

*Our 30th Glossy Issue*

# OUTLOOK

THE GREEFF MAGAZINE

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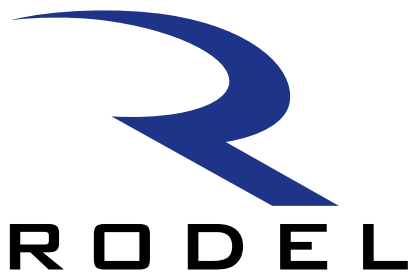
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# OUTLOOK hits the big 30



This is our 30th issue of OUTLOOK, which started as a four-page newsletter back in July 2004. We've grown from strength to strength and the current OUTLOOK is a glossy, 76-page high quality lifestyle publication, created with the express purpose of marketing real estate directly to a carefully selected qualified target market. The uncompromising quality of the publication and its editorial mix provide a portal for both luxury brands as well as service industry offerings pertaining to homeowners and those thinking of investing in real estate.

OUTLOOK is hand delivered to 50 000 high LSM households across the Peninsula. Recipients include 5-star hotels and guesthouses in these areas as well as to attorneys, doctor's rooms and selected spas. In addition to this, 20 000 electronic versions of OUTLOOK are emailed by request to Greeff's database.

OUTLOOK is also available in the exclusive hospitality lounges of ExecuJet. These are located at Lanseria and Cape Town International airports as well as in London, Zurich, Berlin, Melbourne, Dubai and Lagos. Additionally, starting from this issue, Audi Centre Claremont clients will receive a copy of OUTLOOK.

## Regeneration of central Kenilworth set to continue with the launch of luxury security apartments.

Main Road, Kenilworth is definitely under the spotlight and receiving serious interest from property investors making it a hub of significant urban renewal effort. We at Greeff have been instrumental in this renewal with the purchase and renovation of 262 Main Road Kenilworth, the site of Greeff's flagship head office.

We currently have a sole mandate to market the newest release in the area, The Curragh, Kenilworth, comprising luxury sectional title residential apartments and designed to fulfill a growing demand for investment type properties in the Southern Suburbs. This development is an ideal opportunity for investors to get in at ground level as there is no transfer duty and purchases in these cases have been shown, historically to offer good returns given the appetite for lock-up and go units with rental potential in a market where the current demand for rentals exceeds supply.

According to my colleague, Glenda Taylor, Principal of Greeff Rentals, the rentals likely to be achieved for apartments in the Curragh are around R14 000 per month. On the day of the launch we sold nine out of 14 units, cementing the fact that investor confidence in this class of property is high. Priced from R2.1 million, units are now selling off plan. 10% Deposit – balance on transfer. (Please see page 69).

Last year we launched a similar development, 35 On Grove, in Claremont, which was sold out within weeks of the launch. Currently still under construction, the value of these units has already gone up by up to R500 000 in under a year.

## THE 2015 BUDGET GIVES WITH ONE HAND AND TAKES WITH THE OTHER

While the recently adjusted tables of transfer duties work in favour of the buy-to-let investor in the price range up to R3 million, anyone looking to upgrade to a larger home in order to accommodate a growing family or relocate to a more upmarket area is now going to have to think twice due to higher transfer fees in the bracket from R3 million up. The actual increase in transfer duty on a house priced at R3 million is R10 500 (from R157 000 to R167 500) and it rises incrementally from there the more expensive the property is – a R5 million property used to incur a transfer duty of R317 000 under the old act and will now attract a duty of R387 500. We could well start seeing a slowing down of the selling price escalation we've witnessed over the past 18 months or so. What this means is that it's more important than ever for buyers and sellers to make use of well informed and qualified estate agents who are able to provide an accurate set of figures including all the costs involved in buying or selling, so that there are no nasty aftershocks which can lead to deals falling through when unexpected costs come to light.

Enjoy this issue of OUTLOOK and have a safe and wonderful Easter or Passover break.

Mike Greeff



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*Between the Covers*



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**ON THE COVER:**

*Move right into this stylishly renovated Simon's Town heritage home*

Clean, light and airy white interiors make for a strikingly beautiful, contemporary backdrop against which the intricate detail of carefully restored, original pressed ceilings and Victorian fireplaces are showcased. Oregon floors, stained glass and the odd deco lampshade add to the charm. Immaculate new bathrooms and a thoroughly modern kitchen with thoughtfully designed cupboards and storage facilities plus a spacious scullery tick all the right boxes. Entertain to your heart's content or lose yourself in a dreamy idyll on the wind-protected patio with its infinite ocean view. This is a home to which you'll lose your heart. See page 53.

*Photograph by Louis du Preez of Viewfinder*

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**WE'VE GONE DIGITAL!**

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# Trend forecast

This autumn expect purple to reign with showerings of turquoise and a sprinkle of peridot.

1.



2.



3.



4.



6.



5.



1. Billowing seductive and silky, Kashmir Musk Eau de Parfum. By Crabtree and Evelyn / **R2 200** / [www.crabtree-evelyn.co.za](http://www.crabtree-evelyn.co.za). 2. Bracing and floral Sevillian Neroli Eau de Cologne from the bitter orange trees lining the streets of Seville. By Crabtree and Evelyn / **R850** / [www.crabtree-evelyn.co.za](http://www.crabtree-evelyn.co.za). 3. Bedeck those nails in Crabtree & Evelyn Nail Lacquers available in Sky, Wisteria, Eggplant, Pistachio and Avocado, among others / **R160** / [www.crabtree-evelyn.co.za](http://www.crabtree-evelyn.co.za). 4. Wesco kitchen clock and timer Classic Line in Blackberry / **R1 199** / [www.livin.co.za](http://www.livin.co.za). 5. Silit Cromargan Protect four-piece cookware set in Nature Ocean Green from LiV'in / **R7 699** / [www.livin.co.za](http://www.livin.co.za). 6. Pull it all together with the statement silk scarf from Isabelina / **R495.00** / [www.isabelina.co.za](http://www.isabelina.co.za).



*Most Wanted*

a. Deep purple bag from Isabelina / **R1 995** / [www.isabelina.co.za](http://www.isabelina.co.za).  
 b. #YESPLEASE. Slake Suede Swarovski studded bracelets **R899.00 each** / Spilhaus / [www.spilhaus.co.za](http://www.spilhaus.co.za).  
 c. Enjoy the most delightful luggage reunion with a funky luggage tag from *LIV'in* / **R63**.  
 d. You don't always have to suffer for beauty... these patent leather rubber soled Carvela loafers are proof positive. Laser Print Magenta Patent Pink / **R1 695** / Pearlised Green **R1 595** / Available at Spitz / [www.spitz.co.za](http://www.spitz.co.za).  
 e. Slang green lamp shade / **R149** / @home / Base is sold separately.  
 f. Typhoon duck egg desk / **R1 699** / @home.



a.  
b.



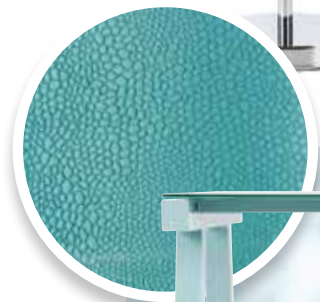
e.



d.



c.



f.

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*ingenius*

A Top South African Designers Collaborate

# INDIGENUS

Indigenus has launched an innovative range of contemporary planter designs by South Africa's leading designers and architects. The first three are by award-winning designers Haldane Martin, Gregor Jenkin and Laurie Wiid van Heerden of Wiid Design, with renowned architects Stefan Antoni and Greg Truen of SAOTA adding to the collection later this year.

on board thus far have been hugely excited by the prospect of re-imagining the planter. And what amazing results! These planters have already provoked enormous international interest, particularly in the USA and Europe. The combination of a top-end solution that's durable, practical and verging on art is inspiring interior designers and landscapers to think of planters in a new way.'

Aiming to show that planters can be design items in their own right, the Indigenus collection is the brainchild of design entrepreneur Peter van der Post, who is collaborating with the cream of South African design to create an international premium brand with distinctively South African roots. Additions and extensions to the offering will come from invited leading designers and architects excited by the challenge of turning a previously overlooked product into a desirable design statement.

All the planters are styled to suit indoors and engineered to weather the harshest of elements outdoors. Made from natural materials, such as sustainably sourced Iroko wood, steel and glass reinforced concrete, they are handcrafted by master joiners and artisans to create beautiful forms in harmony with nature.

Peter explains. "The planter has long been overlooked as an item which can contribute to the aesthetic of an interior or exterior landscape. The architects and designers that have come



Images by Micky Hoyle



Visit [www.indigenus.co.za](http://www.indigenus.co.za) or email [info@indigenus.co.za](mailto:info@indigenus.co.za) for enquiries.

— 9 AIRLIE PLACE, CONSTANTIA, CAPE TOWN, 7806 —



Energy saving design and application means Audi buildings are designed to work anywhere in the world from the heat of Dubai to the chill of Frankfurt in the dead of winter. To this end, triple insulation is used, comprising a double-walling layer embedded with insulation materials and an intricate mesh cladding reminiscent of honeycomb, constructed from a unique aluminum application imported from Austria. The resulting combination of glass paneling and textured metal is super chic, modern industrial – functional aesthetic at its finest.

WORDS BY HEDI LAMPERT KEMPER

# *Bigger, better, über Audi*

The recently completed, immaculately designed Audi Centre Claremont building has set the bar for other vehicle dealerships and indeed for commercial properties in the area.

Located on Imam Haron Road, previously Landsdowne Road, the privately owned dealership of Audi Centre Claremont occupies a vast 8000m<sup>2</sup> site, with 200 parking bays, eclipsing anything else presently offered in this sector of Claremont. Four old buildings were demolished to make way for the expansive and impressive flagship dealership, which is viewed as a massive injection of investor confidence into the area.

The architecture of the Audi Centre Claremont building is as precise a construct as the iconic cars it houses. Audi's vision is that every one of its dealerships globally, will ultimately be recognizably Audi, stamped with the luxury brand's über DNA. Every angle, gradient and floor area to the last digital fraction of a degree and micro millimetre had to conform to exacting German standards as did the materials which were all imported from Germany. Dominated by elegant curves, offset by straight lines on the

***“The architecture of the Audi Centre Claremont building is a precise a construct as the iconic cars it houses”***

diagonal, the eye is drawn up to take note of the massive volume. Huge floor-to-ceiling glass panels allow natural light to flood in enhancing the feeling of space. The upstairs gallery provides a backdrop for Audi's graphic metaphor; the sweeping tar black curve contrived to represent the Autobahn. A central strip of elongated white rectangles illuminates at night to transform the building. Even the demo vehicles parked on the show room floor mark out a specific arc in strict accordance with specifications from the “mothership.” The overall result is strikingly beautiful.

Through the glass paneling the vast workshop is clearly visible – a pristine space with gleaming floors that appear clean enough to eat off. Here technology and engineering meets state-of-the-art standards and a direct line to the Audi factory in Germany means a second opinion on diagnostics is available at the touch of a send key. The idea is that your

*“This promise of technological precision and perfection is pulse-racing, heart swelling.”*



Audi need never go elsewhere. And in the heart of this, frankly, futuristic space, the words ‘*Vorsprung durch Technik*’ – advancement through technology – take a leap from the boundaries of slick advertising copy into a multisensory and almost emotional realm. This promise of technological precision and perfection is pulse-racing, heart swelling. You’d be forgiven for wanting a little bit of this perfection to rub off on you. You might be surprised to find yourself standing a little taller, straighter even — what’s likely to follow is an overwhelming desire to drive off in an Audi. Now that’s branding!

**Taking historical Claremont into the future.**

While the structure of Audi Centre Claremont is almost indistinguishable from its counterparts in world capitals globally, what sets it apart is the fact that it is the first Audi installation to incorporate a heritage property. The old Landsdowne Hotel, which dates back to 1885, is today no longer a resting place for weary travellers, but for previously owned Audis. In a departure from standard International Audi architectural practice, a sensitive refurbishing of the interiors and a restoration of exteriors cracked the nod of the powers that be; From the outside, one is still greeted with the origi-



nal façade, all of which has have been lovingly restored from the mouldings and gables to the roof and brickwork which has been sealed with a protective gloss. Wooden shutters and arched windows with moulded sills are still evident, as is the original masonry announcing The Landsdowne Hotel Saloon Bar and the availability of Lion Beers. Inside, the original wooden floors have been retained as have the polished wooden handrails and stairs. These have been reinforced with the addition of a kick plate comprising the imported, textured, tar-coloured tiles, echoing the road metaphor

evident in the neighbouring, modern, new car sales building.

In a mindful intention not to overshadow the iconic heritage building, the new building is limited in height and width to be in line with its gracious old neighbour. And, between the old and the new, a young liquid amber tree is flourishing, and come autumn, its leaves will turn the exact shade of red as the Audi logo.

# CHAPMAN'S BAY

ESTATE  
NOORDHOEK



## NEW PHASES - NOW ON SHOW



## BEST OF BOTH WORLDS

### MOUNTAIN & SEA VIEWS

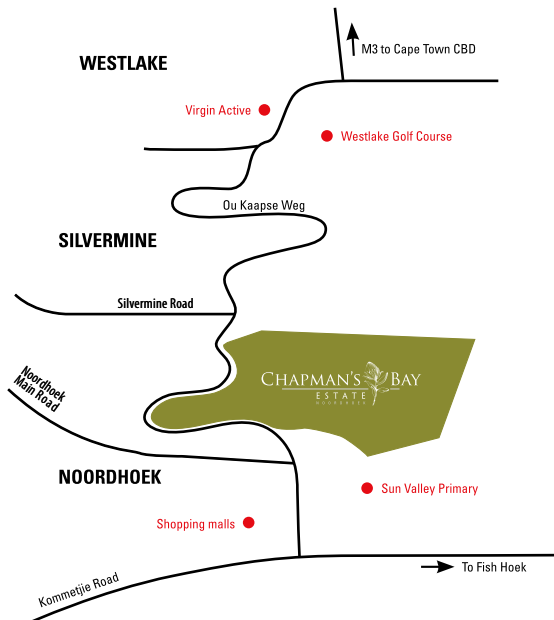
Having secured over R100 million in sales in phases 1 and 2, Chapman's Bay Estate has now released phases 3 and 4 in the development process. These elevated plots possess some of the most spectacular views Noordhoek has to offer. A secure estate, with sweeping views of mountain and sea, surrounded by fynbos, endless beaches and sky, all just 10 minutes' drive from Reddam House and Westlake Business Park. It is here that you can enjoy the very best of both worlds.

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



# Beyond Bucolic Bliss

Noordhoek is home to a growing property market which includes a brand new security estate neighbouring the Table Mountain National Reserve.

No longer viewed as off-the-beaten-track, Noordhoek is increasingly sought after by professionals working in the Southern Suburbs or city and families with kids at schools in these areas, and brand new, secure, gated, eco-friendly residential development Chapman's Bay Estate, is perfectly positioned to cater for this growing demand. It fits right into Noordhoek's enduring culture of conservation, while featuring appealing architecture and exceptional unobstructed views over indigenous vegetation, to the west, of the Atlantic Ocean and Chapman's Bay or to the east, of False Bay and Fishhoek.

"Since the estate abutts the Table Mountain chain and Reserve, it's vital that there is a sensitive transition between nature reserve and conventional suburbia," says Chapman's Bay Estate architect, Stephen Lennard whose ethos, "The best buildings are the ones you can't see" translates into the design of structures which blend seamlessly into the indigenous landscape.

"We've opted for materials and colours with a low reflective index. For example: textured plasters, stone, steel and wood. Roofs will be a combination of asphalt, shingle, corrugated iron and concrete and roof gardens will be encouraged. The gate house, for example, features entirely planted roofs, and looking down from the mountain tops all you'll see is vegetation," explains Lennard.

The goal of energy saving has also been inherent in Lennard's approach and to this end, thoughtful design and mindful orientation of homes in Chapman's Bay Estate will ensure that warmth is retained in the winter and excluded in the summer. "This means that none of the houses at Chapman's Bay Estate will require double glazing," says Lennard, "in spite of the presence of large glassed areas."

Photo voltaic panels which facilitate the direct conversion of sunlight to electricity without the need for any moving parts or environmental emissions during operation will be optional at Chapman's Bay estate, while low-maintenance materials will also serve to cut back on energy and cost; these include: aluminum doors and windows, epoxy coated roof finishes and hardwoods or local pine treated with an environmental oil tint.

Another unique approach to Lennard's design at Chapman's Bay Estate is the inversion of living spaces; "In houses built on steep slopes, as these will be, one generally finds double-storey dwellings

with bedrooms upstairs and living areas below – we've inverted that model, so that the master suite, kitchen and entertainment areas are upstairs. They boast fantastic ocean views to the south and enjoy a courtyard and ground connection to the wind-protected north with the offering of sunshine," explains Lennard, adding that from the north courtyard, thanks to the extensive glass paneling, you can still enjoy the views to the south, framed as they are by the structure of the house. "In fact, the prevalence of glass and a very open-plan structure means you'll be able to see the views from most areas of the home and enjoy an abundance of natural light," adds Lennard.

Secondary accommodation for kids and guests is found on the lower level, with a direct ground connection to the south. The benefit of this layout is that the upstairs area can be utilised for single-level living if kids and guests are not a permanent element.

*"The identity or defining thumbprint of the development will be the vegetation."*

says Lennard. "In this way the roads run up and down the estate, so it's the houses, garages and driveways which are built on the contour path. This does away with the need for massively multi-leveled structures and precipitously steep driveways, both of which invariably entail a lot more intrusion and damage to the existing land and vegetation." Drainage will occur naturally as water flowing down the mountain side is diverted into soakage areas alongside the roads, ultimately providing the correct climate for indigenous forest. "This will in turn provide a perfect backdrop behind which to hide houses," says Lennard, adding that since the houses and roads provide wind breaks and will block light, the forest will naturally be encouraged to grow higher up around the houses. "Secondary soakage areas will become dams and these will overflow back down to the lower wetlands, and due to natural filtration processes, the water will be clean." The indigenous Leopard toad will be able to move freely from the wetlands to the secondary retention dams and up the watercourse without having to cross any roads.

Fynbos will grow around each home, and as no resident shares a fence with a neighbouring property, there can be free movement of porcupines, dassies, buck and any other indigenous fauna.

"There will be no identical cookie cutter houses," says Lennard, who has prepared optional design variations for the houses, while buyers can also opt to buy a plot and design their own dream home within carefully considered design guidelines.

**For sales contacts see opposite page — [www.greeff.co.za](http://www.greeff.co.za)**

# Memory maker

An exquisite art deco style legacy building becomes  
the city's most iconic events venue.

*Work that red carpet and make an unforgettable entrance at  
The Reserve at Taj, Cape Town on St George's Mall.*





**Above:** *The glamorously gorgeous reception bar and lounge, with its larger-than-life exotic murals is an elegant study in emerald and antique bronze.*

**Top right:** *The classic open-style elevator.*

**Right:** *The original teak-panelled bank manager's office.*

**Below:** *The grand banking hall.*



Located in the historic BOE building – previously Temple Chambers and SA Reserve Bank headquarters, Taj, Cape Town has earned its architectural and interior design team an impressive track record in meticulous and mindful preservation. Now Taj, Cape Town has added another grande dame to its existing stately bevy with the inclusion of The Reserve at Taj, Cape Town. Located at 111 St Georges Mall, neighbouring the luxury hotel, The Reserve's exteriors date back to 1927 when the building was constructed for Standard Bank, but prior to that the site was home to the historic African Banking Corporation, originally built in 1894.

The striking five-storey façade of Paarl Granite and fluted Ionic columns is nothing short of majestic. "When faced with this unique heritage listed building and its valuable history, we decided that the timeless façade, and the interior, with its period bronze fittings and fixtures, should take centre stage, while all the modern conveniences and technology should operate almost invisibly in supporting roles," says Michael Pownall, General Manager of Taj, Cape Town.

The generously proportioned, ground floor banking hall with its green and sky rose marble clad walls running up into

***The striking five-storey façade of Paarl Granite and fluted Ionic columns is nothing short of majestic.***

vaulted ceilings twelve metres high, speaks to an old world grandeur that cannot but lend a sense of occasion to any event hosted within. "This is a banqueting and conference venue par excellence," adds Pownall.

Up to 400 guests can be accommodated in the banking hall at a lavish cocktail party, or up to 230 seated at a glamorous banquet. For business purposes, the venue can be optimised to cater for up to 300 cinema-seated delegates, or up to 200 delegates seated in a schoolroom format. For smaller parties, or different streams of delegates, the main hall can be subdivided into three separate spaces of either 80m<sup>2</sup> or 200m<sup>2</sup>. Then there's the original teak-panelled bank manager's office, which makes for an indulgent and opulent private setting; providing a perfect haven for the signing of a wedding register, a VIP retreat or an elegant cigar lounge.

Underneath the grand banking hall lies an intriguing space – an original 120m<sup>2</sup> walk-in bank vault. Accessible only via a winding staircase or classic style open elevator, the subterranean venue, which includes a wine cellar, is ideal for intimate banquets, unique corporate events, art installations or anything else that takes your fancy.

The Reserve at Taj Cape Town complements the hotel's existing banquet and corporate venues on the first floor of the renovated BOE Building.

For more info, a site inspection or to secure **The Reserve at Taj Cape Town** as a venue for your next banquet or business function, contact the banqueting sales team on 021 819 2000 or [banqueting.capetown@tajhotels.com](mailto:banqueting.capetown@tajhotels.com).







# Class Act

Elegant, stylish, hugely creative, yet earthy and sumptuous, best describes the fare served up by top Cape Town caterer, Alison Bodenstein.

Here she shares recipes for a dinner  
*that can only delight.*

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Recipes, production and styling by **Alison Bodenstein**. Photographs by **Hedi Lampert Kemper**

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BERRY SPLENDOR

# Berry Splendour

JUICY, JEWEL-LIKE FRUIT ON A LUSCIOUS LAYER OF CRÈME PATISSERIE, ENCASED IN A CHOCOLATE-COATED, BUTTERY PASTRY SHELL.

*Serves 8*

## Pastry Ingredients

- Flour 210g
- Pinch salt
- Butter 115g
- Castor sugar 50g
- 1 lightly beaten egg

## METHOD

1. Set oven to 180 degrees C.
2. Sift flour and salt into a bowl. Place butter and sugar in mixer and beat till light and fluffy.
3. Add egg and beat briefly on low speed. Add flour and salt mix and combine just until dough forms a ball. Do not overbeat.
4. Wrap the dough ball in cling film and refrigerate for 20 minutes. Grease a round 20cm diameter baking tin with a removable bottom. Roll out the dough to a thickness of approximately three millimetres, press gently into baking tin, prick all over and refrigerate for 30 minutes. Bake blind for 20 minutes.
5. Remove from oven and allow to cool.

## Filling Ingredients

- Milk 310ml
- Castor sugar 50g
- Egg yolks 3 large
- Cornstarch 2 level Tbs
- Flour 1 rounded Tbs
- Vanilla extract 1 tsp or seeds of one vanilla bean
- Dark chocolate 100g
- Mixed berries or fruit of your choice 2 cups

## Glaze Ingredients

- Pulp of 1 granadilla
- Smooth apricot jam 1 Tbs



## METHOD

1. Break chocolate into pieces and place in a glass bowl over a saucepan of boiling water and stir until melted. Using a pastry brush, coat the inside of the pastry case with melted chocolate. Leave to set. This seals the pastry and allows it to remain crisp once the filling has been added.
2. Beat egg yolks and sugar and add cornflour and flour. Mix till smooth.
3. In a saucepan bring milk and vanilla just to boiling point and pour slowly into the egg mixture, stirring continuously to avoid lumps. Transfer the mixture to a fresh saucepan and cook over a medium heat, stirring all the time till you achieve a thick custard. Remove from heat, cover and allow to cool. Spoon cooled custard into the pastry case and top with fruit. Combine granadilla pulp and apricot jam. Heat in a saucepan until jam has melted and gently brush the glaze onto the fruit
4. Leave tart in a cool place to set.
5. Serve with a dusting of icing sugar.



SPICED CAULIFLOWER & CUMIN GRIDDLE CAKES

## Spiced cauliflower & cumin griddle cakes

PACKED WITH PROTEIN AND REMINISCENT OF FALAFEL, BUT LESS OILY, THESE MAKE WONDERFUL BASES FOR ANY CANAPÉ TOPPING AND ARE A HIT AT ANY OCCASION.

**Serves 8**

### Griddle Cakes Ingredients

- Cauliflower 1 small
- Flour 120 g
- Eggs 4
- Coriander 3 Tbs chopped
- Turmeric ½ tsp
- Cumin 1½ tsp
- Cinnamon 1 tsp
- Salt and pepper
- Spring onions 2 thinly sliced
- Garlic 1 clove

### METHOD

Break cauliflower into florets and boil in salted water till softened. Remove from heat, drain, mash and set aside. However while cauliflower is boiling, beat eggs and spices together, sift in flour and fold in gently. Add cooled cauliflower and combine gently. Cover and leave to stand for 30 minutes. Heat a glug of sunflower oil in a non-stick pan, and allowing one tablespoon of batter per griddle cake, fry for two or three minutes on each side. Drain on paper towel.

### Topping Ingredients

- Full cream or low fat natural yoghurt 1 cup
- Garlic 1 clove crushed
- Zest and juice of one lime
- Ripe fresh figs 4
- Micro greens

### METHOD

Combine yoghurt with garlic and lime and top each griddle cake with one teaspoon of the mixture and then add a slice of fig. Garnish with micro greens. Serve warm or at room temperature.

## Ginger soy salmon

SERVED ON A BED OF QUINOA, CRANBERRY AND RED RICE, THIS IS A SYMPHONY OF FRESH FLAVOURS WITH A DISTINCTIVE LAYERING OF DELICIOUS NOTES.

**Serves 8**

### Ingredients

- Tricolor quinoa 2 cups
- Red rice 1 cup
- Dried cranberries 1 generous handful
- Grated zest and juice of 1 lemon
- Poppy seeds 1 Tbs
- Coriander chopped 2 Tbs
- Spring onions finely sliced 5
- Pomegranate rubies 4 Tbs
- Salt and Pepper
- Fresh salmon with skin left on – allow 175g per person.
- Soy sauce 4 Tbs
- Fresh ginger grated 4 tsp

### Dressing

- Sweet chilli sauce 1 cup
- Coriander finely chopped 80g
- Garlic crushed 1 clove
- Soya sauce 1 Tbs
- Fish sauce 4 drops or to taste

### Garnish

- Grated beetroot, carrot and red cabbage 1/3 cup each
- Micro greens

### METHOD

1. Marinade the salmon portions in the combined soy sauce and ginger. Cover and refrigerate while preparing the other components.
2. Mix all the dressing ingredients, cover and set aside, allowing time for the flavours to infuse.
3. Prepare quinoa and red rice, separately, according to package instructions. Ensure that the water is salted. When cooked, drain and combine. Add the remaining ingredients, season to taste and set aside.
4. Heat a glug of olive oil and flash fry the salmon portions at a high temperature. They are ready when starting to brown slightly on the outside but are still a little rare in the very center. Cooking time is usually no more than 1 minute per side
5. Serve hot on a bed of the quinoa red rice combination and top each portion with 1 Tbs of the sweet chilli dressing (stirred well) and garnish with some shavings of beetroot, carrot and red cabbage and micro greens. Top with extra pomegranate rubies if desired.



GINGER SOY SALMON



For the past fifteen years, Alison Bodenstien has been graciously serving up exquisite fare at events ranging from auspicious award ceremonies, weddings and celebrations, where guests number in the hundreds, to private dinners for a select few. Regular clients include embassies, universities and a range of private individuals with a taste for elegant, beautifully presented and mouthwatering dishes. Menus include inspired collections of savoury canapés and sweet mouthfuls, buffet style presentations as well as plated sit-down served meals.

**For more info: 084 574 3134 or email [alison.bodenstien@gmail.com](mailto:alison.bodenstien@gmail.com).**



## Roasted butternut & beetroot autumn salad

ALWAYS A HIT, SWEET SATISFYING BUTTERNUT AND BEETROOT WITH A COMFORTING DOLLOP OF CREAMY YOGURT AND DELICATE DANISH FETA, OFFSET WITH AN EDGY BITE OF CRUNCHY FRESH RADISH.

**Serves 8**

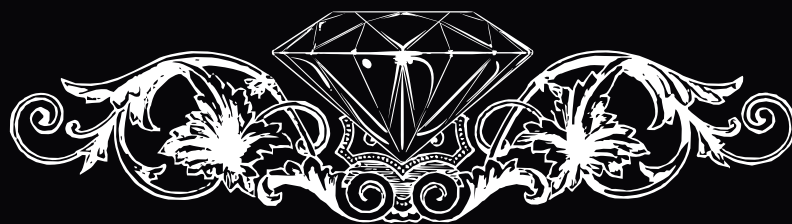
### Ingredients

- Butternuts peeled and chopped 2 • Olive oil ½ cup plus 2 Tbs •
- Salt and pepper • Beetroot peeled 1 bunch (approximately 5) •
- Balsamic vinegar ½ cup • Fresh thyme 1 sprig • Garlic 1 clove •
- Chickpeas cooked 1 tin • Pumpkin seeds, a generous handful •
- Microherbs to garnish • Danish Feta 200g •
- Full cream Greek Yoghurt 1 cup • Basil Pesto 1/3 cup •
- Mayonnaise 1/3 cup (good quality) • Radish thinly sliced 4 •

### METHOD

1. Heat oven to 180 degrees centigrade.
2. Parboil beetroot, drain, cut into wedges and place in an ovenproof dish. Toss in ½ cup olive oil and ½ cup balsamic vinegar and season with salt and pepper. Place butternut in a separate ovenproof dish, toss in two tablespoons of olive oil into which you have mixed crushed garlic. Season with salt and pepper, and top with fresh thyme. Roast both vegetables until soft – roasting time is around thirty minutes, depending on your oven.
3. Remove from the oven, and allow to cool to room temperature. Combine in a serving dish with the chickpeas, sliced radish and a handful of toasted pumpkin seeds.
4. Combine yogurt, pesto and mayonnaise and top the dish with creamy dollops of the mixture, adding crumbled Danish feta and micro herbs. Drizzle with crema balsamic.





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A slice  
of summer at  
*Blue Route Mall*



### NAARTJIE KIDS

It has been 25 years since the first Naartjie Kids garment was designed and produced by Capetonian designer and mom of three, Anne Eales, in her garage in Llandudno. Today, the Naartjie Kids brand is a household name in South Africa. Designed for kids from 0 to 12 years old, boasting comfort and supreme quality. Naartjie Kids in Blue Route is one of 27 retail stores throughout South Africa. **(021 712 6041)**



### *Kauai*

Only the freshest, healthiest and tastiest food and drinks are served with “Aloha” spirit at Kauai.

Our restaurant will be clean and our prices closely monitored so as to keep on providing you with good value, for good food. This is the KAUAI promise to you. **(021 712 5662)**

**We've saved you a space:**

One and a half hour's FREE undercover parking, FREE open parking.



### Carlton Hair

In celebration of the re-launch of Davines Essential Haircare with Cosmopolitan, Carlton Hair invites you to **select any colour service and receive R150 off**, a free in-salon colour locking treatment plus a travel-size Davines Essential Minu! **(021 713 4835)**



### SHOE CONNECTION

Shoe Connection offers both leather and synthetic branded footwear to a quality conscious consumer. Brands include proudly South African FROGGIE, internationally inspired FIT FLOP and Portuguese comfort footwear PESSO and ACO. Synthetic styling includes the sought after ZOOM, BRONX and CARDUCCI labels. **(021 712 0645)**

### Save 3 lives with one donation

Do something remarkable and donate blood at Blue Route Mall! Blood donation takes 20 to 30 minutes of your time every 56 days. It requires you to be between the age of 16 and 65, weigh over 50kgs, be in good general health and lead a safe lifestyle. **(021 712 4596)**



### DION WIRED

Offering premium branded technology, Dion Wired is South Africa's leading concept store. Expect to find the latest appliances and electronics designed to enhance your lifestyle and capitalise on every single moment. **(021 713 7900)**



### PEACOCK TEA & COFFEE

Proudly South African with its roots in the Western Cape, Peacock Tea & Coffee has been roasting world-class coffee since 1965. Our new store at the Blue Route Mall offers the best coffee, the finest teas and every imaginable gadget and accessory you may need to brew your chosen cuppa. **(021 712 1030)**

### VISION WORKS OPTOMETRIST

Value you can see. Don't miss out on a 50% discount off kid's spectacles at Vision Works Optometrist. Choose from a selected range of fashion frames. Lens and frame upgrades welcome. The offer applies to children up to the age of 12 and excludes a comprehensive eye test. T's & C's apply. Vision Works Optometrist is still offering a comprehensive eye test for only R90. **(021 712 4717)**



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# Rock Stars

*Passion driven design equals rings to fall  
in **love** with and FOR!*

---

Recognised as one of South Africa's most talented contemporary jewellery designers, Olga Goodman creates unique, bespoke diamond pieces, hand crafted and manufactured by her own team of master goldsmiths and diamond cutters. With a workshop on the premises of Olga's Design Studio – the flagship store in the V&A Waterfront – clients get to experience the creation of a “personal piece” first-hand, or witness the diamond cutters transforming these rare gems from their natural state into pristine, precious masterpieces.

“We're a family-run business, which ensures personal involvement, superior service and exceptional value,

since we have one of the largest diamond collections in the country, on hand, direct from our cutting factory, so prices of diamond engagement rings are surprisingly affordable,” says Olga.

Joined by her son Warren, renowned for his extensive expertise in diamonds, the pair travels extensively, keeping a finger on the pulse of modern fashion trends. “Olga's Design Studio is always synonymous with the latest global styles, interpreted with a unique twist,” says Warren. “Design is our passion, so the focus is always on creating the most striking and original pieces.”



*Olga's custom-designed diamond wedding band and engagement ring collections.*

**Opposite:** Olga's signature heart Ring: Hand crafted in 18ct rose gold, utilizing a simple classic design as the foundation and strengthening the overall look and design by the use of bold thick lines on the shank, soft edges, a raised open gallery for maximum brilliance and life from the diamond and Olga's signature rose gold diamond heart handmade on the inside of the band as a private declaration between the wearers. Great design is all in the details.

**Right:** Olga's 18ct white and rose gold cross over diamond collection set with princess cut and round brilliant cut diamonds.

**a.** Olga's knife-edge diamond engagement solitaire ring... sometimes less is more.  
**b.** Olga's platinum princess-cut diamond engagement ring, set on a handmade box pavé full eternity diamond band. **c.** Olga's famous platinum emerald cut diamond trilogy set on a full eternity diamond claw set band. Centre diamond 5.00ct H VS2, side diamonds 2 x 2.50ct H VS2.



**Above:** Olga's Heart Signature Collection: A black diamond embedded into a handmade rose gold heart on the inside of his band and a white diamond for hers. It's a private declaration between the wearer and a romantic one at that.

**Left:** Olga's diamond eternity cluster stack concept. Wear your diamond eternity rings on the outside and select from a range of beautiful central bands, from white gold and black rubber to 18ct rose gold. A great way to get more versatility and wear out of your diamond jewellery.

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# What is Wealth Management?

The term “wealth management” is confusing to many, including professionals. It means different things to different people and, where advisers are concerned, the concept is often defined by their service offering. **The real question should be:** what do wealthy individuals require from these services and does the adviser’s solution actually align with this?

Prescient Wealth Management’s experience of advising wealthy individuals suggests that the following are the key components for advisers when addressing a client’s wealth management requirements:

- Understanding the personal and financial goals, needs and concerns of the client. What is important and why?
- Aligning needs with customised solutions across a range of financial services including investment management, retirement planning, fiduciary services, estate planning, asset and income protection, tax and philanthropy.
- Providing bespoke solutions using a team approach with best of breed advice for each solution.
- Placing client interests first, and delivering exceptional service with confidentiality and trust at the core.

These key elements are all encompassed in our wealth management offering. Starting with

a clear understanding of your requirements and an independent review of your current situation, your personal Wealth Health Plan is prepared by a skilled and trusted partner to advise and guide you into the future.

Our experience with clients is that an initial Wealth Health Plan adds value and is worth the time and effort. The result is that our client’s affairs are much clearer because they’re consolidated in one place, while an annual check-up of the overall plan ensures it remains effective and relevant.

***If you would like to have a comprehensive Wealth Health Check undertaken, or to discuss any component of your wealth plan, please contact us.***

## **MULTI-ASSET INVESTING**

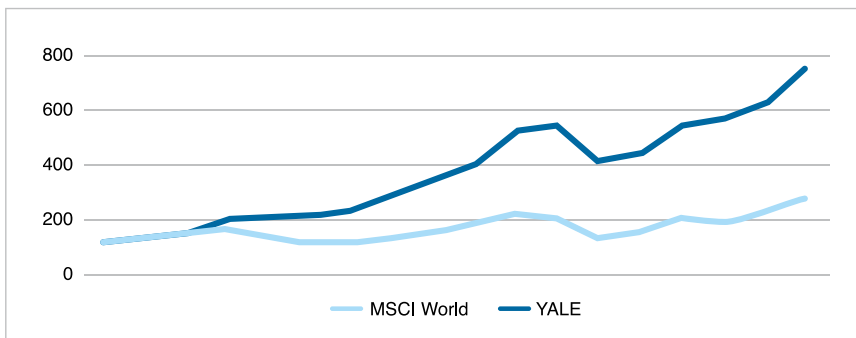
The key to successful long-term investing is to understand and manage the risk of capital losses as well as volatility in your returns focusing on strategic asset allocation. US Universities such as Yale and Harvard, in managing their endowment funds, have adopted modern

portfolio theory focusing on optimal strategic asset allocation, which has proven extremely successful in terms of total returns but, importantly, also in managing risk. Observe the graph which covers three global market declines in the periods between July and August 1998, March 2000 and September 2002, and October 2007 and February 2009.

We have adapted and enhanced this approach for investors using a liquid, low cost multi-asset approach.

Multi-asset investing is the process of gaining exposure to a globally diverse mix of asset classes and styles in a single investment portfolio. It combines traditional securities, such as equities, property and bonds with non-traditional investments like absolute return, private equity, infrastructure and capital protection solutions.

**Cumulative Performance - Yale Multi Asset vs MSCI World Equity - June 1997 to June 2014**



The table reflects Prescient Wealth’s multi-asset modelling and approach to investing.

Returns (%)	USD Balanced Portfolio	Annualised Volatility	ZAR Balanced Portfolio	Annualised Volatility
1 year	9.62%	5.77%	14.71%	2.56%
3 years (p.a)	11.50%	7.85%	17.19%	5.50%
Since Inception (p.a)	12.30% since April 2009	12.24%	14.48% since Nov 2010	6.04%

Gross performance to end of January 2015. The performance numbers are for indicative purposes only. They represent historical back testing of the portfolio’s current strategic asset allocation over the time periods. All performance figures are net of underlying instrument fees and gross of PWM’s annual management fee. Past performance is not indicative of future performance.

## PRESCIENT WEALTH MANAGEMENT



**Richard Vine-Morris CFP®**

Executive Wealth Manager, Prescient Wealth

Richard is a Certified Financial Planner with over 20 years of private wealth and investment banking experience globally, with a specific passion for and focus on holistic wealth management. He was previously Head of Private Clients at Standard Bank Western Cape and has held senior positions at Bank of America Merrill Lynch in London and New York.



# THERE'S A LOT TO BE SAID FOR BEING STUBBORN.

At Prescient, we're in it for the long run. Our clients trust our proven and pragmatic approach. It's how we invest – in the past, today, and in the future. To know more about any of our products and services, visit [www.prescientwealth.co.za](http://www.prescientwealth.co.za)

## PRESCIENT

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*The animal sculptures were created by visionary South African artist, Beth Armstrong.*

*We're as stubborn as the rhino when it comes to investing. Because, with financial decisions, we believe in one way of doing things – the right way. And that's just the way our clients prefer it.*

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# 631 Parra Grande Lane

CALIFORNIA, USA

*\$35 million USD*

El Fureidis — translated as “tropical paradise” — is one of Montecito’s most celebrated estates and is steeped in rich and colourful history. The estate was created in 1906 by James Waldron Gillespie, a visionary hailing from New York who came to the West Coast looking for a location with a landscape and a climate that rivaled that of the Mediterranean. Originally known as a botanic garden, the estate boasts 10 acres of exceptional grounds offering the utmost in privacy and a variety of trees, many of which are more than 100 years old.

El Fureidis was inspired by Gillespie’s world travels, and designed by renowned architect Bertram Goodhue, known mainly for his churches, museums, and monumental buildings. Goodhue’s works include the Los Angeles Central Library, Saint Thomas Church in New York City, the Nebraska State Capitol, and the Chapel and Original Campus of the U.S. Military Academy at West Point. El Fureidis is known as Bertram Goodhue’s outstanding Mediterranean Revival masterpiece.

It is perhaps best known in recent years as a location for the 1983 film “Scarface,” and the wedding scene of Michele Pfeiffer and Al Pacino. The estate is one of only three residences in Montecito designed by Goodhue, and is a true piece of art history.

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# *Spectacular winelands resort-style home*

*Asking Price R84 million*

**Set in the midst of the vineyards of the magnificent Franschhoek valley, this luxurious, contemporary Cape Vernacular home, designed in boutique resort style, boasts a central communal living area leading off to a number of private pods accommodating bedrooms, en-suites and additional private recreation rooms.**

The elevated position in the valley commands majestic 360 degree views of the surrounding mountain ranges and allows a breathtaking vista down the valley over the town of Franschhoek and beyond.

A cluster of traditionally proportioned, gabled, pitched roof buildings comprises an historic H-shaped central living area with rectangular barn-like or 'jonkmanshuis' secondary forms linked to it by the extensive flat-roofed 'afdaks' which form walkways, gallery spaces and covered terraces to create numerous sunny, yet protected and intimate, courtyard spaces with swimming pools and water features.

The airy and lofty open-trussed, basilica-like, main living spaces with gable windows onto the overlooking mountains are dramatic, yet simultaneously cool, calming and welcoming. These high volumes are offset by the horizontality of the surrounding flat roof slabs of the galleries and walkways.

The linear nature of the cluster allows for uninterrupted views of the magnificent surroundings from all living and sleeping areas framed as they are, by oversized, glazed, sliding panels which all disappear completely into the cavity recesses along the entire length of the front façade.

A minimal approach to detail and form is another thoughtful design element allowing the striking play between the extensive horizontal cantilevered slabs over the covered terraces against the angles of the traditional gables and vertical chimney forms to take centre stage.

The design is a collaboration between Stefan Antoni Olmesdahl Truen Architects and Richard Townsend of Townsend & Associate Architects.



For more information contact Simon Raab - 082 325 8801 / [simon@greeff.co.za](mailto:simon@greeff.co.za)

THIS PROPERTY CAN BE VIEWED ON THE CHRISTIE'S WEBSITE: [WWW.CHRISTIESREALSTATE.COM](http://WWW.CHRISTIESREALSTATE.COM) WEB REF:1409260523362678

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**SOLD**

**BISHOPSCOURT**

**R29 million**

*Romantic country home set in alluring landscaped gardens with orchards of fruit trees, rolling lawns, and beautiful mountain views.*

Reminiscent of a rural Italian retreat, this home includes a variety of special features.

From the rustic entrance, forecourt and manicured garden, the extra-high ceilings, screeded floors and exposed trusses, the warm open-plan spaces and fireplaces, the 14-seater dining area, entertainer's and chef kitchens, downstairs guest-suite with its private lounge, the masters bedroom with his and hers bathrooms and large dressing room, the separate cottage, vegetable and herb patches to the stylish pool and floodlit tennis court.

**5 Bedrooms - 6 Bathrooms - 2 Garages - Web Reference: GFHO-1006**



FOR ENQUIRIES PLEASE CONTACT - Debbie Woods - 082 578 4181 - debbie@greeff.co.za



## CLAREMONT UPPER

***R12.9 million***

*Vintage classic*

80 years of character filters through the front door of this English manor-style home, situated in the heart of the 'Hen and Chicken Estate'. Open-plan parlour and dining area plus music room with exposed, crafted hardwood beams and dormer windows create exciting internal double volume spaces. Original oak floors and wood burning fireplaces tie in with this traditional piece. Sizeable eat-in kitchen with a mix of screed and marble finishes plus scullery. Two downstairs suites, one with private sitting room or familyroom and a further three bedrooms upstairs. Plenty secure off-street parking and staff accommodation. Beams and electric fencing. Self-contained separate cottage.

**6 Bedrooms - 5 Bathrooms - Web Ref: GFHO-1128**

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## BISHOPSCOURT

**R39,5 million**

*Grandiose proportions and slick modern features*

This luxury home boasts large entertainment spaces, encompassing an 18-seater dining table and the latest technology, including a private elevator, indoor swimming pool and six-car garaging.

6 Bedrooms - 6 Bathrooms - 4 Garages - Web Ref: GFHO-0704



For more information - Debbie Woods - 082 578 4181 - debbie@greeff.co.za



## KENILWORTH UPPER

**R24,9 million**

*Gracious historic manor*

Sir Herbert Baker homestead, circa 1893, situated within a secure complex. Beautiful reception rooms with high ceilings, teak floors, elegantly profiled skirting boards, dado rails and cornices.

4 Bedrooms - 5 Bathrooms - 4 Garages - Web Ref: GFHO-0885



For more information - Debbie Woods - 082 578 4181 - debbie@greeff.co.za



## CLAREMONT UPPER

**R6,399 million**

*Newly renovated family home*

Close to leading schools, sporting grounds and shopping centres. Spacious character home with versatile accommodation. Beautiful Oregon floors throughout and plenty of storage space.

4 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: GFHO-1053



## CONSTANTIA UPPER

***R19,5 million***

*This sensational property has it all*

Space, views, privacy and magnificently positioned. This stunning property captures the magic of Constantia at its best. Handsome gates open to a beautifully landscaped elevated acre with panoramic views.

Custom-built six years ago to the ultimate quality, this impeccable property has broad terraces, a luxurious pool, entertainer's pool pavilion and several features to enhance your lifestyle. Underfloor heating, gas fireplace, borehole and generator.

**4 Bedrooms - 4 Bathrooms - 3 Garages - Flatlet - Web Reference: GFHO-1096**

FOR ENQUIRIES - Sari Raz - 072 926 2604 / sari@greeff.co.za - Cheryl Teubes - 082 457 9980 / cheryl@greeff.co.za



**CONSTANTIA UPPER**

**R10,85 million**

*Heritage home – urban convenience*

Full of character with sash windows and several fireplaces, this family home has all the charm and elegance of a country manor house. The refined classical façade gives way to interiors that offer a blend of formal and informal spaces. The bedroom wing offers four bedrooms and three bathrooms, while the detached cottage boasts further accommodation for guests or extended family.

**4 Bedrooms - 3 Bathrooms - 2 Garages - Web Reference: GFHO-0667**

**For more information - Sari Raz - 072 926 2604 - Cheryl Teubes - 082 457 9980**



**CONSTANTIA UPPER**

**R18 million**

*Silverhurst - estate living*

This family, entertainers's home in the heart of the Southern Suburb's most prestigious security estate offers you a contemporary lifestyle in a collection of classically designed formal spaces. A glorious outside pool room overlooks the immaculate garden area with established trees. This is the opportunity of a lifetime to live in this sought-after estate with its 24-hour gate guarded security, almost seven acres of landscaped garden areas with dams.

**4 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: GFHO-1005**

**For more information - Sari Raz - 072 926 2604 - Cheryl Teubes - 082 457 9980**



## CONSTANTIA UPPER

**R16,25 million**

*Exclusive High Constantia.*

Situated in one of Constantia's most desirable positions, this sleek, ultra-modern home offers a refined lifestyle within an exclusive residential estate with 24-hour guarded security. Complete with beautiful detail and superb finishes, the home benefits from an open, flowing floor plan including a spacious dining room, eat-in kitchen and a covered entertainment patio overlooking the pool. Four beautiful bedrooms - all en-suite, plus excellent staff accommodation.

**4 Bedrooms - 5 Bathrooms - 2 Garages - Web Reference: GFHO-0968**

**For more information - Cheryl Teubes - 082 457 9980 - Sari Raz - 072 926 2604**



## CONSTANTIA UPPER

**R8,9 million**

*New court at Alphen*

Built to exacting standards of taste and quality, New Court at Alphen is in a class of its own. These townhouses are built around a central courtyard in a secluded enclave of 17 and offer a relaxed lifestyle, perfect for a "lock-and-go".

**4 Bedrooms - 3 Bathrooms - 3 Parking Bays - Web Ref: GFHO-1136**

**For more information - Cheryl Teubes - 082 457 9980 - Sari Raz - 072 926 2604**





## CONSTANTIA UPPER

**R12,75 million**

*A lifestyle of seductive privacy*

Situated in a quiet cul-de-sac, this extravagantly proportioned double storey is only minutes away from the popular Constantia Village shopping Centre, Virgin Active Gym and Constantia Sports Centre, fabulous restaurants and the historic triangle of the internationally renowned Constantia vineyards.

6 Bedrooms - 6 Bathrooms - 2 Garages - Web Ref: GFHO-1039

For more information - Cheryl Teubes - 082 457 9980 - Sari Raz - 072 926 2604



## CONSTANTIA UPPER

**R10,5 million**

*Contemporary classic*

One of three homes set in a small gated estate, tucked away in a quiet, leafy cul-de-sac. Double-volume entrance hall, solid oak flooring, modern kitchen and four bedrooms en-suite. A double garage which offers direct access into the home. This gem is a rare find.

4 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: GFHO-1138

For more information - Cheryl Teubes - 082 457 9980 - Sari Raz - 072 926 2604



For more information - Sari Raz - 072 926 2604 - Cheryl Teubes - 082 457 9980



**CONSTANTIA UPPER**

**R10,5 million**

*The perfect address in The Avenues*

Located on a magnificent plot enjoying space, seclusion and fabulous mountain views, this well designed home offers three spacious reception rooms, open-plan leisure living spilling out onto a decked pool.

5 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-0931



For more information - Sari Raz - 072 926 2604 - Cheryl Teubes - 082 457 9980



**CONSTANTIA UPPER**

**R10 million**

*Modern masterpiece*

This unique property blends contemporary sophistication with minimalist architecture and all-round quality. Located in the most prestigious Aphen Estate, the home affords sensational views.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-1004



For more information - Sari Raz - 072 926 2604 - Cheryl Teubes - 082 457 9980



**CONSTANTIA UPPER**

**R6,9 million**

*Absolute perfection*

The centre of daily living is the spectacular country kitchen with its huge centre island and casual dining area. What a delight.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-1106



For more information - Cheryl Teubes - 082 457 9980 - Sari Raz - 072 926 2604



**CONSTANTIA UPPER**

**R6,5 million**

*Cape country charm*

This north-facing characterful home is down a quiet street set on 1332m<sup>2</sup> of mature garden in the heart of Constantia Upper, yet close enough to all amenities.

4 Bedrooms - 4 Bathrooms - 3 Garages - Web Ref: GFHO-0958



For more information - Jean Kerr - 082 975 8427 - Anthony Snyman - 083 621 1279



**CONSTANTIA RURAL**

**R9,9 million**

*Entertainer's dream with dual-living options*

With rural surroundings and delightfully secluded in a quiet cul-de-sac, this magnificent home offers unique accommodation and spectacular mountain views. Generous reception rooms flowing to outside garden.

6 Bedrooms - 7 Bathrooms - 2 Garages - Web Ref: GFHO-0965



For more information - Anthony Snyman - 083 621 1279 - Jean Kerr - 082 975 8427



**CONSTANTIA RURAL**

**R10,25 million**

*Beautifully presented residence in upmarket estate*

Sense of light and space throughout with excellent indoor / outdoor flow to covered entertainment patio overlooking garden and pool with awe-inspiring mountain views.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-1069



## CONSTANTIA RURAL

**R8,25 million**

*Spectacular family home, dual-living opportunity*

This exceptionally well-presented, north-facing home features an easy flow between reception rooms to outside covered patio with seating area where you can enjoy the garden tranquility and sparkling pool.

5 Bedrooms - 4 Bathrooms - 4 Garages - Web Ref: GFHO-0944

For more information - Jean Kerr - 082 975 8427 - Anthony Snyman - 083 621 1279



## CLAREMONT UPPER

**R9,7 million**

*Covetable period home with impressive mountain views.*

Built circa 1925 and renovated to the highest standards, this north-facing gracious and understated home, nestling in beautiful manicured gardens, offers all the charm reminiscent of a bygone era, notwithstanding all the modern day amenities. Gracious rooms boasting high ceilings and tall architrave doors while large windows enhance the airy and light ambience.

5 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: GFHO-1088

For more information - Mariella Peretti - 082 357 4602 - Charles Silbert - 082 555 4286



**CLAREMONT UPPER**

**R6,4 million**

*Grand villa with dual living/income bearing potential*

Magnificent three-storey villa in the heart of Upper Claremont, boasting beautiful views of the mountain.

Extensive accommodation offering many permutations to suit a number of different lifestyles or requirements.

4 Bedrooms - 4 Bathrooms - 4 Garages - Web Ref: GFHO-1129

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



**CLAREMONT UPPER**

**R6,2 million**

*Spacious townhouse-style living*

Centrally and conveniently situated in the heart of Claremont Upper, close to top schools, UCT, Claremont CBD, and Cavendish. Classic and elegant, this property offers excellent accommodation and a low-maintenance private garden with small pool.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-1097

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



**RONDEBOSCH**

**R7,85 million**

*Beautiful, big and bold*

A charmingly restored Sir Herbert Baker home with modern amenities. High ceilings, leaded windows and original wooden floors enhance this space. The modern, spacious eat-in kitchen, with Caesarstone counter tops, Belfast sink and utility room, is open-plan to the informal lounge, which in turns opens out onto a large patio with built-in braai. Perfect for entertaining!

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-1074

Geraldine McKay - 083 450 6643 - geraldine@greeff.co.za



**RONDEBOSCH**

**R6 million**

*One of Newlands-Palmyra's more stately homes*

A home for your children to make memories in. Situated on almost 1200m<sup>2</sup>, offering multiple parking and sprawling lawns plus potential for separate entrance accommodation. Close to leading schools.

4 Bedrooms - 3 Bathrooms - 1 Garage - Web Ref: GFHO-0980

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

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- Latest 6 months bank statements if you earn commission and/or overtime
  - Latest 3 months payslips if you have a fixed basic salary
- Latest 6 months payslips if you earn commission and/or overtime
  - Proof of address (account not older than 3 months)
- Signed credit-check consent form (agreeing to a credit bureau credit check)
- You will need to complete an application form (this is available from your BetterBond consultant)



BetterBond Home Loan Consultant  
Liz Botha | 021 715 7257 | 083 325 0909  
liz.botha@betterbond.co.za

  
**BetterBond**  
Home Loans



For more info - Geraldine McKay - 083 450 6643 - geraldine@greeff.co.za



**RONDEBOSCH**

**R3,995 million**

*Family home in the Golden Mile*

This energy efficient, solid property, positioned within the “Golden Mile” area of Rondebosch is close to all leading schools. The home has been upgraded and is ready to move into.

3 Bedrooms - 1 Bathroom - 2 Garages - Web Ref: GFHO-0842



For more info - Val Petzold - 083 625 0433 / Mark Shagam - 083 272 4004



**RONDEBOSCH**

**R6,5 million**

*Generously comfortable living*

This substantial family home offers gracious proportions of a different era, with options of superb ‘work-from-home’ consulting, having secure parking for multiple cars.

4 Bedrooms - 3 Bathrooms - 7 Garages - Web Ref: GFHO-1125



For more info - Val Petzold - 083 625 0433 / Mark Shagam - 083 272 4004



**RONDEBOSCH**

**R6,5 million**

*Spacious and appealing*

A beautifully presented property in top condition. Lovely exterior appeal and well designed garden. Excellent flow to entertainment area with feature pool, lush vegetation, built-in braai and pizza oven.

5 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-1133



**LYNFRAE**

**R3,3 million**

*A wonderful opportunity*

Nice view of mountain. Entrance to sunroom with sliding doors to garden. Large lounge, three bedrooms. Separate dining room to kitchen - ideal to open-plan. Single garage, storeroom and separate toilet. Needing TLC. Loads of potential.

3 Bedrooms - 1 Bathroom - 1 Garage - Web Ref: GFHO-1090

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



**CLAREMONT LOWER**

**R2,35 million**

*Good value, space and outdoor living.*

Neat family home with open-plan living area. Two-roomed teen pad with separate entrance. Lovely pool for outdoor fun and entertaining. View by appointment.

3 Bedrooms - 1 Bathroom - 2 Parkings - Web Ref: GFHO-1071

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



**BERGVLIT**

**R3,75 million**

*Trendiest family home for upbeat lifestyle*

Double volume, generous open-plan spaces, large bedrooms, and aspiring entertainer's roofed patio. This gem of a home has been extensively remodelled with elegant finishes and decorated in stylish natural colours.

4 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-1059

For more info - Liz Robertson - 082 895 3417 / Roz van der Walt - 083 278 7269





**BERGVLiet**

**R3,4 million**

*Unparalleled Pekalmy position*

The exceptional position and breath-taking views are the hallmarks of this special Bergvliet property. It has been home to one happy family for the last 50 years, and as a result is lovingly maintained.

5 Bedrooms - 2 Bathrooms - 4 Parkings - Web Ref: GFHO-1109

For more info - Liz Robertson - 082 895 3417 / Roz van der Walt - 083 278 7269



**BERGVLiet**

**R2,8 million**

*Put down roots – space for a family to grow*

Set in a lush, totally private garden, this warm and welcoming family home is a delight to view. Secure sliding gate accesses the entrance, which leads into a large tiled and open-plan living room.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: GFHO-1080

For more info - Liz Robertson - 082 895 3417 / Roz van der Walt - 083 278 7269



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



**TOKAI** *A toast to good taste* **R5,595 million**

Impeccable, classic, executive, family residence, open-plan formal and informal living and entertainment areas plus beautifully appointed kitchen with walk-in pantry and separate laundry. A spacious one-bedroom flat included in this gorgeous home.

4 Bedrooms - 4 Bathrooms - 4 Garages - Web Ref: GFHO-1100



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



**TOKAI** **R4,675 million**

*Impeccable executive family home*

Deceptively spacious, offering formal and informal open plan living areas, with doors leading to the garden from all rooms. Fully fitted kitchen with centre-island, includes a separate scullery/laundry.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-1134



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



**TOKAI** **R4,175 million**

*Dual living in a quiet leafy position*

Situated in a quiet area, this spacious home will suit the larger family. Neat as a pin, open-plan lounge, dining area, large kitchen with breakfast bar and separate laundry.

5 Bedrooms - 4 Bathrooms - 1 Garage - Web Ref: GFHO-0973



**TOKAI**

**R7 million**

*Stunning mountain views - build your dream home*

Currently comprising a state-of-the-art stable block for four horses, tack room with toilet and feed room, undercover parking for horse trailer, lunging ring and paddocks, this property is available along with plans for a double-storey home.

Web Ref: GFHO-0402

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



**TOKAI**

**R4,995 million**

*Beautifully renovated – seamless entertaining*

Situated in a sought-after pocket of Dennendal, this home has been updated with style and flair, paying great attention to detail and quality finishes. Spacious, light, bright, open-plan lounge with fireplace, leading to north-facing entertainment patio with built-in braai.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-1037

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



**TOKAI**

**R4,5 million**

*For the entertainer! Prime position*

This charming, immaculate home is deceptively large, set in a beautiful leafy garden with access to the greenbelt. Pretty entrance hall leads to the spacious dining area with doors to the upstairs entertainment balcony with built-in pizza oven.

Boasting a spacious fully fitted bar/TV room with guest loo, kitchenette and space for large dining table flowing to the garden outside braai and boma, could be utilised as a flatlet or work-from-home.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-1093

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



**KIRSTENHOF**

**R2,995 million**

*Entertainer's delight!*

Jackpot for the quick buyer, nestled in the heart of Kirstenhof close to all amenities, offering a fun-filled bar with built-in braai, flowing to the undercover outdoor entertainment patio, sparkling pool and pretty garden.

4 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-1121

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



## SILWERSTEEN ESTATE

**R18,5 million**

*Mountainside family living at its finest*

Thoughtful design, painstaking attention to detail and quality finishes combine with architectural inspiration, space and location to create a family home that ticks all the boxes and then some. Perched way above the Southern Suburbs on the slopes of Steenberg Mountain, with uninterrupted panoramic views to the Hottentots Holland Mountains, this covetable property is located in the exclusive tight security Silwersteen Estate with 24/7 guarding, cameras and electrified fencing.

**6 Bedrooms - 5 Bathrooms - 3 Garages - Web Ref: GFHO-1000**

FOR ENQUIRIES PLEASE CONTACT - Bruce Durham - 082 380 1880 - [bruce.durham@greeff.co.za](mailto:bruce.durham@greeff.co.za)



## NIEUWE STEENBERG

*R9,95 million*

*Own a piece of historic Cape Winlands real estate*

Home to a growing community of families, the luxurious and secure Nieuwe Steenberg Estate enjoys a rare and tranquil setting beneath the Steenberg and Constantiaberg mountains. Built on an elevated heritage site with gentle slopes, Nieuwe Steenberg, which neighbours the Steenberg Golf Estate, boasts views of the wine estate's award winning vines, the exquisitely landscaped Steenberg Golf Estate, the majestic mountain range and the southern peninsula.

*3 Bedrooms - 3 Bathrooms - Web Ref: GFHO-1112*

*For more information - Bruce Durham - 082 380 1880 - [bruce.durham@greeff.co.za](mailto:bruce.durham@greeff.co.za)*

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## SIMON'S TOWN

*R12,9 million*

### *Breathtaking beachfront retreat*

This beautiful family holiday home has been designed to maximise the splendid sea views and has been elegantly furnished with white washed wooden furniture and decorated with sumptuous wallpaper. The first floor is accessed from street level and features an open-plan kitchen, dining room and lounge all leading out to a large view deck. Also on this level is an en-suite guest bedroom and guest loo. The ground level boasts three en-suite bedrooms, all leading out to a pool and deck.

The property is situated in an enviable position overlooking the majestic Cape Point. On a hot day you can cool off in the pool or enjoy the secluded beach. This is a rare opportunity to own a piece of paradise.

**4 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: GFFB-0380**

FOR ENQUIRIES - Bruce Durham - 082 380 1880 - [bruce.durham@greeff.co.za](mailto:bruce.durham@greeff.co.za) / Lola Casey - 083 437 9722 - [lola@greeff.co.za](mailto:lola@greeff.co.za)



### SIMON'S TOWN (COVER PROPERTY)

**R6,5 million**

*Move right into this stylishly renovated seaside heritage home*

Clean, light and airy white interiors make for a strikingly beautiful, contemporary backdrop against which the intricate detail of carefully restored, original pressed ceilings and Victorian fireplaces are showcased. Oregon floors, stained glass and the odd deco lampshade add to the charm. Immaculate new bathrooms and a thoroughly modern kitchen with thoughtfully designed cupboards and storage facilities plus a spacious scullery tick all the right boxes.

**4 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: GFHO-1103**

**For more info - Lola Casey - 083 437 9722 / Bruce Durham - 082 380 1880**



### KALK BAY

**R14,5 million (Ex Vat)**

*Modern Cape classic residence*

A classic contemporary thatched roof home set in an elevated position with uninterrupted sea and mountain views. A dream kitchen with seaviews, is modern, cleverly designed, large and airy with a mix of granite and timber counter tops. A large sunny patio is protected by the Kalk Bay mountainside. A beautiful timber stairway leads to the first floor with thatched beamed ceilings. Triple garaging and plenty of secure parking add value, particularly in Kalk Bay.

**5 Bedrooms - 5 Bathrooms - 3 Garages - Web Ref: GFHO-1065**

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



For more info - Lola Casey - 083 437 9722 / Bruce Durham - 082 380 1880



**SIMON'S TOWN**

**R10,95 million**

*Spectacular panoramic views over False Bay*

This mountainside home boasts breathtaking views as well as quality finishes and exceptional use of space and light. The accommodation includes an additional en-suite flatlet

5 Bedrooms - 5 Bathrooms - 4 Garages - Web Ref: GFHO-0970



For more info - Bruce Durham - 082 380 1880 - bruce.durham@greeff.co.za



**STONEHAVEN ESTATE**

**R4,75 million**

*Immaculate contemporary home*

In a sought-after security estate nestled in a cul-de-sac, this home boasts panoramic views, top-end fixtures and finishes and a neat indigenous garden.

4 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-1086



For more info - Lola Casey - 083 437 9722 / Bruce Durham - 082 380 1880



**MURDOCK VALLEY**

**R3,85 million**

*Spectacular views overlooking False Bay*

Experience exceptional privacy in this contemporary home located in an access-controlled security estate. The views on the first level stretch out to include the entire False Bay area.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-1114





## FISH HOEK

**R8,5 million (Plus VAT)**

*Seaside executive home*

This mountainside property with wide panoramic sea views across False Bay, taking in the spectacular Hottentots Holland mountain range is the perfect setting for the work-from-home executive. The house is on three levels and offers five en-suite bedrooms, spacious Caesarstone kitchen with scullery, open-plan lounge and dining area leading out to a patio and pool. There is garaging for three cars with direct elevator access to all floors.

**5 Bedrooms - 5 Bathrooms - 3 Garages - Web Ref: GFFB-0308**

**For more info - Rob Mustart - 083 230 2291 / Tim Moore - 082 426 9377**



## MARINA DA GAMA

**R2,55 million**

*Large home for the water-loving family*

In sought-after Marina Da Gama, this large family home is very neat and tidy and you can move right in. Although not on water this west-facing home is across the road from the local slipway. To the rear of the house is the large L-shaped garden with a sizeable pool on the one arm and beautifully kept garden on the other. The best part of all is the spacious family lounge on the first floor which has a patio with 180 degree views of the mountains.

**4 Bedrooms - 2 ½ Bathrooms - 3 Garages - Web Ref: GFHO-1113**

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



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## CEILING INSULATION



**LAKESIDE**

**R2,79 million**

*Modern delight*

This neat, modern home on the mountainside will sell very quickly. A large terraced garden, with a timber deck leading off the lounge, is designed to allow for a plunge pool. A must view.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-1099

For more info - Heather Cape - 083 320 6302 - hmcape@greeff.co.za



**LAKESIDE**

**R4 million / Plots at R1,8 million**

*Klein Welgemeend Estate (Development)*

Located just beneath Boyes Drive, on an east-facing slope of Muizenberg Peak. Enjoying commanding views over False Bay across to Hangklip, and of Zandvlei northwards across the suburbs of Cape Town.

3 Bedrooms - 2 Bathrooms - 4 Parkings - Web Ref: GFHO-0339

For more info - Heather Cape - 083 320 6302 - hmcape@greeff.co.za



**BLUEWATER EST - KOMMETJIE** **R2,37 million**

*Designer home in an upmarket security estate*

Beautiful light and bright, well-built, north-facing home nearing completion. Tiled entrance hall opening to spacious double volume living areas with fireplace. Sheltered patio off lounge and bedrooms.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFFB-0364

For more info - Bev Daly - 084 564 4151 / Jill Russell - 082 468 8212

## THEY TOOK *WHAT* FROM THE HOUSE?

Part of falling in love with a new house, often has to do with the quality or look and feel of specific fixtures and fittings, such as the box shelves with geraniums against the wall of a thatch cottage, Victorian fittings in a quaint, broekie-laced home. Other times the attraction relates to practical things such as satellite dishes, pool-cleaning equipment and irrigation systems.

A piece of land and all the permanent improvements thereon (including fixtures) are regarded as one single immovable property. This has important consequences:

- Permanent improvements on land cannot be disposed of independently of the land itself. The owner of the land is owner of the improvement.
- When land is sold or leased, the permanent fixtures are part and parcel of the items sold/leased – and must be so delivered to the purchaser unless a contrary agreement has been reached.
- A mortgagee's security in terms of a bond extends not only in respect of the land itself, but also in respect of the improvements to the land. Thus if a bank holds a bond of R 200 000 over a vacant erf and the owner builds a house of R 1 000 000 thereon, the bond covers both the land and the house.
- In valuing the land, the land and permanent improvements (and fixtures) must be taken into account but not attachments which do not qualify as a permanent fixture.

The question arises whether such 'fixtures and fittings' necessarily form part of the property sold. The law states that unless otherwise agreed, all 'fixtures and fittings' (items that are in some way fixed to the structure of the property,

such as light fittings, a mirror screwed into a wall, and so on) form part of the property and may not be removed by the seller.

Unless it is specifically agreed in the agreement that the seller may remove certain fixtures (eg. by unscrewing the mirrors), these must remain on the property, as anything that has been attached to the property with a degree of permanence is regarded as forming part of the property that is sold.

It is not so simple in practice and over the years many court cases have dealt with disputes that arise after a seller removed 'fixtures' which the purchaser argued should have stayed.

Guidelines set by the courts as to whether something is to be regarded as permanently fixed (and not to be removed by the seller) or as a movable item (may be removed), hinge on:

- the nature of the thing;
- the manner in which it is attached;
- the intention of the owner at the time of fixing the thing to the property.

Each case is determined on its own facts.

Make sure there are no misunderstandings and deal carefully with fixtures and fittings in the agreement, or consult your conveyancer to assist.



For expert support in your sale transaction, contact

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**NOORDHOEK**

**R7,495 million**

*Stylish, fresh and contemporary with magical views!*

This seven-year-old home is perfectly positioned in Kakapo Close and has fabulous sea and mountain views. The finishes are exceptional and this home is warm and inviting, with wonderful flow from the living areas to the patios and the garden and pool area. There is a studio room above the double garage, ideal for work-from-home.

4 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: GFFB-0356

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



**NOORDHOEK**

**R6,095 million**

*Sea and sunset views with dual living*

A beautiful French Provençal home with a separate self-contained flatlet comprising one bedroom (en-suite), lounge / dining room and off-street parking. This elegant and contemporary Belvedere home, with excellent finishes has a touch of French Flair! The well-established garden is fully enclosed and includes a jungle gym and a pool. Don't miss this – a beautiful home and an exceptional buy.

6 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: GFFB-0360

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



## NOORDHOEK

**R4,95 million**

*Mountain, vineyard and sea views*

Set at the end of a cul-de-sac, this charismatic Cape Thatch home boasts spectacular mountain, vineyard and ocean views. Open-plan lounge, dining and kitchen leading to the enclosed front patio which overlooks the garden and pool. Special features include a double-sided, slow-burning combustion fireplace which keeps the living areas cosy during winter, Batavian hand-crafted Quarry floor tiles throughout the living areas, lovely hard wood finishes and excellent security with all bedroom areas having lockable louvre shutter-blinds.

**4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFFB-0359**

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



## NOORDHOEK

**R4,95 million**

*A sunny English country home close to the beach*

Built in 1967, this sunny and secluded original Noordhoek home is set on 3300m<sup>2</sup> of land and surrounded by an ancient Milkwood Grove. The home was built by the then Commodore of the Simon's Town Navy and numerous special features include restored antique doors, brass fittings and exposed beams. This home lends itself to the large or extended family, possible dual living or the ability to run a B&B – as the current owner has done for several years.

**5 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: GFFB-0349**

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



## NOORDHOEK

**R4,95 million**

*Belvedere beauty with granny flat and sea views*

This beautifully finished home offers the advantage of a separate entrance work-from-home office, as well as a granny flat / lettable unit which has its own access and parking bay, above the extra-large double garage (56m<sup>2</sup>). In addition the home offers three double bedrooms, all on the upper level, and all with superb sea views. All in all, a great combination and a must to view!

**4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFFB-0369**

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



## NOORDHOEK

**R1,995 million**

*A great starter home with security*

Set in a small secure cluster, bordering onto wetlands teeming with bird life, this home has excellent finishes throughout. The lounge features a slow-combustion ceramic fireplace for chilly winter nights, and the kitchen has granite tops and a movable centre island. The small manageable garden has a jungle gym and there is plenty of open space for kids to run around!

**3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFFB-0373**

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



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**WYNBERG**

**R2,725 million**

*Superb lock 'n leave in Chelsea, now back on the market*

Nestled in a tranquil lane in the heart of the Village, a spacious townhouse. Tiled open-plan living with feature fireplace, a modern kitchen equipped with top of the range appliances. Living room leads to a generous courtyard, ideal for entertaining and shrub gardening. Sun-filled, carpeted bedrooms, main en-suite and stylish family bathroom. Spacious basement room ideal for playroom, appliance room or storage. Excellent security and two secure undercover basement parking bays.

**3 Bedrooms - 3 Bathrooms - 2 Parkings - Web Ref: GFHO-1130**

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



**WYNBERG**

**R4,38 million**

*Own a piece of history*

This character thatched roof home built in the 1830's with open ceilings, offers three spacious bedrooms, two bathrooms, main en-suite and country kitchen. Entrance hall with flagstone tiles through to open-plan living area, lounge and Jetmaster fireplace and with stairs to the loft room, ideal as storage or study area. Generous entertainment patio overlooking lush gardens and sparkling pool. This charming home includes an automated garage, parking and is fully alarmed.

**3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: GFHO-1140**

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



**PLUMSTEAD**

**R1,95 million**

*A stunning find*

An exceptional home on a large erf with characterful features. Beautiful blonde Japanese Birchwood floors throughout offer warmth and ambience. Teak windows, high ceilings with downlighters and an imposing extra-wide entrance hall as well as marble feature fireplace in the lounge.

**3 Bedrooms - 1 1/2 Bathrooms - 2 Garages - Web Ref: GFHO-1117**

**More info - Kurt Wucherpfennig - 082 897 6130 - kurt@greeff.co.za**



**PLUMSTEAD**

**R1,675 million**

*This is it*

Very neat and cheerful family home with pretty garden and sparkling swimming pool. This is the family home you have been looking for. Renovated bathrooms, high-pitched ceilings in the lounge / dining room, good sense of space and lovely light. Double carport behind secure gate and fully walled-in property offering great security. Very nice offering and priced within your budget, be sure to come and view this charming family home.

**4 Bedrooms - 2 Bathrooms - 2 Parking Bays - Web Ref: GFHO-1123**

**More info - Kurt Wucherpfennig - 082 897 6130 - kurt@greeff.co.za**



# BREAKING NEWS

**To all sellers and buyers of property**

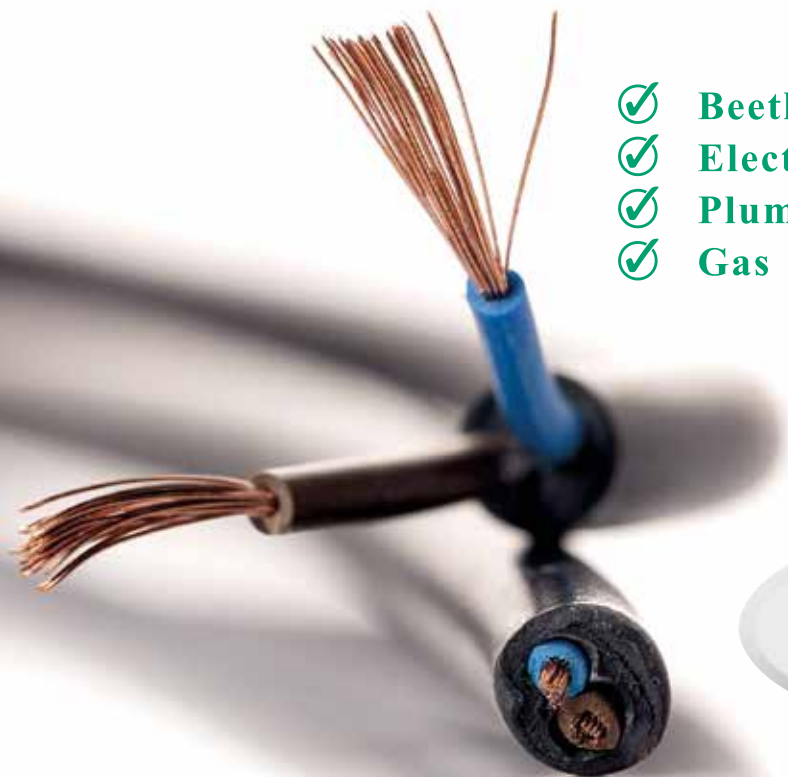
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- ✓ Electrical
- ✓ Plumbing
- ✓ Gas





For more info - Shahieda Bardien - 084 512 4845 - shahieda@greeff.co.za



**RONDEBOSCH EAST**

**R3 million**

*Best position. Dual living*

This well-loved family home features a living area with covered patio leading out to sunny sparkling pool. The main bedroom has doors leading to a private patio. Fully self-contained flatlet.

4 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-1075



For more info - Shahieda Bardien - 084 512 4845 - shahieda@greeff.co.za



**CRAWFORD**

**R2,25 million**

*What a rare find!*

This family home set on a large erf offers porcelain tiles throughout with formal lounge. Dining room with vent-free dual gas fireplace. Fully fitted eat-in kitchen with Caesarstone tops.

4 Bedrooms - 1 Bathroom - 3 Parkings - Web Ref: GFHO-1108



For more info - Shahieda Bardien - 084 512 4845 - shahieda@greeff.co.za



**RONDEBOSCH EAST**

**R1,75 million**

*Modern dual-living family home close to Islamia.*

Warm and welcoming family home with wide open air-conditioned living spaces leading out to well-manicured private garden area. Main bedroom with walk-in closet and en-suite bathroom.

3 Bedrooms - 2 Bathrooms - 4 Parkings - Web Ref: GFHO-1076



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**OBSERVATORY**

**R2,7 million**

*Beautiful tranquil free-standing Victorian*

A study in elegance, great comfort and warmth. Exceptionally large rooms for gracious entertainment. Very spacious lounge leading into large dining room.

**2 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: GFHO-1024**

**For more info - Andri Botha - 083 456 2552 - andri@greeff.co.za**



**PINELANDS**

**R2,48 million**

*Spacious family home*

Pretty front garden and good flow. Formal lounge open plan with the dining area and a sliding door out onto the patio area. Guest cottage / teen pad.

**4 Bedrooms - 2 Bathrooms - 6 Parkings - Web Ref: GFHO-1116**

**For more info - Geraldine McKay - 083 450 6643 - geraldine@greeff.co.za**



**HARFIELD VILLAGE**

**R2,15 million**

*A hidden gem in the heart of the Village*

A three-storey maisonette with lovely kitchen open-plan to spacious lounge with French doors to a charming covered patio.

**3 Bedrooms - 2 ½ Bathrooms - 1 Parking - Web Ref: GFHO-1119**

**Michael Greenwood - 076 070 5551 / Tim Greeff - 083 642 4848**



**CLAREMONT**

**R1,75 million**

*Spacious family home*

Conveniently positioned and charming. Original pine wood flooring in all three bedrooms. Outside shed with office and bathroom, perfect work-from-home.

**3 Bedrooms - 1 Bathroom - 2 Parking Bays - Web Ref: GFHO-1115**

**Michael Greenwood - 076 070 5551 / Tim Greeff - 083 642 4848**



**CLAREMONT**

**R1,75 million each**

*Two beautifully appointed homes*

Two beautifully renovated semi-detached homes with stylish modern kitchen, open-plan to living area with beautiful porcelain tiles.

**3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: GFHO-1120**

**Michael Greenwood - 076 070 5551 / Tim Greeff - 083 642 4848**



**GRASSY PARK**

**R950 000**

*Three-bedroom house*

Neat three-bedroom house with built-in cupboards, two fully fitted kitchens and open-plan dining room and lounge. Spacious ground, house divided into two.

**3 Bedrooms - 1 Bathroom - 2 Garages - Web Ref: GFHO-1107**

**For more info - Abieda Salie - 082 990 8266 - abieda@greeff.co.za**

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di@greeff.co.za

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



**WYNBERG**

*R1,395 million*

*Penthouse with sweeping views*

Renovated and refurbished - needs to be seen. Large apartment with open-plan lounge/dining area and kitchen plumbed for two appliances. Both bedrooms are carpeted and have built-in cupboards. Full bathroom plus main en-suite. Within walking distance to shopping mall and Wynberg schools.

2 Bedrooms - 2 Bathrooms - 2 Parkings - Web Ref: GFHO-0408

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



**WYNBERG**

*R750 000*

*Apartment close to amenities*

An immaculately decorated apartment. Tiled kitchen with plenty of cupboards and plumbed for one appliance. Open-plan to large family room with laminated floors. Carpeted bedroom with en-suite toilet and basin. There is a full bathroom. Lovely views. Blinds on all windows. There is a gym in the complex.

1 Bedroom - 1 Bathroom - 1 Parking - Web Ref: GFHO-1064

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







**CLAREMONT**

**R3,3 million**

*The Herschel. Modern bright and sunny*

West-facing apartment with mountain views. Communal swimming pool and entertainment deck with braai area are on the roof top. 24/7 security.

**1 Bedroom - 1 Bathroom - 2 Parking Bays - Web Ref: GFHO-1045**

**Di Tyrrell - 082 823 7442 / Vilma Gruneberg - 082 895 9172**



**CLAREMONT**

**R1,95 million**

*Best of the best*

Here is a one-bedroom apartment positioned in one of the most prestigious complexes within the Claremont area. Sought-after, safe and secure.

**1 Bedroom - 1 Bathroom - 1 Parking Bay - Web Ref: GFHO-1137**

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



**KENILWORTH**

**R2,65 million**

*Spacious north-facing apartment*

Bright and sunny, with enclosed balcony. Separate laundry and storeroom. Excellent security in a very well-maintained complex.

**3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-1126**

**For more info - Vilma Gruneberg - 082 895 9172 - vilma@greeff.co.za**



**MOWBRAY**

**R1,395 million**

*Delightful apartment*

North-facing, spacious, beautifully decorated apartment. Safe and secure within a small complex in the area. Open-plan kitchen, dining room to lounge.

**2 Bedrooms - 1 Bathroom - 1 Parking Bay - Web Ref: GFHO-1085**

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



**GREEN POINT**

**R2,05 million**

*Dream investment. Contemporary living at its best.*

This freshly renovated new release will go quickly. This modern apartment offers quality finishes throughout bedroom, living areas and kitchen.

**2 Bedrooms - 2 Bathrooms - 1 Parking Bay - Web Ref: GFCB-0261**

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



**CITY BOWL**

**R1.995 million**

*Quiet Victorian apartment in the heart of the city*

Set in the Majestic Victoria Court, this renovated apartment opens out onto a leafy garden area. Lime washed parquet oak floors and exposed brick work.

**1 Bedroom - 1 Bathroom - Web Ref: GFCB-0078**

**For more info - Oliver Barnett - 082 458 2374 - oliver@greeff.co.za**



**DE WATERKANT**

**R4,5 million**

*Exceptional style*

Well positioned two-bedroom corner unit set in the heart of De Waterkant. Large wrap-around balcony offers views of the mountain, city and harbour.

**2 Bedrooms - 2 Bathrooms - 1 Parking Bay - Web Ref: GFCB-0268**

**For more info - Oliver Barnett - 082 458 2374 - oliver@greeff.co.za**



**DE WATERKANT**

**R4,25 million**

*Immaculate and modern*

Fully furnished apartment, in the trendy and secure Harbouredge complex. Both harbour and city views, spacious unit. View by appointment.

**2 Bedrooms - 2 Bathrooms - 2 Parking Bays - Web Ref: GFCB-0260**

**For more info - Oliver Barnett - 082 458 2374 - oliver@greeff.co.za**



**ORANJEZICHT**

**R2,5 million**

*An apartment for you*

This one has it all. Secure, neat as a pin, spacious apartment in one of the most sought-after streets in Oranjezicht. Ideal for the first-time buyer.

**2 Bedrooms - 2 Bathrooms - 1 Parking Bay - Web Ref: GFCB-0267**

**For more info - Alan Screen - 083 235 0616 - alan.screen@greeff.co.za**



**GREEN POINT**

**R2,35 million**

*Affordable opulence in Green Point*

This magnificent 90m<sup>2</sup> apartment offers space like no other. The renovated, modern, open-plan kitchen overlooks a spacious lounge and dining room area.

**1 Bedroom - 1 Bathroom - 1 Garage - Web Ref: GFCB-0250**

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



**GREEN POINT**

**R2,325 million**

*Prime location*

Stunning apartment in the heart of Green Point with modern kitchen and bathroom with quality finishes throughout.

**1 Bedroom - 1 Bathroom - 1 Parking Bay - Web Ref: GFCB-0262**

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



**GARDENS**

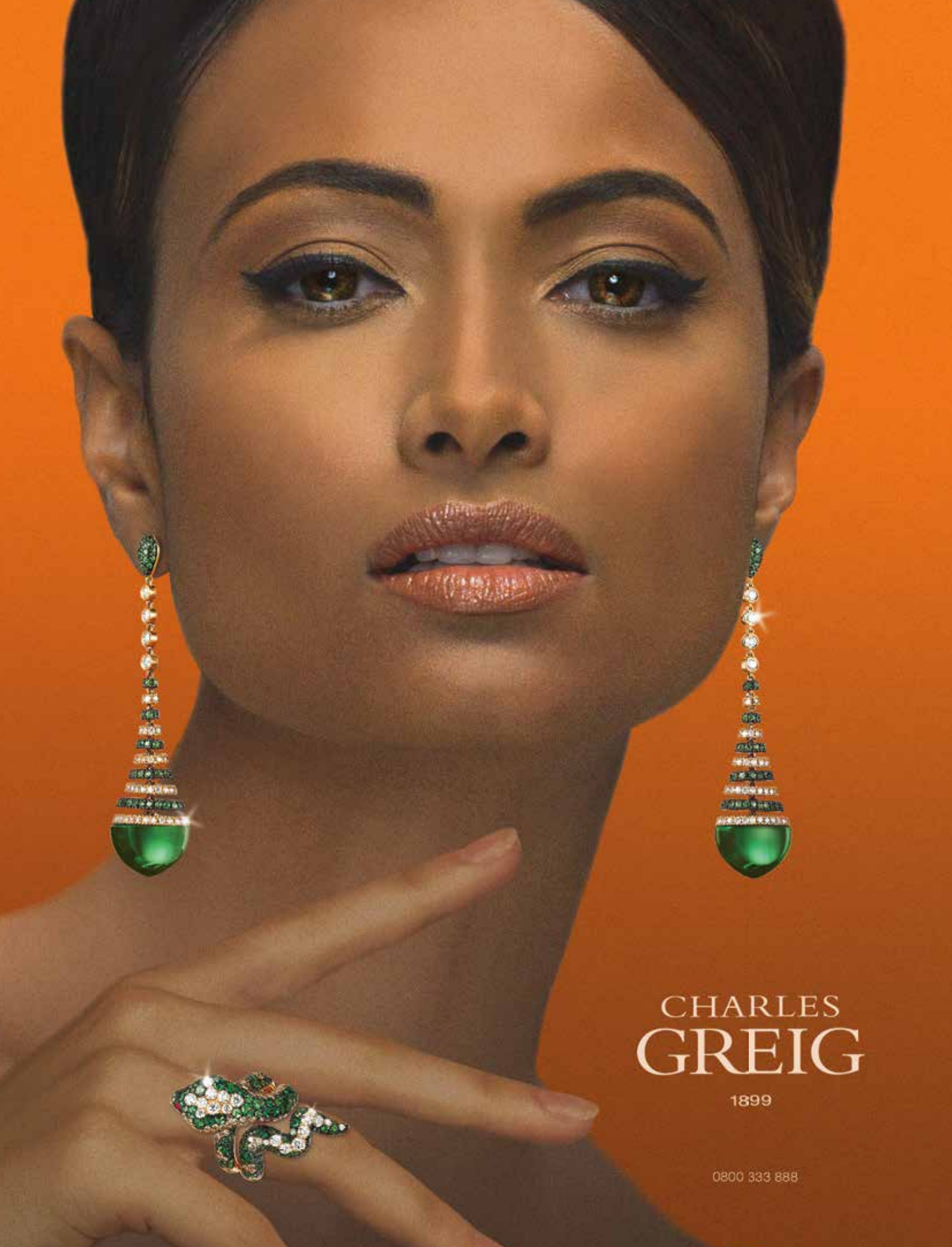
**R6,3 million**

*Quality penthouse*

Spacious, modern and well-equipped penthouse apartment with spectacular sea and mountain views. Set in a trendy, centrally located complex.

**3 Bedrooms - 2 ½ Bathrooms - 2 Parking Bays - Web Ref: GFCB-0259**

**For more info - Oliver Barnett - 082 458 2374 - oliver@greeff.co.za**



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