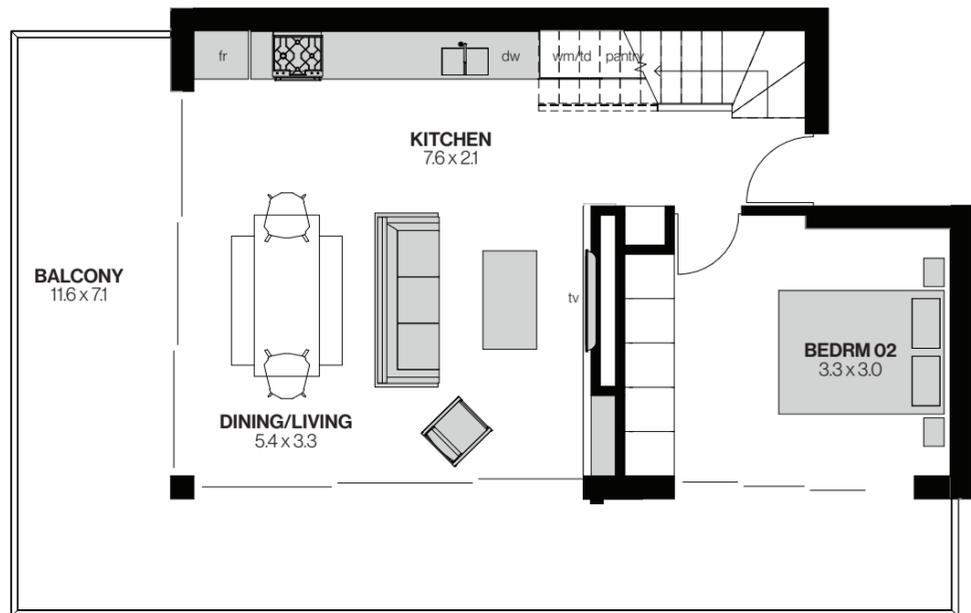
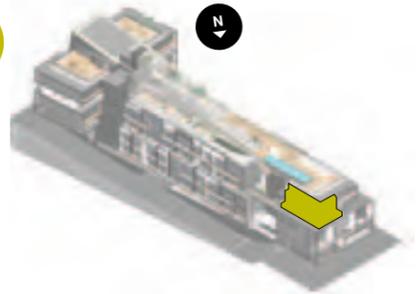
# Two Bed Duplex Type 5

2 Apartments 4th & 5th Floors Two Bath Interior 78 Exterior 44 Total 122 Two Parking

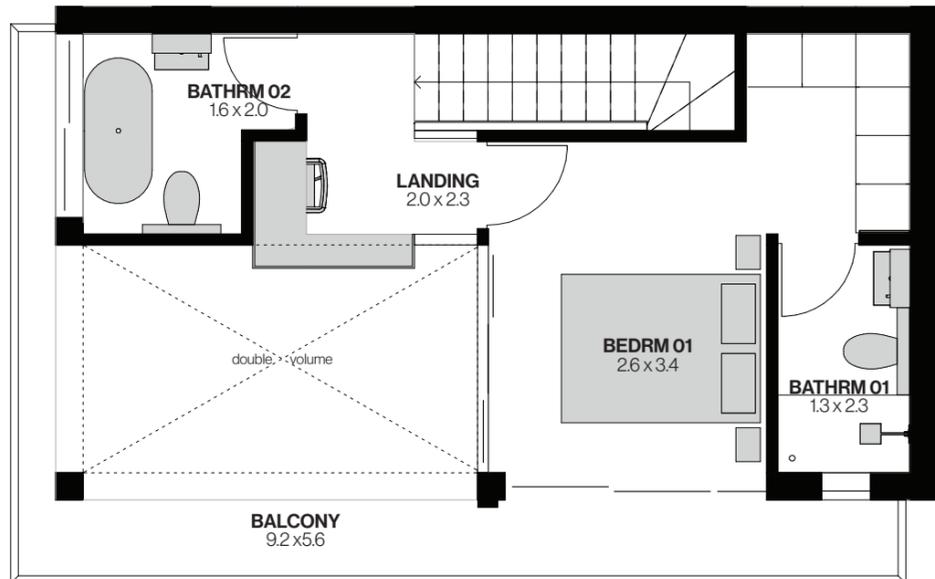
C12



C13



Level One  
Interior 51  
Exterior 31

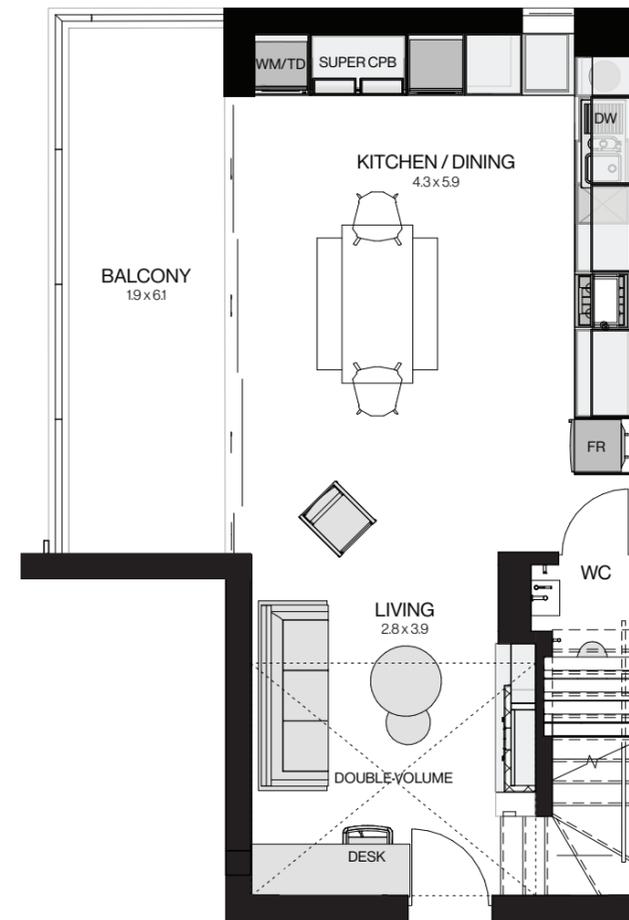
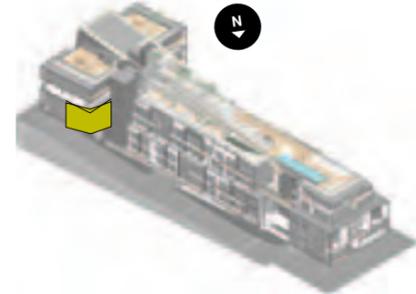


Level Two  
Interior 27  
Exterior 13

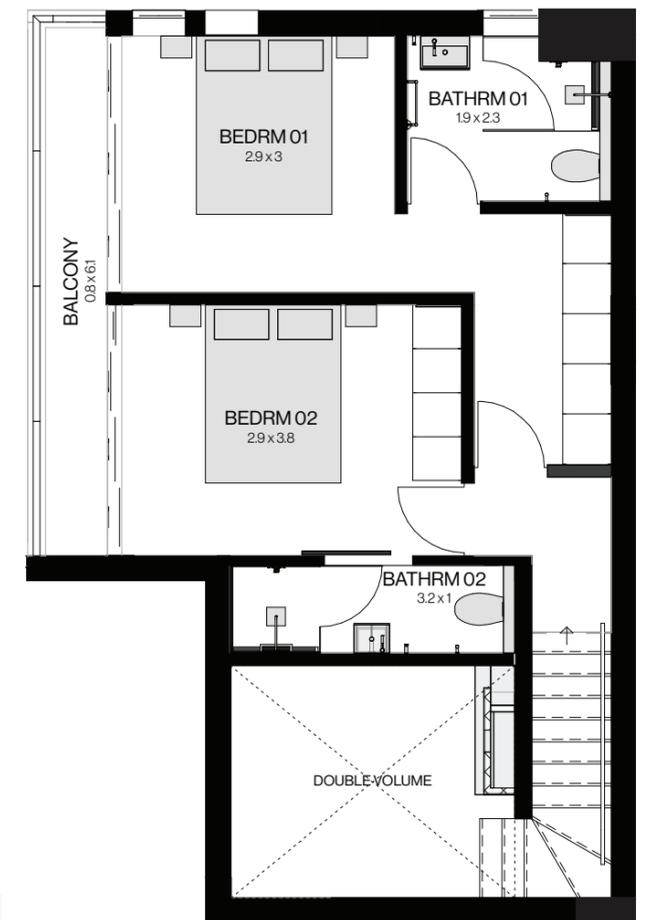
# Two Bed Duplex Type 6

1 Apartment 4th & 5th Floors Two.5 Bath Interior 87 Exterior 18 Total 105 Two Parking

C1



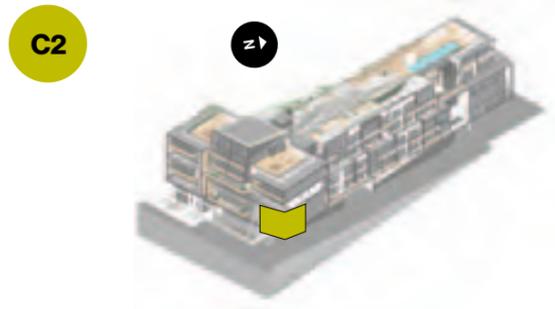
Level One / Interior 47 / Exterior 13



Level Two / Interior 40 / Exterior 5

# Two Bed Duplex Type 7

1 Apartment 4th & 5th Floors Two.5 Bath Interior 95 Exterior 19 Total 114 Two Parking

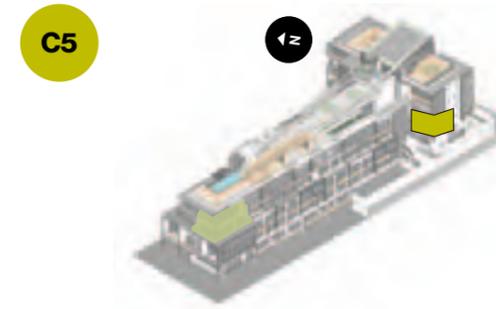


Level One / Interior 55 / Exterior 13

Level Two / Interior 40 / Exterior 5

# Two Bed Duplex Type 8

1 Apartment 4th & 5th Floors Two.5 Bath Interior 102 Exterior 22 Total 122 Two Parking



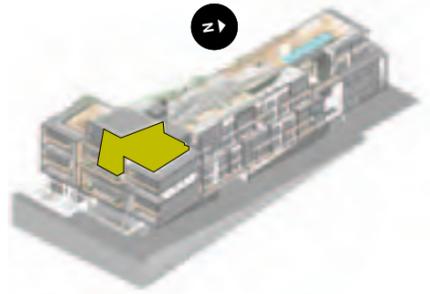
Level One / Interior 55 / Exterior 13

Level Two / Interior 47 / Exterior 7

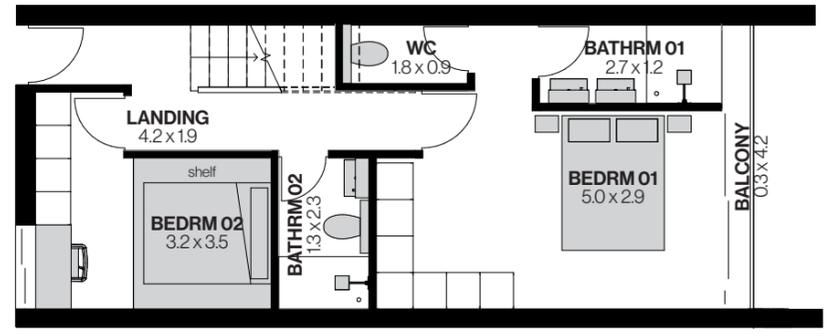
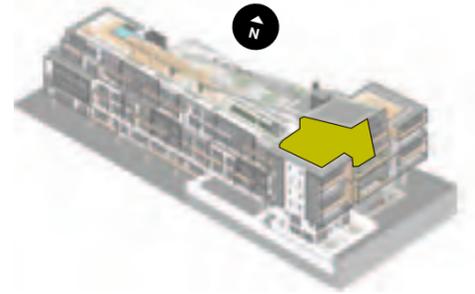
# Two Bed Duplex Penthouse

2 Apartments 7th & 8th Floors Two Bath Interior 104 Exterior 86 Total 190 Two Parking

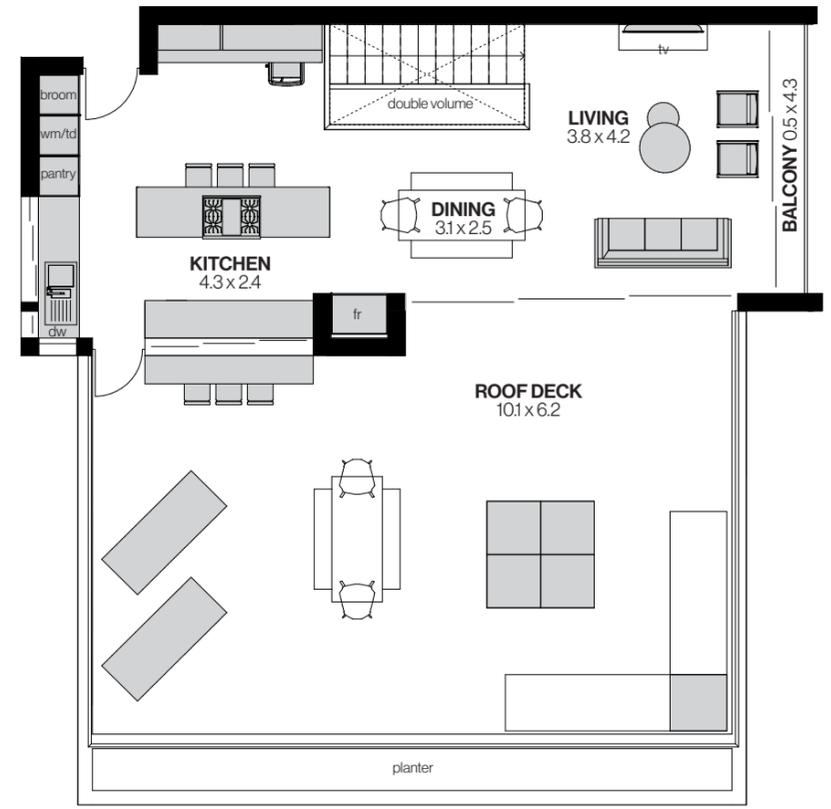
E1



E2



Level One  
Interior 48  
Exterior 4



Level Two  
Interior 56  
Exterior 82





## URBAN LIVING

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**The view belongs to everyone:  
Dylan Culhane**

Sea Point is famous for its street-level smorgasbord of shops, cafés, restaurants, centres and offices; all convenient nodes of commerce and productivity for daily urban life. What often gets taken for granted however, is the considerably larger amount of space available for quiet reflection and relaxation.

Fortuitously wedged between the mountain and the sea, it's all too easy to forget that an after-work surf or a stroll in a national park are as within reach as walking to the corner store for milk. Comtemplating nature – whether it's the booming collision of waves smashing rocks, or delicate birdsong lilting from the fynbos – is an essential antidote to the complexity of modern life.

In addition to this natural bounty, public amenities like the promenade, swimming pools and parks make it safe and easy to leisurely imbibe the city's rare natural beauty.

Compact urban living reconfigures our idea of personal space. In a place like Sea Point, fewer square metres of floor space is hardly a compromise when your backyard contains mountains, rock pools, beaches, hiking trails and picnic-perfect lawns. Find your secret spot, and incorporate this into your daily life, your private world.

Life doesn't only happen in your living room, it happens in your body, your mind, and your spirit. Here are some suggestions of some micro-retreats to feed all three, within walking distance of **TENONQ**.

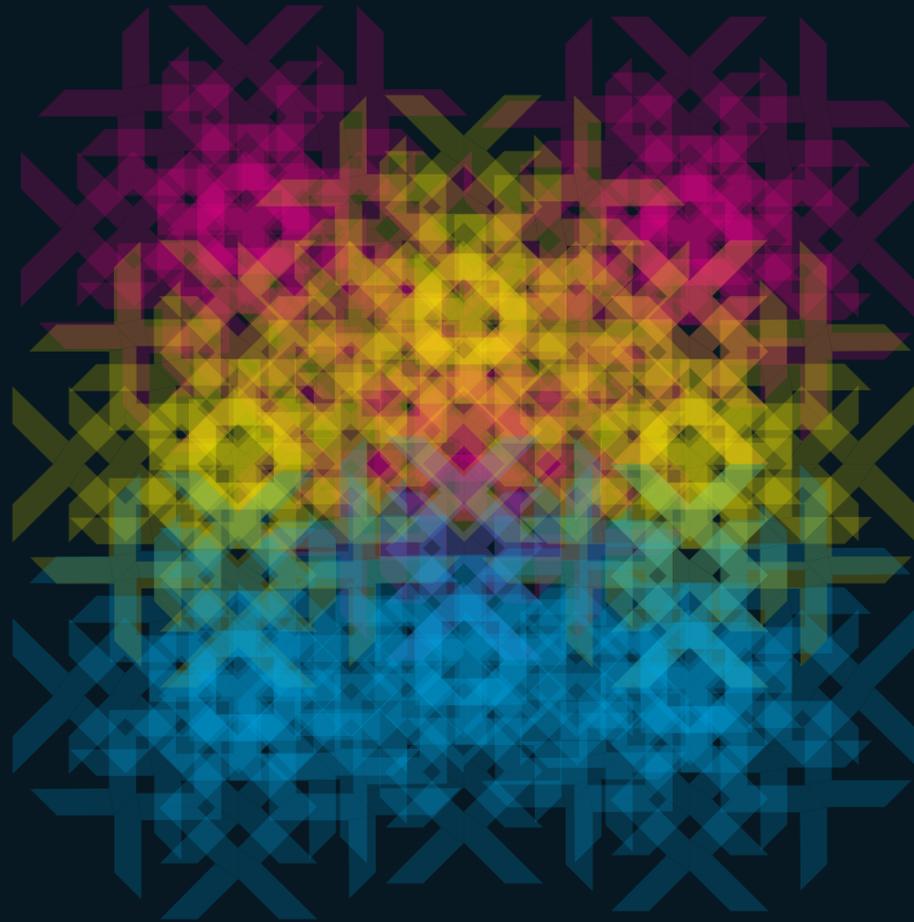








# KONNECT



KONNECT is a design network by Blok that elevates high design and local designers, offering the public direct access to our network of selected artisans. Because we believe that high design can be affordable and should be accessible to everyone. We asked our Konnect designers describe what minimalism means to them. Visit the Blok showroom to view their products.

Jasper Eales



“My goal is to provide interpretive design solutions that enhance contemporary lifestyles, taking the environment into consideration. With a minimal design and sustainability considered, each creation has a long lifespan and is timeless.

I like to solve problems that I face in my life with ideas that are refined down to the simplest functioning form. I hope that my products stand out for their simple functionality, clever adaptability and honest quality.”

## Stockton

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Gareth Stockton



“Substance over hype is our mantra. Are we even designers? I don’t know. I guess we have to accept that that’s what people like to call us. We see ourselves more as *makers*: we make what we like and if others like it, we make more.”

## Goods

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Gavin O’Brien



“Our backgrounds are in architecture, so the concept of minimalism has been a driving force in our thought process for a long time. Designing and making honest, real, functional products means stripping back the unnecessary or frivolous and focusing on what needs to be there. We like to think that we make necessities not accessories.”

## North Ltd

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Shaun Bond & Oliver van Maasdijk



“We have a love for simplicity and honesty in design, which demands a refining of elements and form. Workmanship is as important to us as the aesthetic form.

Design is ultimately all about problem solving, and we use this approach to distill an object down to its essence. In this way, minimalism is something that we relate to. Minimalism can however have connotations of seriousness and sparseness, but we like to be comfortable, have fun, and indulge in occasional excess if the design dictates it.”

## Matblac

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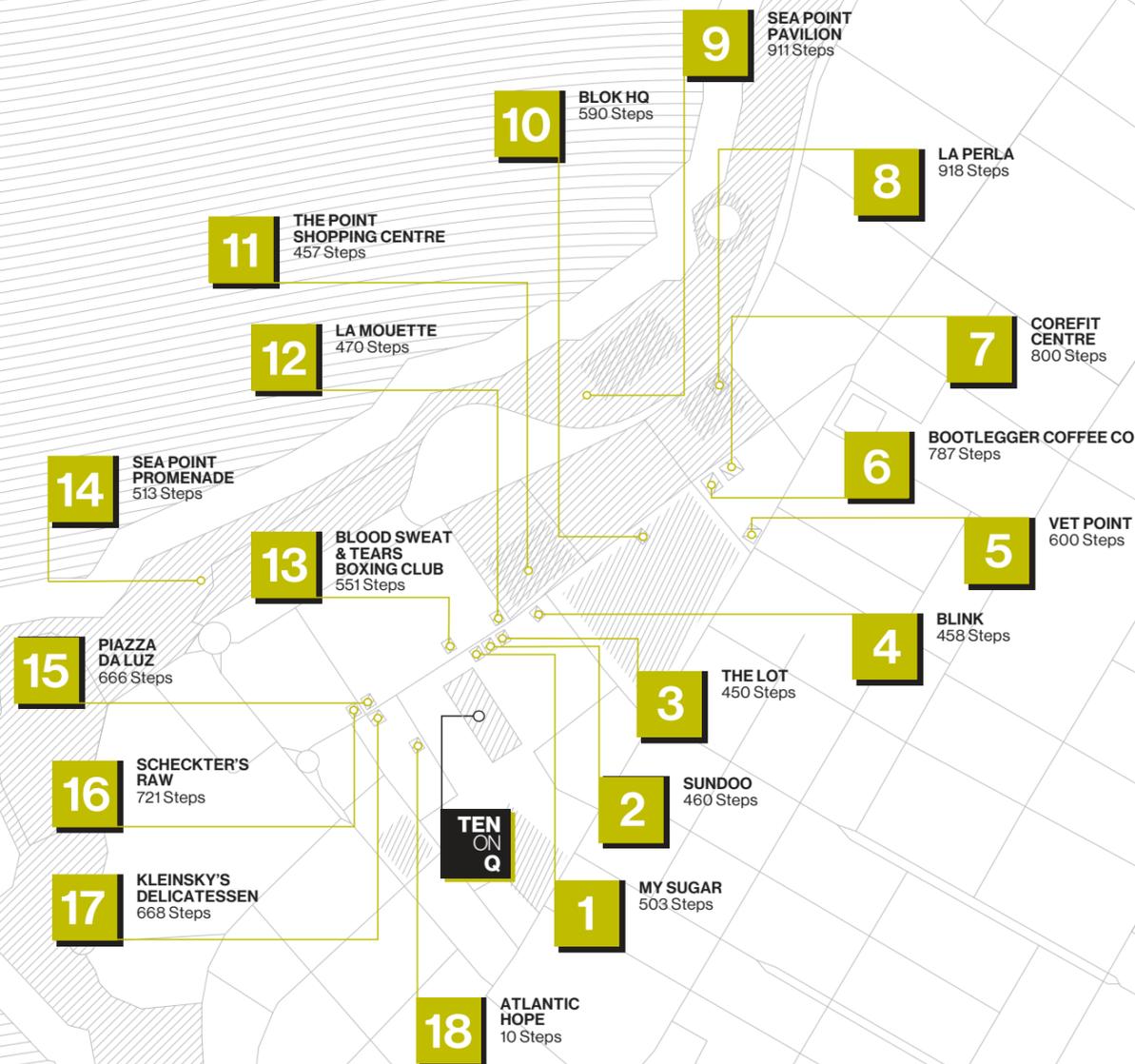
Mathew Neilson



“We design everyday leather goods that enable effortless organisation. When an item is designed correctly, adding it to your life should actually reduce clutter.

I’m on a constant quest to simplify and quieten my visual surroundings. This keeps me at ease in a fast-paced world. Minimalism is the embodiment of this idea; it doesn’t mean that the objects are boring or stale, but that they are simple and significant in their functionality.”

# The Neighbourhood



## 01 My Sugar

If you have a sweet tooth that needs satisfying or a sweetheart that needs spoiling, take a stroll down to My Sugar. This chocolaterie and coffee shop specialises in sweet treats and desserty delights. Try out their dessert-filled, gourmet doughnut while you wait for a fresh cup of caffeinated goodness.

## 02 Sundoo

The secret is in the sharing. Sundoo dishes up delicious, authentic Indian food with a twist: served as Tapas. Let's hear it for the world becoming one giant global village. From mouthwatering curries, to delicious biryanis – all made to share it's like having a slice of the subcontinent right on your doorstep.

## 03 The Lot

This contemporary fashion retailer brings you everything from the latest global fashion trends right the way through to some retro vintage pieces that'll make your Gran green with envy. Whether you do Fashionista Fridays or Throwback Thursdays, you'll be moonwalking the 450 steps back home in your new kicks in no time.

## 04 Blink

Specialising in locally crafted products, Blink is a great place to pick up a gift for someone special. With toys, trinkets, textiles and treats (not to mention everything in between), you'll find something for everyone on the shelves of this quirky little gem.

## 05 Vet Point

Looking for TLC for your PET? Dr. Reena and her team have that in bucket loads. They truly care about animals and will have your fur kid dragging you the 600 steps home, in no time.

## 06 Bootlegger Coffee Company

Coffee dates, business meetings and a quick Saturday morning brekkie, Bootleggers is a constant throng of activity. Their 100% pure ground, freshly roasted beans are a neighbourhood favourite. Serving wholesome, tasty breakfasts, lunches and dinners, it's the perfect joint to pop in for a meal and a delicious coffee. Seriously, trust us on the coffee.

## 07 Core Fit Centre

The Core Fit Centre offers Yoga, Pilates, Boxercise, Reformer classes and then some. Breathe in: the sea air, vibrant and beautiful studio with breathtaking views, and the awesome new people you'll meet. Breathe out: the stress of the day-to-day, the traffic, the deadlines, the rat race.

## 08 La Perla

Located on the beachfront, with its 70's fish tank design and splendid views evoking the nostalgia of a typical Italian seaside restaurant. Serving up traditional Italian fare to actors, musicians and state presidents since 1959, La Perla has become an institution in Sea Point and will soon become your new regular haunt.

## 09 Sea Point Pavilion

Recently ranked one of the top 10 swimming pools by The Guardian newspaper, although we consider it the MOST breathtaking public swimming pool in the world. Soak up the sun blissfully floating at the end of the pool trying to see exactly where the Atlantic Ocean ends.

## 10 Blok HQ

The home of the passionate creativity behind your new home. Grab a coffee and take a tour of the Blok HQ, find out what we're up to and which suburb we're helping rediscover urban living next.

## 11 The Point Shopping Centre

A visit to The Point is guaranteed to kill several birds with one stone, and we're not talking about the Seagulls either. Pick up a new phone, some foreign currency and the basics for the dinner you're about to serve up from your new kitchen, all while tucking into a fat free (read guilt free) frozen yoghurt.

## 12 La Mouette

Named after the seagulls shooting the breeze in Sea Point, La Mouette serves quality French cuisine they pride themselves on, with a twist of Mediterranean flair. Soak up the atmosphere over long, summer nights in the courtyard or snuggle up near one of the five fireplaces in winter.

## 13 Blood Sweat and Tears Boxing Club

If you're looking to walk around with the meanest right hook in Sea Point, the legends at Blood Sweat and Tears Boxing Club are your best bet. With years of experience between them, these boxers are passionate about helping boxers of all ages, skill and fitness levels develop the art (and science) of boxing. Join a group class or get some one-on-one training right on your doorstep.

## 14 Sea Point Promenade

We could tell you that The Prom runs from Bantry Bay to Mouille Point. We could also tell you about the fresh ocean breeze that fills your lungs with every breath, or the incredible sunsets set to the soundtrack of the rolling South Atlantic Ocean. Or you could just walk the 513 steps from your front door and experience it yourself.

## 15 Piazza Da Luz

Effortlessly slide into the hairdresser's chair for your regular cut or treat yourself to a new style and colour. Browse the health shop for quality organic products and pick up a basket of fresh ingredients for tonight's meal. All with convenience and a latté in hand.

## 16 Schekter's Raw

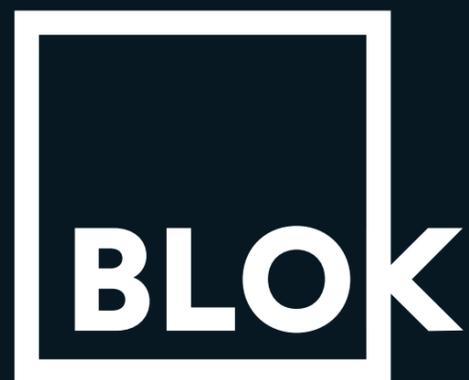
Mention health food to anybody, and they usually imagine limp celery, tasteless cauliflower and smelly mung beans. Schekter's Raw, however, is turning that perception of health food on its head with their honest, beautiful and innovative healing food made with love.

## 17 Kleinsky's Delicatessen

For many people, authentic Jewish food can only really be prepared by their Bubbe – usually from a recipe as old as the hills themselves. However, the Klein brothers are steadfastly changing that perception by creating Jewish cultural cuisine with a hip, trendy twist in their New York-style deli.

## 18 Atlantic Hope

Not all heroes wear capes. Sometimes a baby sling works just as well. Enveloped by lush gardens, basking in the midday sun, is this tranquil place of safety for abandoned babies. Sign up to volunteer and get your very own superhero baby sling.



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