

THE GREEFF

MAGAZINE

PROSPERITY THROUGH PROPERTY

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CHRISTIE'S
INTERNATIONAL REAL ESTATE



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The Greeff Magazine no 24, March/April 2013



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CONSTANTIA UPPER Luxurious Italian flair - R20 000 000 -

This luxury home with exceptional architectural detail inside and out, has recently been tastefully renovated to incorporate a modern life style. Mountain views have been maximised and an outside pool house/guest suite has been added. Enjoy a European way of life in this beautiful home, set in the heart of Constantia Upper. Attention to detail and open-plan living spaces will encapsulate all your dreams.

📞 Angie Bloom (083 678 7876) | Cheryl Teubes (082 457 9980) | Arie Kadé (083 448 0488) | **WEB REF: 227312** 🏠 4 🚿 6 🏠 3



BISHOPSCOURT Authentic and rustic French villa - R12 900 000 -

From the sweeping stairs to the imposing front door, the triple-volume entrance hall, the fantastic indoor/outdoor flow from reception areas to deep alfresco terrace and onto the awe inspiring, lush and beautifully landscaped tendered garden, to the separate double-storey office/work-from-home, this is a true town and country living experience.

📞 Debbie Woods (082 578 4181) | **WEB REF: 220059** 🏠 3 🚿 3 🏠 2

IN MY VIEW



While December was a somewhat pedestrian month for the property Industry, and economists are predicting that the market is very likely to remain flat for 2013, we at Greeff have had a record January – our property sales figures are 69% up on those of January 2012. Our agents have sold free-standing, sectional title and homes in security estates throughout the southern suburbs, in the City Bowl and in all the areas of False Bay.

Our sales figures do not necessarily indicate a regional property trend, however, what they do indicate is that Greeff is rapidly gaining market share, and I firmly believe that this is all due that which we at Greeff Properties hold most dear; relationships. This is what sets us apart. Our mission statement, “putting the personal back into service,” is something each and every one of our agents, and all members of our administrative team, have taken entirely to heart. Our clients come first. Coupled with the regular, up-dated and high level training both agents and admin staff at Greeff undergo, we currently boast a winning team. We also have a brand new website, with enhanced search capabilities to make it easier for you to find your perfect home.

Maintaining Greeff’s high standards means operating within a framework of ethics

and strict principles, and these efforts are recognised by global property giant Christie’s International Real Estate, of which Greeff Properties is an exclusive Affiliate. This Affiliation links us to 127 other top global affiliates, with over 25 000 real estate professionals in 40 countries. The majority of European, American and British visitors to South Africa are au fait with the Christie’s brand and when they seek properties in the Western Cape, they recognise the Christie’s label, and by association, Greeff is invariably seen as a premier agency representing top drawer clients and exceptional homes. Locally, we are closely linked with Ronald Ennik, our fellow exclusive Christie’s Affiliate, based in Johannesburg. Ronald’s expertise in luxury properties and his excellent database of qualified buyers has proved invaluable and Greeff’s cross pollination of referrals with Ennik Estates has already resulted in sales.

In this issue, trends forecaster Clem Sunter writes for us on the future megatrends for the property industry and while he predicts no sharp spikes in global property prices, he is upbeat about Cape Town properties.

And while our politicians continue to posture and jockey for position, the reality is that the first batch of “born frees” have just

matriculated. These youngsters are imprinted with the spirit of the “New South Africa” and all the positivity engendered by our very unique and frankly remarkable constitution. These young people want to move on, and they want to do it in peace and harmony and without the barriers which diminished the efforts and indeed the hopes of previous generations. These bright young things now carry all of our hope, our collective future, and happily, there are millions more to follow in their footsteps, and that is a precious thing to hold onto.

Wishing all our readers well over the upcoming holidays.

Mike Greeff

UPCOMING EVENT
Greeff Properties Expo

Join us at the Greeff Properties Expo – a fitting showcase for our clients’ fine properties.
Venue: The Spitz Court, Cavendish Square. From 14th to 17th March 2013, during Cavendish trading hours.



BISHOPSCOURT Iconic Georgian - R17 900 000 -

This special house has immense stature and style. The welcoming forecourt and grand entrance coupled with lofty ceilings, over-sized sliding sash windows, spacious en-suite bedrooms and open plan reception options, provide a warm and practical family home.

Debbie Woods (082 578 4181) | WEB REF: 223144

5 5 3



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at the foot of the Eilandskloof mountains*



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A LIST

A few of our favourite things

L'Eau d'Issey Absolué ▶

Make the summer last with Issey Miyake's latest offering; L'Eau d'Issey Absolué - a composition featuring flowers, sun and honey. Miyake says the luminous floral fragrance is not merely a new concentration of L'Eau d'Issey, but instead an unprecedented interpretation - a new emotion made of intensity, warmth and light.

L'Eau d'Issey Absolué - 90ml - R1195



Spotlight on Harfield

Brimming with retro-chic appeal and popular among investors, first time home-owner's, young professionals and families alike. Harfield is characterised by a neat grid of tree-lined avenues and streets, spreading out from the heart of the village - 2nd Avenue, with its eclectic restaurants, quirky pubs, interesting shops and a variety of small businesses. Brad's Grill is famed for steaks which are nothing short of legendary, while Caffeen with its unobstructed views of Table Mountain, across the neighbouring park, is the breakfast hotspot. Twigs and Beans on 2nd Ave offers gardeners excellent coffee and a light meal while they browse for plants and shrubs, and Thai World is known for their eat as much as you like buffets on the first and last Friday of every month, at R115 per head. Permanently vibey, Banana Jam Café and Cocktail Lounge offers unfailingly great food and exotic cocktails with a Caribbean flavour. Get down to the village and see for yourself.



Property for sale in Harfield Village has proved to be a thoroughly worthwhile investment and continues to hold its own.

PROPERTY INQUIRIES:

Free-standing homes, semis or townhouses; Nick Woodward 082 337 4177 or Nikki Lloyd-Roberts 082 783 8005.

Sectional title; Lana Holt 071 035 9458.

◀ Le Beau Male

Fresh, icy notes make "LE BEAU MALE" hotter than ever, and according to its creator Francis Kurkdjian of Jean Paul Gaultier, the fragrance in its iconic male torso shaped bottle signals the era of an "homme fatal" with self-assured sex appeal. Surely, this is what the world's been waiting for?

"I like reversing roles, breaking the established codes that no longer have any meaning today," says Jean Paul Gaultier.

Le Beau Male - 125m - R845



A dainty dish ▶

Located in the very heart of Cape Town at 53 Church Street, Chandler House is where you'll find the unique earthenware Four & Twenty Blackbird Pie Dish at R375, along with a host of other irresistible items including linen, furniture, scatter cushions, art, jewelry and lighting. Visit www.chandlerhouse.co.za for a visual treat.



LOOK WHO'S MOVED IN!

Cavendish Square's exciting new additions.



■ **TRIBAKERY** serves up a slice of the Big Apple with freshly baked goods as well as breakfast, lunch and dinner. Catering for the whole family, and providing everything from simple food to full three course meals. Find Tribakery on the first floor, next to Spur.

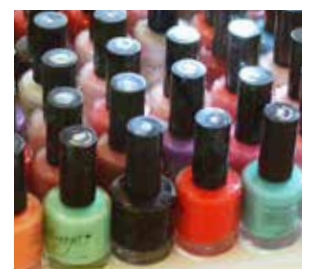


■ **GELATO MANIA** specialises in traditional home-made Italian style ice cream., using an age-old recipe. Find Gelato Mania on the first floor next to Cell C.

■ **TYPO** offers funky stationery and novelty gifts. Browse to your heart's delight under a sky of suspended retro typewriters. Find Typo on the first floor, next to Timberland.

■ **YEMAYA EXPRESS** "affordable luxury on the go" for the busiest of bees. The outlet offers quick drying and ultra durable manicures, pedicures and gel overlays, all between 15 and 30 minutes, and you needn't have an appointment. Find Yemaya on the ground floor, near to Aldo.

■ **INGLOT**, produces high quality, affordable cosmetics that are not tested on animals. Find Inglot on the ground floor, near to Crabtree & Evelyn.





■ **LAYER'D** is the spot for sophisticated, feminine, luxurious swimwear by Seafolly among other fabulous labels. Find Layer'd on the ground floor, next to Wolf Brothers Exclusive Ladies Fashion Boutique.

■ **COTTON ON** offers a huge range of accessible and affordable fashion for everyone. Find Cotton On on the first floor, next to Edgars.

■ **FOREVER NEW** is a fashion clothing and accessories brand founded in Melbourne, Australia. The signature styles celebrate femininity. Find Forever New on the first floor, next to Diesel International Design Company.

■ **MARI AND ME** brings unique and modern pieces to women of all ages. Find Mari and Me on the ground floor, next to Mugg & Bean.

■ **DIESEL** is a leader in pioneering new styles, fabrics, manufacturing methods and quality control to guarantee an outstanding product. Find Diesel on the first floor, next to Forever New Australian retail chain.




CAVENDISH SQUARE

 the perfect excuse to go shopping

WHEN IN MUIZENBERG

Casa Labia is home to a contemporary South African art gallery, the seriously stylish Casbah Design Boutique as well as a celebrated Italian café.

It's easy to see why the Count Natale Labia saw fit to recreate a classic 18th Century Venetian Villa on this glorious piece of coastline – particularly when mingled with the Casa Labia Café's aromatic Italian fare, it's unadulterated Mediterranean magic.

Perched conveniently on Muizenberg's main road, Casa Labia occupies an idyllic position between the azure Indian Ocean and the fynbos-clad mountain slopes. Designed and built in 1929 with the express intention of reflecting the spirit of 18th century Venice, Casa Labia is the former Muizenberg residence of Count and Countess Natale Labia.

Recently restored to its former glory by the Labia family, this much-loved national monument is open to the public as a unique and elegant cultural centre, restaurant and events venue.

Defined by breathtakingly exquisite interiors, housing beautiful hand-crafted furniture, chandeliers, mirrors, ceiling panels, gilded cornices and detailing, as well as wall fabrics, all imported from Venice in the 1920's, the Casa Labia also plays host to an extensive and priceless art collection, featuring the works of several English and Italian masters, as well as contemporary pieces by South African artists such as Irma Stern, Gerard Sekoto and John Muafangejo.

The grand reception area with expansive glass doors leads out onto a charming Italian-style courtyard with an oval-shaped garden, and set amongst the pretty arches, bougainvillea and kaleidoscopic

Italian tiles, is the Casa Labia Café. Here an effortlessly simple backdrop of bone-white, cream and palest pastels provides a serene canvas for bountiful bunches of freshly picked roses and a collection of multi-coloured, Murano-inspired glassware, delightfully combined with Wonki Ware crockery, damask linen and recycled Swazi Ngwenya glassware.

Crafted by Capetonian culinary whiz, Judy Badenhorst, the Casa Labia Café fare is as delightful as the surrounds. Taking inspiration from the Labia family's Italian heritage and their passion for South Africa, the menu features an artful combination of Italian classics made unique to the environment by the use of local and proudly South African ingredients. "Our cafe, although small and simple, strives to provide an authentic and real food experience. We source only the best and freshest ingredients. We hand craft our menu weekly, changing with the seasons to provide options that are varied and interesting, so that regulars are never bored and always challenged," says Antonia Labia.

Casa Labia Café is open for breakfast, brunch, lunch, elegant afternoon tea or a simple cup of excellent coffee. Opening hours: Tuesday to Thursday between 10am and 16pm and Friday to Sunday between 9am and 16pm.



CASA LABIA THE CULTURAL CENTRE

In honour of Prince Natale Labia's love of the arts, the Labia family launched the Casa Labia Cultural Centre in May 2010. The house is run as a multi-functional cultural centre which includes an independent, contemporary South African art gallery. Visitors and locals are enticed to enjoy a seasonal programme of events including lectures, art classes, workshops for children and adults, music concerts, poetry readings and book launches throughout the year.

CASBAH DESIGN BOUTIQUE

Located on the upstairs floor of Casa Labia, the Casbah Design Boutique houses a selection of carefully sourced décor, fashion

and jewelry. The brainchild of friends Antonia Labia and Jess Henrich, Casbah is a seriously stylish emporium with a twist of African chic. Here you'll find Nigerian Asoka cloth cushions, Linda Camm sandals and belts from Kenya, antique furniture reinvented with *shwe shwe* upholstery and Masai beaded detailing as well as a selection of locally made chunky silver jewelry.

Undoubtedly a Pan African experience, Casbah also celebrates Capetonian creativity with a range of custom made tote bags in locally designed and produced fabric by Jay Smith, ceramics by Antony Shapiro, and a range of kaftans and silk shirts designed by Antonia and Jess. Locally produced organic skin care products, candles, scarves and animal print pumps also form part of the fascinating and varied selection. 🏠

For more information on Casa Labia or reservations at Casa Labia Café call +27 (0)21 788 6062, email info@casalabia.co.za or visit www.casalabia.co.za
Casa Labia Cultural Centre is located at 192 Main Road, Muizenberg.

Luxury REAL ESTATE finally has a home in Sandton/Johannesburg

Introducing a partnership destined to change the face of the luxury real estate market.

Ronald Ennik and Christies International Real Estate have come together to satisfy the lifestyle requirements of discerning clientele. Through this partnership, they provide a bespoke experience and uniquely superior service to a sophisticated group of owners and buyers of fine luxury properties. Now they're inviting another partner into the group - you.



WESTCLIFF



LINKSFELD RIDGE



BRYANSTON



SANDTON



NORTHCLIFF



PARKTOWN NORTH

focused customised bespoke marketing



Around the world, in over 40 countries, the typical Christie's International Real Estate office is **boutique and highly specialised**, with creative customised marketing that services only the luxury end of the residential property market. As the exclusive Christie's affiliate, Ennik Estates replicates this model - by marketing and selling homes valued within the **top 10%** of the price range in the prime areas of Sandton and Johannesburg.

A group of seasoned specialist consultants, most of whom were previously **principals of their own property enterprises**, was personally picked by CEO and founder Ronald Ennik to form the core of the operating team. Ennik Estates understands that building and maintaining, strong **personal relationships** with **affluent property buyers** is the key to achieving the best possible results in the luxury end of the market.

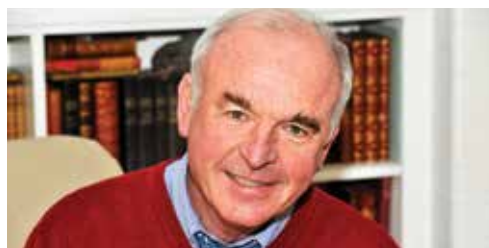
It is a philosophy which contrasts sharply with the traditional system of **area-specific** agents servicing **all price categories** on a 'one-shoe-fits-all basis', therefore having less time to focus on their clients' particular needs.

Our combined experienced of well over **200 years** in servicing prominent clients ensures that our **considerable network** is the foundation of your success. Ennik Estates/Christies has brought a highly professional, **bespoke, focused**, marketing strategy to the dynamic Johannesburg/Sandton luxury property market.

Call us to realise how we can help you.

Ronald Ennik, CEO Ennik Estates / Christie's 083 273 3707 or 011 788 0688

WE ALL WISH FOR A CRYSTAL BALL WHEN MAKING A DECISION TO BUY OR SELL PROPERTY, BUT IN ITS ABSENCE, **TREND FORECASTER CLEM SUNTER** IS THE NEXT-BEST THING



21ST CENTURY MEGATRENDS AND THE CONSEQUENCES FOR PROPERTY

- By Clem Sunter -

Populations are ageing fueling an increasing demand for retirement villages and homes complete with frail care centres. The proximity of well-run hospitals will be key in the decision to purchase in this category.

More economies will return to a steady state as static populations in the more advanced economies are coupled with a relatively flat economic universe. Japan has led the way in this regard, having been a high growth economy for the 1970s and 1980s, it has been somewhere between zero and one percent annual growth since 1990. Having tried everything to revive the economy Japan now has the highest national debt to GDP ratio in the world. Europe is about to follow suit, while America with its younger demographics will probably manage two percent per annum.

However, in a steady state economy, property will still be a good investment over the longer term, but the kind of price escalation that took place in the in the property boom during the 1990s and up to 2007 is unlikely to occur again in the foreseeable future. Premium suburbs in places like London and Cape Town, however, will do well as the wealthy continue to seek security and quality of life away from the anxieties of a bleaker economy.

My father's advice to me on managing one's wealth still stands; He was a stockbroker in London who said that you should have a third of your assets in bonds and cash, a third in property and a third in equities. Every two years, you should revisit your portfolio and adjust each of the three asset categories back to those percentages. That way, you naturally follow Warren Buffet's dictum that you should be fearful when others are greedy (by selling down the asset category that has done well) and be greedy when others are fearful (by buying into the asset category that has underperformed.)

It is more about defending your wealth than growing your wealth. Since 2000, food price inflation has averaged around 10% a year. Petrol prices have climbed too. In fact, the only thing that has checked the rise in the consumer price index, is property (and mortgages). Meanwhile, interest rates are at all-time lows and returns from most asset classes since the beginning of the century have been subdued. It is the classic squeeze, particularly in Britain and Europe. It is thus becoming more difficult to make money with money unless you are prepared to take a higher risk of losing it. In fact, preserving the real value of your savings is now a stretch.

In a steady-state universe, you have to be a value-driven investor intent on stocks offering a satisfactory dividend yield and modest price-earnings ratio. Put another way, you have to be a dog whisperer where you can tell the difference between the apparent dogs that offer the upside, because they are priced cheaply on account of general market conditions, and the real dogs that are cheap for a valid reason. All in all, the retirement age for the remainder of this century has risen to between 70 and 75 and even late retirees will still need an astute financial adviser, otherwise, it becomes a race between poverty and death.

The scramble for dwindling resources means that the next big technological wave after IT will be around improving resource utilisation efficiencies as well as making substitutes such as solar energy better priced for the average consumer. Home-based power systems where the home owner generates his or her own electricity are going to be the next big thing. The price of solar panels and fuel cells is falling, while the cost of electricity is rising. The crossover point where it makes economic sense to invest in installing these systems is fast approaching. Already, in Germany home owners are allowed to sell the excess electricity they generate back to the national grid.

Wars will continue to be fought as weapons become more sophisticated. In South Africa, the real concern is crime, and any property acquisition should involve research into the safety statistics of the suburb concerned.

Natural disasters will come out of the blue and the critical takeaway from this megatrend is to examine the potential disasters such as wildfires, floods, temperature extremes and rising sea levels. Their increasing frequency makes them a factor in any choice of location.

The work/life balance is now even more elusive. In the last century, young business executives did not work 24/7. They did not have mobile phones and could not get emails at home. They switched off at weekends and on holidays because nobody could reach them. Now work has intruded on every aspect of life and the strain is showing. One company for which I recently facilitated a strategy session admitted they were in "empty wheels" scenario – a state in which the hamsters are so exhausted, they quit the wheels! 🏠



URBAN ADVENTURE

By Hedi Lampert Kemper

Take a morning for yourself and be a tourist in your own town

Station yourself in the historic heart of Cape Town, at the top of St George’s Mall, in MINT restaurant at the Taj Hotel. Here you can start your day with coffee and a leisurely breakfast before you embark on the “Footsteps to Freedom” guided walking tour to tread the very same paths as the pioneers, farmers, slaves, traders and parliamentarians past and present.

The sites you’ll visit include St. George’s Cathedral, the Slave Precinct, the Grand Parade, St. George’s Mall, The Company Gardens and Parliament. While the walk incorporates tales of international struggles for freedom via a piece of the Berlin Wall situated on the Taj CapeTown’s doorstep, it is

also a journey of fascination and hope, peppered with uplifting stories, including those of South Africa’s three Nobel Peace Prize winners, all of whom worked within 15 metres of the Taj Hotel.

MINT is open daily from 07h00 till 22h00.

To join the walk, meet in the lobby of The Taj, Cape Town at 10h30, Tuesdays to Saturdays. Cost: R200 pp.



A LASTING TESTAMENT TO SPLENDOUR

Brimming with quintessential old-world charm and elegance. The ornately detailed interior of the Reserve Bank building is home to a number of beautiful spaces, the most noteworthy of which is the old banking hall in the plan of a Greek cross. This space, with its exquisite barrel vaulted skylight, supported by four slightly fluted Portuguese

Skyros marble columns, is a natural focal point within the building and forms part of the Taj Hotel lobby. With its blend of heritage buildings and ‘modern’ tower, the Taj Hotel is an accurate, elegant and vibrant reflection of the urban revival of this historically important area.



IT WAS ALL HAPPENING THEN AND IT'S ALL HAPPENING NOW

Thrumming with consequence, this hub of history has it all. Right on The Taj Hotel's doorstep, you'll find the start of St George's Mall. Originally planned as the route from the Company Gardens to the sea, prior to becoming a commercial centre in the early 18th Century, this was the Cape Colony's most desirable address. Today St George's Mall is a vibrant, colourful and historic pedestrian walkway in

the heart of the city. Bustling with drummers, dancers and street artists, who mingle with shoppers, strollers, city workers and tourists, the mall is lined with sidewalk cafes, restaurants and coffee shops, and is home to African curio shops, craft stalls and art galleries. Also known as the 'jewelry route' of Cape Town, a number of jewelers are located along the route from Thibault Square up to St George's.



STREETFOOD EXTRAVAGANZA

It's hard to tell if it was the aromatic burst released by the fresh garlic as it sizzled and bounced in the scalding extra virgin olive oil, or the spectacle of rice being poured from a dizzy height, in a perfect stream to make a striking white cross in the gargantuan steel, circular wok. Either way, I knew I had to return with my camera and an empty belly; for here lies an intoxicating Mecca of street food at its most enticing. Apart from "wok man" and his colleague, who between them cook up a fragrant seafood paella and a killer chicken chorizo with rice, a plethora of purveyors are manning tables groaning with goodies from cheesecakes in every conceivable flavour to dim sum, spring rolls and steamed dumplings, with numerous

other offerings in between. Here at the Earth Fare market on St Georges Mall between 11am and 3pm on a Thursday, you can gorge on Greek delights such as Haloumi bread stuffed with feta, or savour an authentic North Indian curry, with a piping hot fresh naan bread you've witnessed bubble into puffy perfection as it sticks to the side of the tandoor oven.

You'll not be able to resist going home empty handed, so stock up on larder essentials such as chutneys, exotic spices, home made Lindt chocolate cherry cheesecake brownies, masterpiece cupcakes and of course biltong - be brave and sample the tuna biltong, a bit like dried sushi, and utterly addictive to a growing fan base.

I knew I had to return with my camera and an empty belly; for here lies an intoxicating Mecca of street food at its most enticing.



SOUL FOOD

"The strange thing about feeding the soul is that you don't simply ask the waiter to pour a glass of your favourite, or run your finger down the Barristers menu and order one of our delicious meals... it kind of creeps up on you while you're looking down your nose at the world. Then, just when you're actually enjoying being grumpy, something takes the fun out of one being at odds with the world and before you know it all is right again..."

Lance Chandler - Barristers Owner

Bring this copy of **The Greeff Magazine** into Barristers and enjoy a **FREE DESSERT** with any main course, ordered after 18h00. Valid until May 31st 2013. Offer not valid in conjunction with any other promotion.

BARRISTERS' MIDNIGHT
CHOCOLATE CHEESECAKE



Any attempt to define the quintessential allure of Barristers must inevitably include the consistently great grub, the irrepressible bar-side bonhomie, the utterly relaxed ambience and the perfectly convenient and central location. And yes, Barristers Grill is all of those things, but there's a certain something more; it really is the friendly "local" - after all what else would you call the first port of call for any one who loses a dog, cat or a wife, for that matter? Or the place that regulars feel is the most trusted address to which personal couriered packages may be delivered? "We'll always look after you," says owner Lance Chandler. "People feel safe here. " So yes, food for the soul indeed.

Bustling for breakfast, packed for a bar lunch on the deck and buzzing for cosy suppers any night of the week, Barristers is open for business from 11am till late every day (on Saturdays, things kick off at 9am). The clientele comprise southern suburbanites and Atlantic seaboarders alike and a steady stream of tourists from surrounding guest houses and hotels.

Clearly, the vibe is enticing enough to transcend the transient "flavour-of-the-month" establishment category, as Barristers attracts

patrons of all ages; here hipster students, rugby fans and preppy young professionals rub shoulders with their parents and grandparents. Lance points out a couple celebrating their 45th wedding anniversary. "This is where they shared their first kiss, so they come here every year," he says. Barristers opened on the 30th November 1980, but prior to that, it was the Tudor Rose. "The location's history has earned it a place in just about every native southern suburbanite's memory collection," adds Lance.

Apart from the aforementioned attractions, the weekly events specials and the live entertainment, just reading the Barrister's wine list which offers a choice of 125 tipples is a worthwhile diversion; Lance's tasting note on Land's End Sauvignon Blanc being a fine example - "The label makes you feel as if you have been at Cape Agulhus on a windy day; after one sip, you have that feeling of having spent the entire day in the sun, wind and surf and now, you've just had a hot bath and put on freshly ironed jeans and are about to have the most amazing meal. You are after all, ravenous after a day in the sun, wind and salt spray... and now enjoying your glass of Land's End you're glowing - all is right in the world." 🏠

THE LEGENDARY BARRISTERS STEAK

The most popular item is the succulent rosemary fillet with roast potato wedges - heaven on a plate, particularly with an icy lager.

BARRISTERS WEEK-TO-VIEW

Reasons to go to Barristers virtually every day of the week.

BOGOF MONDAYS (Buy-1-Get-1-Free). Buy any Barrister's steak and get a 2nd main to the value of R100 for free. No take-aways.

WEDNESDAYS Live music from 18:00 to 21:30 with Peter Wyness. Regular wine tastings.

BIG BANG FRIDAYS. Always a favourite. The gunners fire the Newlands Noon Day Gun just to remind everyone that the weekend has begun. It's LOUD!

THE FIRST FRIDAY OF THE MONTH.

The Castle Draught is delivered by horse and dray fresh from the Newlands Brewery at around 13:00. A free Castle draught is thrown in for good measure.

SATURDAYS. Watch live rugby on the big screen. Book in the Tudor Room and you've got the best seat in the house.

SUNDAYS. Enjoy a traditional Barristers roast lunch with lamb, chicken, roast potatoes and all the trimmings for R85 or R100 if you still have space for a decadent dessert. Sunday night live music from 18:00 to 20:00



EVERY DAY VALUE. If you order before 18:00 you get to pay only R40 per pub lunch.



Late summer light

If you think life's too short not to be sweet,
you'll love these light entrées, because
you'll feel free to splurge on dessert!

RECIPES, PRODUCTION AND PHOTOGRAPHY BY HEDI LAMPERT KEMPER

◀ VANILLA PRUNE ALMOND TARTLETS

> MAKES 12

Pastry ingredients

- > 175 g cold butter, chopped
- > 240 g cake flour
- > 50 g icing sugar
- > 2 to 3 tbsp iced water

Set oven to 200C°. Add butter to sifted flour and icing sugar and rub until the mixture resembles bread crumbs. Slowly add water just until the pastry begins to bind when gently pinched between your fingers. Tip it out onto a floured board and knead gently, or use a food processor just until you have a ball of dough. Overworking the dough will result in a tough crust. Wrap in cling film and refrigerate for 30 minutes before using.

Grease 12 loose-bottomed tartlet tins and line with rolled out pastry. Prick all over and refrigerate for a further 20 minutes before covering the pastry with baking paper and filling the tin with beans to bake blind for 12 minutes. Take tartlet shells out of the oven, then remove beans and paper and return the shells to the oven for a further 10 minutes or until the pastry is dry and pale gold. Set aside to cool.

Filling

- > 6 fresh prune plums
- > Seeds of ½ fresh vanilla pod
- > 1 tbsp castor sugar
- > 150 g butter
- > 150 g castor sugar
- > 30 ml cake flour
- > 150 g ground almonds
- > A few drops of vanilla essence
- > 3 eggs

Reduce oven temperature to 180C°. Slice the prunes in half, remove pips and toss the fruit in 1 tbsp castor sugar combined with vanilla seeds. Set aside. Cream the butter and the sugar until light and fluffy. Lightly beat eggs and add to the butter mixture alternating with spoonfuls of flour and almonds. Mix in vanilla essence. Spread the filling into the cooled pastry shells and place a half prune, skin side up in the centre of each tartlet. Bake for approximately 35 minutes or until the top is golden and springs back when gently pressed. Carefully remove tart from tin, plate and sprinkle with icing sugar. Serve warm with a dollop of organic vanilla yoghurt.



NUTTY HAKE AND SWEET POTATO PATTIES ▲

> SERVES 4 TO 6

Delicate and delicious, this is a super-healthy take on a fried fishcake. A perfect main course for warm weather entertaining.

Ingredients

- > 350 g sweet potato, peeled, cut into chunks and steamed until tender.
- > 2 egg yolks
- > 50 ml butter
- > 1 onion finely chopped
- > 500 g hake fillets, steamed
- > 1½ to 2 cups almond flour or finely ground almonds
- > 1 tbsp lemon juice
- > Salt and freshly ground black pepper
- > 2 red spring onions

Fry the onion in butter until golden and transparent, and add to the sweet potato which has been mashed with the egg

yolks. Finely flake the fish and add to the potato, egg and onion mixture and combine with lemon juice, sliced spring onion and 1½ cups almond flour. If the mixture feels too thin to be shaped into patties, add another ½ cup of almond flour. Season to taste and divide into 12 small patties. Cover and refrigerate for at least 30 minutes or until ready to cook. Brush each patty with oil and cook on a griddle pan or over medium coals for about five minutes on each side. Serve with a green salad, roasted butternut batons and sweet chilli mayonnaise.

GINGER, GARLIC AND LIME PRAWNS WITH ORIENTAL NOODLES

> SERVES 6

Ingredients

- > 18 prawns deveined with shells and heads intact.
- > Juice of one lemon
- > 1 heaped teaspoon fresh garlic, chopped
- > 1 heaped teaspoon fresh ginger, grated
- > 1 heaped tablespoon oriental plum sauce
- > 1 tablespoon avocado oil plus an extra glug for frying.
- > 1 small red chilli
- > 3 large carrots sliced into ribbons
- > 1 large English cucumber sliced into ribbons
- > 2 red spring onions
- > 500g oriental egg noodles

Prepare the noodles according to the package instruction and once cooked, drain and set aside. Toss prawns in lemon juice, plum sauce, oil, garlic, ginger and chilli. Fry the prawns in hot avocado oil until they turn pink and then cook a little longer to brown them slightly. Remove from heat. Pour the marinade into the hot pan and cook for a minute. Plate the noodles, carrots and cucumber and top with three prawns per person. Spoon cooked marinade over the top and garnish with sliced fresh red spring onion and some extra fresh chilli if desired.



CHEESE BLINTZES

> SERVES 6 GENEROUSLY.

A classic, heart-warming dessert - make double, requests for seconds are guaranteed.

Blintzes

- > 3 eggs
- > 2½ cups water
- > 1½ cups flour
- > ½ teaspoon baking powder
- > 1 tbsp sugar
- > A big pinch of salt

Mix eggs, water and sugar. Add flour sifted with baking powder and salt and blend until smooth. Grease a frying pan with butter or oil and fry the blintzes as you would pancakes, but cook on one side only. Stack the blintzes, separated by baking parchment, until all the batter has been used up.

Cooks tip: This batter is very thin and the resulting blintzes are delicate, so don't make them too thin, and resist the temptation to remove them from the pan until they are holding their round shapes.

Filling

- > 250 g low fat cream cheese
- > 1 egg
- > 1 drop vanilla essence
- > 1/3 cup sugar
- > 1 level tbsp flour

Combine all the filling ingredients and mix just until smooth. Place a tablespoon of the mixture on the cooked side of a blintz in the centre of the bottom half. Fold the "east" and "west" sides of the blintz over the cream cheese filling, towards the centre, then fold over from "south" to "north" to make a little parcel. Fry the blintzes in butter until slightly golden. Sprinkle with cinnamon and sugar and serve warm.

Cooks tip: Blintzes can be made ahead of time and refrigerated until ready to fry.

Reference: Cooking with Myrna Rosen (Howard Timmins 1979)





BISHOPSCOURT Laid-back luxury framed by beautiful views - R25 500 000 -

Incomparable French Provencal style home. Generous farmhouse-style kitchen, exquisite high ceilings and oversized fireplaces. Spend sunny afternoons and wet winters in the lavish conservatory with stack-back doors and built-in braai. Suites with balcony access and exquisite views. Stretched terrace and level lawn oozing the boutique hotel feel. Wine cellar, gym, borehole and top security with guard house.

📞 Debbie Woods (082 578 4181) | **WEB REF: 188550**

🛏️ 5 🚿 5 🏠 4



BISHOPSCOURT Colonial gem with picturesque surrounds - R25 000 000 -

Large proportions and ample reception rooms for entertaining and informal living. Expansive covered terrace with skylights maximising the natural glow. Beautifully manicured treed garden with lush lawns and swimming pool. Temperature-controlled double-volume wine cellar. Separate guest suite/flatlet.

📞 Debbie Woods (082 578 4181) | **WEB REF: 169443**

🛏️ 5 🚿 4 🏠 2



BISHOPSCOURT Luxurious lifestyle high up - R22 000 000 -

Live like a king in this versatile three-storey mansion with its sophisticated, clean, low-maintenance finishes and unique atmosphere. Perfect entertainment den equipped with spa facilities, bar/kitchenette area, indoor swimming pool and lounge. Luxurious en-suites with dual living options. Good combination of mountain and sea views.

📞 Debbie Woods (082 578 4181) | **WEB REF: 223147**

🛏️ 5 🚿 5 🏠 4



KENILWORTH UPPER Impressive & elegant home in gated complex - R8 950 000 -

Double-volume entrance hall, generous sized receptions rooms and spacious bedroom suites. Exceptional mountain vistas, terrace and pool. Separate guest suite or executive staff accommodation with kitchenette and en-suite bathroom. Top security!

 Debbie Woods (082 578 4181) | **WEB REF: 207089**

 5  5  2



CONSTANTIA UPPER A sanctuary for all seasons - R3 995 000 -

With options like these, position, price, convenience, manageability and versatility, you need not look any further. A home with a difference, in a sought-after pocket comes around once in a while, here it is! A single-storey hidden treasure, set on 1350m2 in a tranquil, lush, green environment. Radiating warmth and oozing charm with the convenience of all amenities on your doorstep.

 Arie Kadé (083 448 0488) | Cheryl Teubes (082 457 9980) | Angie Bloom (083 678 7876) | **WEB REF: 225230**  3  3  0



CONSTANTIA UPPER Pure elegance in the avenues close to the village - R7 900 000 -

From the picturesque driveway winding through the pretty garden up to the house, this secluded property radiates charm. An oasis in a country setting. Truly unique, this home boasts grandly proportioned interiors which are at once sophisticated yet cosy. Designer kitchen, large studio opening onto a sunlit courtyard, guest suite and lovely swimming pool set in a beautifully landscaped garden.

 Cheryl Teubes (082 457 9980) | Angie Bloom (083 678 7876) | Arie Kadé (083 448 0488) | **WEB REF: 217925**  4  3  2



CONSTANTIA UPPER R12 900 000 (VAT INC)

Secure carefree living

Set in an exclusive three home development, this brand new, north-facing home has been built to exacting standards. Fluid floor plan, high ceilings, open-plan kitchen and underfloor heating.

📞 **Angie Bloom (083 678 7876) | Cheryl Teubes (082 457 9980) | Arie Kadé (083 448 0488)** **WEB REF: 226269** 🏠 **5** 🚗 **5** 🏡 **3**



CONSTANTIA UPPER R6 900 000

Versatile family home in a quiet, secure cul de sac

Relaxed living for the growing family. Enjoy this tranquil, private setting in a prime position with the bonus of 24-hour manned security. Excellent flow from large receptions to the patio and peaceful garden.

📞 **Cheryl Teubes (082 457 9980) | Angie Bloom (083 678 7876) | Arie Kadé (083 448 0488)** **WEB REF: 147019** 🏠 **6** 🚗 **5** 🏡 **2**



CONSTANTIA UPPER R6 950 000

Conveniently situated in the sought-after avenues

This impressive home has recently been renovated and offers great proportions with a modern ambience.

📞 **Cheryl Teubes (082 457 9980) | Angie Bloom (083 678 7876) | Arie Kadé (083 448 0488)** **WEB REF: 220426** 🏠 **3** 🚗 **2** 🏡 **2**



CONSTANTIA UPPER R6 195 000

Perfect comfort

This inviting family home has recently been renovated. Open-plan living, good entertainment spaces and a large outdoor covered verandah plus the bonus of a self-contained flatlet.

📞 **Angie Bloom (083 678 7876) | Cheryl Teubes (082 457 9980) | Arie Kadé (083 448 0488)** **WEB REF: 220424** 🏠 **4** 🚗 **4** 🏡 **2**



CONSTANTIA UPPER R5 250 000

Nova Constantia

Sunny, north-facing family home offers ample accommodation and wonderful flow to pretty, level garden and pool.

📞 **Arie Kadé (083 448 0488) | Cheryl Teubes (082 457 9980) | Angie Bloom (083 678 7876)** **WEB REF: 211719** 🏠 **5** 🚗 **3** 🏡 **2**



CONSTANTIA UPPER R5 500 000

Gated estate, walking distance to Constantia Village

This gorgeous single-storey townhouse with brand new luxury finishes throughout, offers outdoor flow to private terrace and garden.

📞 **Arie Kadé (083 448 0488) | Cheryl Teubes (082 457 9980) | Angie Bloom (083 678 7876)** **WEB REF: 227280** 🏠 **3** 🚗 **3** 🏡 **2**



A very special and gracious property
 Nestled on two glorious acres in the heart of Alphen, this property has stabling facilities and borders the greenbelt for easy access to horse riding trails. A great family home offering an easy country lifestyle.

Arie Kadé (083 448 0488)
Cheryl Teubes (082 457 9980)
Angie Bloom (083 678 7876)
WEB REF: 149771 🏠 5 🚗 4 🏠 2

CONSTANTIA UPPER

- R14 000 000 -



Immaculate thatched home
 This home, set on an acre of level garden, in an extremely secure cul de sac with 24-hour manned security, has copious accommodation and a wonderful garden for entertaining.

Cheryl Teubes (082 457 9980)
Angie Bloom (083 678 7876)
Arie Kadé (083 448 0488)
WEB REF: 217129 🏠 6 🚗 4 🏠 2

CONSTANTIA UPPER

- R14 995 000 -



Perfect for the stylish entertainer
 Situated in a quiet cul de sac with 24-hour security. Living and entertaining spaces enhance this immaculate, stylish and enchanting home.

Angie Bloom (083 678 7876)
Arie Kadé (083 448 0488)
Cheryl Teubes (082 457 9980)
WEB REF: 203413 🏠 4 🚗 3 🏠 3

CONSTANTIA UPPER

- R7 200 000 -



Set in a tranquil environment
 This character home offers wonderful privacy, dual accommodation and a farmhouse ambience. Highlights include rustic quarry tiles, beamed ceilings, covered patios, courtyards and a gourmet kitchen.

Cheryl Teubes (082 457 9980)
Angie Bloom (083 678 7876)
Arie Kadé (083 448 0488)
WEB REF: 223991 🏠 3 🚗 2 🏠 2

CONSTANTIA UPPER

- R7 250 000 -

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CONSTANTIA UPPER This exceptional home has it all! - R12 900 000 -

Delightful family home with easy flow between reception rooms, broad covered verandah and a beautiful level garden with sparkling pool, tennis court and mountain views.

📞 Cheryl Teubes (082 457 9980) | Angie Bloom (083 678 7876) | Arie Kadé (083 448 0488) | **WEB REF: 217948** 🛏️ 5 🚿 5 🏠 2



CONSTANTIA UPPER Surrounded by a mature garden with a mountain backdrop - R 6 500 000 -

This home offers privacy, good proportions and loads of accommodation – three of the bedrooms are en suite. Also boasts a floodlit tennis court and is well located close to the heart of Constantia.

📞 Angie Bloom (083 678 7876) | Arie Kadé (083 448 0488) | Cheryl Teubes (082 457 9980) | **WEB REF: 227212** 🛏️ 6 🚿 3 🏠 2



CONSTANTIA UPPER Exclusive estate living in high Constantia - R9 995 000 -

This established Constantia estate has an unmatched security track record. A leafy, peaceful and private retreat offering river frontage, meandering decks and wooden walkways. The property's interior has been designed and furnished by Cape Town's most exclusive interior company, making this a rare gem inside and out. Tranquil, compact living with a magical flow. Priced to sell quickly.

📞 Arie Kadé (083 448 0488) | Cheryl Teubes (082 457 9980) | Angie Bloom (083 678 7876) | **WEB REF: 228136** 🛏️ 3 🚿 3 🏠 2



CONSTANTIA HILLS

Beautiful dual living equestrian property

This exceptional property is perfectly equipped for the equestrian connoisseur but would equally appeal as an elegant and private family estate with a separate two-bed cottage and the option to convert the stables into further accomodation if so desired.

📞 Janine Stevenson (073 168 4749)
 📞 Jean Kerr (082 975 8427)

WEB REF: 199640 🏠 6 🚗 5 🏠 2

- R13 800 000 -



CONSTANTIA RURAL

Executive living in exclusive mini estate

Easy living, well designed residence with excellent indoor/outdoor flow to wonderful , deep-set entertainment patio.

📞 Janine Stevenson (073 168 4749)
 📞 Jean Kerr (082 975 8427)

WEB REF: 106963 🏠 4 🚗 4 🏠 2

- R7 950 000 -



CONSTANTIA RURAL

Entertainer's paradise!

Exceptional and varied reception areas including an enclosed patio with granite bar and elevated tiled terrace with built-in barbeque.

📞 Janine Stevenson (073 168 4749)
 📞 Jean Kerr (082 975 8427)

WEB REF: 217925 🏠 5 🚗 3 🏠 3

- R5 950 000 -



CONSTANTIA RURAL

Excellent position with breathtaking views and tennis court

Wonderful rural setting, overlooking valley and mountains. Open-plan flow to patio plus separate games room with shower.

📞 Jean Kerr (082 975 8427)
 📞 Janine Stevenson (073 168 4749)

WEB REF: 225026 🏠 3 🚗 3 🏠 2

- R5 500 000 -



Classic elegance in park-like setting

Immaculate and efficient design with varied reception areas including a spacious entertainment lounge opening onto lush, irrigated garden.

📞 Janine Stevenson (073 168 4749)
 📞 Jean Kerr (082 975 8427)

WEB REF: 223833 🏠 4 🚗 3 🏠 2

CONSTANTIA HILLS

- R5 250 000 -



Dual living property, superb garden

In the heart of Constantia Rural with an outstanding self-contained flat. Sunny reception areas opening onto lovely, level garden.

📞 Jean Kerr (082 975 8427)
 📞 Janine Stevenson (073 168 4749)

WEB REF: 217259 🏠 4 🚗 3 🏠 3

CONSTANTIA RURAL

- R4 950 000 -



Well maintained family home in leafy lane

Conveniently positioned with excellent accomodation. Including a separate family room opening onto the pool area.

📞 Jean Kerr (082 975 8427)
 📞 Janine Stevenson (073 168 4749)

WEB REF: 107042 🏠 4 🚗 3 🏠 2

CONSTANTIA

- R3 495 000 -



Refreshingly modern with excellent accomodation

Sense of light and space with double volume reception areas opening onto a sunny patio.

📞 Jean Kerr (082 975 8427)
 📞 Janine Stevenson (073 168 4749)

WEB REF: 227676 🏠 5 🚗 3 🏠 2

CONSTANTIA

- R3 695 000 -

THE PROPERTY 'BIG 5' CERTIFICATES OF COMPLIANCE

First there were 2, but now sale agreements provide for up to 5 compliance certificates to be obtained before a property transfer is registered. These apply to conventional and sectional title property.

Here is a summary of each compliance certificate.

For more information contact STBB Attorneys.

1



ELECTRICAL

- Certifies that the electrical installation on the property complies with the required safety standards.
- Governed by the Occupational Health & Safety Act.
- The certificate must not have been issued more than 2 years prior to the transfer date, provided there have been no modifications to the installation since being issued.
- Parties cannot contract out of this or agree to waive the requirement; however, they may agree that the responsibilities in respect of the installation be transferred from the seller to the purchaser (where the purchaser is undertaking a big renovation after transfer).
- Regulations state property owner may not allow the transfer of ownership without the certificate. Parties may however agree in the Agreement of Sale that it is the purchaser's responsibility to obtain it, provided it is done before transfer.

2



ELECTRIC FENCE

- Certifies that the electric fence installation complies with the required safety standards.
- Governed by the Occupational Health & Safety Act.
- No set period of validity, but an existing certificate may be transferred by the seller to the purchaser. A seller need only provide a new certificate to the purchaser if a change was made to the installation after the current certificate was issued.
- Parties can contract out of this or agree to waive.
- Will apply to sectional title property where the body corporate is selling its property.
- The provisions of the Regulations have not yet been properly implemented since the Department of Labour is still in the process of approving qualified persons to perform inspections and grant certificates.

3

GAS

- Certifies that the gas installation on the property complies with the required safety standards.
- Governed by the Occupational Health & Safety Act.
- No set period of validity. A new certificate must be obtained every time there is a change of ownership.
- Parties cannot contract out of this or agree to waive.
- Seller is required to obtain the certificate prior to transfer. Best for the inspection and remedial work to be carried out asap after the deal is concluded due to bank and bond requirements and obviously prior to purchaser moving in; however, the parties can agree it is the purchaser's responsibility to obtain.



5

BEETLE

- Certifies that the accessible wood of permanent structures on the property are free from certain wood-destroying beetles.
- Not governed by any law, but a practice that has evolved over the years.
- Parties agree contractually on the validity period of the certificate once issued.
- Parties can contract out of this; however, if parties agree that no certificate is necessary and bank requires it for purchaser's bond, then that is for the purchaser's expense.
- Seller is required to obtain the certificate prior to transfer. Best for the inspection and remedial work to be carried out asap after the deal is concluded due to bank and bond requirements and obviously prior to purchaser moving in, however, the parties can agree it is the purchaser's responsibility to obtain.



4

WATER/PLUMBING

- Certifies that the water installation at the property is in line with municipal and building guidelines.
- Governed by the City of Cape Town water by-law. Only applicable to transfers within the municipal jurisdiction of the City of Cape Town.
- No set period of validity. A new certificate must be obtained every time there is a change of ownership.
- Parties cannot contract out of this or agree to waive.
- Seller is required to submit the certificate to the City of Cape Town prior to transfer.



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OUR CONTACT DETAILS

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WYNBERG VILLAGE R5 200 000

A landmark of charm and heritage UNDER RE-ZONING FOR SPECIAL USAGE
 If moving your home/business to a trendy upmarket village is on the cards, make the right move to Chelsea Village in Wynberg, where the doyennes of fashion, fabric, furniture, fine food and sheer flair reside! Bonus townhouse on the property. DUAL LIVING AT ITS BEST.

📞 Debbie Kadé (083 264 7007) | **WEB: 188459** 🏠 5 🚗 5 🏠 6



WYNBERG VILLAGE R3 200 000

Tucked away in the heart of Chelsea Village
 Pristine, radiating warmth with all the comforts of a true home, this immaculate, secure, cottage is A MUST SEE! Seamless flow and gracious living spaces combine with an open-plan gourmet kitchen. Stack-back doors lead to undercover patio and sheltered pool.

📞 Debbie Kadé (083 264 7007) | **WEB: 226086** 🏠 2 🚗 2 🏠 2



WYNBERG VILLAGE R2 995 000

Victorian gem!
 This spellbinding home with well-proportioned bedrooms is graced with charm, sun-kissed and offers a seamless flow plus an option for dual living. Open-plan lounge/dining room. Country-styled kitchen with a leafy green outlook to an enchanting garden.

📞 Debbie Kadé (083 264 7007) | **WEB: 209509** 🏠 3 🚗 2 🏠 1



WYNBERG R1 995 000

A GRACIOUS VICTORIAN LADY
 A delightful, warm and enchanting home. Open-plan living spaces adorned with original features and fireplaces. Quaint low-maintenance exterior, with built-in braai area and fountain, plus outdoor shower. Large automated garage.

📞 Debbie Kadé (083 264 7007) | **WEB: 148409** 🏠 3 🚗 2 🏠 1



WYNBERG VILLAGE Timeless charm enhanced by modern sensibility From R1.65m to R1.795m

Three two-bedroom cottages. Beautiful porcelain tiles and original Cape Dutch shutters. Designer kitchens and bathrooms with innovative top-of-the-range appliances and fixtures, particularly the cupboards and light fittings. Entertainment area with Grapa decking. Landscaped indigenous garden in a tranquil, treed setting. *Furnished by Salomé Gunter Interiors.*

📞 Debbie Kadé (083 264 7007) | **WEB REF: 218882** 🏠 2 🚗 2 🏠 1





Perfectly positioned, pristine, captivating mountain views

Beautiful north-facing, double-storey home exudes understated charm. Exquisitely appointed, exceptionally maintained. All set in a fragrant, landscaped garden with a back drop of majestic Devil's Peak.

Charles Silbert (082 555 4286)
Mariella Peretti (082 357 4602)

WEB REF: 224862 🏠 3 🚗 3 🏠 4

CLAREMONT UPPER

- R5 200 000 -



KENILWORTH UPPER Practical, light and charming

- R3 995 000 -

Great value, excellent floor plan, conducive to all kinds of permutations – guest suite with separate entrance or work from home. Situated in a quiet, peaceful road.

Mariella Peretti (082 357 4602) | Charles Silbert (082 555 4286) | WEB REF: 221439

🏠 4 🚗 3 🏠 2



ROSEBANK PROPER An exquisite residence in schools catchment area

- R4 400 000 -

Exceptional style, exceptional quality, an exceptional building, an exceptional HOME! We are so privileged to offer this unique property. Luxurious finishes and spacious rooms leave no imagination for a comfortable lifestyle.

Mark Shagam (083 272 4004) | Val Petzold (083 625 0433) | WEB REF: 225226

🏠 3 🚗 2.5 🏠 2



Seduce your senses

This sophisticated, sexy home will transport you to a place of Bali style bliss and tranquility. Located in a secure estate, this home is a cut above the rest. Sensational fittings and fixtures, air conditioning throughout and Indonesian style pool entertainment area.

📞 **Mercia Bassett (082 404 7471)**
 📞 **Simon Tait (083 261 1562)**

WEB REF: 147167 🏠 4 🚗 4 🏠 2

NEWLANDS

- R9 950 000 -



FERNWOOD NEWLANDS R4 500 000

Opportunity to buy a brand new home! 🏠 3 🚗 3 🏠 2

Rare opportunity to purchase a brand new home off plan. No transfer duty!

Simon Tait (083 261 1562) | Mercia Bassett (082 404 7471) | WEB REF: 225454



NEWLANDS FERNWOOD R3 799 000

Ultimate position, work from home 🏠 4 🚗 3.5 🏠 2

Leafy garden, secure double-storey, swimming pool, private and serene.

Mercia Bassett (082 404 7471) | Simon Tait (083 261 1562) | WEB REF: 227083



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RONDEBOSCH R7 900 000

A most spectacular building for the discerning buyer. The ultimate, bespoke build. Architect-designed and the highest and most modern state-of-the-art specifications. This amazing home boasts larger than usual proportions, ceiling height and comfort.

Val Petzold (083 625 0433)
Mark Shagam (083 272 4004)

WEB REF: 193738

4 4 2



CLAREMONT LYNFRAE R3 200 000

Gated complex of four units – a brand new townhouse! Imported quality finishes, spectacular imported windows and generous proportions. Perfect for a change of lifestyle ‘scaling down’... a great lock-’n-go! Direct-access double garage plus lawned garden.

Val Petzold (083 625 0433)
Mark Shagam (083 272 4004)

WEB REF: 222353

3 2.5 2



CLAREMONT R3 200 000

A six-bedroom modern lock-’n-go! Purpose built as a low-maintenance townhouse for a large family. Modern and ABSOLUTELY pristine! Perfectly secure and well appointed. Perfect to indulge your student kids.

Mark Shagam (083 272 4004)
Val Petzold (083 625 0433)

WEB REF: 225451

6 3 2



ROSEBANK R4 200 000

Exceptional contemporary lifestyle. We’re ready to rock ‘n roll... well, actually, a grande waltz is more appropriate! A landmark property Circa 1866, proportions way larger than the norm, with gloriously high ceilings.

Mark Shagam (083 272 4004)
Val Petzold (083 625 0433)

WEB REF: 229160

3 2.5 1



CLAREMONT LYNFRAE R2 995 000

The best quality prevails, contemporary open-plan. A classy act to follow. If you are wanting to scale down or need an amazing ‘lock-n-go’, this is JUST what you are looking for. A techno-savvy build with some well thought through features.

Mark Shagam (083 272 4004)
Val Petzold (083 625 0433)

WEB REF: 223675

2 2 2



BERGVLIET R2 895 000

Great home looking for a special family. Warm and welcoming family home set in a large, lush, treed garden offering generous accommodation, plus additional off-street parking.

Liz Robertson (082 895 3417) | Lisel Blake (083 269 4335) | Roz van de Walt (083 278 7269)

WEB REF: 227412

4 3 2



DIEP RIVER R1 350 000

Absolute winner **🏠 4 🚗 4 🏠 2**
 Great opportunity to own the last two-bedroom townhouse. Freehold with its own garden and garage. (Artist's impression)
Roz van de Walt (083 278 7269 | Liz Robertson (082 895 3417) | Lisel Blake (083 269 4335) | WEB REF: 199502



CLAREMONT R2 100 000

Immaculate and stylish townhouse living **🏠 3 🚗 2 🏠 1**
 Centrally located, close proximity to all top schools, spacious and elegant.
Nick Woodward (082 337 4177) | Nikki Lloyd-Roberts (082 783 8005) | WEB: 224900



WYNBERG/KENILWORTH R950 000

Historical cottage with timeless appeal **🏠 3 🚗 1 🏠 3**
 Charming semi-detached cottage, original pine floors, spacious bedrooms.
Nick Woodward (082 337 4177) | Nikki Lloyd-Roberts (082 783 8005) | WEB: 209366



CLAREMONT VILLAGE R1 130 000

Secure three bedroomed townhouse **🏠 3 🚗 2 🏠 2**
 Large living room, modern kitchen, centrally located and good value.
Nick Woodward (082 337 4177) | Nikki Lloyd-Roberts (082 783 8005) | WEB: ?



PLUMSTEAD R1 450 000

A little piece of heaven **🏠 2 🚗 2 🏠 2**
 Secure "lock-n-go", fully renovated with superb finishes. Character home.
Kurt Wucherpfennig (082 897 6130) | WEB REF: 215205



PLUMSTEAD R1 395 000

A much loved family home **🏠 3 🚗 1.5 🏠 2**
 Lovingly maintained and cared for, family home looking for the right family.
Kurt Wucherpfennig (082 897 6130) | WEB REF: 227791



MARINA DA GAMA R4 500 000

Delightful and tranquil **🏠 5 🚗 4 🏠 2**
 Beautifully appointed, lovingly tended large family home, north on water.
Heather Cape (083 320 6302) | WEB REF: 219714



MUIZENBERG R1 200 000 Neg

Room for surf boards **🏠 3 🚗 3 🏠 1**
 For the love of sand, sea, surf and water sports. Triple-storey town house.
Heather Cape (083 320 6302) | WEB REF: 218348



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BOYES DRIVE

Plots from R1 300 000 (VAT Inc). Completed homes from R2 500 000 (VAT Inc)

Set against the rugged Muizenberg mountain, below the landmark Boyes Drive, lies an exclusive, secluded, security estate, rich in heritage and contemporary character. The property is surrounded by high-level security fencing including full perimeter CCTV monitored coverage. The estate will only extend to 21 homes – this is the perfect lock-'n-go living. (Artist's impression)

📞 Heather Cape (083 320 6302) | Bruce Durham (082 380 1880)

www.kleinwelgemeend.co.za



LAKESIDE

R2 650 000

Large lakeside family home

Dual accommodation generating income successfully as a B&B.

📞 Heather Cape (083 320 6302) | [WEB: 193395](http://www.193395.com) 🛏️ 5 🚿 5 🏠 2



STELLENBOSCH

R16 000 000

Stone Bridge guest farm. Nature at its best on 8.9 hectares. A beautiful protea farm on the foothills of the Simonsberg Mountains. Only six minutes from Stellenbosch. Comprises a main house, a 4 star graded cottage and various other farm buildings, including four stables.

📞 Heather Cape (083 320 6302) | [WEB: 193395](http://www.193395.com) 🛏️ 3 🚿 2.5 🏠 2



ZWAANSWYK The hallmark of elegance with panoramic views! - R13 900 000 -

This home offers a tranquil ambience yet is only 20 minutes from the CBD. Situated in a prestigious, area north facing with 360° views. Grand formal living areas, plus informal TV lounge and entertainment patios. This home boasts a natural stream and pond with an indigenous garden and bore hole. Six bedrooms en suite, study, wine cellar, triple garaging and a two-bedroom cottage complete this ensemble.

Karen Little (083 261 8849) | Bruce Durham (082 380 1880) | **WEB REF: 228313** 6 6 3



NIEUWE STEENBERG Designer home with superb finishes throughout - R7 272 000 -

Beautifully positioned with vineyard and mountain views, in this exclusive boutique security estate of 30 homes. This house features a cozy wine cellar cum cinema room. Ideally placed for Reddam School and Steenberg Village.

Bruce Durham (082 380 1880) | Karen Little (083 261 8849) | **WEB REF: 226718** 3 3 4



SILVERTREE Charming private single-storey home - R5 575 000 -

Set in this sought-after security estate on 663m², this neat home has it all: two reception areas with a fireplace in lounge area and sliding doors to the covered verandah with built-in barbeque, a fitted kitchen with built-in hob and extractor fan, a separate study, double garage as well as off street parking.

Bruce Durham (082 380 1880) | **WEB REF: 221087** 3 2 2



ZWAANSWYK **R6 995 000**

One acre plot in elevated position

Build your dream home. Stone's throw from Reddam and Steenberg Village.

Karen Little (083 261 8849) | Bruce Durham (082 380 1880) | **WEB REF: 205399**



TOKAI **R3 795 000**

Work and play! Best position

5 **4** **2**

Beautifully presented home licensed for B&B, options to work from home.

Karen Little (083 261 8849) | Bruce Durham (082 380 1880) | **WEB REF: 206449**



TOKAI **Offers from R3 000 000**

Generous home in prime position

4 **3** **2**

Lovely family home offers formal and informal living areas.

Karen Little (083 261 8849) | Bruce Durham (082 380 1880) | **WEB REF: 183993**



TOKAI **R2 850 000**

This is village living!

3 **2** **2**

Immaculate home, open-plan living, good flow to entertainment patio.

Karen Little (083 261 8849) | Bruce Durham (082 380 1880) | **WEB REF: 227771**



TOKAI **R2 350 000**

Modern casual living

3 **2** **1**

Beautifully presented home. Gourmet kitchen designed for easy entertaining.

Karen Little (083 261 8849) | **WEB REF: 226978**



TOKAI **R1 850 000**

Perfect lock-'n- go

3 **2** **1**

Positioned in an exclusive complex of six units, this home will amaze you!

Karen Little (083 261 8849) | **WEB REF: 214635**



TOKAI HAMLET **R1 325 000**

Immaculate townhouse

2 **2** **1**

Calling all young couples, bachelors or bachelorettes! This is for you.

Karen Little (083 261 8849) | **WEB REF: 227334**



KIRSTENHOF **R1 995 000**

Delightful family home

3 **2** **3**

Overlooking the park, open-plan lounge, dining and kitchen, separate

TV lounge and flatlet. Karen Little (083 261 8849) | **WEB REF: 228313**



NOORDHOEK

Gracious living in De Goede Hoop Estate

- R19 500 000 -

Classic Cape Dutch homestead on five beautifully terraced and landscaped acres offering gracious and spacious family living. Two enchanting self-contained guest cottages, a magnificent lake, paddocks and three stables. Wine cellar for 1000 bottles.

📞 Anne Rattle (083 456 7772) | Dale Gremels (082 539 9393) | Dave Rattle (083 456 7771) | **WEB REF: 142088** 🏠 8 🚗 4 🏠 3



NOORDHOEK

R3 750 000

Warm and inviting family home with loads of space. Beautifully renovated and with a bedsitter cottage, this home is ideal for the expanding family. Lovely mountain views and a glimpse of the sea.

📞 Dale Gremels (082 539 9393) | Anne Rattle (083 456 7772) | Dave Rattle (083 456 7771) | **WEB REF: 227178** 🏠 4 🚗 4 🏠 2



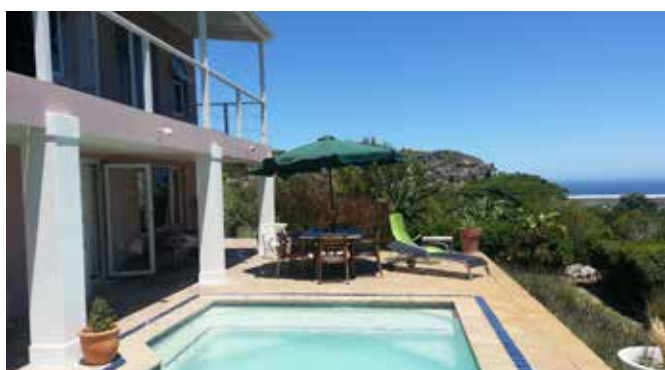
NOORDHOEK

R4 100 000

Lake Michelle security estate

Spacious dual-living home set on a corner plot at the end of a cul-de-sac. Ideal for those with teenagers or extended family. Mountain views across waterways.

📞 Dale Gremels (082 539 9393) | Dave Rattle (083 456 7771) | Anne Rattle (083 456 7772) | **WEB REF: 226723** 🏠 4 🚗 3 🏠 2



NOORDHOEK

R3 695 000

Immaculate home, large grounds, stunning views. Set on a rare half acre with stunning sea views, this home has been fully modernised to a high standard, with excellent finishes. Open-plan living on 2300m².

📞 Dale Gremels (082 539 9393) | Dave Rattle (083 456 7771) | Anne Rattle (083 456 7772) | **WEB REF: 226722** 🏠 4 🚗 2 🏠 2



NOORDHOEK

R2 995 000

Lake Michelle security estate

Situated on the water's edge, north-facing with beautiful mountain views. The price includes VAT so an immediate saving of R157 000. Launch your canoe from here!

📞 Dale Gremels (082 539 9393) | Anne Rattle (083 456 7772) | Dave Rattle (083 456 7771) | **WEB REF: 227181** 🏠 3 🚗 2 🏠 2



NOORDHOEK

Step straight out onto the beach...

- R13 500 000 -

...from this newly-built home, where no expense has been spared on finishes. Large open-plan living areas with seamless, stack-back, glass doors look out over the panoramic beach, sea and mountain vistas. This is a home built for entertaining, with superb flow, and can accommodate many visitors. A truly unique home as there are no plots left on the beach.

📞 Dale Gremels (082 539 9393) | Anne Rattle (083 456 7772) | Dave Rattle (083 456 7771) | **WEB REF: 227183** 🏠 3 🚗 4 🏠 3



KOMMETJIE

R25 000 000

Three erven offered as single unit
Two simple and charming beach cottages on three beach front plots. Unique investment opportunity never to be repeated.

📞 Anne Rattle (083 456 7772) | Dave Rattle (083 456 7771) | Dale Gremels (082 539 9393) | **WEB REF: 221932** 🏠 5 🚗 4 🏠 4



KOMMETJIE

R13 950 000

Larger than life beachfront home
Unbelievable close-up views of pounding Atlantic rollers set against the backdrop of Hout Bay's magnificent mountains.

📞 Dave Rattle (083 456 7771) | Anne Rattle (083 456 7772) | Dale Gremels (082 539 9393) | **WEB REF: 151133** 🏠 4 🚗 4 🏠 3



NOORDHOEK

R13 950 000

Equestrian paradise in De Goede Hoop
Five magnificent level and sunny acres with large grass paddocks. Five stables, full size dressage arena.

📞 Anne Rattle (083 456 7772) | Dave Rattle (083 456 7771) | Dale Gremels (082 539 9393) | **WEB REF: 110331** 🏠 4 🚗 3 🏠 3



NOORDHOEK

R6 900 000

Vacant land in De Goede Hoop Estate
Five beautiful acres in this prestigious security estate on which to build your peaceful and private farmstead.

📞 Anne Rattle (083 456 7772) | Dale Gremels (082 539 9393) | Dave Rattle (083 456 7771) | **WEB REF: 227891**



NOORDHOEK R4 895 000

Mediterranean San Michel magic
Sea views from Kommetjie to Chapman's Peak, beautiful, spacious Mediterranean home on large grounds enjoys year-round sunsets. Four magical living areas include sheltered outside entertaining beside a sparkling pool. Separate bachelor flat.

📞 **Anne Rattle (083 456 7772) | Dale Gremels (082 539 9393) | Dave Rattle (083 456 7771)** **WEB REF: 227449** 🏠 **5** 🚗 **4** 🏠 **2**



NOORDHOEK R4 695 000

Great entertaining, real dual living – great value!
Large, secure home with sea views ideal for extended family, with dignified but relaxed country feel, offers superb in/out door entertaining and generous accommodation incl. large two-bedroom flat, separate teen pad, office, games room and stunning pool area.

📞 **Dave Rattle (083 456 7771) | Anne Rattle (083 456 7772) | Dale Gremels (082 539 9393)** **WEB REF: 216998** 🏠 **6** 🚗 **4** 🏠 **4**



NOORDHOEK R3 395 000

Compact Noordhaven beauty in prime position
Charming and characterful thatched home with magnificent sea views bordering Noordhaven dam.

📞 **Anne Rattle (083 456 7772) | Dale Gremels (082 539 9393) | Dave Rattle (083 456 7771)** **WEB REF: 210443** 🏠 **3** 🚗 **2** 🏠 **2**



NOORDHOEK R3 550 000

Charming Brookwood family home
Sheltered garden with beautiful views. Large work room above the garages, period oregon staircase and French-style kitchen.

📞 **Anne Rattle (083 456 7772) | Dave Rattle (083 456 7771) | Dale Gremels (082 539 9393)** **WEB REF: 220572** 🏠 **4** 🚗 **2** 🏠 **2**



NOORDHOEK R3 395 000

Low-maintenance family home
For the extended family on half-acre private grounds in the heart of "old" Noordhoek. Includes two separate suites.

📞 **Dave Rattle (083 456 7771) | Anne Rattle (083 456 7772) | Dale Gremels (082 539 9393)** **WEB REF: 201037** 🏠 **5** 🚗 **4** 🏠 **2**



NOORDHOEK R3 150 000

Newly renovated stunner
State-of-the-art finishes in this totally immaculate San Michel home. Large, private garden, with pool and computerised irrigation. Sea views, beautifully tiled full bathrooms and modern kitchen with scullery.

📞 **Anne Rattle (083 456 7772) | Dave Rattle (083 456 7771) | Dale Gremels (082 539 9393)** **WEB REF: 225439** 🏠 **4** 🚗 **3** 🏠 **2**



SIMON'S TOWN

Gorgeous Victorian in best position

- R10 800 000 -

Walk to Boulder's Beach and enjoy space, style and views! Immaculate and gracious with two large reception rooms plus study, four spacious bedrooms plus flatlet, character cellar, covered patio to pool and English country garden!

📞 Beryl King (083 226 1610) | **WEB REF: 225905**

🏠 5 🚗 4 🏠 2



FISH HOEK

R2 895 000

Fish Hoek mountainside home with panoramic views
This well-positioned home with two en-suite bedrooms and two flatlets will suit the growing family as well as those looking for a holiday home.

📞 Rob Mustart (083 230 2291) | **WEB: 206984** 🏠 4 🚗 4 🏠 2



SIMON'S TOWN

R2 295 000

Charming little gem with magnificent views!
Space galore. A great buy with mountain and sea views forever.
Large tandem garage, beautiful entertainment areas with pool and wind protected patio.

📞 Julius Darham (072 404 7636)
📞 Gill Shepherd (082 821 2495)

WEB REF: 225896
🏠 3 🚗 2 🏠 2



WELCOME GLEN

R1 895 000

Unique home with mountain views!
A home with many interesting entertainment areas and large landscaped garden. A property suited to the younger family with trampoline and pool and lots more. A fun house for sure.

📞 Tim Cummins (082 499 6040) | **WEB: 206984** 🏠 3 🚗 2 🏠 2



FISH HOEK

R1 495 000

Perfect family home with security
A home for a family with enchanting garden and lots of security. Close to all amenities in and around Fish Hoek Valley. Also suitable as a lock-up-and-leave.

📞 Tim Cummins (082 499 6040) | **WEB: 216452** 🏠 3 🚗 2 🏠 2



NOORDHOEK R 1 395 000

Belvedere Plot, 1000m² with excellent views.

Dale (082 539 9393) | Anne (083 456 7772) | Dave (083 456 7771) | **WEB : 228149**



NOORDHOEK R3 895 000

A rural retreat

4 2 2

Perfectly positioned, totally private and wind-free, stunning sea views.

Dale (082 539 9393) | Anne (083 456 7772) | Dave (083 456 7771) | **WEB : 227889**



FISH HOEK R1 275 000

Neat as a pin and ready to move in!

3 2 1

Immaculate home with enclosed garden in sought-after area.

Tim Cummins (082 499 6040) | **WEB REF: 224996**



MILKWOOD PARK R1 250 000

A delight!

3 2 1

This family home is nestled in a leafy plot. Just move in.

Julius Darham (072 404 7636) | **WEB REF: 194124**



SUN VALLEY R1 095 000

Immaculate lock-'n-go

3 1 1

Beautiful condition house in quiet, convenient location. Ideal starter home.

Julius Darham (072 404 7636) | **WEB REF: 215359**



SIMON'S TOWN R3 950 000

Provençale north-facing stunner

3 2 2

Gorgeous sea and yacht basin views! Refurbished to the highest order.

Julius Darham (072 404 7636) | Gill Shepherd (082 821 2495) | **WEB : 223091**



WELCOME GLEN R1 195 000

Quaint young lover's retreat

3 1 1

Immaculate and cosy home with spacious loft, overlooking neat garden.

Gill Shepherd (082 821 2495) | **WEB REF: 227509**



SUNNYDALE R1 425 000

Fantastic build quality

3 2 1

Constructed to high standards offering spacious rooms throughout.

Julius Darham (072 404 7636) | **WEB : 203942**



GARDENS

A beautiful perch above the city with panoramic views.

All four bedrooms are en suite, the main and second both have floor to ceiling sliding glass doors which invite the city and mountain views in. The family room, dining room and quality fitted kitchen are also all perfectly positioned to incorporate the views. Private pool and sun deck

Pete Walker (082 573 0920)

WEB REF: 227113 4 4 2

- R7 200 000 -



CAMPS BAY

Beachfront complex with amazing views

Spacious three-bedroomed apartment leads out to sunowner pool patio in small, exclusive, beachfront complex. Additional space available for gym/studio/extra rooms.

Stefan Kemp (071 166 2494)

WEB REF: 226673 3 3 2

- R11 495 000 -



DE WATERKANT

R2 600 000

Best harbour views!

2 2 2

PURE luxury, walking distance to CTICC and V&A. Gym facilities/pool.

Stefan Kemp (071 166 2494) | WEB REF: 210020



CITY CENTRE

R1 400 000

Investment calling!

2 2 1

Spacious two-bedroom apartment. All amenities on your doorstep.

Stefan Kemp (071 166 2494) | WEB REF: 107611



BLAAUWBERG

R3 300 000

All the bells and whistles

2 2 2

Generous, modern and beautifully appointed with superior finishes.

Lana Holt (071 035 9458) | WEB REF: 225503



CLAREMONT

R3 500 000

Beautifully presented apartment

2 2 2

North-facing apartment with views! Access controlled, 24/7 security.

Brent Farrell (082 876 4548) | WEB REF: 225012



RONDEBOSCH

R2 950 000




Elevated lock-'n-go modern apartment  2  2  2
Beautiful presented apartment, superb finishes. Access controlled security.

Brent Farrell (082 876 4548) | **WEB REF : 226542**



KENILWORTH

R2 200 000




Character apartment. North-facing  2  1  1
TV room off kitchen, plus a study. Excellent security. **WEB : 101776**

Vilma Gruneberg (082 895 9172) | Maureen Grimbeek (082 892 5456)



KENILWORTH

R2 250 000




Exclusive "olde worlde" apartment  3  2  2
Ground floor, spacious apartment. In tranquil garden setting. **WEB: 106358**

Maureen Grimbeek (082 892 5456) | Vilma Gruneberg (082 895 9172)



WYNBERG

R1 999 000

Trendy village living  3  1  1
Heart of Chelsea Village. Secure, open-plan lock-and-go apartment.

Debbie Kadé (083 264 7007) | **WEB REF: 201543**



NEWLANDS

R1 995 000

Townhouse full of character  2  1  1
Comfortable home set in well-established garden and pool. **WEB: 220152**

Maureen Grimbeek (082 892 5456) | Vilma Gruneberg (082 895 9172)



CLAREMONT

From R1 300 000




The Herschel **Studio**  1
The choice of last 3 apartments available in new complex. **WEB : 210384**

Maureen Grimbeek (082 892 5456) | Vilma Gruneberg (082 895 9172)



NEWLANDS

R3 500 000




Exquisitely stylish  2  2  2
Immaculate, beautifully displayed and wonderfully presented home.

Brent Farrell (082 876 4548) | **WEB REF: 223932**



KENILWORTH UPPER

R1 950 000

Charming, character, north-facing  2  1  1
Immaculate 121m² ground floor apartment. Excellent security.

Lana Holt (071 035 9458) | **WEB REF : 228178**



RONDEBOSCH

R1 495 000

Retire in style – over 55's



Large secure two bedroom, two bathroom (MES), open-plan kitchen, lounge.

Brent Farrell (082 876 4548) | WEB REF : 138033



WYNBERG

R1 695 000

Exclusive high-security complex



Elegantly renovated, open-plan living/kitchen and full modern bathroom.

Debbie Kade (083 264 7007) | WEB REF : 180743



KENILWORTH

R1 275 000

North-facing & sunny



Fully secure apartment with good proportions in central area. **WEB: 215158**

Maureen Grimbeek (082 892 5456) | Vilma Gruneberg (082 895 9172)



PLUMSTEAD

R895 000

North-facing garden apartment



Spacious rooms, BIC's, good finishes in kitchen and bathroom. Pool in complex.

Kurt Wucherpfennig (082 897 6130) | WEB REF: 212027



KIRSTENHOF

R795 000

Starting out or scaling down



Open-plan living, corner position offering large garden with a POOL!

Karen Little (083 261 8849) | WEB REF: 226786



WYNBERG

R895 000

Fully renovated opposite Wynberg Girls



If you haven't seen this apartment you have missed out on a rare opportunity.

Terry Pope (072 419 0070) | WEB REF: 224478



KENILWORTH UPPER

R935 000

Beautiful apartment, excellent complex



Area 78m², wooden floors and designer kitchen.

Lana Holt (071 035 9458) | WEB REF: 227700



WYNBERG

R550 000 each or 2 for R1m

Twin accommodation and overlook



Good condition. Excellent security. Ideal for rental investment.

Terry Pope (072 419 0070) | WEB REF: 226796

RENTAL TRENDS | RETURNING EXPATS AND RELOCATIONS FUEL DEMAND FOR RENTALS IN SOUTHERN SUBURBS

Greeff Rentals reported that revenues for the last quarter of 2012 were up by 112% compared to the same period in 2011. Greeff Rentals principal, Glenda Taylor says that the increase is due to the current high demand for rentals across the property spectrum in the Southern Suburbs, both in free title housing and sectional title properties. "The greatest demand is still for security estates and sectional title properties. "The greatest demand is still for security estates and family homes that are near to schools," says Taylor, adding that flats or homes near to universities are always in highest demand from October until March, as parents seek accommodation for their children to occupy during their tertiary education. "Young newly employed people make up a sizeable portion of the sectional title rental sector as they're always looking for safe and secure apartments or homes to live in," says Taylor. The most significant new rental trend, however,

according to Taylor is that of returning expats; "We have found a substantial increase in enquiries from returning expatriots leaving the financially distressed Eurozone in search of greener pastures back home," she says. "Greeff's Affiliation with Christie's International Real Estate has played a major part in this interest from the Eurozone, as many of these clients recognise and trust the Christie's brand, as it has 127 affiliates around the world, and is respected globally, particularly among those seeking luxury homes. She says that Greeff Rentals has also recorded an increased number of requests for properties from relocation companies on behalf of overseas clients, and there is always a steady stream of clients "semigrating" from Johannesburg to Cape Town and needing a property to rent while they seek out a home to buy.

Taylor says that the current stable interest rate bodes well not only for the buy-to-let market, but also for the existing landlords who are feeling more comfortable with market related rentals. "The gap between bond repayments and rent achievable has narrowed, allowing many landlords the opportunity to recalibrate their expectations, but one must always bear in mind that a rental is not there to pay 100% of your bond, but rather in place to subsidise the bond," says Taylor, adding that while demand for rentals is strong, overpricing will impact negatively; "As in real estate sales, the same principal applies for rentals – overpriced properties will take longer to rent out, while affordable well-kept homes will always be rented very quickly and that is where the advice of an experienced and professional rental agent is invaluable."

THESE PROPERTIES ARE AVAILABLE TO RENT THROUGH GREEFF RENTALS



4-bedroom home with a separate flatlet comprising lounge, kitchen and two bedrooms en-suite. Impressive entertainment area and a designer kitchen with all white appliances . Spectacular views.

CONSTANTIA UPPER R50 000 P/M



Double storey townhouse in security complex. 3 bedrooms, 2 bathrooms (MES). Lounge, dining room and open plan kitchen. Patio with pool. Double garage with direct access. Available 1 April 2013

KENILWORTH R19 900 P/M



CONSTANTIA R45 000 P/M

This unfurnished, 3-bedroom Constantia home includes full guest quarters with bedroom, lounge and kitchenette plus a flatlet or staff quarters. Garaging is available for 3 vehicles. Occupation immediate.



CONSTANTIA R32 000 P/M

This 4-bedroomed Constantia villa with wooden parquet floors boasts a gourmet kitchen which includes all appliances and a separate scullery. The garden is serviced.

For all your rental needs, whether you're a landlord or lessee, contact us on 021 794 1295 or rentals@greeff.co.za



FOR SALE

Five 10 percent share blocks of the breathtakingly beautiful 4000 hectare Wildehondekloof Private Game Reserve.

R2 400 000 PER SHARE BLOCK

WILDEHONDEKLOOF PRIVATE GAME RESERVE – a unique opportunity to own a piece of Karoo paradise

The current owner is seeking like-minded individuals to pursue his vision of sustaining this unique environment, with its unrivalled natural beauty, well into the future.

Located in the foothills of the Swartberg, on the famous Route 62, not far from the Swartberg World Heritage site and the internationally renowned Cango Caves, Wildehondekloof Private Game reserve is a haven of unspoilt natural scenery and unique vegetation, and is currently home to a variety of wild game including: Eland, Kudu, Gemsbok, Red hartebeest, Reedbuck, Mountain Reedbuck, Blue Wildebeest, Nyala, Impala, Blesbok, Springbok, Grysbok, Klipspringer, Duiker, Burchell's Zebra and Grey Reebock.

"When we bought the land in 2004 it was "poisoned" by years of aggressive farming. The indigenous thorn trees had been killed off as had all

the fauna, including small rodents, tortoises, snakes and beetles," says the owner. "We began by fencing off the land, and then took on the mammoth task of eradicating the invading wattle population which had blocked all the waterways – once this was achieved, the indigenous flora and fauna began to reassert themselves, and the lower lying areas beyond our borders also began to thrive."

The wild game was only introduced after five years, and soon began to grow in numbers, in spite of resident natural predators, which include the Black Backed Jackal, Rooikat and Cape Leopard. However, in the absence of bigger cats and hyena, buck populations can

grow too large to be healthily sustained within the confines of the reserve. In order to maintain the equilibrium, culling is an unfortunate necessity, and something which occurs in many game reserves where natural predators are either absent or present in limited numbers. Since the sport of hunting is a reality, Wildehondekloof offers a controlled, yet authentic experience for interested parties. Animals to be hunted are allocated according to strictly controlled criteria based on age, gender, numbers and breeding frequency. In this way, the owner aims to preserve the land and its precious ecosystem for generations to come.

Owners will be entitled to use of the land, the luxury, fully serviced lodge with five double en-suite bedrooms and all the facilities including a pizza oven, indoor braai, outdoor lapa and game drive vehicles. There is also an opportunity to share in the revenue generated by a constant stream of international and South African clientele.

Located in the Western Cape, Wildehondekloof Private Game Reserve is only an hour and a quarter drive from George airport and approximately four hour drive from Cape Town and is one of the few malaria-free game reserves in Southern Africa.





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