

THE
MADISON
CAPE TOWN

TRICOLT
GROUP





WELCOME TO

THE MADISON

Tricol Group presents The Madison, a defining addition to Bree Street that introduces a new rhythm to one of Cape Town's most iconic inner-city addresses. Sculptural in form and unwavering in presence, it brings together private residences, retail and hospitality with a level of composure that feels both deliberate and effortless.

ENQUIRE

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Elevated City Life

Every detail at The Madison has been meticulously considered, from its sculpted architectural form to interiors that embody refined simplicity, balance, and timeless sophistication. Elegant yet understated, each space has been designed with intention, where luxury is expressed through precision, quality, and effortless contemporary living.

- Executive Suites & Executive One Beds
- One & Two Bed Apartments
- Two & Three Bed Simplex Penthouses
- 142 Bree Street, Cape Town
- Sales Launch Wednesday, 29 July 2026

ENQUIRE



Reframing The Skyline

“Framed by uninterrupted views from Table Mountain to Table Bay, The Madison does not simply join the skyline. It refines it, setting a new standard for what city living can be.”



AMENITIES & SUPERIOR SERVICES

Unmatched Luxury & Convenience

Life at The Madison is shaped by a refined interplay between city energy and considered comfort. Set on the iconic Bree Street, this is a place where everything you need is within reach, and where every detail is designed to enhance the way you live, work, and unwind.

The Madison will offer a comprehensive set of lifestyle amenities designed to support urban luxury living.





COLLABORATION

The Madison Proudly Welcomes Gold's Gym to Cape Town



Residents of The Madison will enjoy direct access to a flagship Gold's Gym, the legendary brand that has defined strength, performance, and community for over half a century.

From world-class equipment and elite trainers to signature group classes, every workout takes place inside one of the most recognisable names in fitness.



Amenities

- Restaurant and Coffee Shops
- Residents Lounge, Infinity Pool and Bar
- Gym with Sauna and Steam Rooms
- Co-Working Spaces
- Fire Pits and Bomas

Superior Services

- Concierge & Short Term Letting Services
- App Driven Amenities
- Secure Basement Parking
- 24-Hour Security CCTV
- High Speed Fibre-Ready Apartments
- Back-Up Power & Back-Up Water
- Electric Car Bays
- Storage Facilities
- Green Building Design
- VIP Lift Access for Super and Simplex Penthouses
- Private Garages for Super Penthouse Residents



APARTMENTS

Quiet Luxury Sculptured Design

Spread across 23 floors, The Madison is an address that offers a lifestyle defined by discernment, elegance, and quiet confidence. Each of the 391 apartments offers a rare combination of architectural ingenuity and understated luxury.

ENQUIRE



Space flows effortlessly between thoughtfully considered interiors and terraces, inviting natural light, cityscapes, and panoramic vistas. Materials have been selected for texture and depth, creating a quiet richness that elevates everyday living without ostentation.



DESIGN & FINISHES

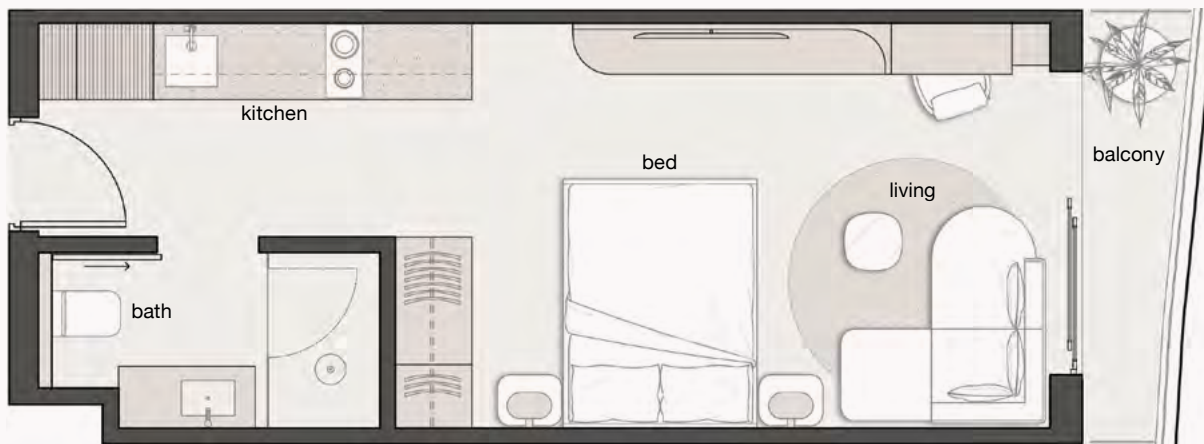
Crafted With Intent

At The Madison, every decision is made with intent.

Interiors are shaped through a considered interplay of natural materials, refined finishes, and precise architectural form, resulting in spaces that are both grounded and effortlessly elevated. Every element is intentionally resolved, where custom detailing and honest materiality define a contemporary urban aesthetic that is subtle, tactile, and inherently sophisticated.

Expansive glazing draws the city into each residence, inviting light, depth, and movement to animate the interior environment. The result is a living experience guided by clarity of design and a commitment to lasting quality—crafted with purpose, and distinctly Tricolt.

ENQUIRE



*MULTIPLE UNIT TYPES AVAILABLE, PLEASE REFER TO UNIT TYPES DOCUMENT

EXECUTIVE

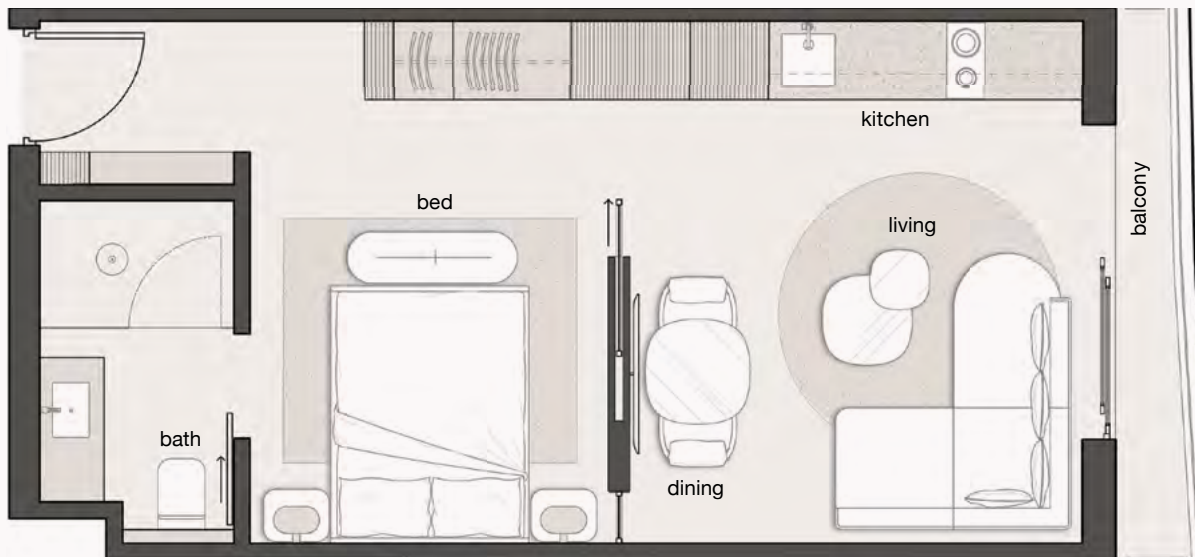
Suites

Sized from 28m²

Priced from R2 750 000 - R3 450 000

Ideal for those seeking secure, lock-up-and-go city living, with curated luxury amenities close to hand.





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EXECUTIVE

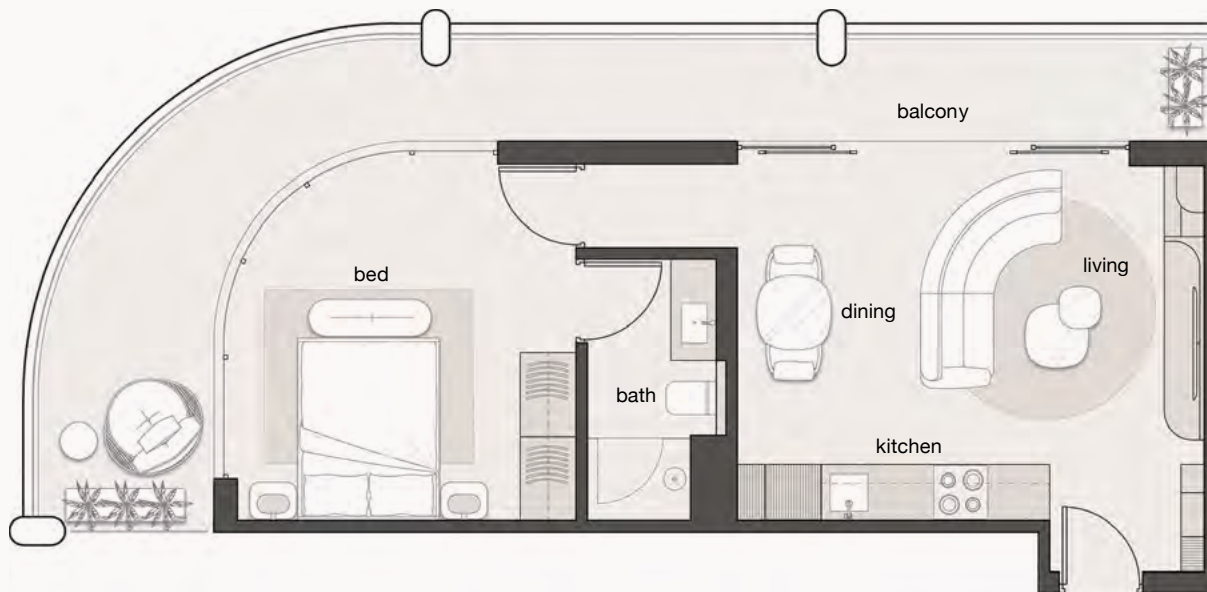
One-Bed Apartments

Sized from 35m²

Priced from R3,150,000 - R3 850 000

Perfect for city professionals wanting privacy, generous layouts, and a refined sense of comfort.





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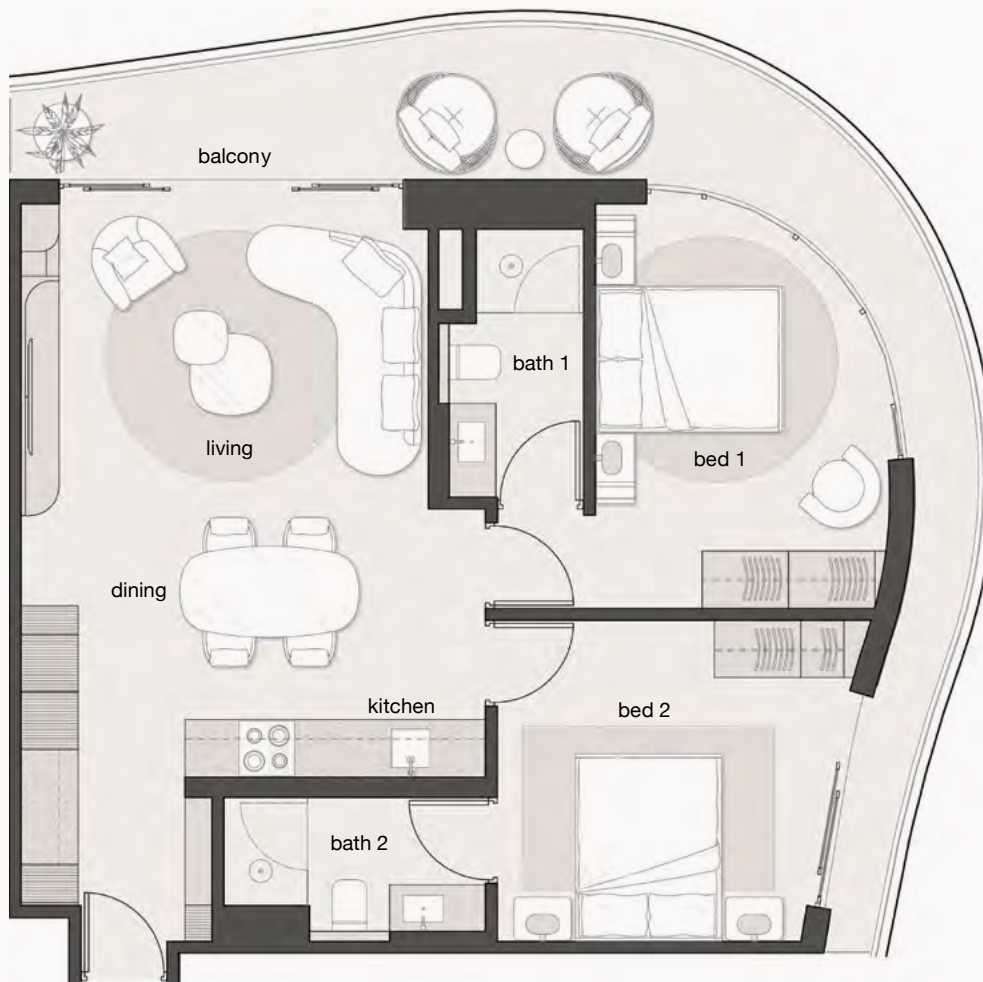
One-Bed Apartments

Sized from 41m²

Priced from R3 600 000 - R4 200 000

These well-proportioned units are suited to singles and couples seeking versatile living spaces with breathtaking views and city convenience.





Two-Bed Apartments

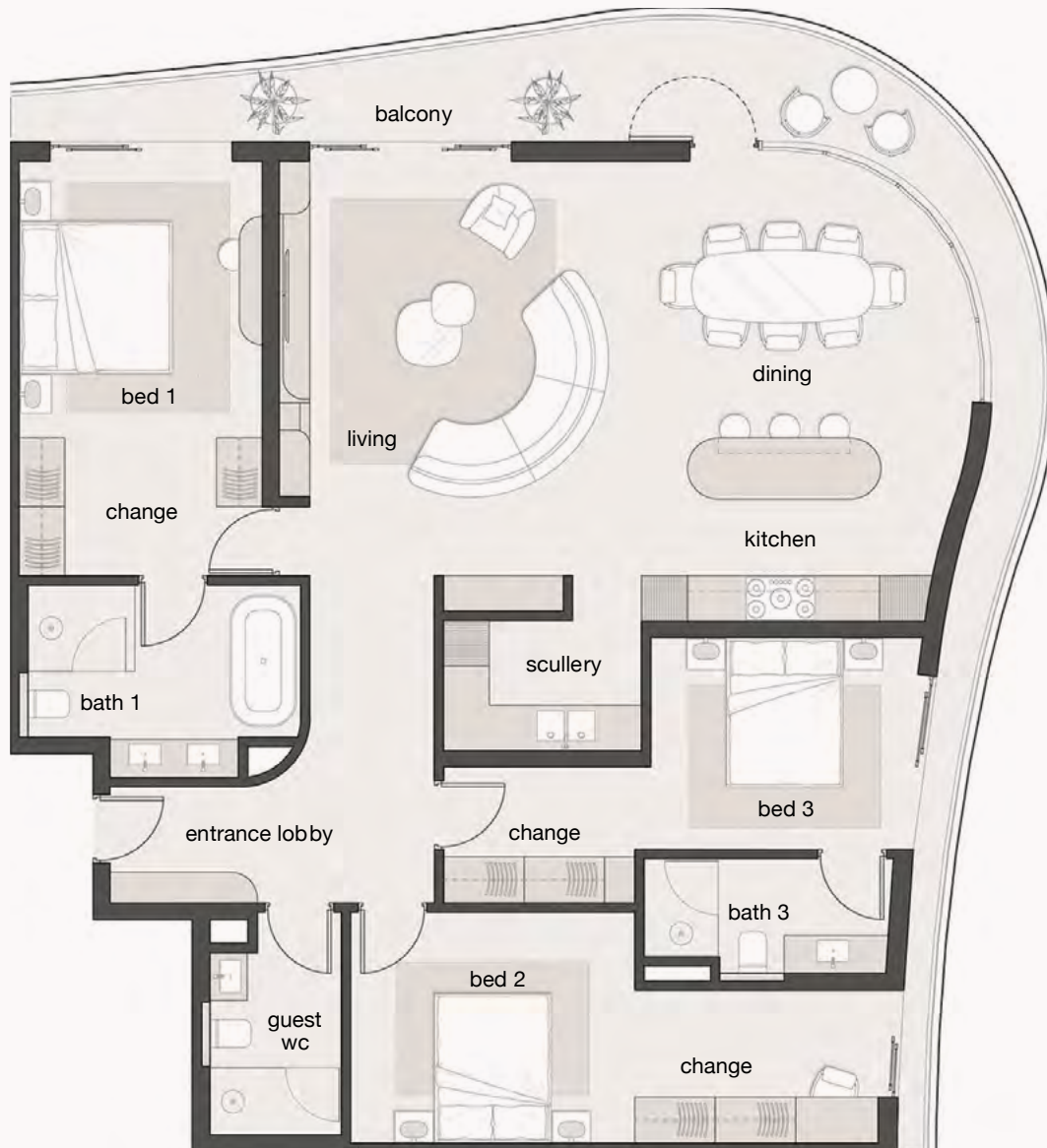
Sized from 71m²

Priced from R6,815,000 - R8 665 000

Thoughtfully crafted for couples
or small families who value space,
convenience and long-term living.

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Simplex Penthouses

Sized from 110m²

Priced from R12 440 000 - R17 490 000

A striking 3-bedroom duplex penthouse blending expansive social spaces with private retreats, flooded with natural light and panoramic skyline views.

*MULTIPLE UNIT TYPES AVAILABLE, PLEASE REFER TO UNIT TYPES DOCUMENT







INVESTMENT CREDENTIALS

Positioned For Growth

Located in the heart of Cape Town, The Madison presents a rare opportunity to secure a high-performing asset in one of the country's most in-demand urban nodes. Combining location, lifestyle, and quality, The Madison is ideally suited to generate consistent returns, offering both immediate appeal and long-term investment confidence.

INVESTMENT HIGHLIGHTS

- R100,000 early investor discount
- Capital growth estimated at 7%
- High-growth, high-demand urban precinct
- Lock-up-and-go convenience
- VAT inclusive — no transfer duty
- UDZ and Section 13S tax incentives

ENQUIRE



Tax Benefits

Two powerful tax incentives offer substantial advantages for investors at The Madison, both designed to enhance long-term value and yield.

UDZ Tax Incentive

The Cape Town UDZ tax incentive is a SARS administered tax incentive encouraging residential and commercial development in certain specified areas in Cape Town, in which The Madison will be located.

How does it work?

The purchaser of a qualifying residential apartment in a designated UDZ may be entitled to claim an income tax allowance. 55% of the purchase price is deemed to be the qualifying cost, deductible over 11 years – 20% in the first year and 8% per annum over the subsequent 10 years.

Example.

On an apartment costing R2 million, the purchaser may claim a tax allowance of 55% (R1,100,000) over eleven years – R220,000 in year one and R88,000 in each subsequent year.

Section 13Sex

Investors have access to powerful tax incentives, including Section 13sex of the Income Tax Act. This scheme enables any taxpayer who owns five or more new residential rental units to claim up to 55% of the purchase price as a tax deduction.

Example.

Purchase five units at R19,868,075. Minus launch discount of R500,000. Deemed purchase price = R10,652,441 (55%). Tax deduction of R532,622 per year for 20 years.

Criteria.

The taxpayer must own at least 5 residential units. All units must be in South Africa, purchased new and unused, and used solely for rental purposes.



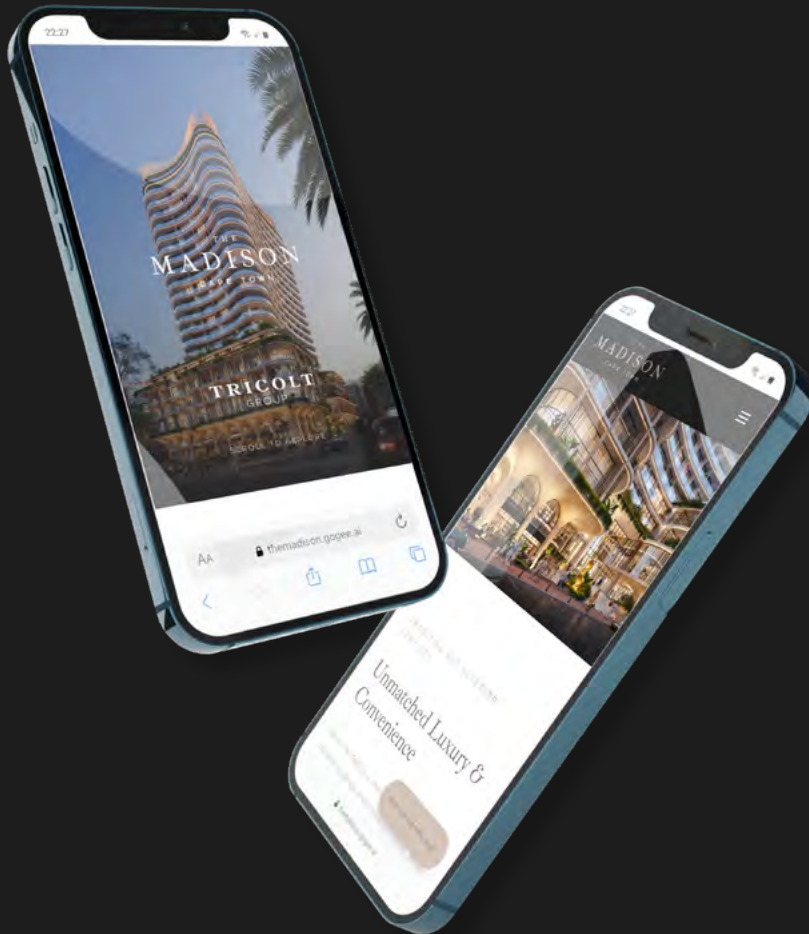
A woman in a white blazer and light blue trousers sits on a white armchair, reading a magazine. She is wearing sunglasses and has her hair styled in a bun. The room is bright and airy, with large windows overlooking a scenic mountain landscape. The woman is positioned on the left side of the frame, near a large window that provides a view of a mountain range under a clear blue sky. The room is furnished with a white sofa, a round coffee table, and a built-in shelving unit with various decorative objects and books. The floor is light-colored wood, and the ceiling has track lighting. The overall aesthetic is clean, bright, and sophisticated.

A large, illuminated shelving unit with various decorative objects and books. The unit is built into the wall and features a mix of wood and marble finishes. It is filled with books, vases, and other decorative items. The lighting is warm and focused on the objects, creating a cozy atmosphere. The books are arranged on several shelves, with titles like 'OBJECT', 'FORM', 'CRAFT', 'TERRA VERDE', and 'TRICOLT' visible. There are also several vases and other decorative objects, including a large black vase, a small bronze statue, and a potted plant. The overall aesthetic is modern and sophisticated.

A kitchen area with a Siemens oven and a marble countertop. The kitchen is modern and minimalist, with a mix of wood and marble finishes. It features a Siemens oven, a coffee machine, and a marble countertop. The kitchen is located on the right side of the frame, adjacent to the living area. The overall aesthetic is clean, bright, and sophisticated.

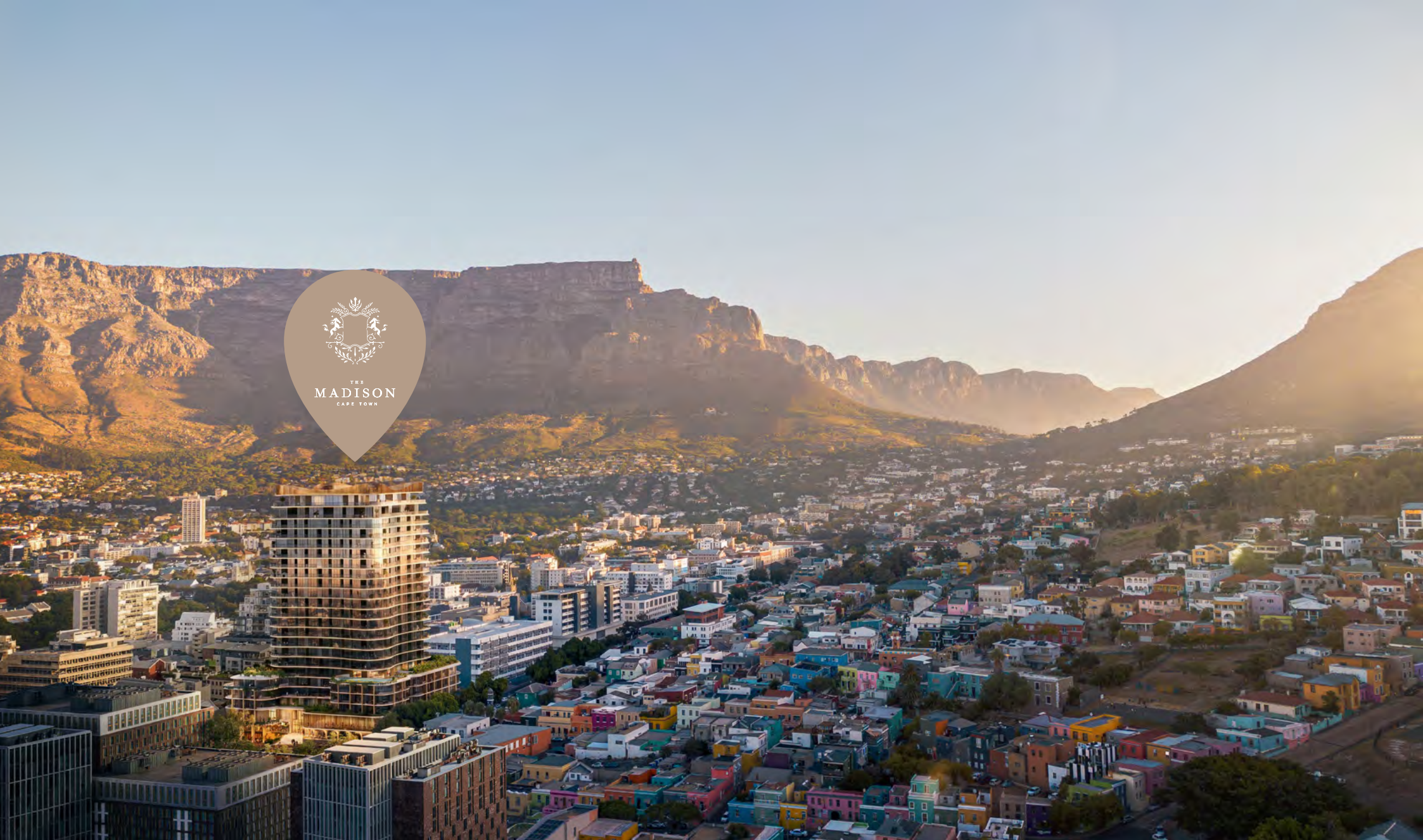
SALES PLATFORM

Secure Your Investment, Online



With strong investment appeal, demand for the apartments at The Madison are expected to be high. Keen buyers have the chance to act quickly and confidently, reserving an off-plan apartment entirely online.

This digital-first launch gives you full control, with the opportunity to explore floorplans, compare layouts, and pre-select your preferred residence before launch day.



Prime City Positioning

142 Bree Street, Cape Town

[VIEW ADDRESS GOOGLE MAPS](#)

LOCATION

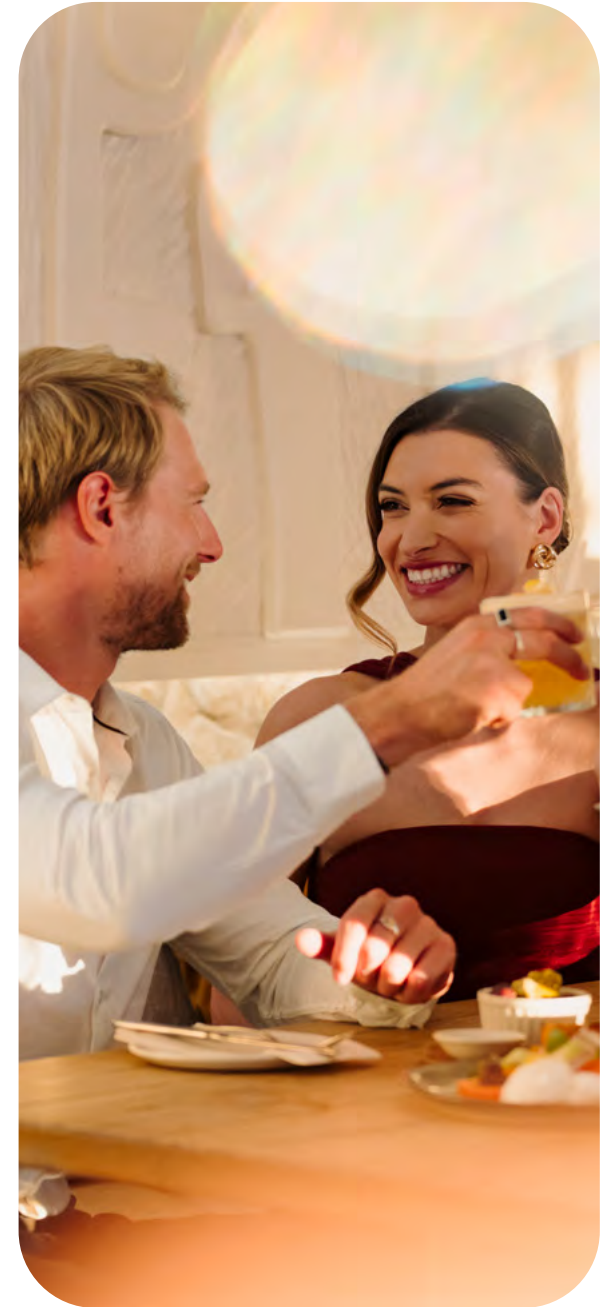
At The Centre Of It All

Famous for its bustling mix of restaurants, cafés, hotels and boutiques and the home of First Thursdays, Bree Street is a sought-after Cape Town address that captures the energy and rhythm of city living.

Framed by striking views of the city skyline, harbour, and majestic Table Mountain, this is a location that balances the combination of culture, connection, and convenience. With easy access to key business hubs, transport routes, and everyday essentials, living at The Madison means you're never far from anything.

- Seconds to cafés, restaurants and bars
- 3 minute walk to Long Street
- 7 minute drive to the CTICC
- 10 minute drive to the V&A Waterfront
- 12 minute drive to Signal Hill
- 15 minute drive to Camps Bay Beach
- 15 minute drive to Table Mountain Aerial Cableway
- 25 minute drive to Cape Town International Airport

ENQUIRE





PARTNERS

The Minds Behind The Madison

The Madison is brought to life by Tricolt Group, in partnership with dhk Architects, combining decades of experience in creating buildings that inspire, endure, and elevate urban living in Cape Town.

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dhk

KGP
LUXURY REALTY

TRICOLT™

GROUP

Tricolt is a luxury property developer defined by the relentless pursuit of spaces that endure, inspire, and elevate how people live. Every home they create embodies 21st-century luxury — from the longevity of their craftsmanship to the elegance of every line, material, and detail.

[VISIT WEBSITE](#)





dhk

Recognised as one of Africa's leading architectural studios, dhk brings a thoughtful, innovative, and globally informed approach to The Madison, ensuring that every aspect of the building is as functional as it is striking.

[VISIT WEBSITE](#)



KGP Luxury Realty is a boutique real estate agency backed by decades of cumulative experience in the successful launch and sale of residential developments. Defined by a refined and structured approach, the agency combines strategic insight with disciplined execution to deliver consistent sales performance, while carefully preserving the integrity and positioning of every development it represents.

VISIT WEBSITE





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