TERRA MAR

MODERN HOMES
NATURAL SURROUNDINGS
A BRIGHTER TOMORROW

25 BERG ROAD
FISH HOEK, CAPE TOWN

01

TERRA MAR

WELCOME TO TERRA MAR

A NEW PERSPECTIVE ON COASTAL LIVING

Perched on the slopes of Fish Hoek, Terra Mar is a boutique residential development where modern architecture meets the natural beauty of the mountain and sea.

Designed for those who value space, privacy, and a deeper connection to nature, Terra Mar offers contemporary homes that feel grounded, effortless, and enduring.

LAND • SEA • BELONGING



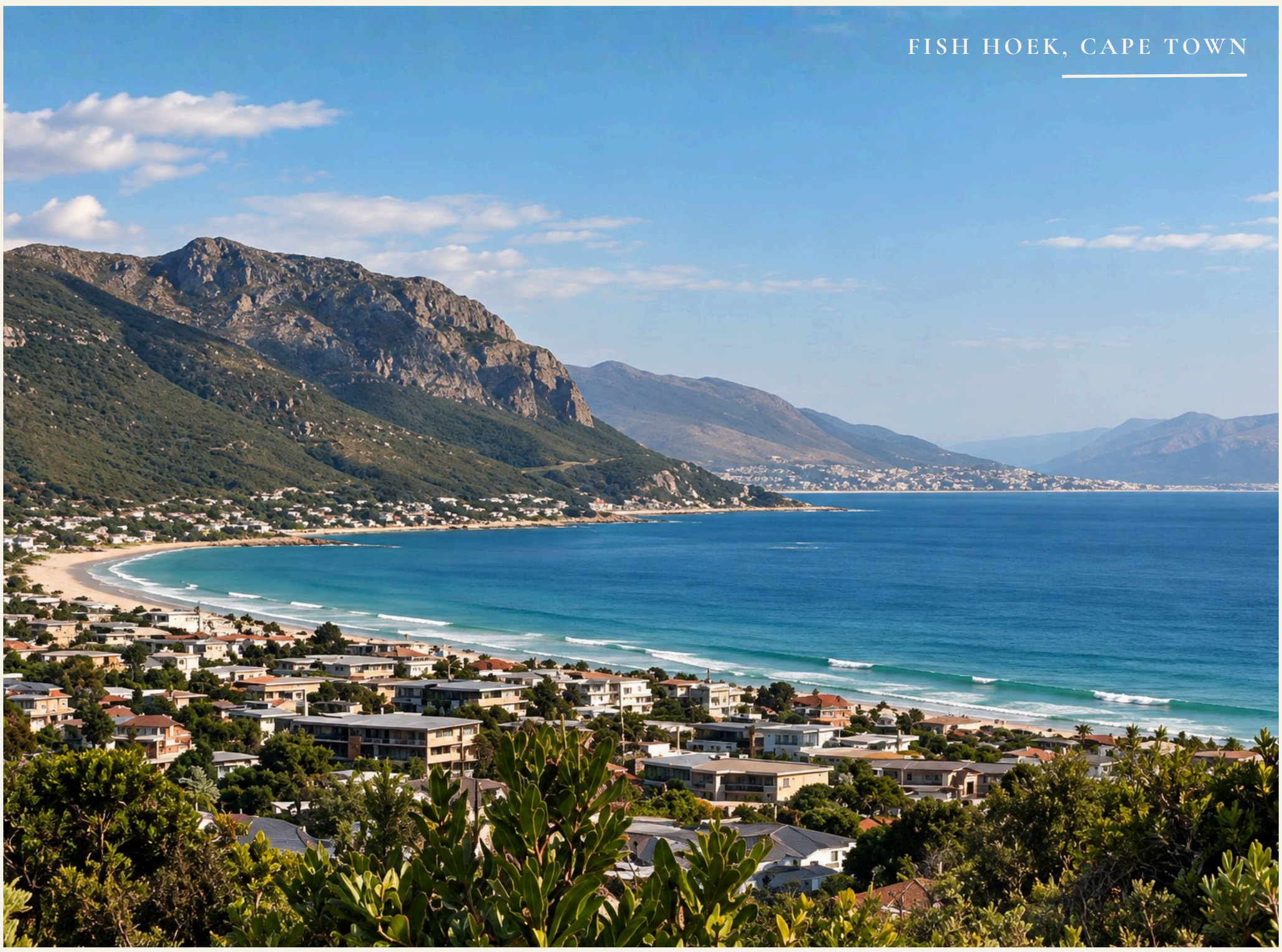
THE LOCATION

FISH HOEK, CAPE TOWN

NATURAL BEAUTY, EVERYDAY CONVENIENCE

Set between mountain slopes and the sea, Fish Hoek offers a rare balance of natural beauty, a relaxed community, and modern convenience. Terra Mar places you within easy reach of beaches, hiking trails, schools, transport, and the wider Southern Peninsula lifestyle, while still feeling calm, private, and tucked away.

Kalk Bay	8 Minutes
Noordhoek Farm Village	12 Minutes
Simon's Town	12 Minutes
Constantia Wine Route	20 Minutes
V&A Waterfront	35 Minutes



DEVELOPMENT OVERVIEW

TWO EXCEPTIONAL HOMES.
ONE EXCEPTIONAL LIFESTYLE

Terra Mar is an exclusive collection of two contemporary residences, designed to offer privacy, comfort, and timeless coastal living.

Each home has been carefully considered to maximise natural light, sea views, and seamless indoor-outdoor flow.

BOUTIQUE SCALE

Only two residences for greater privacy and exclusivity.

LIFESTYLE DESIGN

Open-plan living, balconies, braai areas, and seamless flow.

SECURE LIVING

CCTV, alarm systems, and armed response for peace of mind.

HOME	PRICE	AREA	PARKING
Unit 1	**R10 995 000*** ***Plus Transfer Duty***	234 m² Internal 32 m² External Covered 40.5 m² External Uncovered	Double Garage + 2 Off-street Parking Bays
Unit 2	***R10 995 000**** ***Plus Transfer Duty***	234 m² Internal 32 m² External Covered 40.5 m² External Uncovered	Double Garage + 2 Off-street Parking Bays

BASEMENT LEVEL

A STRONG FOUNDATION FOR EVERYDAY LIVING

The basement level offers secure parking, dedicated storage and direct access to each residence, combining convenience with peace of mind.



Double garage

Secure parking for two vehicles per residence.

Storage

Additional storage space.

Direct access

Internal access to main living areas.

Landscaped entry

Thoughtfully designed with indigenous planting.

BASEMENT AREA

68.5 m² (per unit)

Double garage, storage, and direct access

GROUND FLOOR AREA

81.0 m² (per unit)

- Open-plan living, kitchen & dining
- Spacious balcony with sea views
- Guest bathroom
- Direct access via staircase



GROUND FLOOR

OPEN SPACES, A RICHER LIFE

The ground floor brings people together, with an open-plan living area, a modern kitchen, and a dining area that extends onto a spacious balcony. Designed for relaxed coastal living and effortless entertaining, it captures natural light and uninterrupted views.



06

TERRA MAR

FIRST FLOOR

THOUGHTFULLY YOURS

SPACE, PRIVACY, NATURAL LIVING.

The first floor offers well-proportioned bedrooms, elegant bathrooms, and direct access to a private garden, creating a calm and functional space designed for modern coastal living.





FIRST FLOOR AREA

84.5 (per unit)

3 bedrooms

Three spacious, well-proportioned bedrooms.

2 bathrooms

Modern and elegant finishes.

Private Garden Access

Seamless indoor-outdoor living.

Internal staircase

Direct access to the ground floor.

07

TERRA MAR

Thoughtful design, functional space, and a seamless connection to the outdoors.

LAND
SEA
BELONGING

FLOOR PLANS

SPACE • NATURE • EVERYDAY LIVING



BASEMENT FLOOR PLAN - GARAGE

Secure parking with direct access to the home.



GROUND FLOOR PLAN - LIVING

Open-plan living, kitchen and dining with seamless indoor-outdoor flow.



FIRST FLOOR PLAN - BEDROOMS

Well-proportioned bedrooms, two bathrooms, and access to the outdoors.

08

TERRA MAR

A HOME
IN HARMONY

Terra Mar is more than a residence – it’s a way of life. A place where modern design, natural beauty, and everyday comfort come together in perfect balance.

LAND • SEA • BELONGING







NATURAL SURROUNDINGS

Mountain, sea and outdoor living.



EVERYDAY COMFORT

Spacious, light-filled homes designed for life.

TERRA MAR

CAD Construction

Adrian de Hutton, founder of CAD Construction, brings over 26 years of experience in delivering premium residential and commercial developments. With a strong background in design and construction, he has built a reputation for creating distinctive, high-end homes where architecture, craftsmanship and attention to detail come together. Together with his team, Adrian delivers bespoke developments designed to stand apart and achieve lasting value.

cadconstruct.co.za

Stewart & Partners - Architect

Alex Stewart is a Cambridge University graduate and Nelson Mandela Scholar with over 20 years' international experience in commercial, infrastructure and residential architecture. His portfolio includes landmark projects in London and Oxford, and he is professionally registered in the UK, South Africa and Spain. As founder of Stewart & Partners, his work is driven by sustainable, thoughtful design that connects people, nature and the surrounding landscape.

stewartpartners.studio

GB Law

Gustav Barkhuysen, founder and director of GB Law, is a Stellenbosch University graduate with more than 15 years of specialist experience in property law. His expertise spans property development, conveyancing, sectional title, property agreements, joint ventures and the broader legal complexities of property transactions. Known for his practical approach, accessibility and attention to detail, Gustav provides trusted legal guidance throughout every stage of the development process.

gblaw.capetown

OnePointFive Premium Real Estate

Damian and Peter, founders of OnePointFive Premium Real Estate, bring extensive experience in property, investment, development and sales. Their understanding of the premium residential market provides a considered approach to the positioning and presentation of Terra Mar. Together, they will lead the sales and marketing of the development from launch through to completion.

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OnePointFive

PREMIUM REAL ESTATE