

72 on Kloof - Gardens

GARDENS · TOP FLOOR · SIGNAL HILL AND THE CITY

The most stylish studio on Kloof Street, and Kloof Street is where Cape Town eats and drinks. The restaurants people cross town for are on your own block. Top floor, nobody above you, Signal Hill in the window and your own parking bay downstairs.

FLOOR

Top floor, no one above

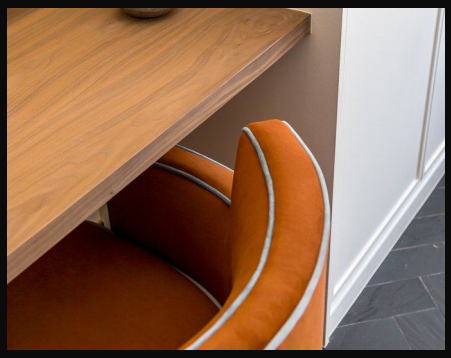
GUESTS

Two, one bathroom

PARKING

Your own bay, included







A studio to come back to.

You wake up on the top floor with the city below the window. Breakfast is across the road at Our Local, dinner next door at Asoka under the 150-year-old olive tree, and a sundowner on the Kloof Street House terrace in between. All of it on foot.

The studio was drawn by a designer rather than furnished from a shop: the sofa, the bed, the wardrobe, the joinery and the lighting were made for this one room, here in South Africa. Kitchen, wardrobe, bed and desk are built in, which is why it feels larger than its plan.

The building does the practical part: security at the entrance around the clock, a generator when the city goes dark, a lift, and your own secure parking bay, which on Kloof Street is worth more than square metres.

Stay five nights or a month. Work at the desk corner with the city in the window, walk to dinner, and come back up to a top floor where nobody lives above you.

THE FACTS

ADDRESS
72 Kloof Street, Gardens

THE VIEW
Signal Hill, the city bowl, Table Mountain from the bathroom

THE STUDIO
Rain shower, full kitchen, desk corner

THE BUILDING
24-hour security, generator, lift, fibre, your own parking bay

INCLUDED
Housekeeping, linen, towels, fibre, power, water

MINIMUM STAY
Five nights, seven over the festive weeks

FROM

€ 70

a night for two, in October

Creators: from 30% off every night, October to May, see the last page.

MINIMUM STAY

5 NIGHTS

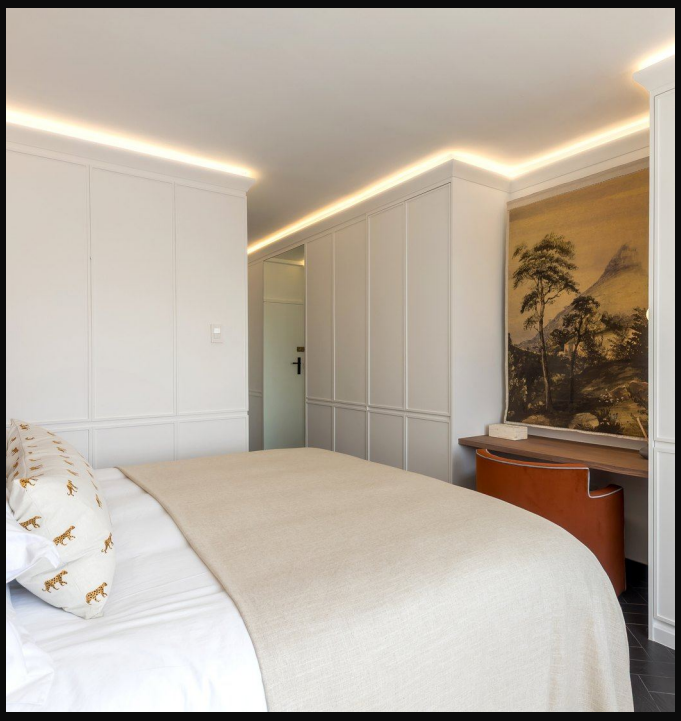
Seven over the festive weeks.

Two guests, everything included.



Luxury isn't measured in square metres. It's what you wake up to.

Twenty-five square metres is not the point. The point is that every one of them was drawn, made and placed by a designer, for this studio. It is the discipline of a very good hotel room, in a studio you have to yourself, on the best street in the city. Nothing was bought to fill a gap; everything was made to fit, and that is what you see in every picture.









The studio, room by room.
Drawn for this one room.

One room on the top floor: the bed under the velvet headboard, two armchairs at the window and the desk under the mural. Every piece you see was made for this studio, and all of it is there when you arrive, down to the towels.





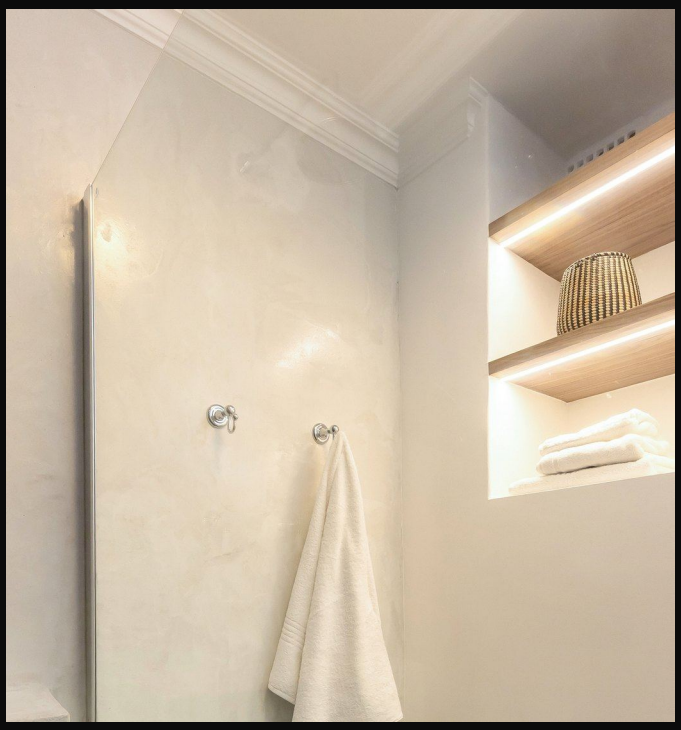




A kitchen that disappears.
A bathroom that never has to.

Open the doors and the kitchen is there: glasses and plates on a lit shelf, the knives on their block, a kettle and a coffee machine, and it all closes again when dinner is next door. The bathroom has a rain shower, a fluted basin under two round lamps, and the top of Table Mountain in the window while you brush your teeth.







Five frames you will want.
Bring the camera. The light is on us.

This studio was drawn by a designer and it photographs the way it looks, in daylight and after dark. These are the five pictures guests take first, with the hour of the day that makes each of them, so you can plan the shot before you unpack.

1 **Sunrise from the bed**
The window faces the city bowl. In summer the first light lands on the linen around six, and you do not have to get up for it.

2 **The headboard**
Rust velvet, blue piping, the leopard cushions. The frame everyone stops on.

3 **The chairs at four**
Two velvet armchairs by the window. From four the sun comes across the herringbone floor and sits in them until it goes.

4 **Table Mountain from the bathroom**
Yes, from the bathroom. Leave the door open and the mountain fills the frame.

5 **The city at night**
Curtains open, lights off. The city bowl turns into a field of lights below the window; a phone on the sill and a long exposure is all it takes.



What is inside.
Here is the whole list.

Two guests, one bathroom. Everything on this list is there when you arrive, included in the rate.

THE ROOM

- King-size bed, made up before you arrive
- Built-in wardrobe, drawn for this room
- Fresh linen and towels, included
- Iron and ironing board

BATHROOM

- Rain shower and a fluted basin
- Hair dryer
- Shampoo and soap
- Table Mountain in the window

KITCHEN AND DINING

- Full kitchen behind the doors, hob and sink
- Fridge and freezer
- Coffee machine and kettle
- Toaster
- Glasses, plates, cutlery, knives on the block

INTERNET AND WORKSPACE

- Fibre, fast enough to work
- A desk corner you can actually work at

ENTERTAINMENT

- Television on the wall

BUILDING AND PARKING

- Your own secure parking bay downstairs, included
- Lift to the sixth floor
- Doorman at the entrance, 24/7
- The power stays on when the city's goes off

SAFETY

- Smoke alarm and fire extinguisher

THE VIEW

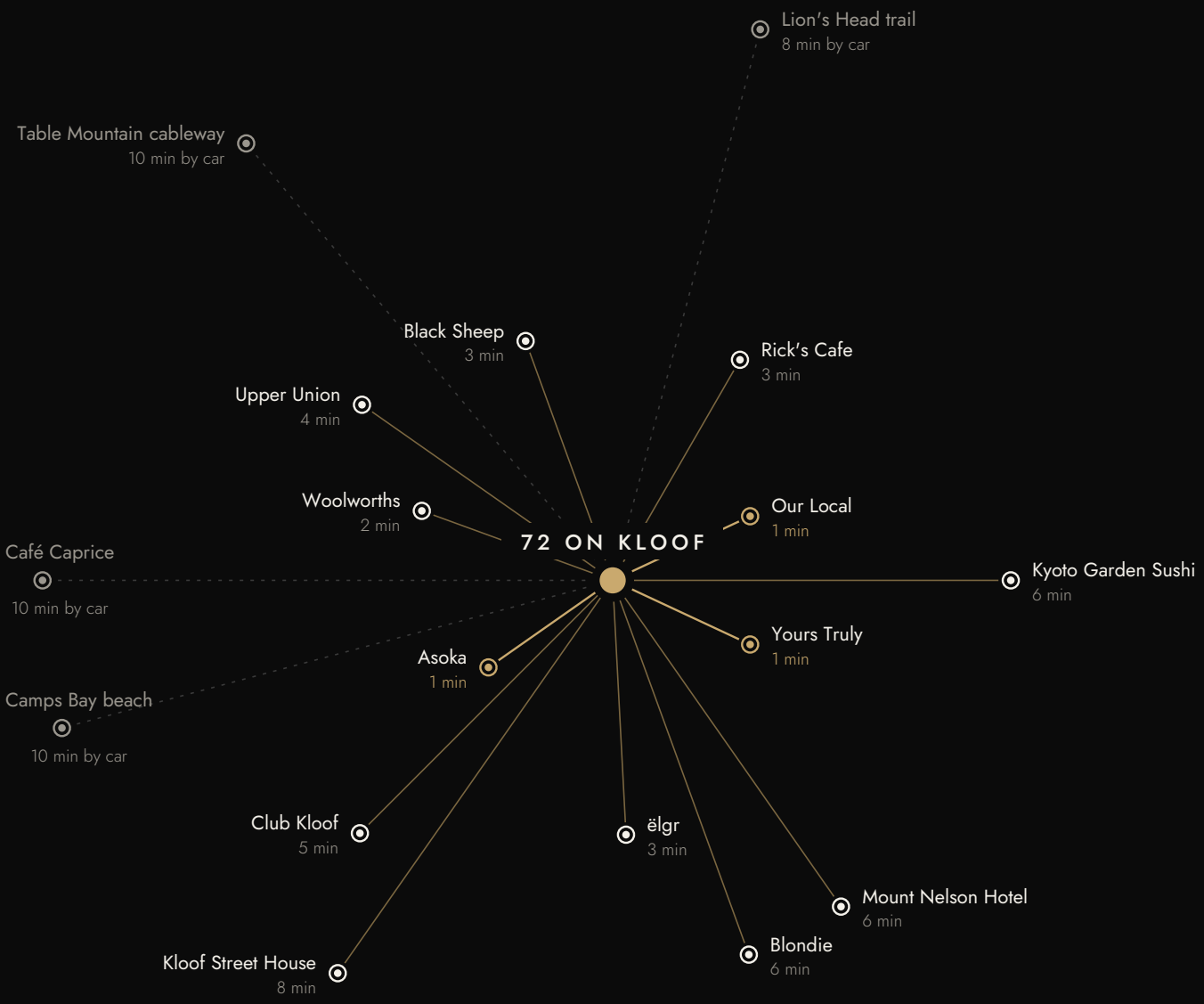
- Signal Hill and the city bowl from the bed

SERVICE AND BOOKING

- Check-in from 15:00, check-out by 12:00
- Early check-in and late check-out on request
- Housekeeping every day of your stay
- Laundry on request
- Somebody meets you at the door
- Car and driver on request, a Range Rover
- Long stays welcome, two weeks and a month
- Direct with us, by request, no platform

A triple-A location.
Everything on foot. And we mean it.

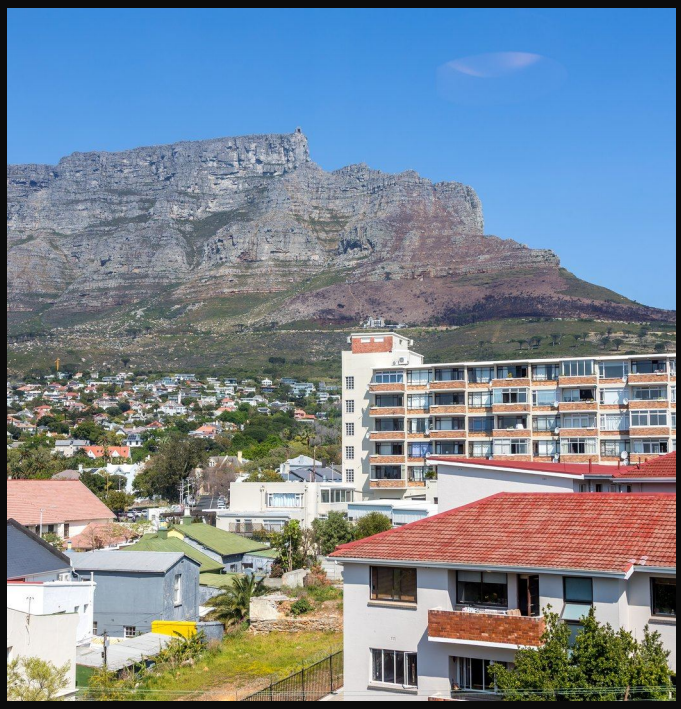
Every listing says everything is walkable. These are the real minutes, measured from the door. Kloof Street is Cape Town's restaurant street, and 72 on Kloof stands in the middle of it: the bar next door, the breakfast cafe across the road, the Mount Nelson down the hill, the mountain uphill. The places on this map are the ones people fly here for: the sundowner terrace at Kloof Street House, the courtyard under the olive tree at Asoka, the Saturday crowd outside Our Local, and Table Mountain filling the end of the street. Everything you need in a day is walkable; only the mountain and the beaches ask for a car, and both are inside ten minutes.



One day, from the top floor.
Coffee at eight, the sea at five.

Light at seven, coffee across the road at eight. A morning on the mountain or in the galleries of Bree Street, lunch at Our Local with the Saturday crowd. In the afternoon the car takes you to Camps Bay in ten minutes, and Café Caprice keeps a table until the sun is in the sea. Back up the hill for a sundowner on the Kloof Street House terrace and dinner next door at Asoka, then the lift to the top floor, where the city is switching its lights on for you.







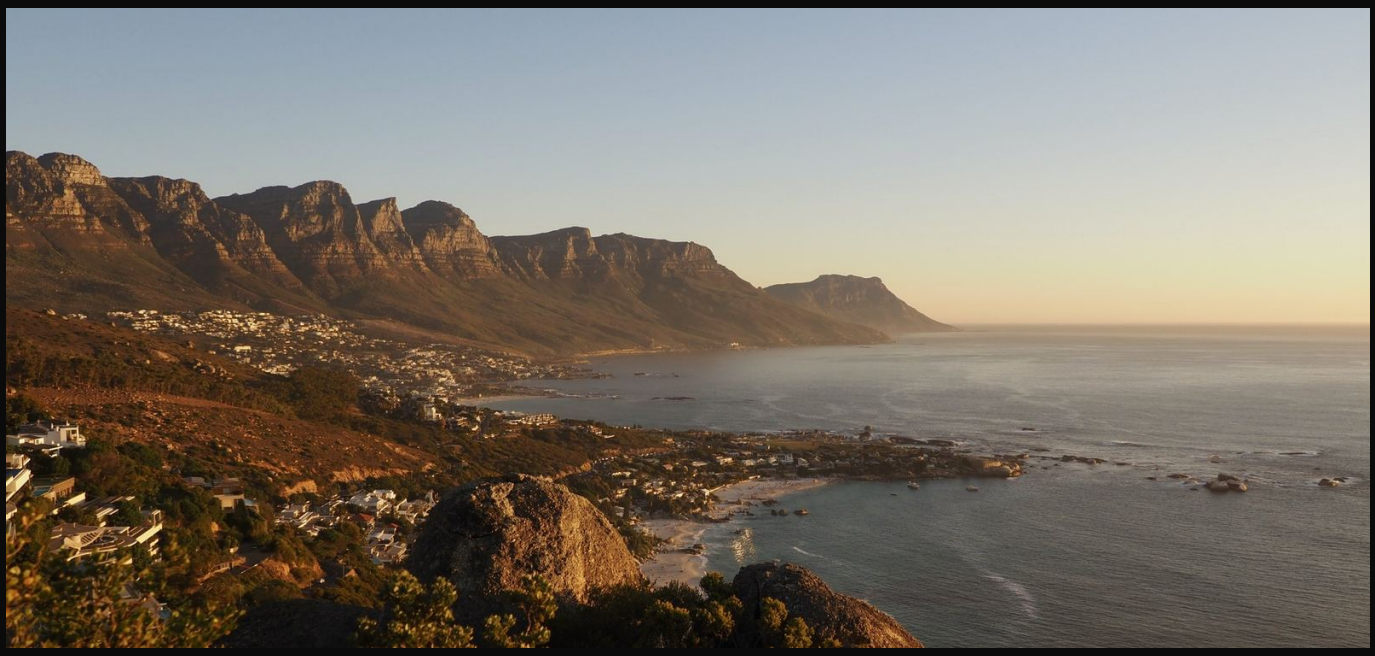


The rates.
October to May.

Every price is for one night, for two guests, and includes daily housekeeping, linen, towels, fibre, electricity, water and your own parking bay. A refundable security deposit of € 300 is taken per stay and comes back within seven days of departure. Minimum stay 5 nights, seven over the festive weeks. Dollar and rand are rounded and follow the exchange rate; the euro price counts.

We take direct bookings only, by request. You send your dates, we confirm in writing, and you get one invoice in euro with the bank details on it. One transfer, no card fees, no exchange rate to worry about. Confirmed dates come off the calendar for everybody else, so a confirmed stay is a fixed stay: if you do not come, the rent stays with us and the deposit comes back in full. The airport is twenty to thirty minutes away, under € 25 in an Uber, and somebody meets you at the door. Longer stays and the creator rate are on the next page.

PER NIGHT	EURO	US DOLLAR	RAND
October	€ 70	$ 80	R 1,350
November	€ 85	$ 100	R 1,600
1 to 19 December	€ 135	$ 155	R 2,550
20 December to 6 January	€ 185	$ 215	R 3,500
7 to 31 January	€ 125	$ 145	R 2,400
February	€ 105	$ 120	R 2,000
March	€ 90	$ 105	R 1,700
April	€ 70	$ 80	R 1,350
May	€ 70	$ 80	R 1,350



Stay longer, pay less.
And a rate for creators.

These studios are ours. No investment company, no agency, no platform. We found them, we built them out, and we look after them ourselves. We take direct bookings only, by request, because we would rather know who is coming. You write, a person answers, the same day, and somebody meets you at the door.

Two week package

10 % off every night

Fourteen nights or more. One arrival, one handover, one set of keys. Long enough to stop living out of a suitcase.

One month package

20 % off every night

Twenty-eight nights or more. A desk, fibre and the mountain in the window. The stay people come back for.

WHAT THAT COMES TO	TWO WEEK PACKAGE	ONE MONTH PACKAGE
October	€ 880	€ 1,570
November	€ 1,070	€ 1,905
December	€ 1,700	€ 3,025
January	€ 1,575	€ 2,800
February	€ 1,325	€ 2,350
March	€ 1,135	€ 2,015
April	€ 880	€ 1,570
May	€ 880	€ 1,570

Totals for the whole stay. Between 20 December and 6 January the rate in the table stands. The packages do not stack with the creator rate; the better one counts.

For creators

From 30 % off every night, October to May

Make work that lives on Instagram, TikTok or YouTube? At least thirty per cent off every rate in the table, all season, from seven nights. That is € 45 a night instead of € 70 in October. In return: six pictures, one reel, two stories with a tag, and the right to use them ourselves. Send your handle and where you would post. Nothing scripted, and nothing about the studio you do not mean.

GET IN TOUCH WITH US

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SEE IT ONLINE