

ISSUE 27

# OUTLOOK

THE GREEFF MAGAZINE

**CHOICES** — OVER 85 FINE  
PROPERTIES FOR SALE  
LOVING **CAPE TOWN**  
**CAKE** OF THE SEASON  
PRESERVING YOUR **WALL ART**

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

# SELLING YOUR HOME AND CGT

When deciding to sell your residential home, the Capital Gains Tax (CGT) implications of the proposed transaction will necessarily be an aspect that influences your calculations.

## CGT BASICS

CGT, in plain terms, works as follows: All natural persons pay normal income tax on a portion (33,3%) of the capital gain made on the sale or disposal of immovable property. CGT is therefore not a separate tax, but is a method whereby a part of the profit made on the sale of an asset by an individual, is included in that individual's annual income. The income tax rate that applies to that income level, is then payable by the taxpayer.

In the case of companies, close corporations and trusts, the principle is the same, but a larger percentage of the gain (66,6%) is included in the entity's annual income. (Companies and close corporations are taxed at a flat rate of 28%, bringing the effective rate of tax on the capital gain to 18,64%. Trusts are taxed at 40% and the effective rate is therefore 26,64%.)

'Gain', for CGT purposes, is the difference between the 'base cost' of the property and the net selling price. The base cost is the expenditure directly related to acquiring, disposing and improving the property.

## PRIMARY RESIDENCE EXCLUSION

SARS grants a welcome R2 million exclusion on the gain made on disposal of one's primary residence.

A primary residence is one in which an individual holds an interest and in which he/she or a spouse ordinarily resides (or resided) and uses (or used) mainly for domestic purposes.

## HOME WAS ALSO USED FOR NON-RESIDENTIAL PURPOSES

In such instances, the exclusion is only applied to the part of the property used for domestic purposes. For example, if 30% of the floor space of the residence was used for business purposes then only 70% of the gain made on the sale of the property is subject to the primary residence exclusion.

## MORE THAN ONE OWNER

The exclusion is apportioned when more than one person has an interest in a primary residence. For example: A and B, married in community of property, both use the property as their primary residence. When they sell the home, the R2 million exclusion must be apportioned in relation to each one's individual interest, i.e. each spouse can then claim an exclusion of up to R1 million.



There are many more CGT queries you may have. Contact Martin Sheard at STBB attorneys for assistance with the sale and transfer of your property and these important capital gains tax considerations.

## MARTIN SHEARD

(021) 673 4700  
martins@stbb.co.za

*more than just*

ALWAYS BY YOUR SIDE WITH THE PAPERWORK



**Our ability to add value is an art form that has taken years of experience to perfect.**

At STBB we build long lasting relationships and give you hands-on-advice with only your best interests in mind.

[www.stbb.co.za](http://www.stbb.co.za)

Cape Town 021 406 9100 | Claremont 021 673 4700 | Fish Hoek 021 784 1580 | Somerset Mall 021 850 6400  
Table View 021 521 4000 | Tygervalley 021 943 3800 | Illovo 011 219 6200 | Centurion 012 001 1546 | Bedfordview 011 453 0577

COMMERCIAL LAW | CONVEYANCING | LABOUR LAW | ESTATES | FAMILY LAW | LITIGATION | PERSONAL INJURIES & 3RD PARTY CLAIMS

**STBB**

SMITH TABATA  
BUCHANAN BOYES





**ON THE COVER**

A luxurious modern masterpiece, suspended in an ocean paradise.

*De Wet Road, Fresnaye, Cape Town*

**FOR MORE INFO: Michaela Cawley 072 244 3861**

**Photograph by: Craig Fraser**



# OUTLOOK

THE GREEFF MAGAZINE



## 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

View our properties online at [www.greeff.co.za](http://www.greeff.co.za) or on your mobile device at [m.greeff.co.za](http://m.greeff.co.za)

Follow Greeff on these social media platforms:



EDITOR IN CHIEF: Hedi Lampert Kemper.

DESIGN & LAYOUT: Nic Cumming (Blank Design)

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)

OUTLOOK - THE GREEFF MAGAZINE IS PUBLISHED BY GREEFF PROPERTIES. 262 Main Road, Kenilworth, Cape Town, South Africa, 7800

DISCLAIMER: The publisher, being Greeff Properties and the editor give no warranties, guarantees or assurances and make no representations regarding any goods or services advertised within this edition. Copyright Greeff Properties. All rights reserved. No portion of this publication may be reproduced in any form without prior written consent from Greeff Properties. Greeff Properties is not responsible for any unsolicited material. E&OE.



## CONTENTS

- 4 ONLINE UPDATE**  
Greeff's new earlybird showdays informer
- 5 A POINT OF DIFFERENCE**  
Why Greeff is the agency of choice
- 6 MOTHER CITY MARVELLOUS**  
More reasons to love Cape Town
- 10 CITY VENUE**  
The Pepperclub Hotel & Spa serves up 5-star offerings
- 12 WING MAN**  
Talking to Mark Abbot, ExecuJet's go-to-guy
- 16 WAYS TO WINTER AT CAVENDISH**  
Sprees for the months ahead
- 18 HAPPY TOGETHER**  
Mouthwatering flavour pairings for sharing
- 24 NEW ADDITIONS**  
Blue Route Mall pulls in the big names
- 26 ART ENEMIES**  
Your wall art needs protection – get the lowdown

## PROPERTY PAGES

- 14** A selection of properties in Johannesburg, KwaZulu Natal, Sydney and Costa Rica through referrals from our fellow Christie's International Real Estate Affiliates
- 27** Constantia
- 35 & 36** Bishopscourt, Kennilworth Upper
- 37** Claremont Upper & Newlands
- 40** Pinelands
- 41** Rondebosch
- 42** Bergvliet – new development
- 44** Swaanswyk & Tokai
- 45** Stonehurst
- 49** Wynberg
- 52** Plumstead
- 53 & 55** Boyes Drive, Westlake
- 56** Noordhoek
- 60** Capri & Misty Cliffs
- 61** Kommetjie
- 62** Clovelly, Fish Hoek
- 62** Greenpoint
- 63** Clifton & City Bowl
- 64** Feature property in Fresnaye
- 65** City Bowl
- 67** Sectional Title – Southern Suburbs



## WE'VE GONE DIGITAL!

View this issue of OUTLOOK - the Greeff Magazine, as well past issues, on your computer, smart phone or tablet from anywhere. All you need is to be connected to the internet.

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



Can't read the QRCode? Here is a free, cross platform, **QR Reader i-nigma Reader**. Download it at [www.i-nigma.com](http://www.i-nigma.com)



## INTRODUCING GREEFF'S NEW ONLINE SHOWHOUSE FINDER

Technology has definitely been shown to save time for both the seller and the buyer, and research shows that well over half of buyers in middle to higher income brackets use their laptops, pc's, iPads and mobile phones to search for property. That being said, showdays are still a vital part of an effective selling campaign. History has shown us that houses on show not only sell faster but achieve better prices than those not open to showdays.

Showhouses are traditionally advertised in the local newspapers on the weekend, generally on the Saturday so that buyers can plan for the Sunday. But we know how busy your weekend can get, so we're launching a dedicated page on our website that will feature our weekly showhouses by the Thursday morning, so that buyers are able to see the properties on show for the coming weekend before the papers come out. We will also have an email notification go out for the weekly showhouses. You can subscribe to this service by following the link on the online showhouse page.

Watch this space as we continuously improve our clients' online experience of our digital platforms. We are able to do this through our partnership with Saatchi Saatchi Synergize, an international leader in online solutions.

[WWW.GREEFF.CO.ZA/SHOWHOUSES](http://WWW.GREEFF.CO.ZA/SHOWHOUSES)



# THE GREEFF POINT OF DIFFERENCE



The start of 2014 saw Greeff settling in to our beautiful new headquarters on Main Road, Kenilworth. Following extensive renovations and a complete transformation (see page 52), we are now proud to have planted our flag in this prime position. Our increased visibility means we're catching the attention of a good deal more people, so the number of both buyers and sellers dropping in and making enquiries at our head office has multiplied.

Business is particularly brisk in our other offices too, one of which is located in Sun Valley and covers False Bay and Noordhoek, and the other in Kloof Street, focusing on properties throughout the City Bowl and on the Atlantic Seaboard. Neither one of these offices is a franchise, however, and with good reason; I am not convinced that our core ethics and values would be at the forefront if our branches were franchised. This I believe is integral to Greeff's marketing edge; Greeff is not seeking to be mainstream; we provide a bespoke service specialising in Cape Town based real estate, and in this regard we have been recognised by, and are affiliated to, the world's leading property group, Christie's International Real Estate. Our affiliation grants us access to 939 other leading estate agencies in 44 countries all over the world. This equates to some 26 000 real estate professionals and a massive databank of qualified buyers with foreign currency.

Nationally, we enjoy direct referral relationships with two other Christie's affiliates, namely Ennik Estates in Johannesburg and Tyson Properties in KwaZulu Natal, both of whom are growing exponentially in their respective markets. These combined connections mean we're able to market our clients' properties to qualified buyers, both locally and internationally, without compromising the exclusive and personalised level of service our client base has come to know and expect of us.

Of fundamental relevance to the success of Greeff, however, is the Greeff team; I'm a firm believer in nurturing relationships and

focusing on the value of individuals in the group and I'm convinced every agent and admin staff member we employ embodies a Greeff ethic, which is ultimately the result of a team effort. It's all about having "the right people on the bus." That's what makes it a pleasure to drive and reach destinations. If we're all driving in the same direction, it's also easier to turn around, at speed, if and when required. This is Greeff's most significant point of difference; we can be flexible and make the kind of quick decisions that are the make or break of many a negotiation in this field. A top-heavy company with a huge corporate image and a massive national structure cannot possibly "rock and roll" in the same way a tighter, leaner ship can, and a growing group of sophisticated sellers and buyers appreciate our willingness and ability to negotiate.

Last, but by no means least, in my constant quest to build the finest team in real estate, I'm particularly delighted, to welcome to our team, the former MD of Puma South Africa, Ron Rink. Ronald, has agreed to act as a consultant to our management team. His extensive experience, knowledge and level-headedness are legendary in the corporate arena, and we at Greeff are truly privileged to be at the receiving end of Ron's wisdom.

Do enjoy this issue of OUTLOOK, as some of you may recall, it is the former title of the magazine, and one we feel is more appropriate than ever, and deserved a new lease on life.

*Mike Greeff*

Mike Greeff  
CEO of Greeff Properties



# Feeling on top of the world

**LIVE DESIGN.  
TRANSFORM  
LIFE.**

Two mighty oceans, a majestic mountain range, gorgeous greenbelts, top restaurants and eye-watering beauty are more than enough to put a smile on the faces of most Capetonians and bring the world flocking to our shores, but there's so much more, particularly with over 450 inspired, new World Design Capital 2014 projects on the boil.

Cape Town will play host to a number of World Design Capital Signature Events during 2014, boosting tourism and providing loads of opportunities for our creative communities to get involved as exhibitors, speakers, delegates, partners and suppliers. Not to mention a myriad of inspiring events for all citizens to experience.

**These are a few of our favourite things...**



#### **THE KIRSTENBOSCH CENTENARY TREE CANOPY WALKWAY.**

Snaking its way up and into and over the Arboretum at Kirstenbosch Botanical Garden, is the tree canopy walkway (boomslang), a gentle, sinuous, long spanning elevated walk which will educate visitors on all the elements of the Afro Montane forest. [s.struys@sanbi.org.za](mailto:s.struys@sanbi.org.za)



**STABLE** is a collaborative exhibition space where designers, artists and artisans have the opportunity to showcase their work in a physical space. The aim is to provide a bridging platform where South African design may be accessed locally and internationally. [info@aidanbennetts.co.za](mailto:info@aidanbennetts.co.za)



**365 POSTCARDS FOR ANTS**, is the second phase of a project started by miniatures artist Lorraine Loots on 1 January 2013, which involved the creation of a thumb-nail sized painting every single day for the entire year. In celebration of World Design Capital 2014, Lorraine will do it all over again, and this time all the paintings will be Cape Town themed. [www.lorraineloots.com](http://www.lorraineloots.com)



#WDC591



**ORANJEZICHT CITY FARM** is a neighbourhood non-profit project celebrating food and community. On the site of the original farm, “Oranje Zigt”, the project seeks to build social cohesion, develop skills, educate residents and their children about food and environmental issues, and champion under-utilised public green spaces in the city. [sheryl@ozinsky.co.za](mailto:sheryl@ozinsky.co.za)

#WDC315



**HOTEL VERDE**, Africa’s “greenest” hotel, is located adjacent to Cape Town International Airport. Dedicated and passionate about sustainability, it has transformed what was initially a business proposition into a showcase for some of the most advanced environmentally conscious technological installations as well as construction and operation practices in the world. [roxanne@hotelverde.com](mailto:roxanne@hotelverde.com)

#WDC485



**SEED LIBRARY.** Literally spreading a “seed” to grow fertile young minds via beautifully designed functional libraries for needy public primary schools. The impetus behind the initiative is to think out of the box to inspire a new generation of imaginative South Africans. [mike.s@bbdosouthafrica.co.za](mailto:mike.s@bbdosouthafrica.co.za)

#WDC533



**WONDROUS TABLE MOUNTAIN FRAMES.** Seven frames in the signature World Design Capital yellow will be erected around Cape Town, each perfectly encompassing views of Table Mountain, so you can snap away and send your ready framed pics with “wish you were here” messages all over the globe! Confirmed venues: V&A Waterfront. Proposed: City Centre, Robben Island, Blouberg Beach, Look Out Hill, Signal Hill. [sabinel@tablemountain.net](mailto:sabinel@tablemountain.net)

#WDC313



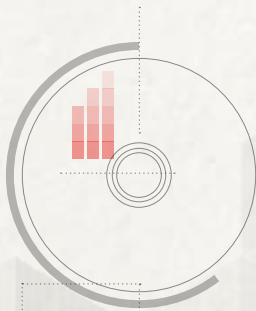
**THE HOUSE THAT HEMP BUILT.** Hemporium built an eco-friendly hemp house in Cape Town to showcase how industrial hemp can be used in construction to dramatically minimise the footprint of the industry. With hemp growing trials underway currently in South Africa, the legacy of this house will be many hemp houses grown locally. [tony@hemporium.com](mailto:tony@hemporium.com)

# BIG DATA MEETS BIG LOVE

Towards the end of 2013, Publicis Groupe announced its 100% acquisition of Synergize Digital, sparking much positive feedback in the global media.

Synergize now falls under Saatchi & Saatchi South Africa's jurisdiction. The new company is called Saatchi & Saatchi Synergize, with offices based in both Cape Town and Johannesburg and a team of 135 professionals. Shaune Jordaan stands as the digital entities CEO, with Chris Corbet as COO and Alan Cronje

as Digital Creative Director, with Saatchi & Saatchi South Africa's CEO, Gail Curtis, overseeing the collective operation from a business point of view and Gavin Whitfield fulfilling the role of Group ECD. The merger has been hailed as the meeting of two industry superpowers – the perfect marriage of the Saatchi & Saatchi creative mystique and Synergize's digital prowess. As a full service digital agency, Saatchi & Saatchi Synergize is all about championing world-changing, transformational ideas, while providing measurable results.



+27 (0) 21 413 7500  
[www.saatchisynergize.co.za](http://www.saatchisynergize.co.za)  
@BigLoveBigData  
#BigLoveBigData  
[www.facebook.com/SaatchiSynergize](http://www.facebook.com/SaatchiSynergize)





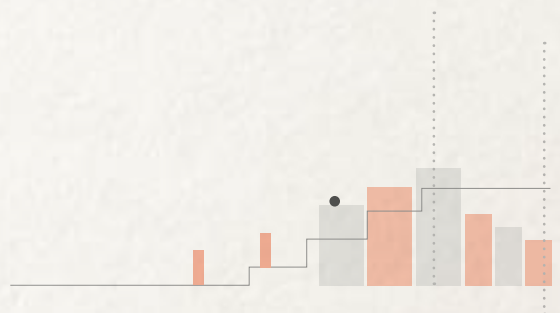


As well as its traditional brand building capabilities, the new agency now offers services in SEO, online marketing, web design, CMS development, mobile, PPC/ Paid Media, Analytics, content generation and social media. Since the merger, multiple Blue Chip clients have been added to an existing portfolio of over 100 clients, including Haier, Haagen Dazs, Nature's Valley, Pillsbury and Travelground. Collectively, the company has won multiple awards, including prestigious Bookmarks gold, silver and bronze pixels in the Organic Search and PPC categories. Gail Curtis, Saatchi & Saatchi South Africa Group CEO, had the following to say, "The integration of this Big Data powerhouse into Saatchi & Saatchi South Africa will ensure the new integrated

entity is a formidable force on the African continent. Synergize's in-depth knowledge of search engine and online marketing techniques will increase the value we can deliver for our clients."

At the company launch, Justin Billingsley, COO of Saatchi & Saatchi EMEA, warmly welcomed Synergize

into the Saatchi & Saatchi fold and playfully toasted the 'geeks who are taking over the world.' In his initial statement Billingsley also referred to Synergize's speciality in 'Big Data' as a natural fit for Saatchi & Saatchi, while further elaborating on the easy merging of two similar cultures. Big Love meets Big Data resulting in one team with one dream. The integration process has thus far been seamless – the passion and enthusiasm of all parties involved is evident and a vibrant and cohesive community exists, with extensive collective advertising experience and a data-centric approach. According to Alan Cronje, what sets Saatchi & Saatchi Synergize apart is the company's capacity to deliver 'emotional connections between brands and consumers, coupled with real-time, measurable Analytics that deliver real results and ROI for clients.' Saatchi & Saatchi Synergize's ambition is simple, yet tireless – to become the Agency of the Year everywhere it operates.



# SAATCHI & SAATCHI SYNERGIZE



# CITY HOTEL SERVES UP A TRUE FIVE-STAR EXPERIENCE

LOCATED IN THE HEART OF CAPE TOWN, PEPPERCLUB HOTEL & SPA OFFERS A FIRST-CLASS SPRINGBOARD TO ALL ATTRACTIONS THE COSMOPOLITAN MOTHER CITY HAS TO OFFER.

Offering five star services, guests can expect a unique hotel experience, characterised by New York chic-inspired interiors, personalised features and friendly staff ready to attend to your every need, as well as access to a diverse range of facilities offered by the hotel.

The 210 opulent and well-appointed suites cater for all traveller's requirements, with intimate studios for the quick business trip, one-bedroom suites for a romantic getaway and two or three-bedroom suites for family holidays. The 'pièce de résistance' is The Penthouse suite; located on the 20th floor and spanning two entire storeys, this grand setting offers an unforgettable experience for any occasion.







A scrumptious breakfast is served at the hotel's in-house restaurant, Sinatra's, which is also ideal for a light lunch or a hearty dinner. The menu boasts fresh, locally-sourced ingredients and emphasises the chef's seasonal approach to cosmopolitan cuisine.

Located besides Sinatra's is Paparazzi Bar & Lounge – where you can sit back and relax, anytime of the day. Influenced by some of New York's most stylish late-night haunts, it combines international sophistication with a uniquely South African feel, and lends itself perfectly to low-key meetings, a quiet drink after work or an intimate get together with friends.

Should you be looking for a quieter way to unwind during your stay at Pepperclub, Cayenne Spa, tucked away on the 8th floor, is one of Cape Town's sanctuaries of choice. Imbued with a modern aura, the spa boasts an eclectic menu of up-to-the-minute treatments, a sauna and a fully-equipped gymnasium. The rooftop swimming pool, located adjacent the spa, is another area for tranquil reflection; offering comfortable deck chairs and panoramic views of the city and Table Mountain, it won't be long before you are completely at ease.

If you're in search of a more traditional way to relax, the hotel's retro, yet luxurious and intimate 29-seat Odeon Cinema, which houses an enviable collection of movies, is available to be enjoyed at your leisure. The newly introduced Friday Dinner & a Movie package is a winner – comprising a one-course dinner, and not forgetting popcorn for the movie. Each month will showcase different movie themes.

Complimentary shuttles are available to ferry you to the V&A Waterfront and internationally acclaimed Camps Bay where guests will have exclusive access to Pepperclub's beach club facilities including private lockers, shower and restrooms.





# Fly guy

HAVE YOUR OWN JET? WANT  
YOUR OWN JET? JUST WANT  
TO FLY IN A PRIVATE JET?

**MARK ABBOTT** OF EXECUJET  
IS YOUR GO-TO-GUY.

When flying first class is too public, not to mention tedious, (well after all, you still can't arrive at your destination any sooner than the last economy passenger to board allows), there simply is no better option than private aviation. You can arrive at the airport ten minutes before takeoff and touch down in several countries, should that be your requirement, in the course of a single day.

That's how three percent of the world sees things anyway, and from that lofty height, it would seem, the view appears to be quite clear – notwithstanding the price tag of around R2.5 million for a round trip from Cape Town to Europe on a 14-seater private aircraft. "Our customers understand the value of a dollar, but what's even more valuable to them as a commodity is time," says Mark Abbott, Group FBO Director of ExecuJet Aviation Group. As a FBO, or Fixed-Based Operator, ExecuJet is a commercial enterprise with rights to operate within an airport precinct and provide aviation services such as aircraft handling, management, maintenance, hangarage, aircraft charter and sales. When Gulfstream, for example, send a demonstration aircraft to

Words and photographs by  
Hedi Lampert Kemper

be testflown by a potential client, ExecuJet provides a concierge type ground-handling service. “We’re basically a one-stop shop concept for anyone who owns or operates private jets,” says Mark.

Having cut his teeth in the bling-knows-no-bounds empire of Egyptian business magnate Mohamed Al Fayed, specifically in Harrods Aviation Limited, this is all in a day’s work for Mark, who was primarily responsible for negotiating and winning new operations contracts in Europe, the Middle East and the USA, and as such was in constant consultation with frequent-flying blue chip clients, aircraft owners and operators.

Not long after he landed the Harrods Aviation position, Mark cracked the nod to the Prince of Monaco’s Spring Ball. “There I was in Jimmy’s Night Club, Monaco, complete with a cigar, which I proceeded to light on the wrong end!” says Mark. But then, one needs to cut the lad some slack – the sum total of his prior working experience had been ploughing fields for a carrot farmer in the little town of Stutterheim in the Eastern Cape, where he grew up, the son of two schoolteachers. “Stutterheim is so small, we threw a party to celebrate the arrival of our first set of traffic lights,” says Mark, who like many other young South Africans, went in search of the bright lights of London, with a rucksack on his back. Again, like so many of his counterparts, he found himself sleeping on the floor of a friend’s house near Wimbledon, having sold off some of his clothing to make ends meet. “I was actually feeling pretty awkward when my friends went off to work in the morning while I remained jobless.” He says he was about to seek bar work, when he received a call from an employment consultant with whom he’d listed, asking him to come in for an interview regarding a position in a private aviation company based at Heathrow. “I didn’t know what this company did, I barely knew that private jets existed. I certainly didn’t know

that this company was owned by Mohamed Al Fayed,” admits Mark. What he found out pretty soon though, was that the personnel consultant, a Welshman, was as obsessed with rugby as he was. “I would have pursued a career in rugby if my legs weren’t so skinny,” reveals Mark, adding that the first 30 minutes of the interview were spent talking rugby. It just so happened that Mark’s former school mate, Springbok prop Robbie Kempson, was in town and had given him a couple of tickets to the South Africa versus Wales game. “I invited the interviewer to the game and that pretty much extended the interview, and after that he said he felt I was a solid candidate for the job with Harrods Aviation.” Mark swears he was in the right place at the right time, but he was clearly

*“Our customers understand the value of a dollar, but what’s even more valuable to them as a commodity is time.”*

able to step up to the plate and meet the challenges of a position in a niche market where competition is brutal.

Over a decade later, he was offered a position at ExecuJet, having dealt with them on numerous projects at various levels whilst working at Harrods Aviation Limited. “Strictly speaking, in my role as group FBO Director, I should be based in Zurich, Dubai or London, but I made a conscious lifestyle and strategic choice to live in Cape Town, because frankly, I feel bullish and excited about the opportunities on the African continent – after all, Cape Town is the Monaco of Africa and offers an attractive solution for many companies to set up hubs.

While he’s not by habit a name-dropper, there are not many celebrities, heads of state

or simply super-wealthy people, for whom nothing short of top-drawer is acceptable, that Mark has not at some point, met or for whom he has not arranged flights; not to mention, a select group of cabin-savvy canines in possession of their own passports and invariably a dedicated butler to cater to their every in-flight need.

“It was and always will be about having good relationships, because networking is the key to success in this industry,” explains Mark. Understandably then, his first appointment is an early morning post-gym coffee with an entrepreneur interested in purchasing a Lear jet. Then it’s off to mingle with, and meet new clients at the Mining Indaba before rushing back to ExecuJet’s state-of-the-art facility based at Cape Town International Airport for this interview. In the VIP lounge are a sprinkling of Nigerian princes, whom Mark stops to greet, and then he makes a point of wishing one of the workshop mechanics a happy birthday, after which he makes us a couple of cappuccinos. While we’re chatting, the Gulfstream representative drops off some marketing packs for the new G650.

“Isn’t she a beauty?” asks Mark, as he pages through the über-glossy brochure. He’ll be able to sell a few of these lovelies too at a cool US\$60 million each, depending on specification options.

The interview is over and I can’t help thinking that for a man who has spent most of his adult life literally with his head in the clouds, he’s still just a down-to earth boy from the Eastern Cape – and that’s arguably the sharpest arrow in his particular quiver.

Visit [www.execujet.co.za](http://www.execujet.co.za)

**The Greeff Magazine is available in all ExecuJet hospitality lounges throughout South Africa and in Lagos, London, Zurich, Berlin, Dubai, Istanbul and Melbourne.**



Through the affiliation with Christie's International Real Estate, Greeff Properties is honoured to introduce its clients to the very finest properties the world has to offer.

## MEL GIBSON'S EXCLUSIVE TROPICAL RETREAT

Supremely situated amid 500 acres of privately owned jungle in a remote area of Costa Rica's lush Nicoya Peninsula, the villas on Playa Barrigona are tropical retreats unlike any other. Owned by celebrated actor Mel Gibson, each of the three homes is nestled on a hilltop overlooking the Pacific Ocean. A secluded white-sand beach is just a short walk away, and the sights and sounds of the jungle envelop the grounds.

Rarely marked on maps, Playa Barrigona is such a haven of solitude and serenity that olive ridley sea turtles travel thousands of miles across the Pacific each year to lay their eggs on this beach.

For more information contact Mike Greeff  
083 679 1809 - [mike@greeff.co.za](mailto:mike@greeff.co.za)



## ELAINE — The jewel of Sydney Harbour

For more than 120 years, 'Elaine' has been home to the Fairfax family, one of the world's oldest media dynasties. Elaine is the most significant Australian property that will ever be offered for private sale. As one of only a handful of old harbour-front estates to have remained entirely intact and offering residency at Point Piper, Australia's most exclusive address, Elaine is rare.

The centerpiece of the estate is the homestead itself — a grand Victorian mansion built in 1863. Elaine features seven bedrooms and seven bathrooms, with accompanying ballroom, stables and grass tennis court.

The gardens at Elaine are genuinely beautiful, with many iconic trees that offer both shade and a wonderful sense of privacy.

For more information contact Mike Greeff  
083 679 1809 - [mike@greeff.co.za](mailto:mike@greeff.co.za)





**Greeff Properties** is affiliated to 26 000 Christie's affiliated real estate professionals around the world. Let us take your property to a **global market**.

---



### **YOU COULD BE ON THE FRENCH RIVIERA!**

Set in the picturesque village of Southbroom, positioned to enjoy the full benefit of the view and the manicured landscaped grounds with tree-lined vistas, this imposing home is to be found behind majestic wrought-iron gates. The statement entrance hall is encapsulated in glass and framed in stone. Unsurpassed sea views are to be enjoyed from every room in this home which overlooks the fairway of the third hole of this 18-hole golf course. En-suite bedrooms are located on both floors while a pyjama lounge leads to the pool deck area.

**For more info: Mike Greeff 083 679 1809 - [mike@greeff.co.za](mailto:mike@greeff.co.za)**

***KZN - Southbroom - R11,95 million***



### **MAGNIFICENT CAPE DUTCH WITH COMMANDING VIEWS**

Located in exclusive Cowies Hill, within easy reach of all the freeways and local top schools, this very private and classic home is situated on over 4500m<sup>2</sup> of level land, landscaped gardens, established trees and original period fountains. A heated swimming pool, Jacuzzi, large wood and glass atrium for al fresco dining/entertainment and garaging for four cars plus an abundance of parking for visitors, makes this the entertainer's dream home. The property also boasts an authentic wine cellar and borehole.

**For more info: Mike Greeff 083 679 1809 - [mike@greeff.co.za](mailto:mike@greeff.co.za)**

***KZN - Cowies Hill - R15,6 million***



### **CLASSIC TUDOR ELEGANCE**

A superbly located and breathtakingly beautiful Tudor styled home on a double Dunkeld stand. This magnificent home, built in 1936 is a combination of original detail, grand proportions and treasured memories. Wooden flooring and wall paneling, leaded light windows, antique light fittings, fireplaces with exquisite brickwork and alcove detail, impressive wooden staircase with double-volume bay window, and a north-facing verandah overlooking a leafy garden are just some of the highlights of this impeccable property.

**For more info: Mike Greeff 083 679 1809 - [mike@greeff.co.za](mailto:mike@greeff.co.za)**

***JHB - Dunkeld - R25 million***



### **THIS HEAVENLY HOME IS A TRANQUIL PARADISE!**

Sweeping lawns and magical gardens delight the senses with spring perfumes and a rainbow of colour. Crystal clear pool with a pool house, perfect for summer parties. Fairytale entrance up a curved staircase and into the heavenly entrance hall complete with beautiful ceiling frescos and crystal chandeliers. Opulent receptions including a luxurious lounge, sumptuous dining room and playroom plus family room and beverage server. Fabulous entertainer's patio with breathtaking views, perfect for enjoying sundowners with family and friends!

**For more info: Mike Greeff 083 679 1809 - [mike@greeff.co.za](mailto:mike@greeff.co.za)**

***JHB - Linksfield - R15,5 million***

You've got a date

# Ways to winter at CAVENDISH

IT'S HOLIDAY TIME AGAIN SO YOU'LL HAVE LOADS OF TIME TO BROWSE AROUND AND ENJOY ALL THAT CAVENDISH HAS TO OFFER, AT YOUR LEISURE.



## EASTER WEEKEND 18-21 APRIL

Stop off for Easter bakes or teatime treats at **TRIBAKERY**, a combined bakery and restaurant inspired by the sass and vibe of New York City. **TRIBAKERY** is famous for freshly baked bread and confectionary as well as breakfast, lunch and dinner.

[www.tribakery.co.za](http://www.tribakery.co.za) / 021 671 6020



## FAMILY DAY - 21 APRIL

Splurge at **GELATO MANIA** – a treat for the entire clan. Made with the freshest Italian ingredients and free from gelatine, alcohol and preservatives.

[www.gelatomania.co.za](http://www.gelatomania.co.za) / 021 671 5415

## 27 APRIL FREEDOM DAY AND 1 MAY WORKER'S DAY

**SOME FREE TIME! ALLOW YOURSELF TO EXPLORE AND GET YOUR WINTER LOOK SORTED.** Find casual Italian fashion with a difference, as well as top local brands at **JUST JAPS**, the store that brought us Hugo Boss, Armani Collezione, Just Cavalli, Versace, D&G, Joop, Kenzo, Replay, True Religion, and GFF. Expect authenticity, quality and great service. **021 674 5435**



## FAST FORWARD

**INTO ENTREPO.** With an emphasis on contemporary global homeware brands, supported by "modern classic" décor – **ENTREPO** is all about the homeware retail experience of the future. **ENTREPO** is about the championing of everyday products that encapsulate this design philosophy – we call this "Essential Design."

[www.entrepo.co.za](http://www.entrepo.co.za)

021 671 8864



## MAMA MIA!

**DIARISE MAY 11TH, AND TREAT MOM TO A MOTHER'S DAY TO REMEMBER – A SPREE AT BANANA REPUBLIC,** where she

will find sophisticated, fresh and approachable styles. The look is effortlessly luxurious. **BANANA REPUBLIC** boasts designer apparel for men and woman and sophisticated seasonal collections of accessories, shoes, personal care products and intimate wear.

Cavendish Square is home to **BANANA REPUBLIC'S** first stand-alone store in South Africa.

[bananarepublic.gap.com](http://bananarepublic.gap.com)

021 674 1000



## 5 JUNE

**CELEBRATE WORLD ENVIRONMENT DAY AND SPLURGE ON A HAMPER FROM RAIN.** Offering a

wide variety of body care, bathroom accessories and gift sets, rich in an ancient African pharmacopeia of indigenous ingredients inspired by tribal traditions and formulated using organically certified botanical actives, wild-harvested plant oils and extracts.

[www.rain africa.co.za](http://www.rain africa.co.za) / 021 674 5618





## JUNE

**IT'S CASSEROLE SEASON!** Cook the French way everyday. Established in France in 1925, **LE CREUSET** retains its prestige thanks to uncompromising quality. Available in South Africa in a spectrum of colours and a wide range of designs, Le Creuset offers the famous hand-crafted Cast Iron, Stainless Steel, Toughened Non-Stick, Kettles and Stoneware Ranges.  
[www.lecreuset.co.za](http://www.lecreuset.co.za) / 021 671 9550



## FATHER'S DAY JUNE 15

**SPOIL DAD AT COL'CACCHIO,** they serve up traditionally inspired Italian food, including crisp, thin-based, man-sized pizzas and a mind-boggling variety of freshly prepared salads and pastas. Their health commitment is as legendary as their unique gourmet pizzas, and Col'Cacchio prides itself on using only the finest, freshest ingredients.  
[www.colcacchio.co.za](http://www.colcacchio.co.za)  
021 674 6387



## ANY DAY FUN:

### FILL UP A BASKET AT LUSH.

Self-appointed cosmetics grocer, **LUSH** is home to a cornucopia of handmade, natural and fresh merchandise all of which looks and smells good enough to eat. Feast your senses on honey comb blocks of soap, fizzing bath ballistics displayed like fruit and chilled face masks on crushed ice. Prices by weight, recycled packaging or served naked with best-before dates.

[www.lush.co.za](http://www.lush.co.za) / 021 671 6528



**THE SPACE**, est 1999, houses some of the most creative fashion designers in South Africa, and an ever-changing homeware component. The Space celebrates individual style. Each store interior is uniquely designed and merchandised, making shopping an out-of-the-box, exciting experience.

[www.thespace.co.za](http://www.thespace.co.za) / 021 674 6643



# SPEND TO WIN AN ISLAND HOLIDAY!

## WIN A LUXURIOUS HOLIDAY FOR TWO TO MAURITIUS VALUED AT R72,000!

Spend R250\* or more  
between 3 March and  
30 April. Enter in centre.

\*VISIT [WWW.CAVENDISH.CO.ZA](http://WWW.CAVENDISH.CO.ZA)  
FOR TERMS AND CONDITIONS

pentravel



CAVENDISH SQUARE

the perfect excuse to go shopping

# So happy together...

THESE CLASSIC COMBINATIONS STRIKE THE PERFECT NOTE.



LEMON AND THYME | CHOCOLATE AND BOURBON WHISKY | CASHEW AND FIG | PEAR AND GINGER

RECIPES, PRODUCTION, STYLING AND PHOTOGRAPHY BY HEDI LAMPERT KEMPER





Cashew and fig tartlets

## Cashew and fig tartlets

AN ELEGANT AND SUMPTUOUS WAY TO END AN AUTUMN OR WINTER SUPPER – ALSO THE PERFECT ACCOMPANIMENT TO A CHEESE BOARD.

YIELDS 12 INDIVIDUAL SERVINGS.

### SHORTCRUST PASTRY INGREDIENTS

Flour 170g - Salt 3ml - Sugar 60ml - Butter 125g  
- Iced water 15 – 30 ml

### FILLING INGREDIENTS

Cashew nuts, unsalted 240g - Fresh figs (24 miniature figs or 12 larger dessert figs) Note: 12 dried figs may be used if fresh figs are not readily available - Fresh cream 180ml - Muscovado brown sugar 60ml - Honey 60ml - Butter 180g  
- Vanilla essence 5 ml

### SHORTCRUST PASTRY METHOD

Set oven temperature to 175°C. Sift flour, salt and sugar into a bowl, add butter, cut into cubes and whizz in the food processor or work with your fingers until the mixture resembles fine breadcrumbs. Add water one teaspoon at a time and continue mixing the ingredients. As soon as you can press the crumbs into a dough ball, stop adding water. Refrigerate the dough for 30 minutes.

Grease 12, 6 cm, loose-bottom tartlet tins or muffin pans of the same diameter, with butter or non-stick cooking spray. (If you opt for muffin pans, line them with baking parchment for easier removal of baked tartlets). Roll out the dough between two sheets of baking parchment and line the baking pans, pressing dough lightly into all edges. Prick all over with a fork, and blind bake for 12 to 15 minutes – edges should be golden. Remove from oven.

### FILLING METHOD

Place cashews on a baking sheet and bake in oven for about 10 minutes or until just starting to turn golden. Remove and set aside. Slice baby figs in half, or large figs into quarters. In the meantime, combine butter, cream, sugar, honey and vanilla in a saucepan and stir over medium heat, until butter has melted and sugar has dissolved. Add cashews and figs and spoon the mixture into the pre-baked tart casings.

Bake for 20 to 25 minutes. The tartlets should be bubbling with a sticky toffee, caramel fragranced filling and the nuts should be a golden brown. Serve cool with chocolate ice cream for the seriously sweet-toothed, or with a dollop of Greek yoghurt for a beautiful balance.

(Hint: if using loose bottomed individual tartlet tins, place them on a baking tray to catch any molten sugary drips.)

## Pear and ginger tea ring with butter honey icing

MOIST, DENSE AND MOREISH! BEST ENJOYED ON A RAINY AFTERNOON WITH A STEAMING CUP OF TEA.

Serves a hungry 8 or a restrained 10.

### INGREDIENTS

Pears 2 fresh, peeled and sliced - Butter 125g - Brown Muscovado sugar 100ml plus 1 Tbsp - Golden syrup 60ml - Eggs 2 - Salt ¼ teaspoon  
- Flour 1½ cups - Baking powder 2tsp - Buttermilk ½ cup  
- Ginger freshly grated, 1 heaped tsp, plus 1 tsp ground

### METHOD

Preheat oven to 175°C. Cream butter and 100 ml sugar until light and fluffy. Add syrup, then add eggs one at a time, beating well after each addition. Add sifted dry ingredients (including ground ginger) alternately with buttermilk and mix until well blended. Spoon mixture into a well-greased bundt baking pan, or silicone ring mould. Combine pear slices with 1Tbsp brown sugar and fresh ginger and spoon into the batter, gently pressing the pear slices down so that they are submerged.

Bake for 45 to 50 minutes or until a cake tester comes out clean. Allow to cool before turning the cake out. Ice when completely cool.

To make the icing, cream the butter, honey and icing sugar together until desired consistency is achieved.





## Lemon and thyme shortbread

MELT-IN-THE-MOUTH SHORTBREAD WITH A DELICIOUS TWIST.

**Yields 12 delicate biscuits of about two bites each.  
Double the quantities for a heftier stash.**

### INGREDIENTS

Butter 125g - Icing sugar 60ml - Flour 125g - Cornflour 30g  
- A good pinch of salt - Grated zest of 1 lemon  
- 1 Heaped tsp chopped fresh thyme

### METHOD

Preheat oven to 180°C. Cream butter and icing sugar until light and fluffy. Add lemon zest, chopped thyme, and flour which has been sifted with cornflour and salt. Form into a soft dough and gently press and flatten into a greased, four-sided baking tin. The dough should be about one and a half cm thick. If it doesn't fill the tray, simply straighten the "open" edge with a knife or spatula.

Prick all over with a fork and bake for about 10 to 15 minutes or until the edges are starting to turn palest brown. Remove from oven and slice while still warm. When luke warm, gently remove the biscuits from the baking tray, using an egg lifter and place on a wire rack until completely cool.







The cake of the season –  
*pear and ginger tea ring  
with butter honey icing*



## Dark chocolate and bourbon tortes

**DARK, VELVETY AND RICH, THESE ARE INSANELY GOOD. THEY'RE GLUTEN FREE, IF THAT HELPS – JUST ENJOY!**

**SERVES 8**

### **INGREDIENTS**

Dark chocolate 225g - Butter 110g - Bourbon (Any whisky will do) 1 Tbsp  
- Eggs 4 large, separated - Castor sugar 110g - Icing sugar to serve

### **METHOD**

Preheat the oven to 170°C. Grease 8 individual ramekins and line with baking parchment. Break the chocolate into squares and place together with the butter in a glass bowl over a pot of simmering water. Don't allow the bottom of the bowl to make contact with the water. Stir until chocolate and butter have melted. Remove from heat, stir in the whisky and leave to cool. Whisk egg yolks and castor sugar very well, until pale and creamy. In a separate and squeaky-clean bowl, whisk egg whites until soft peaks form (any residual grease will prevent the egg whites from frothing up adequately). Stir the chocolate mixture into the yolks and sugar and then gently fold in egg whites until combined. Divide the mixture between the ramekins, place them on a baking tray and bake for 20 to 25 minutes. The tortes will be ready, if when touched very gently, the tops spring back instead of cracking and collapsing into a gooey center.

Remove from the oven and leave to cool before taking the tortes from the ramekins. Serve at room temperature with a dusting of icing sugar and a scoop of quality vanilla ice cream.

**NOTE:** Don't be alarmed if your beautifully puffed up tortes sink once removed from the oven – they're supposed to, and the cracked tops will form a delicate, meringue-like, melt-in-the-mouth crust.



WELL-ESTABLISHED BRANDS ARE MAKING **BLUE ROUTE MALL** THEIR

# NEW HOME

## FLASHBACK TO THE FUTURE

**G3000** Jewellers recently re-opened in Blue Route Mall. They offer an affordable selection of gold and silver jewellery and watches. **G3000** - trendy and stylish - a shop to experience. **021 713 4313**



**OLD FAVOURITE Old Khaki** is a lifestyle brand comprising mens and ladies casual wear, footwear and accessories ranging from fashion basics to key trend pieces. **Old Khaki** represents a lifestyle that is unrestricted and uncomplicated. **021 712 7421**



## BANK IN YOUR TIME

**ABSA** has opened its new, digitally enabled, Sales and Service branch with a Quick Service Centre in Blue Route Mall. The branch design, a first of its kind for ABSA nationally, also offers extended banking hours. **021 713 8900**

## EVERYBODY'S TALKING ABOUT COTTON ON BODY

Celebrate a new kind of sexy; it's fun and flirty, pretty, cute, fresh and healthy! The quintessential casual Australian style is all about keeping it real, and **Cotton On Body** never takes itself too seriously. **Cotton On Body's** offering includes intimates, swimwear, loungewear and sleepwear. **Cotton On Body** is about celebrating a healthy, active lifestyle while having as much fun as you can. Think of us as your walk-in wardrobe! **021 712 2395**



## MAINTAINING A TRADITION OF STYLE

**Carlton Hair** has developed and maintained a high standard of hairdressing since its inception in 1968. Our strong and visionary management team is continuously building a fashion-orientated company that will always be the performance leader in the hairdressing industry. **021 713 4835**



## STORE DIRECTORY

### audio/electronics, pc, cellphone & photos

Altech Autopage Cellular	021 712 6015
Cell C	021 715 1217
Computer Mania	021 712 0607
Dion Wired	021 713 7900
Fuji Image Centre	021 715 1553
Game City	021 712 6906
Incredible Connection	021 713 8600
MTN	083 869 1546
Vodacom Shop	021 715 3188

### banks, forex & financial

Absa	021 713 8900
African Bank	021 712 6193
Bidvest Bank	021 712 6089
Capitec Bank	021 712 5614
FNB	021 713 8300
Nedbank	021 710 3320
Standard Bank	0860 101 341

### books, cards, gifts & stationery

Birthdays	021 712 5605
Cardies	021 712 5758
CNA	021 713 7442
Exclusive Express	021 712 5898

### clothing

Ackermans	021 712 6466
adidas	021 712 5835
Cotton On Body	021 712 2395
Donna Claire	021 713 8160
Exact	021 713 8147
Fashion Express	021 713 8181
Forever New	021 712 6273
Foschini	021 713 8140
Guess	021 712 6304
Identity	021 712 0911
Jay Jay's	021 712 5710
Jet	021 713 7450
La Senza	021 712 5249
Markham	021 713 8155
Milady's	021 712 5778
Monsoon Clothing	021 712 5667
Mr Price	021 715 8468
Naartjie Kids	021 712 6041
Old Khaki	021 712 7421
Pep	021 712 5812
Pick 'n Pay Clothing	021 712 5377
Queenspark	021 713 7580
Sportscene	021 713 8176
Truworths	021 712 6843

### department stores

Edgars	021 713 7400
Woolworths	021 710 1420

### eyewear & optometrists

Eyelink (Stephen Pulford Optometrists)	021 715 8555
Spec-Savers	021 712 6725
Sunglass Hut	021 712 5824
Vision Works Optometrists	021 712 4717

### food

Checkers Hyper	021 710 5500
Cream	021 712 1557
Debonairs Pizza	021 712 5944
Jakura Sushi & Asian Cuisine	021 712 5517
Joe's Easy Diner	021 712 8898
Kauai	021 712 5662
KFC	021 712 6695
Marcel's Frozen Yoghurt	021 715 0047
Montagu Dried Fruit & Nuts	021 712 6585
Mugg & Bean	087 802 5840
Pie City	021 713 2177
Primi Caffe	021 713 3000
Silver Mountain Spur	021 712 5861
Solely Namaqualand Biltong	076 425 8612
TriBakery	021 712 6160
Vida e Caffe	021 712 5772
Wimpy	021 715 3500

### footwear

Aldo	021 712 4484
Charles & Keith	021 713 8196
Franco Ceccato	021 712 5570

Green Cross	021 712 5961
Limited Edition	021 712 3389
Shoe City	021 712 5661
Shoe Connection	021 712 0645

### hair, health & beauty

Carlton Hair	021 713 4835
Clicks	021 715 8620
Dis-Chem	021 710 1230
Edge for Men	021 712 5496
Fragrance Boutique	021 712 6804
Health 2 You	021 713 1380
ManiPedi	021 712 7564
Partners Hair Design	021 712 9980
Ralo Cosmetics	021 712 6324
Sorbet Face & Body	021 712 5740

### home, decor, interior & furniture

@Home	021 713 8183
Entrepro	087 802 6478
House & Home	021 710 3360
Mr Price Home	021 712 7295
Rugs Original	021 712 5404
Sheet Street	021 712 5629

### jewellery & accessories

Accessorize	021 712 5650
American Swiss	021 713 8140
G3000	021 713 4313
Galaxy & Co	021 200 5820
Harris & D'arcy	021 715 4115
Lovisa	021 712 7895
Sterns	021 713 8166
Tokai Jewellers	021 713 3109
Winhall & de Stadler	021 712 5116

### luggage

Frasers	021 712 6274
---------	--------------

### movies, music & entertainment

BT Games	021 712 6025
Musica	021 712 9004
Ster Kinekor	021 712 5378

### pet shop

Vetzcare	021 712 7025
----------	--------------

### services

Barksole	021 715 6816
Blood Donation Centre	021 712 4596
Blue Route Mall Tailor	083 747 1516
Post Office	021 712 2314
Ryan's Car Wash	021 712 5578

### speciality

Checkers Liquor Store	021 710 5507
Kiddiwinks	021 712 5202
King Cake	021 715 3150
Tokai Arts & Crafts	021 712 2254
Verimark	021 715 0132

### sport, outdoor goods & gear

Cape Union Mart	021 712 5979
Due South	021 713 8191
Mr Price Sport	021 712 5943
Totalsports	021 713 8171

### tobacconists & gifts

The Cock and Bull	021 712 6285
-------------------	--------------

### travel agency

Flight Centre	021 715 6655
---------------	--------------

### offices

Centre Management	021 713 2360
Security Office	021 713 2313
Parking Office	021 712 2838

*Speciality stores  
National retailers  
Supermarkets  
Cinemas  
Restaurants  
&  
Much, much  
more...*

*With ample free open  
parking and 90 minutes  
free undercover parking,  
convenience is guaranteed no  
matter what the Cape Town  
weather dishes up.*

### TRADING HOURS:

MONDAY TO SATURDAY  
9AM TO 7PM

SUNDAY AND PUBLIC HOLIDAYS  
9AM TO 5PM

+27 (0)21 713 2360

[www.blueroutemall.co.za](http://www.blueroutemall.co.za)

*Find us on Facebook*





# Art enemies

*“Light, moisture, temperature fluctuations, insects, rodents and inappropriate framing are all enemies of wall art.”*

## **SOME DO'S AND DON'TS** BY NICHOLAS ATKINSON.

- Avoid hanging art in a room where there is visible mould and damp or humidity.
- Art should not be stored in unventilated, closed areas like cupboards.
- Works framed behind glass should not be sealed with plastic as this creates a hothouse effect, trapping the moisture present in all boards.
- Do insert map pins at the back of the frame in the bottom two corners thus allowing the work to “breathe”.
- Use dehumidifiers to stabilise or lower humidity levels.
- Do an annual check of all works behind glass, inspecting for mildew on the inside of the glass and on the backing board. If present, removal, cleaning and re-fitment is advisable with the likely replacement of the backing and mount(s).
- Don't display art above a heater or other electrical appliance either, as fluctuations in temperature will cause expansion and contraction, which will damage both art and framing materials.
- Avoid spotlighting art.
- Move an artwork if direct or reflected sunlight falls on it.
- Avoid the use of fluorescent lighting – use high quality LEDs instead; thanks to their low UV emissions, they are now the lighting type of choice for museums striving to protect treasured artifacts and maintain their original colors and patina.
- Do use museum glass, particularly on valuable pieces of art.
- Dust oil and acrylic paintings regularly as they are susceptible to dirt build-up and deposits from insects.
- Do varnish, as the thin barrier acts much like glass, so dust and dirt rests on the layer of varnish and not directly on the paint. Varnish also enhances the colours.
- Keep fishmoths at bay by periodically spraying the back of your frames with a good household insect surface spray. However, avoid spraying onto the back of oil paintings on canvas, spray onto the frame area only.
- Check old paintings for any cracks, which can often lead to cupping or lifting along the edges, eventually causing paint to fall off the surface of the artwork. A costly process called re-lining is the most likely remedy.

*“Whether we're framing a grand mirror or a humble print, an old master or a child's first scribble, or even a three dimensional object, we pride ourselves in our ability to extend the choice of possible shapes and colours way beyond what is otherwise available,” says  
Nicholas Atkinson of In-Fin-Art*

For nearly four decades, Capetonians have trusted their most loved and treasured art to In-Fin-Art, first established in the Cape in 1977 in the heart of historic Wynberg Chelsea, today In-Fin-Art is one of the largest picture framing and art businesses in South Africa, with two dynamic outlets serving the City and the Southern Suburbs.

Cape Town - +27 (0)21 423 2090 - [infoct@infinart.co.za](mailto:infoct@infinart.co.za)  
Wynberg - +27 (0)21 761 2816 - [gallery@infinart.co.za](mailto:gallery@infinart.co.za)  
[www.infinart.co.za](http://www.infinart.co.za)

## **QUALITY FRAMING – YOUR FINEST INVESTMENT**

Framing with the appropriate materials such as a foam-core backing can create a buffer between the art and any mould which may develop. The foam also insulates against expansion and contraction due to temperature fluctuations, thus reducing cracking and flaking of paint and the opening of frame joints. Avoid poor quality (usually cheaper) boards, glues and tapes, which can stain and damage art permanently due to acidity. Resist the temptation to leave canvases unframed; canvases require a backboard to prevent damage from impact and an accumulation of dust on the reverse. ■



## CONSTANTIA UPPER

*R22,5 million (Plus VAT)*

*The Curzon, a gated security estate in the heart of Klein Constantia*

This spacious, sunny home with glorious mountain views, offers top security and will suit the extended family.

A statement double-volume entrance hall sets the tone. Designed for relaxed living and ease of flow, the open-plan kitchen/living and dining areas lead out to a broad, undercover patio through stack-back doors.

A generously proportioned entertainment room is fitted with a built-in mahogany bar, wine cellar and stack-back doors to an undercover patio. There is a study with built-in units as well as an upstairs pyjama lounge which makes a perfect homework area. The chef's kitchen with gas hob, SMEG under-counter oven, extractor fan, second Bosch oven and prep bowl is fitted with Caesar stone and Kiaat wood countertops. Feature stack-back windows allow for serving between the kitchen and undercover patio.

**Outbuildings and additional features:** Three-car garaging with extra width for storage and direct access • Carport • Ample off street parking • Generous staff accommodation with en-suite bathroom and kitchenette • Aircon in entertainment areas • Surround-sound system • Built-in Pizza oven • Option to convert two bedrooms into a flatlet with separate staircase and access • Excellent security with guard and CCTV with 10 cameras monitored by Verifier • Electrified fencing and independent alarm system.

6 Bedrooms - 5 Bathrooms - 3 Garages - Web Reference: GFHO-0548

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





## CONSTANTIA UPPER

*R19,5 million*

*Rural elegance in the heart of the winelands*

Located in the triangle of the the historic Constantia Vineyards, this 70-year old homestead, with equestrian opportunities, offers a casually elegant country ambience. The large thatch-roofed double storey is set on one and a half acres. Accommodation includes generously proportioned reception rooms, all with dark stained wood floors, an enviable open-plan, eat-in kitchen, double bedrooms and an adjoining visitors wing.

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

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



## CONSTANTIA UPPER

*R11,5 million*

*Character home down a quiet country lane*

This equestrian property with paddocks and stables, set on over an acre of level, landscaped pleasure boasts all the beauty and elegance of yesteryear combined with the ease of open-plan modern living. The spacious farm-style kitchen is open plan onto family room, while a farm-style covered patio further enhances the rural charm. Entertainment spaces include both a formal lounge and separate dining room.

4 Bedrooms - 2 Bathrooms - Separate Cottage - 2 Garages - Web Reference: GFHO-0667

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





**CONSTANTIA UPPER**

*R29,5 million*

*Unique residence on a sprawling three acres*

Sited in a gated community with 24-hour security, this home offers the perfect mix of modern comfort and traditional elegance. A long, private road leads up to the elegant thatched homestead with generously-proportioned bedrooms, living and entertainment spaces. Secluded and tranquil with its own private dam, the property is surrounded by green belts and close to the village centre.

5 Bedrooms - 5 Bathrooms - 4 Garages - Web Reference: GFHO-0245

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



**CONSTANTIA UPPER**

*R28 million*

*Overlooking Constantia Uitsig on three erven*

This elegant, executive residence perched high up in one of Constantia's best cul-de-sacs offers views over False Bay, the vineyards and the Hottentots-Holland mountains. With your own gate through to Groot Constantia Estate, vineyard walks and horse trails are yours for the taking. A large sitting and dining room, each with fireplace and solid wooden floors, create a huge entertainment area.

7 Bedrooms - 6 Bathrooms - 2 Garages - Web Reference: GFHO-0612

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



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



**CONSTANTIA UPPER**

**R15 million**

*Equestrian property with two cottages*

A very special and gracious property nestled on two glorious acres in the heart of Alphen. The property has stabling facilities and borders the Alphen greenbelt for easy access to horse riding trails.

3 Bedrooms - 2 Bathrooms - Web Ref: GFHO-0038



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



**CONSTANTIA UPPER**

**R14,75 million**

*Silverhurst - superior estate living*

Enjoy a relaxed peaceful lifestyle on the Silverhurst Estate with its 24-hour gate guarded security, 6/7 acres of gardens with dams and walks and two grass tennis courts.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-0669



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



**CONSTANTIA UPPER**

**R10,95 million**

*Tastefully designed with unsurpassed privacy*

Beautiful, established, acre garden, which offers privacy and mountain views, this elegant home with generous proportions, underfloor heating and air-conditioning, boasts a country kitchen with open-plan living.

4 Bedrooms - 3 Bathrooms - 4 Garages - Web Ref: GFHO-0285





**CONSTANTIA UPPER**

*R11,5 million*

*Prime living in a security estate*

A wonderful, north-facing family home in a sought-after gated security estate with superb architectural features. Intelligent design with particular attention to detail, fabulous entertainment spaces and good flow to large, covered terraces. The large living room with oak floors, houses a fireplace and is crowned with exposed truss ceilings. The main bedroom, with mountain view, has doors to a verandah. All bedrooms are en suite.

4 Bedrooms - 4 Bathrooms - 2 Garages - Web Reference: GFHO-0694

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



**CONSTANTIA**

*R6,95 million*

*Majestic home*

Located in a quiet, rural position, with super mountain views, this home is filled with creative spaces. High ceilings provide a sense of space and maximise light. The home boasts excellent flow from reception areas to the undercover patio, pool and garden. Up-to-the-minute finishes throughout. This property is defined by stylish and efficient design. A great family home. Very secure.

6 Bedrooms - 4 Bathrooms - 2 Garages - Web Reference: GFHO-0739

**Jean Kerr 082 975 8427 / jean@greeff.co.za**

# CONSTANTIA UPPER CRIME RATE PLUMMETS

## SHARP DECLINES IN CRIME IN CONSTANTIA UPPER OVER THE PAST FOUR MONTHS ARE ENCOURAGING FOR THE SUBURB'S REAL ESTATE MARKET.

A collaborated effort to fight crime in Constantia Upper has yielded promising results. The combined resources of local community volunteer patrollers, the Constantia Valley Information Centre, a camera network and a Special Response Team (SRT), in close collaboration with Wynberg SAPS sector 4, are believed to be responsible for a drop of 73 percent in January 2014, in the area's crime rate, when compared to figures for January 2013. The January decline comes on the heels of a year-on-year drop of 74 percent in December, a 52 percent drop in November, and a 71 percent decline in October 2013.

"Close working relationships with both the Wynberg and Diep River Police stations have been instrumental in the declining figures as has collaboration with security service providers such as ADT and Chubb," says Tony Schreiber of the Constantia Watch operations team. "Weekly meetings and constant emails keep the local community and the security teams updated re incidents and crime trends. CCTV cameras, and thermal imaging equipment to facilitate night vision, have been employed extensively by the SRT, which has been instrumental in providing information leading to a number of arrests," says Schreiber.

REPORT ANYTHING SUSPICIOUS TO THE CONSTANTIA VALLEY CONTROL ROOM ON **086 000 2669**  
CONSTANTIA WATCH OFFICE **021 794 3367** (MON – FRI - 8AM – 1PM) - **WWW.CVWATCH.ORG.ZA**

"The constant presence of patrolling resident community volunteers has also been invaluable, as has the vital financial support from the private residents, and local businesses."

"Constantia Watch Special Response Team responds directly to crime incidents or calls from their contributing members, however, due to the fact that they maintain a constant presence in the Constantia Upper streets and on the area's greenbelts, all of the residents and visitors to the suburb benefit," explains Schreiber.

"There is a great deal happening behind the scenes and much of it is thanks to volunteers, but there is a monetary cost. Income, mainly thanks to residents' contributions, is allocated to the purchasing of CCTV cameras on the greenbelt or for license plate recognition or possibly to the contracting of a second SRT. However, with more funding, a lot more could be achieved without compromises, so we appeal to all Constantia Upper residents to become Constantia Watch members," says Chairman of Constantia Watch Mike Voortman, adding that the security benefits to members are far-reaching; "Apart from direct and swift armed response, Constantia watch is dedicated to assisting with investigations and following up with SAPS in the aftermath of any incidents. It's an invaluable service and the more collaboration we have from the resident community, the safer we will all be," says Voortman.



*Walking, horse-riding and cycling on the greenbelt and on the leafy streets are integral to the Constantia lifestyle, and the ability to engage in these activities safely is vital to the wellbeing of the community and to maintaining the value of the suburb's real estate,"*

says Mike Greeff.

**GREEFF PROPERTIES IS A PROUD SPONSOR OF CONSTANTIA WATCH**

## CONSTANTIA UPPER PROPERTY MARKET GETS A BOOST

While Constantia Upper has always been a sought-after area, property sales revenues in the suburb have risen in the past six months. Propstats figures indicate that average selling prices for the area improved by 2.6 percent from R 7 120 000 to R7 306 136, while the average differential between asking prices and selling prices narrowed from minus 16.6 percent to minus 12.2 percent for the period 1 July 2013 to mid February 2014, compared to the same statistics for the six months preceding that.

The Greeff Properties Constantia Upper team achieved an 81 percent year-on-year increase in sales revenue for 2013, and reports that there was definitely an increase in buyer activity in the second half of 2013. 2014, thus far, is looking positive too, with their accumulated sales revenues already exceeding R100 million.





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



**CONSTANTIA UPPER**

*R8,25 million*

*Inspired living*

Completely renovated and designed for entertaining, this family home offers ample dining space. A delightful sunroom opens out to the lush garden and multi-level patio with built-in barbeque and pool.

4 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: GFHO-0675



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



**CONSTANTIA UPPER**

*R7,5 million*

*Generous proportions & great for the active family*

This comfortable home has ample accommodation and a multitude of extra features, such as a wine cellar, an outside teen pad en-suite, a superior staff flatlet en-suite, a floodlit tennis court and a pool.

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



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



**CONSTANTIA UPPER**

*R7,3 million*

*Superior dual living in sought-after location*

With direct access onto the Alphen greenbelt, the garden is home to splendid mature trees, rolling lawns, a pool with Balau wooden decking, Koi pond and a self-contained flatlet.

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



ROYAL BOLTON



KATE WOBURN



STRIKER

THE LATEST INNOVATION IN ONE-PIECE SEAMLESS BATH MANUFACTURE FROM HUXTON ROYCE, PROVIDES PURE BATHING INDULGENCE. DESIGNED WITHOUT COMPROMISE, THESE TIMELESS CLASSICS ARE A STRIKING BLEND OF LOOKS AND CUTTING-EDGE TECHNOLOGY. COME AND VIEW THESE PRODUCTS AND MORE AT OUR RECENTLY RENOVATED SHOWROOMS IN LANDSDOWNE.



**PLUMBLINK**

11 BLOMVLEI ROAD, LANDSDOWNE - 021 799 4400 - WWW.PLUMBLINK.CO.ZA - CALL TO ENQUIRE ABOUT STORES IN YOUR AREA





**BISHOPSCOURT**

*R16,75 million*

*Panoramic views from this contemporary family home*

Situated in an elevated and north-facing position, this stylish home is surrounded by a magnificent and private landscaped garden. Expansive entertainment spaces, all with quality finishes embody an air of relaxed yet gracious living. The many extras include a separate guest suite, staff accommodation, salt pool, temperature-controlled wine cellar, borehole, generator, Koi pond and extensive secure parking.

5 Bedrooms - 4 Bathrooms - 3 Garages

**Debbie Woods 082 578 4181 / [debbie@greeff.co.za](mailto:debbie@greeff.co.za)**



**BISHOPSCOURT**

*Unparalleled mountain views*

*R11,9 million*

A south-entry, north-facing and highly sought-after stand with elevation allowing inspiring vistas of the mountain and the city lights. Create your own sweeping driveway down to a very workable piece of virgin land. A rare opportunity to design and build your own very special home and make this ultimate location your haven. Web Reference: GFHO-0640

**FOR ENQUIRES PLEASE CONTACT - Debbie Woods 082 578 4181 / [debbie@greeff.co.za](mailto:debbie@greeff.co.za)**



## BISHOPSCOURT

*Sale by Tender*

*Modern home in leafy surrounds*

This special property is tucked away in a magical garden paradise. It is understated but luxuriously finished and offers wonderful entertainment opportunities plus excellent scope for family living. A well-equipped kitchen boasts two ovens, a built-in microwave and a gas stove. Relax under the thatched gazebo, covered patio or next to the swimming pool and enjoy the privacy of this unique setting. May be bought inclusive of furniture.

4 Bedrooms - 4 Bathrooms - 2 Garages - Web Reference: GFHO-0451

**Debbie Woods 082 578 4181 / [debbie@greeff.co.za](mailto:debbie@greeff.co.za)**



## KENILWORTH UPPER

*R6,7 million*

*Heritage Cape Georgian home. Perfectly positioned!*

The contemporary interior of this home complements a beautiful restoration, undertaken with reverence to the original look and feel. Features include washed, vintage Oregon floors, extra-high ceilings, fireplaces and sash windows. Open-plan living, spills out to the entertainment terrace and manicured garden with a pool and mountain views. Three bedrooms en-suite plus a cottage/executive, staff or teen pad.

**Debbie Woods 082 578 4181 / [debbie@greeff.co.za](mailto:debbie@greeff.co.za)**

4 Bedrooms - 4 Bathrooms - 2 Garages - Web Reference: GFHO-0631





**NEWLANDS**

*R10 million*

*Elegant farmstyle living in sought-after Newlands*

Situated on an erf of 1296m<sup>2</sup>, this pristine home, built in the 1800's has been beautifully maintained. A magnificent teak front door leads into the approximately 160-year-old farmhouse with original wooden shutters, Oregon pine floors, sash windows and typically thick walls and high ceilings designed to keep rooms cool in summer.

7 Bedrooms - 7 Bathrooms - 2 Garages - Web Reference: GFHO-0689

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



**CLAREMONT UPPER**

*R7,95 million*

*Stylish period home*

This home sits on over 1000m<sup>2</sup> making it one of the largest plots in that particular pocket. Exuding style, panache and warmth, this beautiful character home boasts excellent proportions, high ceilings and designer quality finishes. An outstanding example of successful fusion of modern detail with period architecture.

5 Bedrooms - 5 Bathrooms - Web Reference: GFHO-0264

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

# ONE-STOP Wonderful BATHROOMS, TILES AND FLOORS, SORTED.

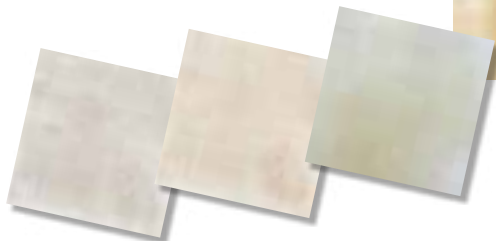
Tiletoria is the Western Cape's biggest independent tile distributor of local and imported brands, selling approximately 250 000m<sup>2</sup> per month, which is equivalent to tiling more than 50 rugby fields!

Although tiles are our top seller, we also stock and supply a number of leading tap and sanware brands and accessories, adhesives, genuine bamboo flooring and basins, vinyl flooring, laminate flooring (we are exclusive distributors of the Poliface and Nature's Floor Wooden Laminate flooring,) as well as a large variety of mosaics, natural stone, marble and granite products.



The ultimate style statement – **A BAMBOO BASIN.**  
Available in three different styles from Tiletoria  
**Priced from R2,219.95 each**

**LAMINATE FLOORS** Available in eight shades which look almost identical to genuine hard-wood floors, Laminated Wooden Flooring is not only aesthetically pleasing, but has the advantages of being more affordable and easier to maintain. **R109.95 m<sup>2</sup>**



**CURRENTLY TRENDING** – the striking new European design, **free-standing "FLOW" bath by Libra.** With matching acrylic surround, this bath is ideally proportioned for the quintessential modern bathroom. **R4 999.95 each.** \*Bring this advertorial with you to any one of the Tiletoria branches and when purchasing the FLOW bath, you will qualify for a **R750 DISCOUNT** on TILES (Tiles not on promotion)



**NATURE'S FLOOR VINYL** Flexible, soft and warm to the touch, yet very hard wearing and 100 percent waterproof, Nature's Floor Vinyl is available in seven colours emulating real wood. Perfect for bathrooms and kitchens as well as any other area of the home or office. **R399.95 m<sup>2</sup>**



**IT'S A BAMBOO BOOM!**

Bamboo is both a sustainable and renewable resource with virtually no negative impact on the environment! An extremely strong and durable finished product, rivalling even oak – the most popular of hardwoods, it is also naturally moisture and stain resistant. Warm in winter, cool in summer, termite and allergy-resistant, it's suitable for any room including bathrooms and kitchens. It's also maintenance free – a vacuum or sweep will do the trick! Natural Range Bamboo Flooring seen here in "Coffee". **R449.95 m<sup>2</sup>**



**CEMENTARE GRES PORCELAIN TILES**

Gres Porcelain tiles emulating cement in subtle shades of Grey, Pearl and Bone are right on trend. These tiles are Ink-Jet Gres Porcelain size 60cm x 60cm. **R189.95 per m<sup>2</sup>.**



- Cape Town - 43 Paarden Eiland Road (021 511 3125)
- JHB - Northlands Deco Park, corner Witkoppen & New Market roads (011 462 4640)
- Durban - 24 Edwin Swales Drive, Rossburgh (031 459 0049)

[www.tiletoria.co.za](http://www.tiletoria.co.za) - Prices valid until 31 MAY 2014





Mercia Bassett 082 404 7471 - Simon Tait 083 261 1562

**NEWLANDS**

*R6,295 million*

*Spacious home in the very heart of Newlands*

Located across the road from the Vineyard Hotel, a short walk from Cavendish Square and an easy drive to all sought-after Southern Suburbs schools, this home could not enjoy a better position.

A lounge with massive windows allows uninterrupted views of the mountain, and the garden provides ample space for a growing family. This home is prepared for an extension with a 13 x 7m space – the floorboards are laid, plumbing and dormer windows installed, so the new owners can build upwards or use the area as a generous packing space. What an opportunity!

5 Bedrooms - 4 Bathrooms - 4 Parking Bays - Web Ref: GFHO-0712



Mercia Bassett 082 404 7471 - Simon Tait 083 261 1562



**NEWLANDS**

*R6,1 million*

*A sublime retreat*

In the most sought-after pocket of Fernwood, this warm home offers a tranquil escape. The vibrant interiors incorporate blues and greens throughout, while panoramic bay windows flood the living area with light.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-0581



Mercia Bassett 082 404 7471 - Simon Tait 083 261 1562



**NEWLANDS**

*R5,999 million*

*Yesterday, today and tomorrow*

This 57-year old, 240m<sup>2</sup> home is sturdy, big and spacious. Situated in a prime spot, close to all schools and UCT, as well as local restaurants and Kirstenbosch Gardens.

4 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-0663

**Mercia Bassett 082 404 7471 - Simon Tait 083 261 1562****NEWLANDS****R3,8 million*****A chance to renovate in magnificent Fernwood***

Your love of nature will attract you to this beautiful street, with its majestic old oak trees. Come and meander around this home, and let it grow on you!

With its unique location and accessibility to all sought-after schools, this is a home for a family to mould into whatever they require. Well priced, and in a truly valuable location, this property will sell fast.

3 Bedrooms - 1½ Bathrooms - 2 Garages - Web Ref: GFHO-0738

**Mercia Bassett 082 404 7471 - Simon Tait 083 261 1562****NEWLANDS****R3,6 million*****Convenient for schools and university***

Perfect for the growing family, low maintenance is the keyword for this double-storey facebrick home. It's perfectly positioned for quick access to schools and university as well as the city or airport.

5 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: GFHO-0664

**Tim Moore 082 426 9377 - tim.moore@greeff.co.za****PINELANDS****R3,75 million*****Champagne Pinelands***

Immaculate new interior renovations with top-of-the-range finishes.

This 83-year-old home has undergone a complete resculpturing and now boasts granite counter tops in the kitchen, state-of-the-art bathrooms and exceptional details.

Set on 1,190m<sup>2</sup> with a pool, this is a property you need to view as soon as possible as homes in Pinelands get snapped up fast, particularly of this calibre.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-0693





**RONDEBOSCH**

*R8,95 million*

*Tastefully modern stately home*

You will fall in love with this grand home; it has been beautifully maintained with modern finishes throughout. The entertainment and living areas are sumptuous and lead out to a generously proportioned patio, garden and pool courtyard. This property will not be on the market for long, as it is close to all amenities, top schools and Western Province Cricket Club.

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

**Tim Moore 082 426 9377 - tim.moore@greeff.co.za**



**RONDEBOSCH-ACADEMIC MILE**

*R5,695 million*

*So many options... so many permutations to manipulate!*

On top of the world... situated in Academic Mile, a short stroll to UCT, suitable for academics, and accommodation options for international academic visitors. This large, character home offers imposing reception rooms, and has the potential of seven bedrooms. Currently used as a generous home, with two adjoining two-bed apartments, plus generous domestic quarters.

6 Bedrooms - 3 Bathrooms - 1 Garage - Web Reference: GFHO-0737

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



# EXCITING NEW DEVELOPMENT IN BERGVLIET

JUST LAUNCHED

LA SCALA



**Greeff Properties is proud to present La Scala, a premium gated estate comprising 23 elegant homes. Located in Bergvliet, the homes are to be freehold. Each will be unique in design and have its own private garden. Both single-storey “cottages” and double-storey “townhouses”, with feature roof gardens are planned.**

Top-end, secure estates have, traditionally, been in short supply in the Constantiaberg area, so these properties are likely to draw significant interest and are sure to be snapped up swiftly.

Architect, Mike Shaw, renowned in Cape Town for numerous beautiful and singular projects - such as Beaches, Victoria Road, Clifton – is responsible for the design and concept of the development.

Elements include: Soft rooflines, ensuring views remain unobstructed, while overlook from neighbouring units is kept to a minimum, and light and northern aspects remain paramount.

The project will be managed by David Shaw, a qualified quantity surveyor with many years of experience in the field of development, construction and project management. This collaboration between father and son has created a notable sense of pride, and will undoubtedly result in a remarkable collection of homes.

The name “La Scala” has its roots in the small town of Scala on the Italian Amalfi coast. Here the Redemptorist movement originated in the 18th century. Today, the work of the Redemptorists continues in church and monastery adjacent to

the proposed development. The name “La Scala” pays homage to the provenance of the land being used to create the estate and also to the connection it shares with the church.

Bergvliet, as a suburb, offers residents the best kind of suburban living; it’s close to Constantia with the wonderful wineries, restaurants, walks and top-end amenities aimed at a tourist market, and is only a stone’s throw from well-regarded schools, shopping centres and sports facilities.

Bergvliet is full of mature trees, lovingly maintained, gorgeous gardens and a choice of green belts where families can enjoy the fresh air. The surrounding Constantiaberg mountains provide a spectacular backdrop, and the views of these from La Scala will be breathtaking.

- Luxury Proportions, Fixtures & Finishes • Double Garages • Roof Gardens • Covered Patios •

**11 SIMPLEXES / 12 DUPLEXES / PRICED FROM R2,620M - R3,530M INCL VAT (NO TRANSFER DUTY)**

For more information please contact: Lisel Blake 083 269 4335 | Liz Robertson 082 895 3417 | Roz Van Der Walt 083 278 7269  
021 763 4120 | [info@greeff.co.za](mailto:info@greeff.co.za) | [www.greeff.co.za](http://www.greeff.co.za)





**Stillness Manor** is one of the few remaining classic Cape Dutch manor houses of South Africa and a hidden jewel in the Constantia Valley of Cape Town. Near the world famous Constantia vineyards, Stillness offers 10 spacious suites on four private acres of gardens with a fantastic Spa offering revitalising therapies and treatments.

**STILLNESS SPA SPECIAL - R780**

*This offer includes the following:* A 60 min wellbeing massage, a 45 min cleansing facial, and a mini manicure or pedicure.

Valid until 31 August 2014 • Reserved for Greeff Magazine readers



+27 (0)21 713 8822 | [spa@stillnessmanor.com](mailto:spa@stillnessmanor.com) | [www.stillnessmanor.com](http://www.stillnessmanor.com) | 16 Debaren Close, Tokai, 7945, Cape Town



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



**ZWAANSWYK**

*R9,9 million*

*Rural serenity - a place to hang your heart*

This immaculate, north-facing home offers peaceful family living in a tranquil setting. Enjoy entertaining around the farm-style kitchen or savour a champagne breakfast on the charming patio.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-0719



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



**TOKAI**

*R3,185 million*

*Versatile, spacious, family home*

You could do a lot with this home in a lovely quiet position; it boasts a pub/entertainment room or flatlet for teens or granny! Perfect for the larger family. Pretty established garden and sunny patio.

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



**Karen Little 083 261 8849 - Bruce Durham 082 380 1883**



**TOKAI**

*R2,795 million*

*A step up in downscaling*

Light, bright lock-and-go in a lovely position. Open-plan lounge/dining room leading to sun room/play room. Doors from lounge lead to the pretty, private garden. Farm-style kitchen for cosy family dinners.

3 Bedrooms - 3 Bathrooms - 1 Garage - Web Ref: GFHO-0715





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



**STONEHURST**

*R12,95 million*

*Luxurious contemporary home*

This architecturally designed home with spectacular views of False Bay, the ocean, Table Mountain and across to the Hottentots-Holland mountains epitomises contemporary style, flair and exacting attention to detail.

5 Bedrooms - 6 Bathrooms - 3 Garages - Web Ref: GFHO-0453



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



**STONEHURST**

*R10.955 million*

*Uninterrupted views and privacy*

This villa enjoys an elevated position at the foothills of Silvermine Mountain and boasts the most spectacular views of the Peninsula. An architectural masterpiece with no expense spared on quality finishes.

5 Bedrooms - 5 Bathrooms - 3 Garages - Web Ref: GFHO-0549



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



**STONEHURST**

*R4,995 million*

*Light and bright*

Spacious, open-plan living comprising formal and informal living areas, leading to a patio with built-in pizza oven and pool. Beautiful fully-fitted kitchen with separate scullery and three extra-large bedrooms.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-0619

*“What a flag  
or banner can  
do for you is  
far beyond  
its modest  
cost...”*



THE CENTRE OF CREATION FOR CORPORATE  
FLAGS AND BANNERS.

PLEASE VISIT OUR WEBSITE TO VIEW OUR  
FULL RANGE OF PRODUCTS.

PLEASE CONTACT - [INFO@FLAGFACTORY.CO.ZA](mailto:INFO@FLAGFACTORY.CO.ZA) - TEL: 021 447 5316 - [WWW.FLAGFACTORY.CO.ZA](http://WWW.FLAGFACTORY.CO.ZA)






# PROPERTY DEVELOPMENT

## PROJECTS

RESIDENTIAL CONSTRUCTION PROJECT MANAGEMENT



Pete Jordan of Property Development Projects says that recent trends have shown the following three emerging requirements in the residential market: The move toward a single-point of responsibility for projects; a shift toward a more complex range of services required by the client and a greater focus on value by clients.

Property Development Projects has been created to deal with the ever-increasing demand for the building of, or the improvements to, residential property, offering an alternative to address the management and control of these projects, the rising costs of building works and the associated anxiety of undertaking a building project.

Our core philosophy is to facilitate a team approach with our clients, their architect, the contractors and suppliers. In this way the architect has the relative “freedom” to concentrate on design and Property Development Projects takes on the responsibility to appoint, manage and control all contractors and suppliers to the project.

Our approach is to manage all aspects of the project on the client’s behalf, from the serious construction considerations, to the critical finishing details, whilst at the same time, making the myriad of minor but necessary day-to-day decisions particular to any project. Our point of difference is trust and transparency

in the relationship we have with our clients, coupled with the practice of driving the base cost of the project down through our existing relationships with selected contractors and suppliers. This is the critical part of the value proposition. It ensures that through the appointment of Property Development Projects we are there to support and protect the client and that our service to the client is not an additional cost, but is funded by the significant discounts and cost savings we are able to manage and pass on.

**For more information please visit our website, [www.propertydevelopmentprojects.com](http://www.propertydevelopmentprojects.com)**



ph. +27 21 7947974   m. +27 82 653 9555   e. [petejordan@p-d-p.co.za](mailto:petejordan@p-d-p.co.za)   [www.propertydevelopmentprojects.com](http://www.propertydevelopmentprojects.com)



# REVELSTONE

the alternative to real stone®

## Why use Revelstone:

- Comprehensive showroom and friendly trained staff
- All product designs and textures are unique
- Owner run and managed since 1993
- Industry leader in strength, abrasion and absorption ratings
- Manufactured using a water repellent efflorescence reducing agent and is colour embodied
- Manufactured using the latest green technology with 100% recyclable moulds
- All products manufactured to highest industry standards
- Used and recommended by all leading installers

**“We have specified Revelstone products for some 19 years. Their innovative and quality ranges continue to enhance our designs, both indoors and outdoors.”**

Jane Baldwin of Jane Baldwin and Associates



[www.revelstone.co.za](http://www.revelstone.co.za)

[sales@revelstone.co.za](mailto:sales@revelstone.co.za)



0 8 6 1 1 REVEL

7 3 8 3 5

HEAD OFFICE - FACTORY - SHOWROOM

ADAM HOUSE, ORION ROAD, NERISSA ESTATE, LANSDOWNE, CAPE TOWN





**WYNBERG**

*R1,895 million*

*A hidden treasure*

This beautifully renovated home has two generously proportioned bedrooms. Superbly appointed living spaces include, lounge, dining-room open plan to gourmet kitchen with Caesar stone counter tops, gas hob and extractor fan. Covered patio with built in Megamaster braai, heated pool, jungle gym, outside laundry room with toilet and Wendy house.

2 Bedrooms - 1 Bathroom - 2 Parking Bays - Web Reference: GFHO-0722

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



**TROVATO LINK**

*R4,9 million*

*Comfort, luxury and elegance*

Attention to detail has not been spared on this magnificent masterpiece. Set on 1291m<sup>2</sup> and surrounded by a low-maintenance, tropical garden with glorious, rock water feature, this family home will delight your senses. A glamorous living room boasts a Pierre Cronje fireplace and an Ashwood fitted bar. The formal dining-room has double doors to the patio.

4 Bedrooms - 2 Bathrooms - 2 Garages - Web Reference: GFHO-0672

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

# From Dust to a **Diamond**



**THE RENOVATION OF THE NEW GREEFF HEADQUARTERS, REQUIRED MORE THAN A COSMETIC DAUB, IT WAS A HERCULEAN TASK FOR CONTRACTORS GREGORY & JONES, BUT THE FINAL PRODUCT IS A REAL GEM!**



When Greeff Properties purchased 262 Main Road Kenilworth, it was with a well-formed vision of the future – and just as well, because the building was in a pretty dire state. Mike Greeff called in contractors, Gregory & Jones who were then confronted with an extensive to-do list, including: stripping of the existing fittings remaining from the previous owner; repairing internal walls, which were in particularly bad condition; building of a new boardroom; constructing a reception area with new walls and glass partitions; complete renovation of the existing offices; renovation of one bathroom; installation of new joinery, cupboards and wall panels; upgrading and installation of the new IT infrastructure; and renovation of the external façade.

The greatest challenge was the time line – there was only one month to complete the job! Meeting the deadline meant having no less than ten different subcontractors on site. Coordination of all these people presented its own challenges to ensure the delivery date and finish specifications were met. Meeting the deadline and staying within the budget meant that Gregory & Jones pulled out all the stops and worked overtime where necessary to finish the job without any compromises to quality. A special thanks must go to Greeff's GM, Neville Kumm who represented the client's needs in a clear and concise manner. We at Gregory & Jones are proud of what we achieved in a month and wish Greeff Properties all the best in their new home.

*“Gregory and Jones were so accommodating from the very first day on site to the final handover. Everything was so well coordinated. I would use them again and recommend them without hesitation. In a word; **fantastic!**”*

**Neville Kumm, Greeff Properties General Manager**



gregory & jones  
DECORATORS

## WINTER SPECIAL

**GREGORY & JONES ARE OFFERING 10% OFF ALL INTERNAL PAINTING WORK FROM 1 JULY TO 31 AUGUST 2014.**

***Selecting Gregory & Jones assures you of:***

***Guaranteed workmanship:*** Gregory & Jones are approved Plascon, Midas and Prominent Paint applicators so you have peace of mind.

***Security:*** Gregory & Jones only hires permanent employees and each site has its own foreman. Attention to detail: Both the foreman and the contracts manager snag their work and the job is only complete when you are happy.

***Insured peace of mind:*** Gregory & Jones are insured for occupational health and safety.

***Project planning:*** We give you a start date and a finish date.

**Tel:** 021 797 9570

**Email:** [info@gregoryandjones.co.za](mailto:info@gregoryandjones.co.za)

**Web:** [www.gregoryandjones.co.za](http://www.gregoryandjones.co.za)

**Address:** 88 Constantia Main Road, Cape Town



Over 20 years of decorating excellence.



Debbie Kadé 083 264 7007 - [debbiekade@greeff.co.za](mailto:debbiekade@greeff.co.za)



## WYNBERG

*R5 million*

### *The epitome of character*

Gem of a family home, comprising generous proportioned bedrooms, warm, enchanting lounge, farm style kitchen, grand formal dining room leading to covered patio and built in braai. Magical well-established garden.

4 Bedrooms - 4 Bathrooms - 3 Garages - Web Ref: GFHO-0742



Debbie Kadé 083 264 7007 - [debbiekade@greeff.co.za](mailto:debbiekade@greeff.co.za)



## WYNBERG

*R2,75 million*

### *Victorian beauty*

North-west facing, conveniently positioned near the Wynberg schools. A perfect work-from-home. With wonderful features common only to genuine Victorian dwellings, this cottage is going to steal your heart.

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



Kurt Wucherpfennig 082 897 6130 - [kurt@greeff.co.za](mailto:kurt@greeff.co.za)



## PLUMSTEAD

*R2,9 million*

### *Stylish and well-presented home in Timour Hall area*

Located in a particularly sought-after area, this well-finished home offers generous proportions and clean lines and enjoys abundant sunlight which filters through all the living areas, lending a tangible sense of space.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-0688





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



**PLUMSTEAD**

*R2,35 million*

*The house you thought you'd never find!*

Immaculate, superbly-maintained home with just the right mix of 'Olde Worlde' character and charm and all the convenience of modern living. Four bedrooms (two en-suite) with separate family bathroom.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-0706



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



**PLUMSTEAD**

*R1,795 million*

*Gracious home, perfectly situated*

Warm and inviting home, beautifully maintained and looking to welcome your family. Three generous bedrooms, main en-suite, plus guest loo. Open-plan kitchen onto dining room with flow to lounge area.

3 Bedrooms - 1 Bathroom - 1 Garage - Web Ref: GFHO-0705



Heather Cape 083 320 6302 - Bruce Durham 082 380 1880



**LAKESIDE**

*Town House from R3m & Plots from R1,7m*

*Klein Welgemeend gated estate below Boyes Drive*

The last few remaining plots and townhouses that are still available will be snapped up quickly as they all have views of the mountain, vlei and sea. Building in progress.

Web Reference: GFHO-0339

# BELLACRAFT DESIGN

*The Award Winning Brand!*



DESIGNERS AND MANUFACTURERS OF FINE FURNITURE

+27 (21) 534 8198 - bellacraft@kingsley.co.za - www.bellacraft.com



**Trendmark**  
SIGNS, GRAPHICS, NEON & LED

MANUFACTURE • MAINTAIN • REFURBISH

GARY W. FUNNELL | MOBILE: 082 575 4037 | INFO@TRENDMARK.CO.ZA





**LAKESIDE**

*R5,8 million (Plus VAT)*

*Historical manor house*

Located just beneath Boyes Drive, on an east-facing slope of Muizenberg Peak, the 17,701m<sup>2</sup> Klein Welgemeend Estate enjoys commanding views over False Bay across to Hangklip, and of Zandvlei northwards across the suburbs of Cape Town. The estate is home to this original, elegant, Cape Dutch manor house, boasting an authentic colonial charm and enjoying heritage status granted by Heritage Western Cape. The historic home with its original polished wood floors and Victorian fireplaces has been beautifully maintained and restored. It's set above a terraced lawn and croquet green to be retained by the developer.



The manor house has large airy rooms and tall cottage pane windows overlooking the Lakeside area and surrounds. Brimming with timeless elegance this beautiful maintained home will be the focal point of the Klein Welgemeend security development and will retain its wonderful views.

4 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-0335

**Heather Cape 083 320 6304 - Bruce Durham 082 380 1880**

**ALARM SYSTEMS THAT COMPLIMENT YOUR HOME**



**ADT Security - the must-have addition to your home**

**15% LESS**  
on any upgrade or add-ons

**2 MONTHS FREE**  
by signing up or linking your existing alarm with ADT





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



## NOORDHOEK

**R5,395 million**

*Superb unobscured sea and mountain views*

This spacious family home with top-drawer finishes boasts open-plan living areas which lead to a large undercover patio with uninterrupted views stretching from Kommetjie right across to Chapman's Peak.

5 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: GFFB-0262



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



## NOORDHOEK

**R4,95 million**

*Surrounded by nature, with guest accommodation*

Set on a rare 3769 m<sup>2</sup> in the heart of Sleepy Hollow and with fabulous views of Chapman's Peak, this beautiful thatched country home with custom-made teak and kiaat windows and doors, is set in a leafy area.

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



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



## NOORDHOEK

**R4,95 million**

*Family home with granny flat has it all*

Set on over an acre in prestigious Crofters Valley, and ideal for keeping horses, this elevated, modern and spacious family home with sheltered pool, boasts wide-angle sea views of the pounding Atlantic rollers.

5 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: GFFB-0101





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



**NOORDHOEK**

*R4,25 million*

*Immaculate home with stunning ocean views*

State-of-the art finishes abound in this six-year-old home with double-volume living areas and stunning 180 degree sea views! Open-plan lounge, dining room and family room communicate with the gourmet kitchen.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFFB-0047



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



**NOORDHOEK**

*R3,990 million*

*Large family home with separate dual living*

Set in an indigenous garden, this well-established San Michel home has excellent views of Noordhoek Beach, stretching from Kommetjie to Chapman's Peak. Previously run as a guest house.

5 Bedrooms - 5 Bathrooms - 2 Garages - Web Ref: GFFB-0284



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



**NOORDHOEK**

*R3,245 million*

*Nestled below the Noordhaven Dam*

This charming three-bed cottage is set in a south-easter free zone and has great sea and mountain views. Open-plan living combined with a state-of-the-art kitchen, scullery and spacious sunroom.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFFB-0286

# SELLING PROPERTY?

Now you only need to make **ONE** call for all the certificates

**Plumbing**



**Electrical**



**Gas**



**Beetle**



- |  |   |
|--|---|
| <ul style="list-style-type: none"><li>• We carry out the inspections to the required standards</li></ul>                   | <ul style="list-style-type: none"><li>• When repairs are completed, we issue the certificates at no extra charge</li></ul>                  |
| <ul style="list-style-type: none"><li>• We issue the certificates at no additional charge if no faults are found</li></ul> | <ul style="list-style-type: none"><li>• We electronically deliver all documentation to the conveyancing attorney and estate agent</li></ul> |
| <ul style="list-style-type: none"><li>• Advise and quote where repairs are needed</li></ul>                                | <ul style="list-style-type: none"><li>• Accounts can be paid by the attorney on registration</li></ul>                                      |

## OUR CONTACT DETAILS

021 551 4185  
inspections@inspecto.co.za  
www.inspecto.co.za





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



**NOORDHOEK**

*R2,895 million*

*In perfect condition*

Compact, yet spacious, this 9-year-old home has a small manageable well-established garden and a glimpse of the ocean and Chapman's Peak from the front patio.

5 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFFB-0285



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



**NOORDHOEK**

*R2,795 million*

*Bigger than an acre!*

One of the last remaining few. This 5500m<sup>2</sup> Brambledene plot has fabulous sea and mountain views and is situated adjacent to a small park. Build your dream home here.

Web Ref: GFFB-0278



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



**NOORDHOEK**

*R1,295 million*

*Brookwood Plot*

The only vacant stand for sale in Brookwood! Brookwood design guidelines apply, height of up to 8m. One of a kind, this plot has lovely views of both the sea and the mountains.

Web Ref: GFFB-0084



Tracy Munnik 082 412 8401 - [tracy@greeff.co.za](mailto:tracy@greeff.co.za)



## CAPRI

**R7,9 million** (ex Vat / Transfer Duty)

### *Solole Game Reserve - a taste of the real African Bush*

Grab this unique opportunity to develop this lifestyle farm into a going concern. Set on approx 54 000m<sup>2</sup>, this property has the potential for a restaurant with indoor/outdoor flow, a conference centre – suitable as a wedding venue – and a swimming pool. Web Ref: GFFB-0269



Tim Cummins 082 499 6040 - [tim.cummins@greeff.co.za](mailto:tim.cummins@greeff.co.za)



## MISTY CLIFFS

**R4,25 million**

### *Seaside splendour at its best*

This superb double-storey home is set in a magnificent Cape fynbos garden with protected little coves in which to meditate and enjoy the long sunsets over the Atlantic Ocean.

4 Bedrooms - 2 Bathrooms - 2 Parking Bays - Web Ref: GFFB-0268



Tracy Munnik 082 412 8401 - [tracy@greeff.co.za](mailto:tracy@greeff.co.za)



## CAPRI

**R3,15 million** (ex Vat / Transfer Duty)

### *Enjoy an extraordinary lifestyle*

Situated high on the mountain with panoramic views of sea and mountain, this smallholding offers ample accommodation with a dual living option. Set on approximately 23 621m<sup>2</sup>

3 Bedrooms - 2 Bathroom - 2 Garages - Web Ref: GFFB-0270





## KOMMETJIE

*R17 million*

*A Hamptons type beauty across the Atlantic on the Cape Peninsula*

This wonderful beachfront retreat has much to offer the discerning buyer who is looking for that one-of-a-kind property. The residence itself would not be out of place in the Hamptons, it is that calibre of property. The unique setting of this grand home is arguably the best location on the Cape Peninsula, with the Atlantic Ocean literally lapping at your front deck.

The accommodation is ample and lends itself to the large family or someone who enjoys entertaining. It would also make for a wonderful up-market guest house and a solid business opportunity taking advantage of Cape Town's popularity as an international tourist destination. From the yellow wood floors and beams to the magnificent kitchen, open-plan areas and the direct access to the beach, this unique property has much to offer.

A sound investment, and value for money, especially if you are buying with USD, UK POUND or EURO!

Private viewing arranged on request.

4 Bedrooms - 4 Bathrooms - 3 Garages - Web Reference: GFFB-0280

**FOR ENQUIRES PLEASE CONTACT - Tim Cummins 082 499 6040 - [tim.cummins@greeff.co.za](mailto:tim.cummins@greeff.co.za)**



## CLOVELLY

*R2,75 million*

### *Tranquil Clovelly home*

This family home with wonderful views across the wetlands boasts an entertainment and patio area which is perfectly positioned for enjoying those long summer sunsets as you look out over the Fish Hoek valley. There is plenty of space for the children to run wild and enough garden for the horticulturalists to enjoy themselves.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFFB-0242

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



## FISH HOEK

*R1,595 million*

### *Exquisite apartment in sought-after complex*

Accommodation comprises generously proportioned bedrooms all with built-in cupboards, a spacious lounge with magnificent views over the Fish Hoek valley and the ocean! A fully-enclosed balcony becomes an extension of your living space and makes for an excellent sun lounge! The dining room area is roomy with plenty of space for a substantial dining room table and sideboard.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: GFFB-0274

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



## GREEN POINT

*R5,8 million*

### *Graciousness combined with modern finishes*

Stunning open-plan designer kitchen with fitted appliances, opening onto diningroom with frameless stack-away glass doors. Spacious formal lounge with gas fireplace, garage with direct access. Fabulous timber deck plus water feature leading from entertainment area.

3 Bedrooms - 3 Bathrooms - 1 Garage - Web Ref: GFCB-0147

**Greg Hadenham 079 838 1236 - greg@greeff.co.za**



## GREEN POINT

*R3,25 million*

### *Townhouse in excellent condition*

New compact italian kitchen with fitted appliances  
Garage with direct access. Good size lounge/diningroom with wooden floors. French doors lead onto small front and back patios. Very secure with alarm system and perimeter fencing. Not to be missed.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: GFCB-0146

**Greg Hadenham 079 838 1236 - greg@greeff.co.za**





**CLIFTON**

*R19,5 million (Plus VAT)*

*Unique position, exquisitely appointed*

Combining unparalleled design, comfort and originality, this luxurious property, with each suite designed in its own style, is characterised by distinct furnishings, state-of-the-art amenities and unique items sourced from all over the world. The apartment has a signature open-air design aesthetic with custom-made retractable glass walls offering a seamless transition between the indoors and out while capturing the spirit of the property's spectacular natural surroundings.

3 Bedrooms - 3 Bathrooms - 1 Garage - Web Ref: GFCB-0134

**Oliver Barnett 082 458 2374 - Angelique Du Plessis 072 440 1215**



**ORANJEZICHT**

*R9,25 million (Plus VAT)*

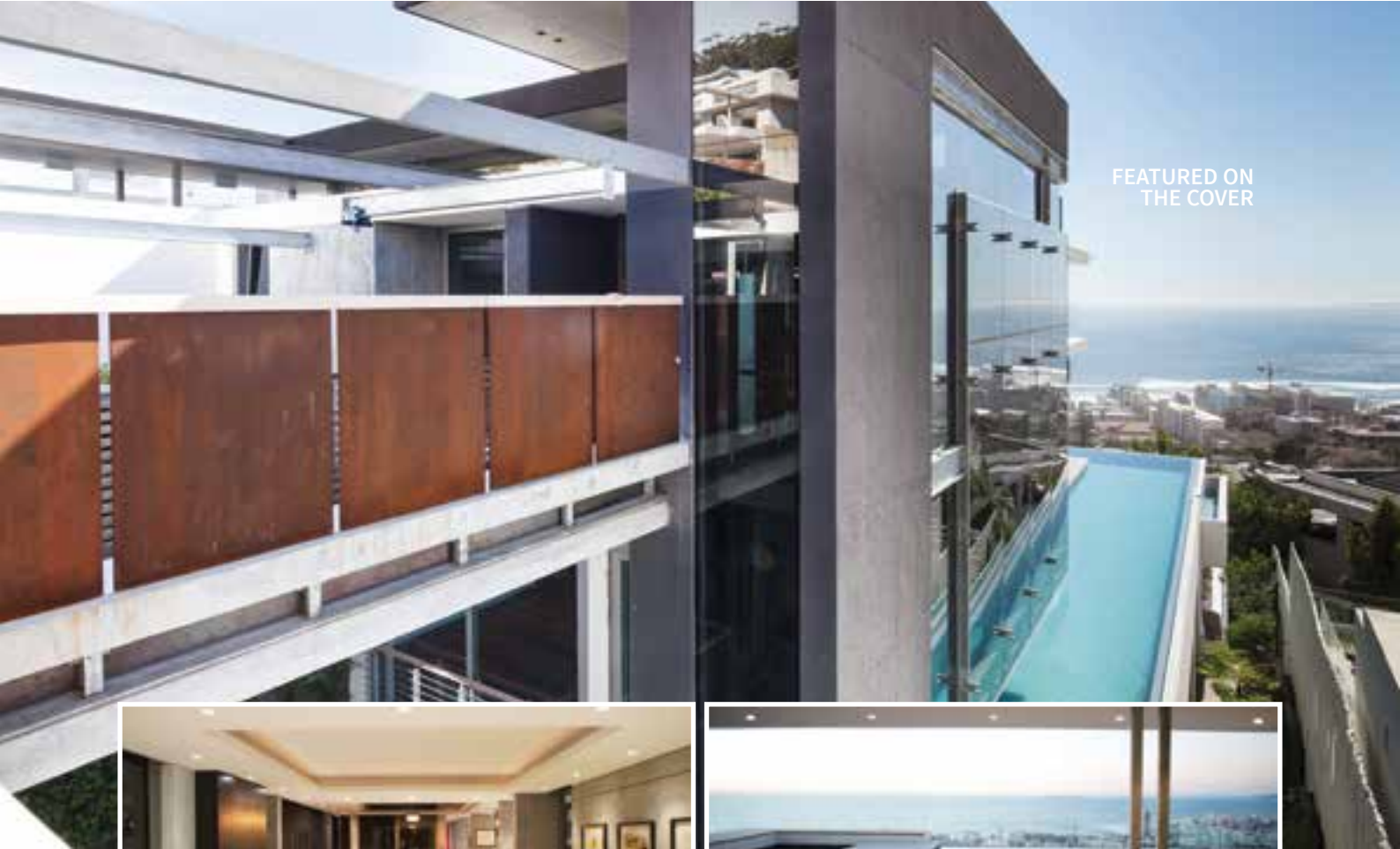
*Modern family home or guest house*

This neat, modern and highly profitable guest house is located in the sought-after area of Oranjezicht, close to the City Centre and MyCiti routes. Boasting six of the finest designer style en-suite rooms all opening onto their private courtyard areas. Relax on the pool deck or treat yourself to one of Cape Town's finest views from the top deck where a 360 degree view of the city will leave you breathless.

8 Bedrooms - 7 Bathrooms - 1 Garage - Pool - Web Ref: GFCB-0129

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

FEATURED ON  
THE COVER



CREATED TO ENCAPSULATE AND GLORIFY THE MAJESTY OF ITS POSITION AND EXTRAORDINARY VIEWS, WHILE ITS STRUCTURE, DETAIL, INNER SPACES AND FACILITIES NURTURE ITS INHABITANTS AND AWAKEN EVERY SENSE, THIS HOME REPRESENTS AN ASTOUNDING ARCHITECTURAL FEAT. **FRESNAYE AND BANTRY BAY MAY ABOUND WITH LUXURY HOMES, BUT THIS BREAKS ALL MOULDS.**

Intentionally low-key from the street, the jaw-dropping impact of masterful design instantly becomes apparent upon entry, as the property drops away to display a 50-metre pool wrapping around the structure, and suspended two floors above the ground. Cross a bridge on the approach to the front door, and a three-storey green wall falls away to the courtyard below.

On entering, you'll discover that the main stairway is suspended in a steel and glass box over the pool and takes you to the main living level in a foyer with vast triple-volume space to the floating levels of the roof above. Access is also possible in a striking glass lift which travels further down in an awe-inspiring journey through the pool to the garden bedroom suites.

On the living level, the generous spaces are encircled by the main pool creating the impression

of floating above the surroundings with nothing between you and the uninterrupted Atlantic and the horizon beyond.

This extraordinary luxury residence is the realisation of four years of crafting by architect John Doyle, who has created a truly bespoke and singular structure down to the very last minute detail.

The top level is home to the master suite which is accessed via a concealed panel in the hallway. Once you step through, like Alice through the Looking Glass, a deluxe wonderland is revealed; the generous sleeping and living area boasts its own deck, heated pool and fireplace. Designed for the ultimate wardrobe, the 20 metres of cupboard in the dressing room are lit by a floating roof above, while in the en-suite, there is equally well-proportioned space for the walk-in 'Rainmaker' shower from which you can watch television which

magically appears from nowhere at the click of a button – just another of this wondrous villa's design surprises!

Behind the scenes, a green machine is hard at work; water is stored from an underground source and collected on the roof and used to irrigate the gardens. Solar panels and heat pumps supply water-borne, under-floor heating and concealed air conditioning throughout.

The home enjoys state-of-the-art automation in terms of blinds, security, Internet, satellite and communication systems.

8 Bedrooms - 5 Bathrooms - 3 Garages  
Web Reference: GFCB-0145

**R59,95 million**

FOR ENQUIRES PLEASE CONTACT - Michaela Cawley 072 244 3861 - [michaela@greeff.co.za](mailto:michaela@greeff.co.za)





Angelique Du Plessis 072 440 1215 - Oliver Barnett 082 458 2374



**CBD** *R3 million to R10 million*

*The Taj, a sanctuary for the astute sophisticate*

The impeccable design offers luxury, elegance and warmth within an exclusive setting. The Taj Cape Town Residence marries the full range of facilities and services of an internationally acclaimed luxury hotel brand with a dream location in South Africa's premier city.



Tanya Netto 083 395 7125 - Alan Screen 083 235 0616



**GARDENS** *R3,285 million*

*Trendy living made easy*

Glamorous duplex apartment in the desirable Orangerie. Modern conveniences and a voluminous open-plan kitchen, dining and living room which spills onto a private 14m<sup>2</sup> garden. 24 hour concierge service. 2 Bedrooms - 2½ Bathrooms - 2 Parking Bays - Web Ref: GFCB-0138



Angelique Du Plessis 072 440 1215 - Oliver Barnett 082 458 2374



**CBD** *R3,1 million*

*City living in style*

Large, well-positioned penthouse offers light, space and convenience. Set in the heart of the mother city with harbour and mountain views, this secure pad comes with two parking bays and a pool in the complex.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: GFCB-0121



## GARDENS

*R8 million (Plus VAT)*

*The best dreams happen with your eyes wide open!*

Presenting an outstanding buy and a top investment opportunity. Located in the heart of gardens on a 677m<sup>2</sup> stand, full of grace, character and charm with a wealth of possibility – a residence originally designed by the architect Ossie, from Tanegan Architectural. The property has General Business zoning rights (including flat and office usage potential) and comes with valid liquor and entertainment (music) licenses, plus off street parking.

Flexible Accommodation – 8 parkings - Web Ref: GFCB-0067

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



## GARDENS

*R3 million*

*A statement of style with views to buy for*

Creative and phenomenal renovations have transformed this penthouse apartment into a 137m<sup>2</sup> super chic designer unit over three levels. On offer are two beds, two baths, a stunning kitchen and open-plan living area and three balconies with spectacular views of both the city and mountain - day and night. With underground parking and 24-hour security, this is exclusive, secure and versatile living at its very best!

2 Bedrooms - 2 Bathrooms - 2 Parking Bays - Web Ref: GFCB-0130

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

# ORNATE

SIGNAGE • DIGITAL PRINTING • SANDBLASTING



*total branding solutions*

[www.ornate.co.za](http://www.ornate.co.za)





**CLAREMONT**

*R7,5 million*

*Modern penthouse with majestic views*

The penthouse offers two bedrooms, one entertainment area/bedroom, 2.5 bathrooms and guest toilet and separate study. Double-volume living areas.

2 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-0012

**Brent Farrell 082 876 4548 - brent@greeff.co.za**



**CLAREMONT**

*R5,95 million*

*Scandinavian beauty*

Two cleverly designed homes with timber frames, open-truss high ceilings, sliding sash windows and bamboo flooring. Superb state-of-the-art finishes.

4 Bedrooms - 3½ Bathrooms - 2 Garages - Web Ref: GFHO-0703

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



**CLAREMONT**

*R3,7 million*

*Ideal investment property for you*

This recently built, modern apartment has two bedrooms, two bathrooms and a full mountain view. Also a storeroom, plus two under-building parkings.

2 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-0647

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



**CLAREMONT**

*R3,5 million*

*Sought-after Intaba*

An open-plan granite-topped kitchen leads to the living area which opens onto a north-facing balcony with uninterrupted mountain views.

2 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-0681

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



**CLAREMONT**

*R2,6 million*

*Chic city living - Exclusive Mont Clare*

Pristine and boasting a convenient lifestyle, this apartment is in a prestigious, modern and popular block. Walking distance to Newlands Rugby Stadium.

2 Bedrooms - 2 Bathrooms - Web Ref: GFHO-0622

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



**NEWLANDS**

*R2,25 million*

*Conveniently situated*

Townhouse so centrally located with walled, private garden on north side. Open-plan granite kitchen, two good sized bedrooms and lock-up garage.

2 Bedrooms - 1 Bathroom - 1 Garage - Web Ref: GFHO-0679

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

# WENDY *Cape cc*

Wendy Cape is one of the most respected manufacturers and suppliers of quality wendy houses and tool sheds in the Western Cape. We offer fantastic prices and exceptional quality in the widest variety of styles.

With 21 years of experience in this marketplace, Wendy Cape has established itself as a leading brand, purely on its attention to detail - especially when it comes to the harsh Cape weather.

- All timber planed, oven dried and graded
- Proper tongue and grooved walls and floors
- Corrugated iron roof sheets
- Credit cards welcome
- Over 21 years experience
- Lockable
- 5 year guarantee

## SHOWROOM

Open six days a week!  
Saturday 09h00 - 12h00

12 Killarney Ave,  
Killarney Gardens  
(Opp Killarney Motor Race Track)



WE ALSO MANUFACTURE **NUTEX** ALL  
WEATHER WENDY HOUSES



**WE ALSO MANUFACTURE NUTEX ALL WEATHER WENDY HOUSES**

TEL: 021 557 6422 / FAX: 021 557 6418 / INFO@WENDYCAPE.CO.ZA / WWW.WENDYCAPE.CO.ZA





Brent Farrell 082 876 4548 - brent@greeff.co.za



**NEWLANDS**

*R5,2 million*

*Sought-after apartment block*

Apartment comprising three bedrooms, full bathroom plus two en-suite bathrooms. Two underground parking bays and store room.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-0684



Lana Holt 071 035 9458 - lana@greeff.co.za



**KENILWORTH**

*R1,895 million*

*Sought-after apartment block*

The perfect lock-and-leave. Boasting visual splendour with magnificent mountain and South Peninsula views, this north-facing and stylish apartment offers generous accommodation.

2 Bedrooms - 1 Bathroom - 1 Garage - Web Ref: GFHO-0527



Lana Holt 071 035 9458 - lana@greeff.co.za

**KENILWORTH**

*R1,875 million*

*Townhouse gem with own private garden*

Add your touch to this 152m<sup>2</sup> home situated in a lush treed complex. A well-built, character, north-facing townhouse offers upstairs: three spacious sun-filled bedrooms with full bathroom. Downstairs boasts a well appointed neutral kitchen, guest cloak and generous living and dining area which overlooks a delightful garden.

Includes garage, ample visitors parking and excellent security.

Kenilworth is an area well positioned between Kirstenbosch Gardens, Claremont and Wynberg areas. The main road is home to shops which have been in situ for over three decades — entertaining personal histories abound!

3 Bedrooms - 1 Bathroom - 1 Garage - Web Ref: GFHO-0717

Tel: 021 705 0043  
Fax: 086 515 9757



3 Mocke Road,  
Diep River, Cape Town

## Moving home?

We're here to serve you. Our team of dedicated and highly skilled professionals will offer you the personal service you deserve.

Our fleet of trucks, together with our 4,500 m<sup>2</sup> of specialist storage space, means that we have the right infrastructure to handle any moving task.

### Our Services:

- Local domestic removals
- Long distance removals
- International removals
- Office removals
- Packing & wrapping services
- Storage facilities



**We've just acquired 1,700 m<sup>2</sup> of new storage space!**

[www.storagehouse.co.za](http://www.storagehouse.co.za)  
[info@storagehouse.co.za](mailto:info@storagehouse.co.za)





**WYNBERG**

*R1,05 million*

*A package with good views*

Tastefully renovated one-bedroom apartment. Kitchen open plan to living room with dining area. Plenty of built-in cupboards in all rooms.

Terry Pope 072 419 0070 - [terry.pope@greeff.co.za](mailto:terry.pope@greeff.co.za)

1 Bedroom - 1 Bathroom - 1 Garage - Web Ref: GFHO-0678



**ROSEBANK**

*R1,25 million*

*West-facing apartment*

This elevated, three-bedroom apartment is situated in a secure complex. Close to UCT, Jammie Shuttle and easy access to the N2.

3 Bedrooms - 1 Bathroom - 1 Garage - Web Ref: GFHO-0473

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



**WYNBERG**

*R850 000*

*Just move in*

Apartment with small entrance hall to open-plan kitchen and lounge with balcony. Loft bedroom with built-in cupboards, carpeted, nicely fitted kitchen.

1 Bedroom - 1 Bathroom - 1 Garage - Web Ref: GFHO-0607

Terry Pope 072 419 0070 - [terry.pope@greeff.co.za](mailto:terry.pope@greeff.co.za)



**RONDEBOSCH**

*R650 000*

*The one for you*

This retirement one-bedroom apartment, lounge, dining room and kitchen is located in a lovely secure setting. Meals are available for you on request.

1 Bedroom - 1 Bathroom - Web Ref: GFHO-0695

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



**KENILWORTH**

*R700 000*

*The ideal home for you*

Tastefully redecorated apartment with excellent views. Kitchen open-plan to family room. Family bathroom. Tiled throughout. Communal pool & braai area.

3 Bedrooms - 1 Bathroom - 1 Garage - Web Ref: GFHO-0682

Terry Pope 072 419 0070 - [terry.pope@greeff.co.za](mailto:terry.pope@greeff.co.za)

## THE RENTALS TEAM



**MATTHEW TAYLOR**

Rondebosch, Newlands,  
Claremont, Rosebank, CBD &  
Atlantic Seaboard

072 831 1888  
matthew.taylor@greeff.co.za



**ASHLEY BARNES**

Constantia Upper, Noordhoek  
Upper, Bishopscourt

083 261 3996  
ashley.barnes@greeff.co.za



**JANE LOCKHART**

Lower Constantia, Bergvliet,  
Tokai, Diep River, Plumstead,  
Wynberg, Kirstenhof,  
Lakeside & False Bay

083 380 0209  
jane.lockhart@greeff.co.za



**PENELOPE KARSTEN**

Newlands, Rondebosch,  
Claremont, Kenilworth,  
Bishopscourt Village

082 451 0596  
penelope@greeff.co.za



**NIKKI LLOYD-ROBERTS**

Newlands, Rondebosch,  
Claremont, Kenilworth,  
Bishopscourt Village

082 783 8005  
nikki@greeff.co.za

**THEIR RESULTS  
SPEAK FOR  
THEMSELVES**

**We cherry pick tenants,  
because, when you're  
handing over the keys  
to your most precious  
asset, you want to be  
sure that you're not  
landed with a  
lemon!**



**GREEFF**  
RENTALS

FOR ALL YOUR RENTAL NEEDS,  
WHETHER YOU'RE A LANDLORD OR A TENANT.

Please contact us on 021 794 1295 or  
rentals@greeff.co.za





# Donations to *The Big Issue* are Tax Free!

## Many people ask just what exactly is *The Big Issue*?

**Yes,** it's people on street corners selling a magazine.

**Yes,** it's people proud to be working rather than begging.

## But is that it?

**Actually, no.**  
*The Big Issue* is all of this — and a lot more.  
*The Big Issue* works to put people to work.

*The Big Issue* is a non-profit, non-governmental organisation (NGO) that publishes a general interest magazine every month. *The Big Issue* is also a Public Benefit Organisation (PBO).

*The Big Issue* is a job creation programme that has an organised vendor sales operation consisting of unemployed, homeless and socially excluded adults.

This initiative is supported by a social development programme that provides vendor support, including vocational, life and business skills training and guidance counselling.

Critical to its job creation function is *The Big Issue* philosophy that actively encourages vendors to "move on" from the project and into mainstream employment.

Did you know that doing good can save you money? In-kind donations at book value and cash are exempt from tax as *The Big Issue* is registered as a Public Benefit Organisation (PBO). This allows us to issue Section 18A Tax certificates.

### Tax breaks

South African resident taxpayers (including companies, trusts and individuals) are entitled to deduct donations made to *The Big Issue* from their taxable income. The deduction is limited to 10% of the taxpayer's taxable income before claiming the donation. Any claim for a deduction of a donation must be supported by an official receipt from *The Big Issue*. Donations to *The Big Issue* are exempt from donations tax and bequests from estates to *The Big Issue* are exempt from estate duty.

### Black Economic Empowerment ("BEE")

In terms of the Codes of Good Practice published by the Department of Trade and Industry, entities contributing to *The Big Issue* will be able to score points on a BEE scorecard. This can help you do business with national, provincial and local government institutions and many businesses in the formal sector. The "Codes of Good Practice on Broad-Based Black Economic Empowerment" include a balanced scorecard. In terms of the Codes, a 5% weighting is given to entities contributing at least 3% of their profits to socio-economic development, including health, education, poverty alleviation and community development. The BBBEE Act stipulates that CSI contributions should be a minimum of 1% of Net Profit After Tax (NPAT).

### All you need

*The Big Issue* Registration Numbers:

- NPO (Non Profit Organisation): 009-480
- PBO (Public Benefit Organisation): 18/11/13/1533
- NPC (Non Profit Company), formerly known as a Section 21 company: 1997/005308/08

For more information contact Derek Carelse on [derekcarelse@mweb.co.za](mailto:derekcarelse@mweb.co.za) / 082 788 7098 or Trudy Vlok on [trudyv@eject.co.za](mailto:trudyv@eject.co.za), or call 021 461 6690 from 09h00 to 16h00.

### *The Big Issue* bank details

<b>Bank:</b>	Standard Bank
<b>Account name:</b>	The Big Issue
<b>Account number:</b>	072027282
<b>Branch:</b>	Blue Route
<b>Branch code:</b>	025609
<b>Account type:</b>	current



*The Big Issue* South Africa is a member of the International Network of Street Papers (INSP) which unites over 120 street papers sold by people across 40 countries. For additional information visit: [www.street-papers.org](http://www.street-papers.org)



# CREATE YOUR OWN TIME.

When taking time off work, you want to make the most of every minute. Why not choose air charter to ensure you spend less time getting to your leisure destination?

Chartering an aircraft from ExecuJet means you're assured of a personalised service that is discreet, safe, comfortable and time-efficient. You can select from a large fleet of aircraft types and sizes to match your travel and hospitality needs – worldwide.

For more information email [charter@execujet.co.za](mailto:charter@execujet.co.za)

Cape Town International Airport, Tel: +27 21 934 5764

Lagos, Murtala Muhammed International Airport, Tel: +234 1295 5110

Lanseria International Airport, Tel: +27 11 516 2300, Tel: +27 82 330 7399 (24 Hr)



[www.execujet.com](http://www.execujet.com)



Aircraft Management  
Charter  
FBO  
Sales & Acquisitions  
Maintenance  
Completions Consulting

