

# — THE — GREEFF MAGAZINE PROSPERITY THROUGH PROPERTY

*VIEW OVER*  
**80 PROPERTIES**

*BLUE IS THE NEW BLACK*

HIP **POP** ART

*TASTY **CARB-FREE** DISHES  
TO DELIGHT*

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*A word from Mike Greeff*

# DON'T STOP US NOW...

*In a business sector that has historically been dominated by older, established family businesses, Greeff Properties is unique in that we are a first-generation real estate company.*

Some people consider us to be the new-kids on the block, but Greeff was established in 2001. In twelve years, we have grown from a one-man show to a 70-strong company with a turnover, this year alone, of R1 billion! We're aiming to hit the R1.5 billion mark in 2014. I believe that our success is profoundly significant given our relative "youth" as a company and also due to our "first-generation" status which equates to passion and zeal. Being self-owned is another important factor. I believe this is the only way to ensure that the correct values and protocols are maintained. For this reason, Greeff area offices are not franchises, but integral branches of our central concern.

This works for us — it's evident in the increasing market share our agents are achieving in all our areas of operation. We may not be the biggest, but when it comes to being a leader, size isn't everything, as one of our recent corporate ads suggests. During this past year, we've increased our presence in various media across the board, which means more exposure for our client's properties.

Another arrow in our quiver is our affiliation with Christie's International Real Estate, the most respected name in property world-wide. It provides us with links to 127 recognised affiliates in over 40 countries with a network of 26 000 real estate professionals. With these links, Greeff is able to market your property to a global audience hungry for a slice of Cape Town real estate.

A few months ago, I travelled to London with our Sales Director, Simon Raab to meet with **Bonnie Sellers, CEO at Christie's International Real Estate** who says: *"We very much look forward to further enhancing our association with Greeff Properties. Cape Town's Property market has always been a popular destination with international buyers. The city's extraordinary*

*beauty and straightforward property laws make it especially appealing for second homes purchases. Greeff Properties' industry knowledge and commitment to exceptional client service is in line with our values at Christie's International Real Estate, where we partner with the world's best real estate companies to promote extraordinary homes."*

Over the past few months, we have also introduced Tyson Properties to Christie's and they too have become affiliates, this means that we at Greeff now have links to the largest real estate operation in Kwazulu Natal and look forward to marketing our clients' homes to an extensive database of qualified buyers from this province.

In closing, it bears mentioning that with the current shortage of stock in many suburbs, 2014 is set to shift into more of a seller's

market, and our agents are perfectly placed to ensure that our clients' properties are sold in the shortest possible time at the best possible price. We'd love to have the opportunity to do the same for you.

Wishing you a wonderful festive season and a prosperous 2014.

*Mike Greeff*

**When it comes to being a leader, size isn't everything...**

Image source: <http://traininglabradorretriever.blogspot.com/>

**FACT:** Greeff Properties' sales revenues for the period January to September 2013 rose by 52% compared to those for the same period in 2012.

**Our figures speak for themselves.**

With 40 qualified estate agents, four expert rental agents and a substantial, skilled supporting administrative staff, plus an in-house print and on-line media department, Greeff Properties is a boutique agency which has grown into a major player in the real estate field, with a constantly increasing market share.

Our success is based on repeat referrals from clients whose expectations we have not only met, but exceeded. Our mission is to keep you, our client as the major focus.

Day after day Greeff excels at proving that we are dedicated to...

*"Putting the personal back into property"*

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**GREEFF**  
PROPERTIES

EXCLUSIVE REALTOR OF  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**GREEFF IS ON THE MOVE** >

We have bought a **new head-office** and are moving to the new premises on **1 December 2013**. You will find us at 262 Main Road, Kenilworth. Our contact numbers will remain unchanged. **We look forward to seeing you there.**



## ON THE COVER

The view from Los Monteros in Marbella Spain, available through Greeff by referral to our Christie's affiliate Diana Morales Properties.

Los Monteros is a stunning beachfront estate in one of Marbella's most exclusive residential areas with 24-hour security cover. This imposing villa is perfect for both relaxed living and entertaining guests with direct access to the beach. Beautifully decorated with endless sea views, this seven bedroom, six bathroom property offers ample space for the visiting family and guests. The estate features a wine cellar with bar, a billiard room, a cinema, a beautiful spa area with gymnasium, an adjoining massage room and a Turkish bath; as well as a chill-out area with deck by the pool and a BBQ area complete with a covered dining area for alfresco dining.

FOR MORE INFORMATION ABOUT THIS OUTSTANDING PROPERTY PLEASE CONTACT SIMON RAAB on 082 325 8801 or [simon@greeff.co.za](mailto:simon@greeff.co.za)

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## CONTACT US

WYNBERG HEAD OFFICE: +27 (0)21 763 4120  
 CITY BOWL BRANCH: +27 (0)21 426 4848  
 FALSE BAY BRANCH: +27 (0)21 785 7222  
 GREEFF RENTALS: +27 (0)21 794 1295

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EDITOR IN CHIEF: Hedi Lampert Kemper.

DESIGN & LAYOUT: Nic Cumming (Blank Design)

CONTRIBUTING PHOTOGRAPHER: Angela Labuschagne

EDITOR'S PA: Bronwyn Lai Lan

ADVERTISING ADMINISTRATOR: Storm MacLennan

EDITORIAL & ADVERTISING ENQUIRIES

Hedi Lampert Kemper - +27 (0)21 763 4120  
[hedi@greeff.co.za](mailto:hedi@greeff.co.za)

Mike Greeff - [mike@greeff.co.za](mailto:mike@greeff.co.za)

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## WE'VE GONE DIGITAL!

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Scan the QRCode to the left or, using your internet browser, go to [greeffmagazine.borndigitalmedia.com](http://greeffmagazine.borndigitalmedia.com).



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**0.3%** saving on the interest of a 20-year bond of R1 000 000 amounts to over **R50 000.\***  
\*Interest rate dependent on personal credit profile, property loan to value ratio and deposit amount given.

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## THE STATS

**1.2  
BILLION**

*The amount of people who access the web from their mobile devices.*

**15%**

*Global mobile traffic now accounts for 15% of all internet traffic.*



*Mobile-based searches make up one quarter of all searches.*

**95%**

*of smartphone users have searched for local info & content.*

( Stats sourced from synergizeonline.net, KPMG, Nielsen )

# Properties ON THE GO...

**Search for your dream home anytime, anywhere with Greeff's new Mobi Site.**

Our new mobi site provides our local and international clients with a superior user experience while searching for property with Greeff Properties, an affiliate of Christie's International Real Estate. The site will allow users to browse through our portfolio of properties and contact the agent telephonically or via email with a simple click of a button.

With the launch of our new website earlier this year, the time had come to develop the mobi site, not only because it is the logical next step, but because the public have increasing access to mobile devices like smartphones and tablets.

The Greeff mobi site has the same functionality as our website and operates seamlessly with mobile devices. It is quicker and simpler too.

### RESEARCH SUGGESTS THAT MOBI SITE USE IS GROWING ALL THE TIME;

Over the last year (October 2012 - October 2013) we have seen an overall increase of 27% in mobile traffic to our website. During the last five months mobile traffic has increased by over 30%.



### SOME INTERESTING FACTS ABOUT MOBILE PHONE USAGE IN SOUTH AFRICA

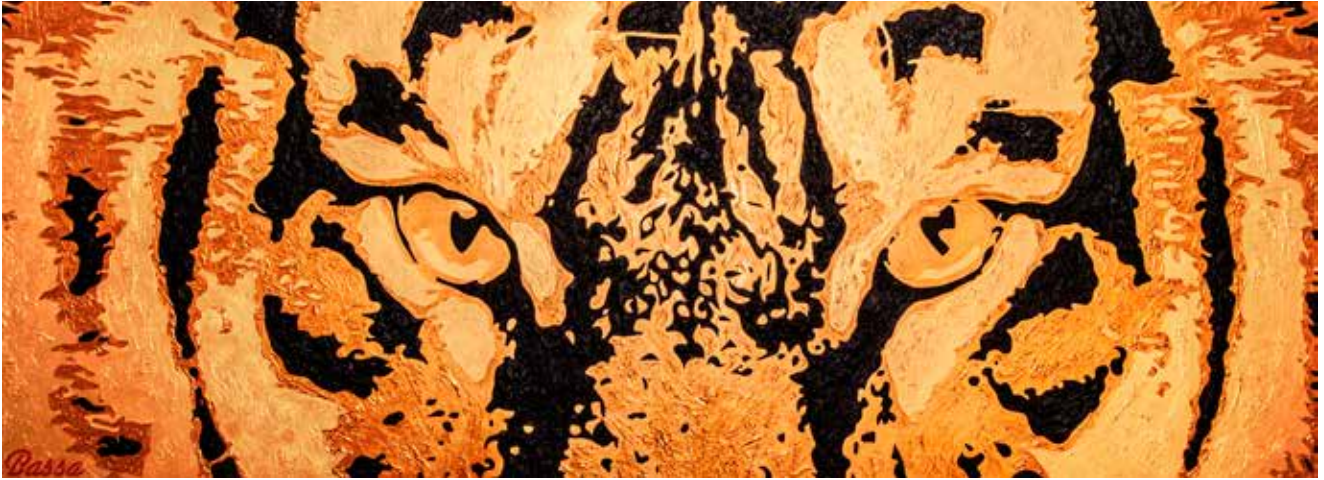
- More South Africans have access to mobile phones than to running or clean water.
- Mobile phone use among adults rose from just 17% in 2000 to 76% by 2010.
- More people use mobile phones (29 million) than listen to the radio (28 million) or use a personal computer (6 million).

You can access our new mobi site by going to [m.greeff.co.za](http://m.greeff.co.za) while on your mobile device. If you visit [www.greeff.co.za](http://www.greeff.co.za) on a mobile device you will be automatically redirected to the mobi version.

## Instagram

While you are busy browsing our mobi site on your mobile device, why don't you visit our **Instagram** profile, which features some great shots of our beautiful city Cape Town. Search for **GREEFFPROPERTIES**.





## *Bigger, Bolder, Bassa*

Self-taught contemporary artist, **Bassa Aspinall's** larger-than-life take on pop art demands attention, and by all accounts is getting it in spades!

**A**s the son of avid conservationist, the late John Aspinall, Bassa grew up with wildlife. No stranger is he to gorillas, tigers, bears, wolves, leopards or even rhino, all of which were protected in the family wildlife sanctuaries in Kent, England. The Aspinall name is also synonymous with the Aspinalls Mayfair Casino, and here the young Bassa saw the rich and famous come and go. Today the subject matter of his work reflects these profound childhood influences; there is the luminous green and black prowling leopard and the wildly psychedelic portrait of a tiger; the acid chartreuse and black rendition of an invincible Muhammed Ali, a dark gold and titanium white celebration of an inimitable grinning Madiba, and an electric azure and white rendition of a brooding James Dean, to name a few.

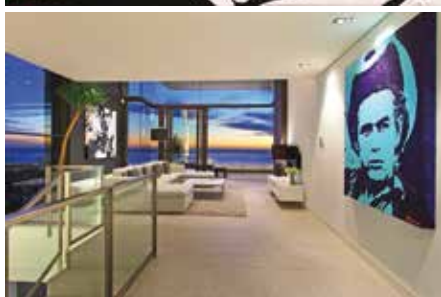
While neither the subject matter nor the genre is new, Bassa's treatment of the canvases is, arguably, singular. His signature technique combines bold colour-blocking and sensuous texture that captures a distinct flow and movement within each piece. By building layer upon layer of the finest Maimeri paints, imported from Italy, he creates an almost 3D perspective, giving each oeuvre a unique topography, and this, combined with the huge canvases he favours, as well as the magnetism of the chosen subjects, cannot fail to engage the viewer - in fact, on the opening night of his debut exhibition in October this year, Bassa sold 13 paintings and received six commissions, two of which will, according to Bassa, be "gigantic." Given that his Kate Moss portrait (which fetched R100 000) is a



VIEW HIS WORK AT **THE BASSA GALLERY**, 71 SHORTMARKET STREET.

FOR MORE INFORMATION ON **BASSA ASPINALL** AND HIS ARTWORK PLEASE VISIT [WWW.BASSAASPINALL.COM](http://WWW.BASSAASPINALL.COM)





towering three metres high, the imminent works will be nothing short of colossal.

Due to the growing demand for his work, Bassa, a venture capitalist with numerous business interests, is currently spending most of his time painting. "Painting was always a hobby, but the enthusiasm and ongoing encouragement from friends led me to believe that I'd be mad to do anything else, and then, six months ago, when a client of mine bought 13 of my paintings in one go, I took it as a signal that I should be continuing on this incredible journey," says Bassa.

Since he spends at least six weeks working on a single canvas, it would appear that the erstwhile hobby is indeed destined to become a full-time occupation. ■



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# Meet me at **Cavendish**

With all their fabulous new tenants, Cavendish has just hit a new level of **WOW!**

## Primi Roastery

**Primi Roastery (G97)** is the newest Primi concept, offering 100 percent free-range chicken, without GMO's or preservatives, flame roasted in state-of-the-art ovens giving you the tastiest and juiciest chicken in town. Design your own meal, choose your chicken pieces and size, then select an accompaniment. Try crispy hand cut fries or roasted potatoes sourced from the local market or herb roasted butternut. There is also a selection of fresh, tasty, home-style bakes, salads and baguette sandwiches at the deli counter. Ask about the corporate platter.

**021 671 9781 / [www.primi-roastery.com](http://www.primi-roastery.com)**



## **RVCA** (THE STORE)

With a cult-like following, the RVCA surfer/sport brand is now available, among other iconic fashion labels at Cavendish, in **The Store (F68)**. Swimwear, hoodies, shirts, jackets and accessories for girls and guys, as well as a seriously amazing collection of skateboards featuring original artworks will ensure that a gift from this super-cool outlet is top of many a Christmas list this year.

**021 674 2022 / [www.rvca.com](http://www.rvca.com)**

## Wakaberry

**Wakaberry (F29)** is the first self-serve, soft-serve frozen yoghurt bar in the country. They pride themselves on having the finest 100 percent, real dairy froyo, virtually fat free and packed with calcium. The yoghurt is available in 50 delicious flavours, which are rotated in-store weekly, and their famous toppings bars are stocked with a mind-boggling 48 options! From throw-caution-to-the-wind and indulge, to refreshingly healthy but still really yummy, Wakaberry has something for everyone.

**021 671 8968 / [www.wakaberry.co.za](http://www.wakaberry.co.za)**



# FURNITURE

TO MAKE YOU WANT TO GO TO WORK

Simple, clean, geometric lines and purity of form combined with high quality materials define the offerings at OSS office furniture — here you'll find a versatile collection of desks, shelving, cabinetry and office accessories for today's constantly evolving working environments. **This is design functionality at its finest.**

Shaped desks from the **OfficeSecret range by Imasoto** enable large, ergonomic compositions to be set up with shared structures, while frosted glass partitions make for a desirably futuristic styled, well-lit environment.

Power points are incorporated into the desk structures, as are thoughtfully designed conduits for cables, allowing for a neat uncluttered space.

Tracking panels allow for a variety of storage options such as shelving, laptop stands, stationery holders and more to be suspended above the working area, thus maximizing minimal space. **Available in a wide choice of colours and finishes.**



The **Fifty Series** designed by Jon Crawford for **Allermuir** with its compact square armchair, two-seater sofa and coffee table is an über-stylish option for receptions, informal meeting areas or your stylish penthouse studio!



**OSS**, run by husband and wife team Iain and Gail MacDonald has been supplying office furniture for twenty years. What has kept OSS as a strong competitive office furniture supplier force through down economies and other business challenges is a relentless drive to achieve three main goals:

**The Sale** - Ensure quality product, expertise and advice, time delivery accuracy, great support and after sales service.

**Health** - Making the client's life easier, healthier (ergonomically).

**Stay ahead of the curve** - Consistently look for new innovative products that combine value, aesthetics and functionality. OSS Office Furniture

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For those who don't go with the flow, the *Freeflow* by Allermuir offers undulating soft curves allowing you to create your own unique bench system with or without backrests.



*Host* by Simon Pengelly for Allermuir is a stand-alone individual table for use as a laptop stand or a drinks surface. The clever little addition to any corporate environment can be paired with various seating options to create an ergonomic work area instantly.

*Haven* designed by Mark Gabbetas for Allermuir redefines the modular upholstery system with sofas, tables and screens, which offer sanctuary and privacy within the public arena of an open-plan arrangement. This is achieved with extra-high-backed sofas and right angled screening flanks to allow

visual shielding and superior sound-proofing for a few moments of personal quiet retreat or a private meeting with a few colleagues.



Trend watch

# Get the BLUES

From icy, pellucid crystal blue, to Mediterranean inspired turquoise and nautical navy stripes, the Resort Lifestyle blue collection is the best way to bring a bit of beach holiday into your home and heart.



Gorgeous on a tanned wrist — these turquoise and quartz bracelets - R245 each



Heavenly silk-blend, hand-beaded kaftan - R1 200



Fall in love with this beach tote-all - R795



Chrome palm lamp base with must-have stripe shade - R2 200



Quintessential beach house 2,4m sofa in Ralph Lauren stripe - R27 395

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Spread the holiday spirit with a few of these scatters - R495



Poolside comfort ottoman with canvas zip cover - R4 700



Unlock precious beach memories with this shell key tassel - R350



Atrium chair with Chinese lacquer white frame and blue cotton velvet upholstery - R6 775



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REVAMPED, REVITALISED AND  
*utterly gorgeous*

*The refurbishment of Blue Route Mall has placed this Southern Suburbs centre squarely into the must-visit destination category. High fashion, fine food and hours of entertainment are guaranteed.*

**Here's a tiny sample of what's on offer...**



**PRIMI CAFFE** The name is synonymous with a generous variety of great tasting options, sizeable portions and a dynamic ambience. Primi Caffè at Blue Route is no exception. Regulars include executives seeking a venue for a power chat as well as friends and families taking time out or celebrating happy occasions. World-class quality and substantial culinary experience means that Primi Caffè caters for the seasoned traveller as well as the more conservative customer with a selection of wallet-friendly offerings. Orders are prepared from scratch from the freshest ingredients in the famous open Primi kitchen, renowned for serving punchy, flavoursome fare. ***Penne Arrabiata R48***





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# SLIM PICKINGS

*Tasty enough to please the most discerning palates, these easy-to-prepare low-carb delights will help you stick with your summer shape-up regime.*

Production, styling and photography by **Hedi Lampert Kemper**. Assisted by **Bronwyn Lai Lan**

## *Berry Blaze Salad Platter*

This is a masterpiece of a salad, and so simple. Just arrange all the ingredients on a platter and provide a bottled pomegranate or other fruit infused balsamic dressing as an accompaniment.

Amounts are entirely at your discretion and based on the number of mouths you wish to feed.

### *Ingredients*

Mixed baby leaves / Pomegranate rubies / Blueberries  
Strawberries / Feta cheese crumbled / Walnuts or any other nuts of your choice - lightly toasted / A selection of edible flowers to garnish

(Inspired by **Hearts and Tarts Cuisine** [www.heartsandtartscuisine.com](http://www.heartsandtartscuisine.com))

Braai'd rainbow trout  
with citrus twist.





### *SUMMER CHILLI CHICKEN & MELON SALAD (Serves 4)*

*A light, but filling high-protein dish with a wonderfully punchy sauce and refreshingly sweet, juicy seasonal fruit.*

#### *Ingredients*

Chicken breasts x 4, deboned and skinless / Juice of 2 oranges / Sherry x 2 Tbs / Olive oil x 2 Tbs plus 1 Tbs for frying / Garlic clove x 1, chopped / Red bird's eye chillies x 2 / Whole-grain mustard x 2 Tbs / Salt

#### *Method*

Slice chicken breasts into bite-size chunks, sprinkle with salt and marinade in a mixture of the remaining ingredients. Note: Slice red chilli in half, lengthways, remove and discard seeds and cut chilli into small pieces.

Heat 1 Tbs olive oil in a pan, remove the chicken pieces from the marinade and fry until cooked and slightly golden, but still tender. Remove the chicken from the pan and allow to cool. Reduce the remaining marinade in the same pan. Remove from heat and allow to cool to room temperature.

Arrange a mixture of baby leaves on each plate, add batons of watermelon, honeydew and sweet melon, top with chicken chunks and pour over the marinade. Serve immediately.

### *BRAAIED RAINBOW TROUT WITH CITRUS TWIST (Serves 4)*

*An easy, quick, delicious and heart-healthy braai option.*


#### *Ingredients*

Rainbow trout whole x 1 (ask your fishmonger to remove the scales, but leave the skin on – the presence of the head and tail is optional) / Orange x 1 / Salt / Freshly ground black pepper / Spring onions 2 to 3 thinly sliced into little rings / Slivered almonds 125 ml / Smoked paprika and mayonnaise to serve

#### *Method*

Slice the orange in half and squeeze the juice of one half over the inside of the fish. Sprinkle both inside and outside of fish with freshly ground salt and pepper and half of the sliced spring onion. Slice the other half of the orange and arrange the slices inside the fish. Close the fish and place in a fish grid, then braai over medium heat coals, turning regularly until the skin is golden and crispy and the flesh cooked to your liking. To serve, sprinkle with the remainder of the spring onion, some smoked paprika and lightly toasted slivered almonds as well as real mayonnaise, mixed with some of the spring onion and dusted with smoked paprika.

**CHEF'S NOTE:** Trout is very bony, so do be careful. You could use any other fresh catch of the day and prepare and cook as above.



**BRAAIED  
TENDERLOIN OF  
OSTRICH WITH  
MUSTARD SEED CRUST**  
(Serves 4)

*This prime cut of gamey ostrich is so delicious and tender, you'll be forever converted to this lean and free-range fare.*

***Ingredients***

Ostrich tenderloin x 2  
*For the marinade* - Whole-grain mustard x 4 Tbs / Soya sauce x 4 Tbs  
Ginger grated x 1 Tbs / Garlic cloves x 2 - minced / Olive oil x 2 Tbs

***Method***

Mix all the marinade ingredients together and leave the tenderloins in the marinade refrigerated for an hour or more. If possible, overnight is ideal. Remove meat from marinade and braai over medium hot coals, turning and basting regularly until the outside starts to char. Remove from heat and allow meat to rest for at least ten minutes. If it is too rare once sliced, place back on the coals with additional basting until done to your liking, but don't serve well done or you'll land up with tough meat. Heat remaining marinade in a pan on the stovetop, or microwave until piping hot and steaming. Pour over the meat before serving with fresh rocket and roasted veggies of your choice. I prepared butternut, oven-roasted with olive oil, freshly ground salt and thyme. The trussed tomatoes were simply blistered over the coals.



# Spilling the beans about COFFEE



*A few things every coffee purist should know*

*\*Just because it costs more doesn't mean it's better.* When you're paying through the nose for your caffeine fix, you're mostly funding the cost of branding the bean.

*\*Good coffee is brewed from freshly roasted beans.* Our hermetically sealed coffee capsules can remain fresh for almost a year.

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CHEF'S  
*Crispy Duck Salad Rice Wraps*

*Give leftovers a delicious new lease of life or simply order the crispy duck from **Rock Sushi Thai** and whip these up yourself.*



*Ingredients*

**Duck breasts** x 4 / **Rice paper wrappers** x 8 - 12 / **Fresh raw carrots** x 2 / **Israeli cucumber** x 1  
**Avocado** x 2 / **Spring onions** x 4 / **Baby Corn** x 8

*Dipping Sauce*

Juice of **2 limes** / **Red & green chillies** 1 each / **Brown sugar** 2 tsp heaped / **Fish sauce** ½ tsp  
**Low sodium soya sauce** 4 Tbs

Or slice **red & green chillies** into a splash of **rice vinegar**

Order your crispy duck breasts, already sliced, from Rock Sushi Thai. Julienne slice the carrots, cucumber, corn and spring onions and thinly slice the avocado.

Working with one rice wrapper at a time, immerse a wrapper in cold water for a minute or so or until the wrapper begins to soften. Remove from the water, lay on a board and place the duck and veg slices on the side closest to you. Fold the close side over the filling, tuck the two lateral sides in and continue rolling as you would a normal wrap. Slice in half diagonally, sprinkle with sesame seeds and serve with the dipping sauces.

To make the dipping sauces, simply mix all the ingredients and pour into individual little bowls.





*You'll go* **INSANE**  
*for our Strait-Jacket Prawns*

*Rock Sushi Thai* is licensed to serve liquor and is the ideal Christmas/year-end party venue. The group will also cater in private homes for unique dining-in experiences, or attend Rock Sushi Thai's cooking classes, where the chefs impart their skills.

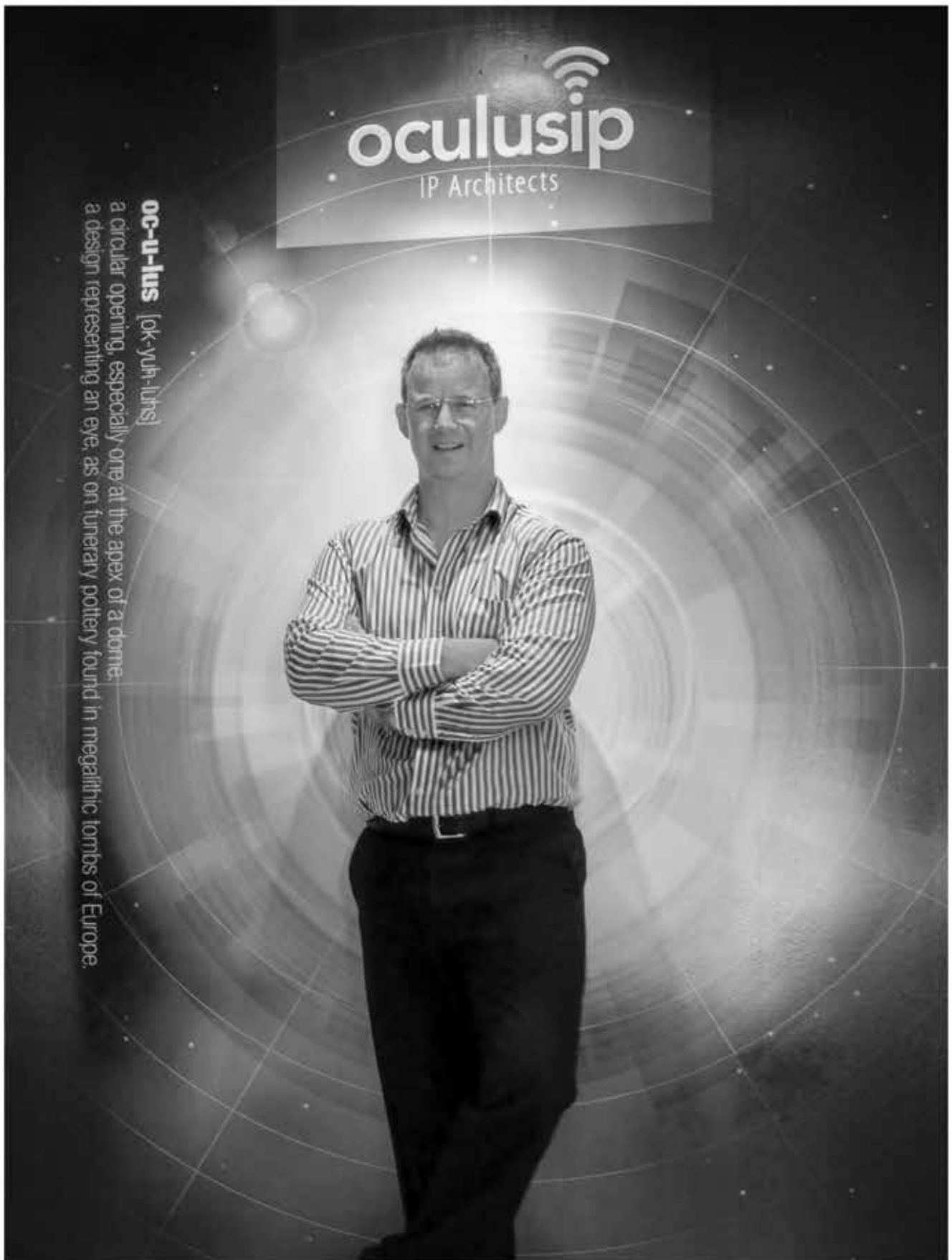
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**ROCK SUSHI THAI** - Newlands Quarter, Corner of Dean & Main Streets, Newlands - t. 021 685 9692 - e. rst.newlands@gmail.com. FREE WIFI.

**ROCK SUSHI THAI** - Park & Shop, Firgrove Way, Meadowridge - t. 021 712 2921 - e. rst.meadowridge@gmail.com. FREE WIFI.

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**oculusip**  
IP Architects

**oc-u-lus** [ok-yuh-lus]  
a circular opening, especially one at the apex of a dome;  
a design representing an eye, as on funerary pottery found in megalithic tombs of Europe.

# CONNECTIVITY & BEYOND

## THE FUTURE OF COMMUNICATIONS HAS LANDED AND IT'S QUICKER AND CHEAPER THAN EVER.

Growing business success is invariably associated with an increase in communication. You're speaking to more suppliers, a greater base of clients and obviously, you've got to spend more on your telephone bills. "Not so," says Stephan Botha of Oculus IP Architects, "state-of-the-art technology means savings of up to 35 percent on traditional telephony costs."

Oculus IP offers VoIP (voice over internet protocol) telephony systems. For the uninitiated, Skype falls into this category. Oculus IP's strength lies in the fact that they offer multiple connectivity options, for example, satellite, wi-fi, Diginet, ADSL, etc., to connect people both in the office as well as outside of the office. People outside of the office might be working from home, a remote office, or via a cellular telephone and a laptop - it doesn't matter, Oculus IP has connectivity options for all the permutations. Effectively, what this means is that you can have a team of sales people roaming the country, or even internationally, using cell phones, and they can all be accessed via your head office switchboard. Calls from the office to their cell phones are free of telephony charges as they are seen as internal office network calls. A staff member working remotely can be reached on their telephone via an extension of the switchboard - as if they were sitting in the office. "All this is possible without

relying on Telkom or running the risk of disruption due to cables being dug up or stolen," says Stephan. He also says that Oculus IP will set up the switchboard for a fraction of the cost of traditional PBX's and you'll have all the latest functions and be rid of costly support charges.

Most importantly, though, when you do require support, it will be available at all times and immediately. You can look forward to one-stop installation, monitoring and maintenance services so you're never left in the lurch and incommunicado or disconnected.

Greeff Properties selected Oculus IP as their telephony provider to set up the telephone system and connectivity at the new Greeff Head office on Kenilworth Main Road. "We were impressed by the individualised approach and the superb service Oculus IP rendered to our rentals division," says CEO Mike Greeff, adding that his aim for the new Greeff headquarters is to create a hi-tech hub from where the pick of Cape Town's agents can operate and continue to grow Greeff's steadily increasing market share.

"We take on corporate installations of all sizes," says Stephan, adding that there are no one-size-fits-all solutions. Instead Oculus IP will tailor make the solution to fit your needs and suit your budget.



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# CONSTANTIA VALLEY

*Home to one of the Western Cape's oldest wine routes, the Constantia valley is one of the Peninsula's most fiercely guarded heritage locations.*



**In this highly-coveted, verdant valley, historic Cape Dutch homesteads grace extensive erfes with rolling lawns, and tranquil, tree-lined avenues retain their rural character thanks to a dedicated and efficient property owner's association.**

With a plethora of interlinking greenbelts, Constantia is a haven for nature-lovers, outdoor sports enthusiasts and equestrians. Exclusive guest houses and two luxury hotels, namely, the Hohenhort Cellars and The Alphen Hotel

ensure a constant flow of visitors to the area, providing additional patronage for fine-dining establishments peppered throughout the valley.

Constantia is centrally located and allows for easy access to excellent schools, both private and government run, all situated within a five to fifteen kilometre radius. The beaches of False Bay are a short drive away and similarly, mountain and forest trails are reached within minutes. More and more residents are choosing to work from home, while others commute

to the nearby business hubs of Westlake and Claremont and some to the city which is accessed directly via the M3, which services the Constantia Valley with several thoughtfully located on and off-ramps.

The Constantia Valley is divided into numerous sub areas, but real estate in the Valley is divided geographically into Constantia Upper, Constantia Hills, Constantia Rural, Doordrift and The Vines and Constantia Meadows.

## *Constantia Upper Team*



**Arie Kadé**  
083 448 0488 - arie@greeff.co.za  
**Angie Bloom**  
083 678 7876 - angie.bloom@greeff.co.za  
**Cheryl Teubes**  
082 457 9980 - cheryl@greeff.co.za

## *Constantia & Constantia Rural Team*



**Jean Kerr**  
082 975 8427 - jean@greeff.co.za  
**Janine Stevenson**  
073 168 4749 - janine@greeff.co.za



## CONSTANTIA UPPER

*R19,5 million*

*Secluded country-style living in a grand stylish thatch*

In one of the Cape's most scenic locations, this 70-year-old homestead enjoys a unique position within the exclusive triangle of Constantia's famous vineyards. With equestrian opportunities, the ambience is relaxed and rural. Set on one and a half acres, this sizeable double-storey thatch offers a casual, yet elegant lifestyle; large reception rooms, a stunning open-plan eat-in kitchen, double bedrooms and an adjoining visitors wing are just some of the features. Thatch and beams are exposed throughout the upstairs section.

The pool area boasts a built-in braai. The garden is maintained via two large water storage tanks and an irrigation system. Three garages/guest accommodation with a bathroom, quarry-tiled floor and a loft area upstairs, running the length of the building, offer great versatility.

There is also an old stable block for storage, plus two staff bathrooms. A must-view!

5 Bedrooms - 6 Bathrooms - 3 Garages - Web Reference: GFHO-0310

FOR ENQUIRES PLEASE CONTACT - **Arie Kadé** 083 448 0488 - **Angie Bloom** 083 678 7876 - **Cheryl Teubes** 082 457 9980



## CONSTANTIA UPPER

*R20 million*

### *Italian flair in Constantia Upper*

This beautiful home has been recently renovated to incorporate the modern life style, with exceptional architectural detail inside and out. Mountain views have been enhanced, and an outside pool house has been added. Enjoy the European lifestyle in the heart of Constantia Upper.

4 Bedrooms - 6 Bathrooms - 3 Garages - Web Reference: GFHO-0274

**Angie Bloom** 083 678 7876 - **Cheryl Teubes** 082 457 9980 - **Arie Kadé** 083 448 0488



## CONSTANTIA UPPER

### *Build your dream manor house on this rare and historic eight-acre property*

The site of the original old Sillery manor house, The Old Sillery Rose Garden is an idyllic tract of lush, verdant and fertile land, home to towering ancient oaks and fruit trees. Set in the heart of the Constantia valley, the garden offers views of the Muizenberg mountain range, Constantiaberg and

the back of Table Mountain. Here the stillness is punctuated by birdsong and the burbling of a river which runs through the property, presenting a unique opportunity to construct a dam, fill it with fish and create your own private paradise.

As part of one of the few 19th Century British era landholdings established in the Constantia Valley, The Old Sillery Rose Garden is significant for its

*Price On Application*

agricultural heritage, as a site for the cultivation of vegetables, herbs and flowers.

This is the last piece of land of its kind, and offers a once-in-a-lifetime opportunity to own an important piece of Cape heritage on which to build your own estate and create a new and wonderful legacy.

**Arie Kadé** 083 448 0488 - **Angie Bloom** 083 678 7876 - **Cheryl Teubes** 082 457 9980

Web Reference: GFHO-0552



**CONSTANTIA UPPER**

*R13,5 million*

*Privacy and security in an exclusive gated estate*

This spacious family home with top security has been designed for today's modern lifestyle with easy flow for living and entertaining. Beautiful finishes and attention to detail accent the luxurious interiors.

5 Bedrooms - 5 Bathrooms - 2 Garages - Web Reference: GFHO-0528

**Cheryl Teubes** 082 457 9980 - **Arie Kadé** 083 448 0488 - **Angie Bloom** 083 678 7876



**CONSTANTIA UPPER**

*R9,75 million*

*In the heart of the Constantia winelands*

Immaculately maintained and well-presented family home with top quality finishes throughout. Beautiful family room open-plan to kitchen will delight. A bonus of a self-contained guest flatlet and garaging for four cars.

4 Bedrooms - 4 Bathrooms - 2 Garages - 2 Car ports - Web Reference: GFHO-0524

**Arie Kadé** 083 448 0488 - **Angie Bloom** 083 678 7876 - **Cheryl Teubes** 082 457 9980



## CONSTANTIA UPPER

**R8,9 million**

*Understated elegance and a sense of country living will delight!*

Well located, easy access to motorways, convenience of excellent shopping, gym, restaurants and walking paths. Open-plan country kitchen, large reception room with feature gas fireplace opens to enclosed patio for year-round entertainment.

4 Bedrooms - 4 Bathrooms - 2 Garages - Web Reference: GFHO-0539

**Arie Kadé** 083 448 0488 - **Angie Bloom** 083 678 7876 - **Cheryl Teubes** 082 457 9980



## CONSTANTIA UPPER

**R4,95 million**

*Don't miss out*

An excellent investment with a coveted address. Put your personal stamp on this single-storey opportunity, conveniently situated in Upper Constantia close to all amenities. Lots of space for a large family.

4 Bedrooms - 2 Bathrooms - 2 Garages - Web Reference: GFHO-0597

**Angie Bloom** 083 678 7876 - **Arie Kadé** 083 448 0488 - **Cheryl Teubes** 082 457 9980





**Arie Kadé** 083 448 0488 - **Angie Bloom** 083 678 7876 - **Cheryl Teubes** 082 457 9980



**CONSTANTIA UPPER** *R12 million*

*Dual living or income-producing property*

This immaculately maintained home offers spacious proportions and a superb, separate, self-contained cottage.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-0458



**Angie Bloom** 083 678 7876 - **Cheryl Teubes** 082 457 9980 - **Arie Kadé** 083 448 0488



**CONSTANTIA UPPER** *R8 million*

*Superior dual living in sought-after area*

Tucked away in a tranquil, wind-free and treed area, this delightful sunny retreat with dual living is perfect for the extended family.

6 Bedrooms - 5 Bathrooms - 3 Garages - Web Ref: GFHO-0557



**Angie Bloom** 083 678 7876 - **Cheryl Teubes** 082 457 9980 - **Arie Kadé** 083 448 0488



**CONSTANTIA UPPER** *R7,5 million*

*Generously-proportioned older home for the active family*

This property is set on just over an acre with magnificent views, a tennis court and pool/entertainment area.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-0570

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**Cheryl Teubes** 082 457 9980 - **Arie Kadé** 083 448 0488 - **Angie Bloom** 083 678 7876



**CONSTANTIA UPPER** *R7,3 million*

*Loved and cared-for family home.*

Excellent marriage of garden and home. Immaculately maintained and updated with quality finishes throughout.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-0474



**Cheryl Teubes** 082 457 9980 - **Arie Kadé** 083 448 0488 - **Angie Bloom** 083 678 7876



**CONSTANTIA UPPER** *R6,95 million*

*Secure gated estate in convenient location*

Sunny, secure home in immaculate condition with perfect flow to a beautiful garden with pool.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-0521



**Arie Kadé** 083 448 0488 - **Angie Bloom** 083 678 7876 - **Cheryl Teubes** 082 457 9980



**CONSTANTIA UPPER** *R5,7 million*

*Constantia at its best*

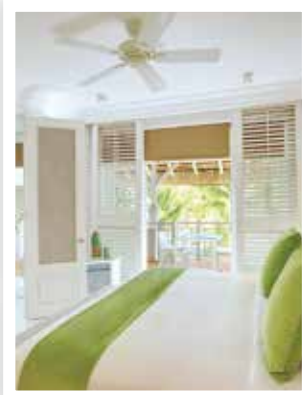
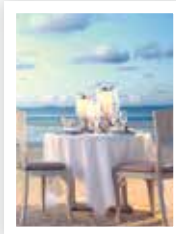
A well-appointed family home set in a magical garden. Tucked away in a secure cul de sac, this understated home brims with character.

4 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-0590

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READERS MONTHLY, WE ARE  
PASSIONATE ABOUT PROPERTY

SHAUN MINNIE, CEO PA MEDIA

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REAL ESTATE



**CONSTANTIA**

*R6,47 million*

*Classic elegance with separate cottage and stunning views!*

Beautifully presented, four-bedroom Constantia home with newly-built garden cottage with its own driveway and entrance. Sense of light and space throughout with easy flow between the varied reception areas to an undercover entertainment patio, overlooking the lush, borehole irrigated garden and sunny pool area.

4 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-0466

**Jean Kerr** 082 975 8427 - **Janine Stevenson** 073 168 4749



**CONSTANTIA**

*R5,5 million*

*Plenty of accommodation with dual-living options and a tennis court!*

Set on close to 3000m<sup>2</sup> in a wonderful rural setting, this home boasts a country-style kitchen open-plan to spacious living areas plus a separate flat/versatile games room. Apart from the eight bedrooms, there is also a cosy self-contained flat. Great scenic views too!

8 Bedrooms - 3 Bathrooms - 3 Garages - Web Ref: GFHO-0468

**Janine Stevenson** 073 168 4749 - **Jean Kerr** 082 975 8427



**CONSTANTIA**

*R5,495 million*

*Your own slice of paradise!*

Wonderful rural setting, overlooking valley and mountains. This easy-living, maintenance-free home is a real gem! Free-flowing living areas to kitchen, lounge/dining room and covered patio which overlooks the tennis court, plus a separate entertainment room with guest loo and shower.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-0142

**Jean Kerr** 082 975 8427 - **Janine Stevenson** 073 168 4749



**CONSTANTIA**

*R4,95 million*

*Spacious & bright in wonderful garden setting*

This well-presented home is perfectly placed to enjoy the renowned local wine estates and provides a paradise for nature lovers and trail walkers. Immaculate, functional and efficient, with varied reception areas, including a spacious entertainment lounge with built-in bar and doors opening onto the garden and porch.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-0108

**Janine Stevenson** 073 168 4749 - **Jean Kerr** 082 975 8427



# BISHOPSCOURT

*Coveted by many, but lived in only by the elite few, Bishopscourt comprises some of the most valuable real estate, not only in South Africa, but possibly on the African continent too.*

It's one of Cape Town's oldest suburbs and was originally the site of Jan van Riebeeck's farm, Boscheuwel – the hedge he planted in 1660 to protect the cattle of the Cape colonists still stands in Kirstenbosch. It can also be seen in Klaassens Road, opposite number 31.

At present, Bishopscourt has approximately 350 properties, making it the suburb with the

largest even in the southern suburbs. It's home to large family residences, numerous consulates and embassies, exclusive guest houses and a collection of local and international celebrities – Archbishop Desmond Tutu and his wife, Leah, were past residents, and it was in their home that Nelson Mandela spent his first night of freedom after his release in February 1990.



**Debbie Woods**

BISHOPSCOURT, CLAREMONT  
UPPER & KENILWORTH UPPER  
082 578 4181  
debbie@greeff.co.za



**Richard Epstein**

BISHOPSCOURT, CLAREMONT  
UPPER & KENILWORTH UPPER  
082 882 8996  
richard@greeff.co.za

*Bishopscourt has historically always retained its property values since demand has always been well in excess of supply*

## BISHOPSCOURT VILLAGE

**"People love this area. They tend to stay until they outgrow their houses," says Greeff Properties Sales Director, Simon Raab. "The prices are also more affordable and range from R2.5 million up to R6 million for properties sized from between 500 and 1000 m<sup>2</sup>."**

Bordered by the Liesbeek River, Upper Noreen Ave and Bishopscourt Road, Bishopscourt Village is a coveted enclave. Home to 178 houses, real estate values here gain their blue-chip status not only from spillover cachet thanks to neighbouring big sister Bishopscourt proper, but also due to the sterling efforts of a hands-on residents' association.

One of the association's proudest achievements has been the rehabilitation of the section of the Liesbeek River which borders their suburb. Residents created an enchanting riverine landscape which boasts a boardwalk allowing for riverbank rambles, punctuated with thoughtfully arranged

tree-stumps perfect for meditation or picnics in the shade. The planting of more than 100 indigenous trees in the area has allowed for the re-establishment of the local ecosystem.



**Charles Silbert**

BISHOPSCOURT VILLAGE,  
CLAREMONT UPPER &  
KENILWORTH UPPER  
082 555 4286  
charles@greeff.co.za



**Mariella Peretti**

BISHOPSCOURT VILLAGE,  
CLAREMONT UPPER &  
KENILWORTH UPPER  
082 357 4602  
mariella@greeff.co.za

### Claremont Upper

Upper Claremont boasts numerous property options from affordable family homes and sectional title apartments to sprawling properties with grand lavish houses. Sought after for its position, the suburb is close to all the leading schools as well as the business hub of Claremont.

### Kenilworth Upper

With its tree-lined, winding roads, this section of Kenilworth is known for classic, elegant, character homes as well as breathtaking renovations and architectural masterpieces. These particularly sought after addresses have historically proved to be fine investments.



**KENILWORTH UPPER**

*R13,5 million*

*Eclectic charm in exclusive enclave*

A mix of European country style and understated English elegance. From the breath-taking entrance courtyard, the authentic French windows and shutters, the extensive accommodation including a separate cottage, to the manicured garden, pool and mountain views, this treasured family home will be your best investment.

5 Bedrooms - 4 Bathrooms - 3 Garages - Web Reference: GFHO-0500

**Debbie Woods** 082 578 4181 - **Richard Epstein** 082 882 8996



**CLAREMONT UPPER**

*R9,95 million*

*Luxurious and classy in the best neighbourhood*

Defined by exquisite attention to detail, this stylish, executive/family residence is superb for entertaining. Covered terrace, mountain views and set in a manageable user-friendly garden.

4 Bedrooms - 4 Bathrooms - 3 Garages - Web Reference: GFHO-0390

**Richard Epstein** 082 882 8996 - **Debbie Woods** 082 578 4181



**Debbie Woods** 082 578 4181 - **Richard Epstein** 082 882 8996



## BISHOPSCOURT

**R9,85 million**

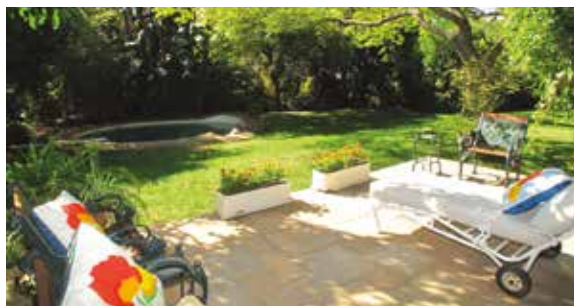
*Single storey set in a wonderful country garden*

Light and airy, this eclectic, top-security home has versatile open-plan spaces, great for entertaining. The indoor/outdoor flow is excellent for summer days. Includes an upmarket separate guest suite.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-0401



**Richard Epstein** 082 882 8996 - **Debbie Woods** 082 578 4181



## CLAREMONT UPPER

**R8,75 million**

*Single storey with north-facing aspect*

Unique home or development opportunity in the popular 'Hen & Chicken' Estate. Beautiful lush garden, and situated in a lovely leafy road.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-0379



**Debbie Woods** 082 578 4181 - **Richard Epstein** 082 882 8996



## KENILWORTH UPPER

**R4,35 million**

*London townhouse-style Victorian*

North-facing and sunny, this much-loved home is set in a beautiful garden and nestled in a private and secure position. It offers versatile accommodation and quirky living spaces, indoors and out.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-0541





**Charles Silbert** 082 555 4286 - **Mariella Peretti** 082 357 4602  
**Heather Cape** 083 320 6302



**CLAREMONT UPPER** *R4,8 million*

*Green-designed security development*

Modern, light, lock-up-'n-go living. Exceptional imported finishes with state-of-the-art energy saving technology. Perfectly placed for leading schools and UCT. Close to Cavendish Square.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-0329



**Charles Silbert** 082 555 4286 - **Mariella Peretti** 082 357 4602



**CLAREMONT UPPER** *R4,15 million*

*Beautifully decorated French-style bijou residence*

Welcoming stable door and wooden floor entrance with excellent use of natural light, open-plan living area and flow to quaint covered terrace. Superb kitchen with gas and electric plates, plus scullery area.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-0584



**Mariella Peretti** 082 357 4602 - **Charles Silbert** 082 555 4286



**KENILWORTH UPPER** *R3,5 million*

*Versatile home situated in picturesque pocket*

Positioned behind ivy-clad walls, this hidden gem is exposed once the unassuming pedestrian gate is opened. The excellent floor plan makes this warm, light, inviting home ideal for any kind of family lifestyle.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-0056

# PARTNERS HAIR DESIGN TRAINING ACADEMY

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The Partners Hair Design Training Academy offers a full-time course over a 12-month period. Learners will complete all three levels required for a full Ladies Hairdressing NQF 2,3 & 4 qualification by month 12, empowering them to enter the job market far sooner than the current three years. In 2013 we will also offer a part-time course which is completed over 3 years. Learners benefit from the PHDTA course in that the program will work hand-in-hand with the Partners Hair Design salons to ensure that the practical hours, which are required from each learner, are completed under the guidance of a salon mentor. Learners will also be placed in a work placement program to ensure that they become gainfully employed upon completion of the course. PHDTA is based in Kenilworth and is easily accessible to both students and visitors, and can accommodate up to four classes per year. Learners will be treated to a warm but modern learning environment, as well as a fully functioning salon facility that will be used for the assessment of their practical skills.

Once the course has been successfully completed the following career opportunities will be available:

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# NEWLANDS

Nestling in the shadow of Table Mountain, Newlands is Cape Town's evergreen oasis; oak-lined streets, the Newlands forest and of course the world-famous Newlands rugby and cricket grounds, are just some of the attractions.

Here you'll find quaint heritage cottages, majestic double-storey

homes on sprawling grounds, as well as apartments. Close to all leading schools and UCT, Newlands offers easy access to the city and public transport routes.

Newlands is also home to a collection of wonderful restaurants, specialist delis and coffee shops as well as select boutiques.

*Newlands is the area most likely to offer a return on your investment.*



**Mercia Bassett**  
082 404 7471 - mercia.bassett@greeff.co.za

**Simon Tait**  
083 261 1562 - simon.tait@greeff.co.za



## NEWLANDS

**R4,2 million**

*Wanted: Family with children*

This comfortable home with its mature garden and sparkling pool is built around family living and entertainment. The more the merrier! There's loads of parking.

4 Bedrooms - 2 Bathrooms - 6 Parking bays - Web Ref: GFHO-0498

**Simon Tait** 083 261 1562 - **Mercia Bassett** 082 404 7471



## FERNWOOD NEWLANDS

**R3,5 million**

*Run, don't walk, or you'll miss out!*

Perfect for a family with children, this spacious home with a swimming pool is close to all the leading schools and UCT. Outside accommodation comprises a lounge, bedroom and bathroom.

4 Bedrooms - 2 ½ Bathrooms - 2 Garages - Web Ref: GFHO-0567

**Simon Tait** 083 261 1562 - **Mercia Bassett** 082 404 7471



## RONDEBOSCH

**F**ebruary 2013 saw the highest price ever fetched in Rondebosch's Golden Mile — R9.75 million for a five-bedroom, four-bathroom house in Sandown Road. This was the full asking price and it spent zero days being listed — it was snapped up immediately.

Rondebosch's Golden Mile continues to hold its value and remains relatively sheltered from the factors affecting real estate prices in other parts of the peninsula, so sellers are likely to do rather well if they decide to place their homes on the market now.

Many Rondebosch residents are however, well established in the area and are likely to remain there for the long haul, according to former Principal of Bishops, Grant Nupen, Greeff agent for the Rondebosch Golden Mile area. "People do tend to hold on to their Rondebosch properties since the suburb is perfectly placed for excellent schools and university, access to the city and to the business hubs of Claremont and Newlands," says Nupen.



**Grant Nupen**

RONDEBOSCH GOLDEN MILE,  
& PINELANDS  
083 265 1166  
grant.nupen@greeff.co.za

## PINELANDS

Pinelands properties are being snapped up due to high demand. Unlike many other areas in and around Cape Town, where sellers must often sit tight for an average of 60 to 90 days at the least, and in many cases a lot longer, the listing time in Pinelands is often minimal due to a high demand for affordable accommodation which delivers good value. Pinelands attracts young buyers who see the possibility of purchasing a generously sized and affordable family home. In Pinelands, three to four-bedroom family homes with two bathrooms, a garage and pool, on a plot measuring 700m<sup>2</sup> to 1000m<sup>2</sup> are priced at around R2 million and under.

Known as the "ten-minute suburb," Pinelands is ten minutes from the centre of the Southern Suburbs, and a number of highly respected junior and senior schools, ten minutes from the CBD, ten minutes from Cape Town International Airport and ten minutes from the Northern Suburbs. There are also several

schools and churches in the area, numerous shops and highly regarded medical facilities including the Vincent Pallotti Hospital.

Pinelands was initially intended to be home to a pine forest and is named for this purpose. The original township is currently a proposed heritage area. Today Pinelands is still an exceptionally leafy suburb sought after for its quaint, characterful thatched and Georgian homes. The first thatched house in Pinelands was built in February 1922. The layout of Pinelands, based on the ideas of Sir Ebenezer Howard, English town planner and principal founder of the English garden-city movement, remains a monument to the very first attempt at town planning in South Africa.



**Tim Moore**

RONDEBOSCH GOLDEN MILE  
& PINELANDS  
082 426 9377  
tim.moore@greeff.co.za

## ROSEBANK

Tucked between Mowbray and Rondebosch, Rosebank lies in the area stretching from the University of Cape Town to the Rondebosch Common. Bisected by the Liesbeek River, the area is home to a greenbelt where neighbours gather with children and dogs to meet and greet. Here you'll find charming Victorian homes as well as other character properties, dating back to the early 1900's with features such as fireplaces, pillars, high ceilings, arches and wooden floors. There are also numerous apartment blocks as well as a handful of newer townhouse complexes. Proximity to the University and Groote Schuur Hospital among others, makes this suburb popular amongst students, academics and medical staff. Rentals here are sought after, so investor interest is high.



**Mark Shagam**

RONDEBOSCH / ROSEBANK /  
MOWBRAY  
083 272 4004  
mark@greeff.co.za



**Val Petzold**

RONDEBOSCH / ROSEBANK /  
MOWBRAY  
083 625 0433  
val@greeff.co.za



**RONDEBOSCH**

*R6,5 million*

*Romantic perfection*

This 'vintage beauty' sits regally within pristine, manicured, landscaped and terraced gardens. The best position within Academic Mile, perched high on the slopes of Rondebosch, just below The University of Cape Town. This property also includes a delightful two-roomed guest cottage, summerhouse and pool.

4 Bedrooms - 2 Bathrooms - 3 Garages - 3 Parking bays - Web Ref: GFHO-0571

**Tim Moore** 082 426 9377 - **Grant Nupen** 083 265 1166



**RONDEBOSCH**

*R8,95 million*

*Stately home - tastefully modern*

You will fall in love with this grand home, beautifully maintained with all modern finishes. The entertainment and living areas are sumptuous and lead out to a generous patio, garden and pool courtyard. Close to all amenities, top schools and Western Province Cricket Club.

5 Bedrooms - 4 Bathrooms - 3 Garages - Web Ref: GFHO-0383

**Grant Nupen** 083 265 1166 - **Tim Moore** 082 426 9377



**RONDEBOSCH**

*R5,850 million*

*Architectural masterpiece in school territory*

Located in the heart of The Golden Mile, this contemporary home allows easy access to schools and clubs. Relax and entertain in the modern bar with braai area leading out to delightful pool and garden. In winter enjoy the fireplace and underfloor heating. A perfect family home with great mountain views.

4 Bedrooms - 4 Bathrooms - 3 Parking bays - Web Ref: GFHO-0360

**Tim Moore** 082 426 9377 - **Grant Nupen** 083 265 1166



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**RONDEBOSCH**

*R5,6 million*

*To the manor born...*

A stately Cape Dutch revival home, circa 1929. Comfortably nestled in a garden exceeding 1800m<sup>2</sup> — a rarity in this neighbourhood. Imposing formal living-room, interleading to a baronial-sized dining-room, and eat-in farm-style kitchen with solid oak cupboards. Close to Claremont CBD, Rondebosch Boys, Bishops and other leading schools.

4 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-0416

**Mark Shagam** 083 272 4004 - **Val Petzold** 083 625 0433



**ROSEBANK**

*R3,375 million*

*You know that Victorian you asked us for?*

A charming late Victorian with generously proportioned bedrooms and two large reception areas. Just add your touch! Situated in the heart of highly sought-after, popular Rosebank, known for its abundance of Victorian and Edwardian turn-of-the-century gems.

3 Bedrooms - 2 Bathrooms - 2 Parking bays - Web Ref: GFHO-0530

**Val Petzold** 083 625 0433 - **Mark Shagam** 083 272 4004



**RONDEBOSCH**

*R2,55 million*

*Cute, comfortable and renovated for modern living*

A perfect 'starter' home with adjoining flatlet. Suitable as work-from-home, or small dual living too.

2 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-0542

**Mark Shagam** 083 272 4004 - **Val Petzold** 083 625 0433



**PINELANDS**

*R2,595 million*

*Too much character to describe*

Upstairs and downstairs, a cosy family home, well located for schools, shopping and transport, with a pool and plenty of parking.

3 Bedrooms - 2 Bathrooms - 2 Parking bays - Web Ref: GFHO-0523

**Grant Nupen** 083 265 1166 - **Tim Moore** 082 426 9377

# THIS SUMMER PREVENT **BILL SHOCK**

Smartphones are increasingly catching out consumers with massive bills, caused by automatic data downloads. The bills can be shocking even on home turf, but if you're travelling abroad, the unexpected fee can turn an enjoyable trip into a nightmare.

## **Here are some tips on how to outsmart your smartphone bills:**

### **Act like a native**

When you travel abroad, if you only need to make local calls at your destination, buy a local SIM card. A deal that Nashua Mobile has signed with the global player Orange can slash your bills when you're travelling in France and Botswana, which are countries covered by Orange, because you can now buy a SIM card for those countries from Nashua Mobile before you go.

For example, South Africans going to France can buy the "Mobicarte Holiday" package – a French prepaid SIM card, including 2 hours of calls and 300 SMS to anywhere in the world from France, so you can keep in touch with home at an affordable price. You also get 500MB of mobile data, unlimited access to 30,000 wi-fi hotspots across France, and unlimited access to Orange Maps too, a GPS navigation system that also offers great local recommendations.

### **Overseas and overpriced**

The fact that smartphone apps keep downloading content when you are abroad can give you a nasty shock with data costing up to R200 per Megabyte. So before you travel, ask your service provider to set an affordable limit. Better still, switch off data roaming via the settings menu in your phone. You can always switch it back on in an emergency.

Then look for free wi-fi networks in coffee shops and upload your data for nothing. Your phone normally defaults to using wi-fi even if your GSM option is still switched on, but you must log on to the wi-fi network first.

### **Switch apps off**

Even when you're at home, be sure to close apps properly when you are not using them. These include Facebook, Twitter, weather updates, live sports and GPS/location-aware apps. If you don't log out completely, the apps continue to run in the background. For certain GPS apps, download the country specific maps while in South Africa to assist with costs.

### **Stamp out subscriptions**

When you download a ringtone, you probably ignore the fine print warning that it's a subscription service with a regular bill. Many only cost R5 a month, but some cost a scary R20 a day, and that's a mighty expensive piece of music. Before you use your handset to purchase anything read the fine print. Check your bill and if you've signed up for something by accident, unsubscribe immediately.

### **Don't bungle the Bundle**

Smartphone users must buy a suitable data bundle, otherwise automatic downloads made by devices including the Samsung S3 and iPhone 5 can easily cost R2 000 month. A smartphone without apps is pretty boring, but the apps you download update automatically. If you're on a budget set it to not update automatically, and only do it when you can get onto a wi-fi network.

### **It wasn't me...**

If a thief grabs your SIM card, he can run up massive voice and data bills within hours. Report and block a stolen phone immediately. But SIM cards can be stolen from cellphones or least cost routers without anyone realising – until the bill arrives. Make sure those devices are secure and have a call limit set on the SIM card to prevent fraudulent use.





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Apula (A16063)

# ZWAANSWYK & TOKAI

Located at the southern-most portion of the valley which is home to Constantia, Tokai is a rambling suburb offering an array of accommodation options from smaller affordable family homes benefitting from the cachet that the postcode lends, to rambling mansions and modern architectural masterpieces on security estates such as Silvertree, Stonehurst and of course the coveted Steenberg Golf estate with its new neighbour, Nieuwe Steenberg.

Zwaanswyk occupies the foothills of the Constantia-berg range and here, sprawling properties with breathtaking vistas perch high above the Southern Suburbs among the woodlands.

These areas offer residents numerous walking, cycling and equestrian trails along greenbelts and in the Tokai Forest as well as easy access to mountain

hiking paths. Shopping opportunities abound at either the recently revamped and world-class Blue Route Mall or at Steenberg Village Lifestyle Centre. Fine dining restaurants, coffee shops, bakeries and take-away outlets are plentiful, while organic and artisanal food enthusiasts are spoilt for choice with the Saturday morning Porter House market and the Wednesday evening organic market at The Palms in nearby Retreat. Wine Lovers are catered for by Steenberg Winery as well as all the other enchanting locations the Constantia Wine Route has to offer.

Reddam House School in Tokai provides private education for children of all school-going ages, from pre-school to matric, while various excellent public schools are easily accessible. The beaches of False Bay are a short drive away, and quick access to the M3 takes motorists directly to the city.



**Karen Little**  
TOKAI & ZWAANSWYK  
083 261 8849  
karen@greeff.co.za



**Bruce Durham**  
TOKAI & ZWAANSWYK  
082 380 1880  
bruce.durham@greeff.co.za



## STONEHURST

*R10,5 million*

*The epitome of luxury*

This home will bring out the entertainer in you! Open-plan living with a seamless flow to outside patio. Many extras, including a home movie theatre.

4 Bedrooms - 5 Bathrooms - 3 Garages - 2 Parking - Web Reference: GFHO-0472

**Karen Little** 083 261 8849 - karen@greeff.co.za



## STONEHURST

**R9,995 million**

*Designed with style and flair*

Offering uninterrupted views this state-of-the-art home has light, bright living areas leading to a north-facing undercover patio and sparkling pool, guest cottage with own entrance.

5 Bedrooms - 5 Bathrooms - 3 Garages - Web Ref: GFHO-0550

**Karen Little** 083 261 8849 - karen@greeff.co.za



## TOKAI

**R3,695 million**

*A home for you*

Versatile family home in a quiet position. Ideally situated for Reddam School and Steenberg Village. Great for the entertainer, this home boasts a pub! Lovely garden with space for kids to kick balls and run around.

4 Bedrooms - 3 Bathrooms - 4 Garages - Web Ref: GFHO-0569

**Karen Little** 083 261 8849 - **Bruce Durham** 082 380 1880



## TOKAI

**R3,35 million**

*Overlooking the park*

Delightful sunny home looking for a happy family to move in and enjoy! Open-plan lounge and dining area plus a games room with doors to entertainment patio and pool. Kitchen with separate scullery. Well situated for Reddam School, Steenberg shopping centre and only three minutes from the M3 for easy access to the CBD.

4 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-0585

**Bruce Durham** 082 380 1880 - **Karen Little** 083 261 8849



## TOKAI

**R2,85 million**

*Delightful family home*

Well positioned for Reddam school, Steenberg shopping centre and forest walks. Flatlet/work from home/teen pad included! Exceptional value for money in this very popular area.

3 Bedrooms - 2 Bathrooms - 4 Garages - Web Ref: GFHO-0419

**Karen Little** 083 261 8849 - **Bruce Durham** 082 380 1880



## NIEUWE STEENBERG LUXURIOUS SECURE LIVING ON THE HISTORIC CONSTANTIA WINE ROUTE

Located beneath the Steenberg and Constantiaberg mountains, on an elevated site with gentle slopes, Nieuwe Steenberg which neighbours the Steenberg Golf Estate is now home to its first occupants.

Greeff Properties have sold 12 of the 15 units sold to date. The remaining units range in size from 320m<sup>2</sup> to 480m<sup>2</sup> and boast three bedrooms, all of which are en-suite, plus a guest cloakroom off the main ground floor living area. The larger units have basement wine cellars and studies. Prices start at

R8,650 million including VAT. There are no transfer duties.

The appeal of Nieuwe Steenberg lies in its unique location, a heritage site in the heart of the historically important and highly sought-after Constantia wine route, with easy accessibility to a number of top shopping centers, excellent restaurants, Westlake Business Park, the False Bay beaches, equestrian paths, hiking trails and top Southern Suburbs schools, including Reddam House which is within walking distance, just across Steenberg Road.

For more information: **Bruce Durham** 082 380 1880 / [bruce.durham@greeff.co.za](mailto:bruce.durham@greeff.co.za) - **Karen Little** 083 261 8849 / [karen@greeff.co.za](mailto:karen@greeff.co.za)



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# DIEP RIVER

**K**nown as the centre of the Southern Suburbs antiques trail, Diep River is a hub of quirky vintage and antique shops and is home to numerous older, character homes set in quaint little gardens. Diep River is actually one of the Southern Suburb's best kept secrets, with authentic heritage homes at affordable prices. Over the past twelve months, the average price of a three-bedroomed house with one and a half or two bathrooms has hovered around R1,8 million. A recent sale fetched the record price of R2,525 million for a very large family home with a second dwelling. At the other end of the scale, according to PropStats, the lowest price recorded was R650 000 for an 80m<sup>2</sup> apartment in a secure complex.

Diep River is also a good option for anyone looking to invest and rent out, as prices are generally low enough to allow rental incomes to contribute significantly towards bond payments.

**Diep River real estate stock is in short supply so buyers have to act fast as homes get snapped up pretty quickly.**



**Liz Robertson**  
DIEPRIVER, BERGVLIET & MEADOWRIDGE  
082 895 3417  
liz@greeff.co.za



**Lisel Blake**  
DIEPRIVER, BERGVLIET & MEADOWRIDGE  
083 269 4335  
lisel@greeff.co.za



**Roz van der Walt**  
DIEPRIVER, BERGVLIET & MEADOWRIDGE  
083 278 7269  
roz@greeff.co.za



## DIEP RIVER

*R2,75 million*

*Super generously sized*

Warm and welcoming family home with cottage.

5 Bedrooms - 3 Bathrooms - 3 Parking bays - Web Ref: GFHO-0559

**Lisel Blake** 083 269 4335 - **Roz van der Walt** 083 278 7269  
**Liz Robertson** 082 895 3417



## DIEP RIVER

*R2,595 million*

*Prime Chelsea Position*

A home large enough to host a gathering of the clan. Sun-drenched and north-facing, set in a lovely Chelsea position, and emphasising outdoor living.

5 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-0059

**Lisel Blake** 083 269 4335 - **Roz van der Walt** 083 278 7269  
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D6 began life as a custom development company, building push communication solutions for some of South Africa's leading publishers and blue chip companies - from an index tracker for Fin24 to a Desktop News Alert for the Mail & Guardian and an innovated publishing platform for MTN.

In 2009 we created a desktop Communicator for St George's Grammar School, where one of the directors had a son. The response was overwhelmingly positive and four years later there are now more than a thousand schools around the world using the School Communicator.

A year later we began offering the desktop Communicator to other organisations, including sports clubs, churches and companies. Today there are over two hundred organisations in South Africa using d6 to help them communicate with their staff, members and customers.

Today we have partners in Dubai, Australia, Scandinavia and the UK, and you'll find the d6 Communicator in organisations as diverse as the University of Johannesburg, Coca Cola, Momentum, Standard Bank, Royal Cape Golf Club and Eskom.

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Easy to use, easy to manage. The d6 Communicator is the quickest, simplest way to get your message out. Content is added using an intuitive, web-based control panel and no technical knowledge is required.

## Effective

Reach all of your audience, all of the time. From a desktop communicator to mobile applications, even mail. Content is pushed directly to your target audience, so there are no more excuses.

## Affordable

Improved communication is cheaper than you think. A once-off set up cost and a competitive monthly fee makes the d6 Communicator affordable to every organisation, from a small sales team to a large corporate.

## Secure

Multiple levels of security ensure that private content remains just that. Authentication allows you to limit access to your information to authorised users and limit which users can view which content.



# WELCOME TO WYNBERG

Originally farmland, Wynberg became a garrison town when the British took control of the Cape in 1795. As a convenient halfway point between Table Bay and False Bay, the district ultimately became a centre of commercial activity.

Many of the original structures still stand today and Wynberg is in fact home to the highest concentration of historical buildings in South Africa, hence the declaration of Wynberg village as a conservation area in 1981.

Apart from the natural and thespian delights of Maynardville, which springs to life at this time

of year with its annual offering of Shakespeare and ballet under the stars, Wynberg's timeless charm revolves around the Old Village with its chic boutiques, galleries, decor showrooms, coffee shops and restaurants. Homes in Wynberg vary from one and two-bedroomed apartments to Victorian semis and family homes.



**Debbie Kadé**  
WYNBERG  
083 264 7007  
debbiekade@greeff.co.za



**Debbie Kadé** 083 264 7007 - debbiekade@greeff.co.za



## WYNBERG

**R4,7 million**

*Leave your own legacy in this historic home*

Along the protected historic track lies a home conserved in perpetuity. Gracious living space adorned by original fireplaces and features.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: GFHO-0404



**Debbie Kadé** 083 264 7007 - debbiekade@greeff.co.za



## WYNBERG

**R3,15 million**

*Hidden secret in the village*

This gorgeous home comprises three gracious reception rooms all interleading with exceptional seamless flow. Stack-back doors, wooden floors, high ceilings, feature fireplace and aircon.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: GFHO-0564





**WYNBERG**

*R2,75 million*

*Oh! The beauty of a Victorian!*

North-west facing, conveniently positioned near the Wynberg Boys and Girls schools. A perfect work-from-home. With wonderful features as only a true Victorian has, this soulful cottage is going to steal your heart.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-0554

**Debbie Kadé** 083 264 7007 - debbiekade@greeff.co.za



**WYNBERG**

*R2,295 million*

*Solid, low-maintenance family home*

Lounge, dining room and TV room embraced by fireplace, with flow from the kitchen to the garden. A warm combination of tiled and laminated wooden floors throughout.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: GFHO-0553

**Debbie Kadé** 083 264 7007 - debbiekade@greeff.co.za



**WYNBERG**

*R1,695 million*

*Exclusive fine living in Chelsea Village*

Beautifully appointed cottage with superior finishes throughout. Boasting porcelain tiles, original Cape Dutch shutters, designer kitchen and bathrooms with innovative, top-of-the range appliances and fixtures. Charming entertainment area with Garapa decking and a landscaped, indigenous garden in a tranquil, treed setting. Excellent security.

2 Bedrooms - 2 Bathrooms - Web Ref: GFHO-0030

**Debbie Kadé** 083 264 7007 - debbiekade@greeff.co.za



**WYNBERG**

*R1,6 million*

*Traditional rustic charm*

This quaint, charming and stylishly renovated home has Victorian overtones and great character. A delightful open-plan dining room and lounge with warm wooden floor and fireplace. Modern kitchen, large bathroom with shower and spa bath and an enclosed entertainment area with a pizza oven.

2 Bedrooms - 1 Bathrooms - 2 Parking bays - Web Ref: GFHO-0413

**Nick Woodward** 082 337 4177 - nick@greeff.co.za



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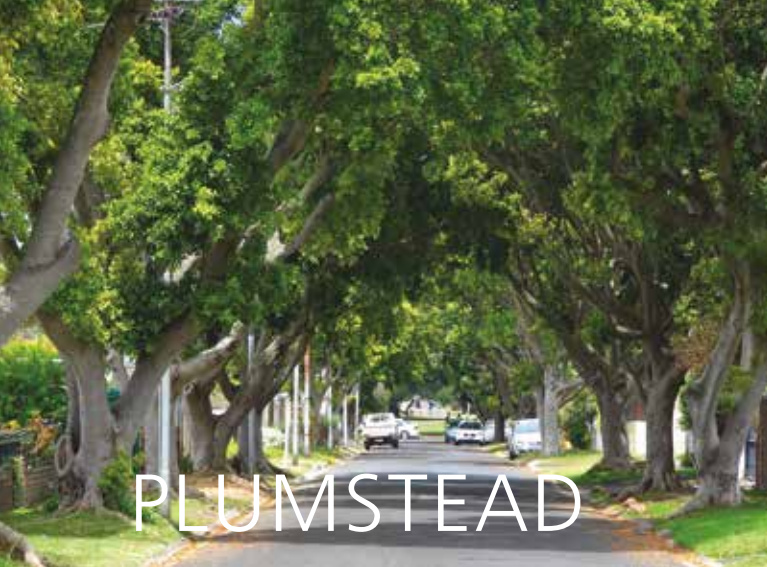
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# PLUMSTEAD

Plumstead is rapidly becoming one of the Southern Suburbs' most sought-after areas, thanks to the affordability of its properties. Here homes are snapped up virtually as soon as they appear on the market.

A friendly suburb populated with families and young professionals, Plumstead is also a good bet for investors looking to get into the rentals market.



**Kurt Wucherpennig**  
PLUMSTEAD  
082 897 6130  
kurt@greeff.co.za



## PLUMSTEAD

*R1,7 million*

*Your perfect home in the street you always imagined*

This home is set in a tranquil, leafy street and offers spacious grounds, ample off-street parking and modern open-plan living.

3 Bedrooms - 3 Bathrooms - 1 Garage - Web Ref: GFHO-0602

**Kurt Wucherpennig** 082 897 6130 - kurt@greeff.co.za

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## MUIZENBERG, LAKESIDE & MARINA DA GAMA

With breathtaking views of False Bay and the best and warmest swimming and surfing on the Peninsula, Muizenberg and Lakeside offer homeowners a seaside holiday lifestyle with easy accessibility to the Southern Suburbs. Property values here are unbeatable, particularly when compared to coastal homes on the Atlantic Seaboard.



**Heather Cape**  
MUIZENBERG, LAKESIDE, MARINA DA GAMA  
083 320 6302  
hmcape@greeff.co.za



## LAKESIDE

*Price On Application*

*Almost sold out! Hurry for the last few.*

Lock-'n-go on the mountainside at Klein Welgemeend. Secure living with exceptional views in this brand new, beautifully designed, gated estate below Boyes Drive.

3 Bedrooms - 2 Bathrooms - Web Ref: GFHO-0336

**Heather Cape** 083 320 6302 - **Bruce Durham** 082 380 1880



## LAKESIDE

*R5,8million (ex VAT)*

*Historical Governor's retreat*

The original manor house of Klein Welgemeend with its elegant and manicured croquet lawn has been lovingly maintained and tastefully updated. Located at the heart of a new security estate just below Boyes Drive, with enviable panoramic views. A must-see!

4 Bedrooms - 2 Bathrooms - 2 Garages - 6 Parking bays - Web Reference: GFHO-0335

**Heather Cape** 083 320 6302 - **Bruce Durham** 082 380 1880



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# CapePropertyGuide

THE BIGGEST PROPERTY GUIDE IN THE CAPE

## THE CAPE'S BIGGEST PROPERTY GUIDES



Every week in the

## Weekend Argus

SATURDAY EDITION

The **Cape Property Guides** are your definite guide to the Cape's premium properties every week. Whether you are looking to upscale or downsize, seeking an investment or the perfect spot overlooking the sea, the Cape Property Guides are your first choice in finding your new home.

TO SUBSCRIBE, CALL 0800 220 770 OR TO ADVERTISE IN THE CAPE PROPERTY GUIDES CALL 021 488 4122 / 4118



## MARINA DA GAMA

*R2,9 million*

### *North on water*

If you love the water, canoeing and sailing, this one is for you. This home has a lot of extras for the extended family with beautiful surround views of the Marina and the mountainside from all the rooms. Light and airy with a large loft space. This property is a must see.

5 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-0576

**Heather Cape** 083 320 6302 - hmcape@greeff.co.za



## MUIZENBERG

*R1,65 million*

### *Modern seaside residence*

The Cinnabar is an established, well-known and much-desired block of flats, with views overlooking Muizenberg and Surfer's Corner, the meeting place of a cross section of society with a passion for waves. The apartment is on the fourth floor and is in excellent condition with blinds throughout and a fully-kitted kitchen.

2 Bedrooms - 2 Bathrooms - 1 Parking bay - Web Ref: GFHO-0424

**Heather Cape** 083 320 6302 - hmcape@greeff.co.za



## MUIZENBERG

*R810 000*

### *Hidden secret*

Within the Marina we find a little place called home

This property needs a little attention, but is well-priced so that you can grow the house as your family grows.

2 Bedrooms - 1 Bathroom - 1 Garage - Web Ref: GFHO-0598

**Heather Cape** 083 320 6302 - hmcape@greeff.co.za



## LAKESIDE

*R460 000*

### *Old world charm*

Extremely large 52m<sup>2</sup> bachelor pad in the heart of Lakeside. This apartment is on the ground floor and includes a lovely private garden. It is fully secure and has one parking bay.

It is within easy walking distance of the Lakeside railway station and perfectly placed for recreation and picnics at the vlei.

Studio - 1 Bathroom - 1 Parking bay - Web Ref: GFHO-0490

**Heather Cape** 083 320 6302 - hmcape@greeff.co.za

# NOORDHOEK

Properties in the Noordhoek area currently range from around R2 million for a comfortably sized, three-bedroomed spec home in Lake Michelle Security Estate to a cool R28 million for a six-bedroomed mansion on five acres of pristine land in the prestigious De Goede Hoop Private Estate.

Noordhoek, which is about a thirty minute drive from central Cape Town, was originally a collection of dairy farms. Today it is home to a growing collection of families and retirement villages, in addition to an equestrian community served by a number of riding schools, stables and trails, both forest and beach.

Noordhoek Farm Village comprises a collection of restaurants, craft boutiques and souvenir shops.



**Dale Gremels**  
NOORDHOEK  
082 539 9393  
dale@greeff.co.za



## NOORDHOEK

*R6,995 million*

### *Perfectly positioned equestrian property*

Set in the heart of horsey Noordhoek, a rambling farm-style home plus six stables, three paddocks — two grassed and one sand — a 24m x 70m dressage arena with drainage, lunge arena and feed room.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Reference: GFFB-0189

**Dale Gremels** - 082 539 9393 - dale@greeff.co.za





Dale Gremels - 082 539 9393 - dale@greeff.co.za



**NOORDHOEK**

*R4,95 million*

*Surrounded by nature*

Set on a rare 3769m<sup>2</sup> in the leafy heart of Sleepy Hollow with fabulous views of Chapmans Peak. Bonus: Separate self-contained granny cottage.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFFB-0240



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**NOORDHOEK**

*R4,95 million*

*Sea, mountain and vineyard views*

A spacious family home, set in a quiet cul-de-sac, with a completely separate self-contained flatlet. A quality buy in an exceptional position.

5 Bedrooms - 4 Bathrooms - 4 Garages - Web Ref: GFFB-0167



Dale Gremels - 082 539 9393 - dale@greeff.co.za



**NOORDHOEK**

*R4,5 million*

*Above the crowd!*

Nestled against the mountainside with super sea and mountain views, this sunny thatch is a gem and includes a guest suite/staff bedroom.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFFB-0112



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## NOORDHOEK

**R3,2 million**

### *The last of the acres*

4802m<sup>2</sup> smallholding, terraced and landscaped with borehole and fully computerised irrigation system. Sip your sundowners around the rim flow pool and watch those awesome sunsets over the beach.

Web Ref: GFFB-0191



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## NOORDHOEK

**R2,99 million**

### *Waterfront position Lake Michelle*

Rare as hen's teeth. Well-maintained home with a wonderful outlook across the water. Very private. Build a jetty and launch your canoe from here! An excellent buy.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFFB-0225



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## NOORDHOEK

**R1,060 million**

### *Vacant land in San Michelle*

Level and easy to build on. No restrictive design guidelines apply. Amazing sea and mountain views. You could wake up to a view like this!

Web Reference: GFFB-0235



**NOORDHOEK**

*R2,295 million*

*Lovely home on large plot with mountain views*

This appealing Knysna timber home is set on a large plot (1384m<sup>2</sup>) in a quiet cul-de-sac in the leafy part of Noordhoek... and close to the beach! Ideal for scaling down, but plenty of room to expand as well.

3 Bedrooms - 2 Bathrooms - 2 Parking bays - Web Ref: GFFB-0219

**Dale Gremels** - 082 539 9393 - dale@greeff.co.za



**NOORDHOEK**

*R1,295 million*

*Brookwood plot*

The only vacant stand for sale in Brookwood! The Brookwood design guidelines apply - height of up to 8m. One of kind, this plot has views of both sea and mountain. Build your dream home here!

Web Ref: GFFB-0084

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# FISH HOEK, CAPRI & SUNNYDALE

The defining trend in Fish Hoek at the moment is dramatic shortage of stock in entry level properties from R800 000 to R1.2 million as these properties are snapped up almost as soon as they come onto the market, and they're fetching very close to asking price too. There is significant value for money on this side of the mountain, not just compared to properties on the Atlantic side of the peninsula, but also by

comparison with similar accommodation in the Southern Suburbs. Fish Hoek asking prices are currently so reasonable, it's unlikely that you'd be able to buy a plot and build a home from scratch at a cheaper price. Properties right on the coastline are priced somewhat higher, but still offer excellent value when compared to similar homes on the Atlantic Seaboard.



**Tim Cummins**  
FISH HOEK  
082 499 6040  
tim.cummins@greeff.co.za



**Rob Mustart**  
FISH HOEK  
083 230 2291  
rob.mustart@greeff.co.za



**Tracy Munnik**  
SUN VALLEY / CAPRI  
082 412 8401  
tracy@greeff.co.za



## FISH HOEK

*R2,995 million*

*On the mountainside*

The main house offers a lounge, elevated stoep, and the bonus: two self-contained flats! Lovely views across the Fish Hoek Valley.

4 Beds - 2 Baths - Web Ref: GFFB-0083 **Tim Cummins** - 082 499 6040



## FISH HOEK

*R 2,95 million*

*Tranquil clovelly home*

This family home with wonderful views across the wetlands is perfectly positioned for enjoying those long summer sunsets as you look out over the Fish Hoek valley.

4 Beds - 2 Baths - 2 Garages - Web: GFFB-0242 **Rob Mustart** - 083 230 2291



## CAPRI

*R1,595 million*

*Exceptional home*

In a gated security village with amazing sea views, manicured garden and lovely modern finishes.

3 Beds - 2 Baths - Web Ref: GFFB-0229 **Tracy Munnik** - 082 412 8401



## SUNNYDALE

*R1,595 million*

*Just move in-condition*

Fully enclosed family home situated in a quiet road close to Longbeach Mall. Three double-size bedrooms. Spacious, open-plan lounge/dining and kitchen.

4 Beds - 2 Baths - 2 Garages - Web: GFFB-0241 **Tracy Munnik** - 082 412 8401



**Brent Farrel**  
SECTIONAL TITLE  
082 876 4548  
brent@greeff.co.za



**Vilma Gruneberg**  
SECTIONAL TITLE  
082 895 9172  
vilma@greeff.co.za



**Maureen Grimbeek**  
SECTIONAL TITLE  
082 892 5456  
maureen@greeff.co.za



**Lana Holt**  
SECTIONAL TITLE  
071 035 9458  
lana@greeff.co.za



**Terry Pope**  
SECTIONAL TITLE  
072 419 0070  
terry@greeff.co.za

# SECTIONAL TITLE

In a recent article which appeared in the Weekend Argus, Mike Greeff was quoted as saying that sales figures for the sectional title market indicate a healthy demand for these properties and the trend is indicative of a move towards better security and a lock-up-and-go lifestyle for the increasing number of professionals who travel for work." Greeff went on to say: "Traditionally

from around November, a fair amount of the activity in this sector can be attributed to parents seeking accommodation for school-leaving children, in the vicinity of UCT or on the Jammie shuttle route, and this peak in demand works in the seller's favour." In the sectional title apartment rental sector, demand often exceeds supply making it an attractive investment option.

## EARLY BIRD INVESTOR ALERT | FROM R1550 000 (NO TRANSFER DUTY)

**COMING SOON** — A BRAND NEW DEVELOPMENT IN THE HEART OF CLAREMONT, A STONE'S THROW FROM CAVENDISH

Greeff Properties has been awarded a sole mandate to market a new security block, perfectly placed in a quiet, leafy avenue five minutes from the Jammie Shuttle route. Ideal for those looking to downscale, but still remain in a central suburban location, as a rental option or even a lock-up-and-go pied à terre for the business traveller.

Choose from 12 two-bedroom, two bathroom, (both en suite) apartments and two three-bedroom, three-bathroom penthouses with north-facing balconies and wonderful mountain views.

Designed to include state-of-the art energy efficient elements. Ample secure parking. **Construction is set to commence in early 2014.**

Follow Greeff on Facebook or check out our website [www.greeff.co.za](http://www.greeff.co.za) for images of the development and news of the official launch. For more information - Maureen Grimbeek 082 892 5456 - Vilma Gruneberg 082 8959172 - Lana Holt 071 035 9458



### CLAREMONT *From R1,695 000 - R7,500 000*

*The place to be!*

Various units from R1 695 000. Top of the range 2.5 bed at R7 500 000. Gym & swimming pool for your pleasure. Secure parking bays.

Web Ref: GFHO-0012

**Brent Farrell** - 082 876 4548 - [brent@greeff.co.za](mailto:brent@greeff.co.za)



## WYNBERG

**R1,995 million**

*Seeing is believing*

Character apartment. Beautifully tiled and laminated flooring throughout. We challenge you to find fault with this immaculate unit. Web Reference: GFHO-0341

3 Bedrooms - 2 Bathrooms - 1 Garage

**Terry Pope - 072 419 0070**



## CLAREMONT

**R1,8 million**

*Stunning mountain view*

This spacious apartment is but a stroll to Cavendish Square and is situated in a quiet leafy avenue. 2 Bedrooms - 1 Bathroom - 2 Garages - GFHO-0534

**Maureen Grimbeek - 082 892 5456 - Vilma Gruneberg - 082 895 9172**



## RONDEBOSCH

**R1,85 million**

*Spacious with views in a perfect location*

Sun-filled, open-plan living with modern kitchen and bathroom. Wooden floors. Situated in treed environment. Parking available. Web Reference: GFHO-0532

3 Bedrooms - 1 ½ Bathroom - 1 Garage

**Lana Holt - 071 035 9458**



## KENILWORTH

**R1,895 million**

*A little bit of heaven!*

Boasting magnificent mountain and South Peninsula views this north-facing and stylish apartment offers generous accommodation. Web Ref: GFHO-0527

2 Bedrooms - 1 Bathroom - 1 Garage

**Lana Holt - 071 035 9458**



## KENILWORTH

**R1,15 million**

*Character 107m<sup>2</sup> apartment*

A well-built, generously sized, two-bedroomed apartment with both rooms leading to a spacious balcony. Web Reference: GFHO-0476

2 Bedrooms - 1 Bathroom - 1 Parking bay

**Lana Holt - 071 035 9458**



## RONDEBOSCH VILLAGE

**R1,4 million**

*Modern apartment in sought-after block*

This elevated apartment is close to UCT and shops and includes two underground parking bays and a storeroom. Web Reference: GFHO-0566

2 Bedrooms - 1 Bathroom - 2 Parking bays

**Brent Farrell - 082 876 4548**

# CITY LIFE

The city centre has become increasingly attractive as a hip residential area offering a world-class inner city lifestyle unique in South Africa. Cradled between Table Mountain on one side and Table Bay on the other, Cape Town's city centre is home to a growing selection of luxury apartments, lofts and penthouses. Available to buy or rent, furnished or unfurnished, many of these are located in buildings which boast pools and gyms and have excellent 24-hour security. A growing number of city dwellers choose to work there as well – either from their homes or in the vicinity, enjoying a safe, modern and stimulating urban environment and lifestyle free from the frustration of hours stuck in endless traffic jams on both inbound and outbound motorways.

The centrality of the location is key for those who want to explore the wonders of the city on foot. Meander down to Long Street – famous for its nightlife, and an ever-changing, quirky collection of independent little shops – find a sidewalk café, order a latte, and settle in to watch the world go by. Here a mix of cultures, customs and fashions comes together in a vibrant hybrid of eclectic style which is unique to the city centre. The architecture is singular too, blending modern structural design

and original colonial facades, most of which have been sensitively restored with reverence to the city's historic origins.

Then there's Green Market Square with its colourful open-air stalls manned by a pan-African collection of traders offering treasures from every corner of the continent. Kloof Street with its plethora of restaurants, bakeries, coffee shops, boutiques and furniture shops continues to attract and enchant locals and visitors alike and remains the City Bowl's centre of "street-cred" and all that is quintessentially hip, particularly with its offerings of vintage clothing and antiques.

The city centre is just a short picturesque drive away from the world famous Atlantic seaboard and the beaches of Camps Bay and Clifton. Historic Bokaap, the V & A Waterfront and the buzz of Greenpoint with its über-trendy neighbour, De Waterkant are all within easy access. And when it's showtime at the iconic new Greenpoint Stadium, the superbly conceived and excellently managed fanwalk ensures that the city throbs with a pulse-racing beat as jovial crowds make their way to and from world-class events.



## *Greeff's City Bowl Agents*



**Alan Screen** - Higgovale, Gardens, Vredehoek & Oranjezicht - 083 235 0616 - alan.screen@greeff.co.za

**Michaela Cawley** - Fresnaye, Waterfront, Mouille Point - 072 244 3861 - michaela@greeff.co.za

**Oliver Barnett** - City Centre, Bokaap, Tamboerskloof & De Waterkant - 082 458 2374 - oliver@greeff.co.za

**Tanya Netto** - Higgovale, Gardens, Vredehoek & Oranjezicht - 083 395 7125 - tanya.netto@greeff.co.za

**Matthew Taylor** - Rentals - 072 831 1888 - matthew.taylor@greeff.co.za



## VREDEHOEK

**R3,85 million**

*Old world grandeur*

A solid, cared for home with an abundance of original features and an illustrious past. With rare GR4 zoning, the potential for expansion or development abounds. Ideally located to schools, shops and major arterials.

4 Bedrooms - 2 Bathrooms - Web Ref: GFCB-0100

**Tanya Netto** 083 395 7125 - **Alan Screen** 083 235 0616



## CITY CENTRE

**R2,95 million**

*Sophisticated New York-style living in Cape Town*

Beautiful wooden floors and finishes complement a well-appointed spacious apartment. Features an open-plan kitchen and a large dining room and lounge area.

3 Bedrooms - 2 Bathrooms - Web Ref: GFCB-0076

**Oliver Barnett** - 082 458 2374 - [oliver@greeff.co.za](mailto:oliver@greeff.co.za)



## DE WATERKANT

**R2,55 million**

*Bright, modern and unique*

This De Waterkant apartment is spacious, light and modern with no straight edges to be seen. Set on two levels with a balcony on each, offering great mountain views.

1 Bedroom - 2 Bathrooms - 2 Parking bays - Web Ref: GFCB-0089

**Oliver Barnett** - 082 458 2374 - [oliver@greeff.co.za](mailto:oliver@greeff.co.za)



## WOODSTOCK

**R1,19 million**

*Enjoy the view!*

Neat, modern apartment in the new section of the trendy Upper East Side. Offering fantastic views of Table Mountain, Lion's Head and the harbour, this bright, west-facing apartment has it all.

1 Bedroom - 1 Bathroom - 1 Parking bay - Web Ref: GFCB-0090

**Oliver Barnett** - 082 458 2374 - **Alan Screen** - 083 235 0616





**Tanya Netto** 083 395 7125 - **Alan Screen** 083 235 0616



## ORANJEZICHT

**R4,495 million**

### *Prestigious security estate*

Immaculately maintained apartment, on one level, with modern finishes and 140m<sup>2</sup> plus of uncluttered space in which to entertain, refresh and unwind. Option to create third room.

2 Bedrooms - 2 Bathrooms - 2 Parking bays - Web Ref: GFCB-0101



**Michaela Cawley** - 072 244 3861 - michaela@greeff.co.za



## V&A WATERFRONT

**R6 million**

### *Luxury flat on the footsteps of The One & Only*

Located in the heart of the V&A Marina at the Waterfront. Two bedrooms facing the Marina with balconies overlooking the quiet canal. This flat is a great investment opportunity and priced to sell.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFCB-0010



**Michaela Cawley** - 072 244 3861 - michaela@greeff.co.za

## MOUILLE POINT

**R3,999 million**

### *Own one of the Radisson Blu's beautifully appointed flats within this luxurious hotel.*

Live in one of the most exclusive and secure flats in all of Cape Town. Overlooking a private marina on the edge of the Atlantic Ocean, this dynamic Cape Town hotel offers a residential opportunity for those looking to live with 5-star services and amenities such as pool, in-room dining and the Amani Spa.

Located on the border of Cape Town's Mouille Point and The Waterfront, this property caters to world-renowned restaurants and shopping. Views of Table Mountain, Robben Island and the Victoria and Alfred Waterfront create dynamic surroundings.

If you're looking for a pied a terre, this is a perfect investment opportunity.

Studio - 1 Bathroom - Web Reference: GFCB-0105

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### CLAREMONT

*R7 300 pm*

Studio apartment in Intaba. Modern, spacious and secure. 24-hour security. Secure undercover parking. Web Ref: GFRS-0135

1 Bedroom - 1 Bathroom - 1 Parking bay

**Nikki Lloyd-Roberts** - 082 783 8005



### CONSTANTIA

*R50 000 pm*

Furnished family home in Upper Constantia. Open-plan fitted kitchen, dining room and lounge. Separate TV room and study. Web Ref: GFRS-0120

5 Bedrooms - 4 Bathrooms - 2 Garages

**Ashley Barnes** - 082 783 8005



### CONSTANTIA

*R42 000 pm*

Run your own B&B or bring your extended family. Double-storey, stately home with delightful garden, patio and pool. Web Ref: GFRS-0107

6 Bedrooms - 6 Bathrooms - 2 Garages

**Jane Lockhart** - 083 380 0209

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