



THE COLE, SEA POINT · NEW HOTEL BUILD AND FULL FIT-OUT



COMPANY PROFILE
2026

Turnkey construction. Managed from start to finish.

High-end residential and commercial projects across Cape Town, from scope to handover.

Responsibility throughout the project.

A Cape Town construction and project management business working across residential and commercial projects.

LL Projects brings together construction and project management for homes, hotels and commercial spaces. Our completed work includes new builds and full fit-outs, with responsibility shaped around each project's scope.

From coordinating diverse hotel teams to working directly with homeowners, our focus is on the decisions, people and work needed to bring a project through to completion.

The business is led by Leon Mayo, a construction project manager with more than ten years' experience. LL Projects uses siteMargin, the construction management platform he built, for cost tracking, site diaries and progress.



THE MARLY, CAMPS BAY · DURING CONSTRUCTION

HOW WE WORK

01

Clear responsibility

Establish the scope, responsibilities and decisions needed to move the project forward.

02

Coordinated delivery

Bring the people, information and work together, managing changes as the project develops.

03

Consistent communication

Keep the client involved in the decisions that matter, with a clear view of what comes next.

TRACK RECORD

100%

of the works complete, by the agreed completion date.

HOTEL — THE COLE
SEA POINT · NEW BUILD AND FULL
FIT-OUT

100%

complete on the agreed date, despite late stakeholder changes.

HOTEL — THE MARLY
CAMPS BAY · NEW BUILD AND FULL
FIT-OUT

On time

and the clients appointed LL Projects again for another renovation.

HOUSE JF
TAMBOERSKLOOF · NEW HOME AND
FULL FIT-OUT

One coordinated service.

Construction, renovation and full fit-outs for homes, hotels and commercial spaces, supported by end-to-end project management.

01 TURNKEY CONSTRUCTION

From scope to handover.

FOR Owners and developers planning a substantial residential or commercial build.

We generally act as the main contractor, bringing the build and full fit-out together and managing delivery of the agreed scope.

One agreed scope. One coordinated plan.

03 PROJECT MANAGEMENT

Keep the whole project in view.

FOR Clients who need coordination throughout delivery. Available as a separate service.

Coordinate teams and stakeholders, resolve issues and manage changes throughout delivery, keeping the project's priorities in view.

Progress you can follow. Decisions you can make.

02 RENOVATIONS & ALTERATIONS

Make more of what exists.

FOR Owners adapting, extending or substantially upgrading an existing property.

We generally act as the main contractor, coordinating alterations, installation and finishing. Changes are discussed as their implications become clear.

Clarity before work begins. Care as it progresses.

04 INTERIOR FIT-OUT & FINISHING

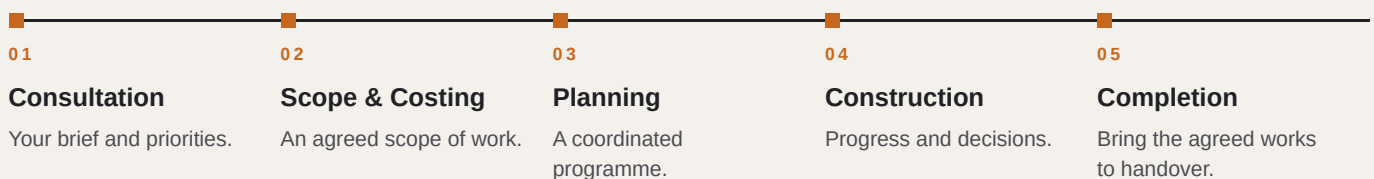
Bring the design together.

FOR Residential, workplace and hospitality interiors ready for implementation.

Bring interior works and finishing trades together to deliver the agreed design as part of a complete fit-out.

Respect for the design. Attention to the detail.

CLARITY AT EVERY STAGE



PROJECT TYPES

01 Hotel construction & fit-outs

02 Luxury home construction

03 Substantial home renovations

04 Apartment renovations

05 Kitchen & bathroom renovations

06 Office & commercial fit-outs

07 Construction project management

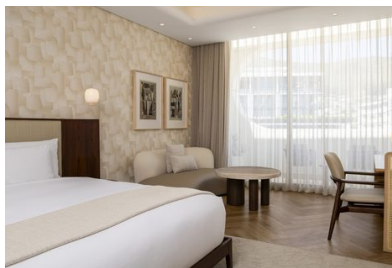
Two hotels. Both completed by the agreed date.



Hotel — The Cole

SEA POINT, CAPE TOWN

TYPE	New hotel build and full fit-out
ROLE	End-to-end project management
RESULT	Completed by the agreed completion date, with 100% of the works complete.



GUEST ROOM · SUITE BATHROOM

The team coordinated multiple stakeholders and specialist decisions, including roof build-up, fire-compliance changes and building services.



Hotel — The Marly

CAMPS BAY, CAPE TOWN

New hotel build and full fit-out, with LL Projects as end-to-end project manager. Despite late stakeholder changes, the project met its agreed completion date with 100% of the works complete.



Restaurant — La Belle

CAMPS BAY, CAPE TOWN

Restaurant fit-out: the dining room, bar and lighting delivered as a complete hospitality interior.

From new homes to focused renovations.



With no principal agent appointed, LL Projects worked directly with the client to drive design and structural decisions, drawing on a structural engineer for specific elements, and managed the build and full fit-out through to completion.

House JF

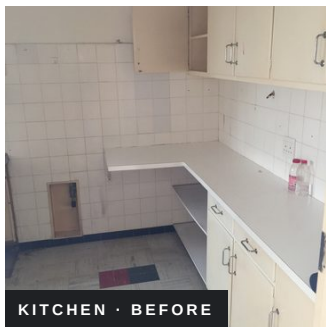
TAMBOERSKLOOF, CAPE TOWN

TYPE	New home and full fit-out
ROLE	Primary contractor and end-to-end project management
RESULT	Completed on time. The clients subsequently appointed LL Projects again for another renovation.



Apartment AI BANTRY BAY, CAPE TOWN

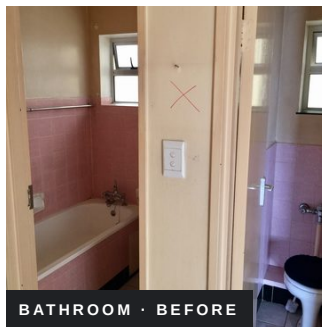
BEFORE & AFTER



KITCHEN · BEFORE



AFTER

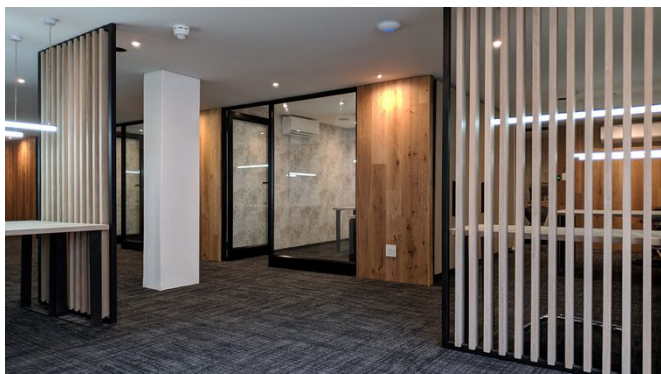


BATHROOM · BEFORE



AFTER

A substantial apartment renovation that reworked dated interior spaces into a lighter, more connected home.



Office — KC

CAMPS BAY, CAPE TOWN · OFFICE FIT-OUT

A contemporary office fit-out. Timber finishes, glazed meeting rooms and vertical screens define work areas while maintaining visual openness.

In their words.

“

He is the first contractor that I dealt with who can keep the whole project within the contracted schedule in the past decade in Cape Town.

CHRIS H. · RESIDENTIAL ALTERATION

“

It was a joy working with Leon as I found he was professional, kept to the timeline and was in constant communication.

VIKESH N. · APARTMENT RENOVATION

“

Working together with our designer and project manager was very smooth. We will definitely request their assistance again for any future office renovations.

STIJN S. · OFFICE RENOVATION

“

I'm extremely happy with the way the flat has turned out and even happier with the painless experience it was for me.

PATRICIA P. · RESIDENTIAL RENOVATION

“

The service was professional, reasonably priced, done timeously, executed exactly like we wanted it and the quality of work done was superb.

TWANÉ W. · BATHROOM RENOVATION

“

Thank you for the professional manner with which you have managed the project.

BASIL M. · PROJECT MANAGEMENT



Start your project.

Every project starts with a consultation: your brief and priorities.

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AREA Cape Town and the wider Western Cape