

OUTLOOK

THE GREEFF MAGAZINE

SELLING YOUR SOLAR ENERGY
Breathtaking coastal homes
Delectable desserts to celebrate

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The Kitchen Specialists Association of South Africa (KSA) – Stone & Surface Fabricator Forum was launched in Cape Town in 2014 in order to provide a more professional level of accountability to the industry, as well as to develop the procedural practice.

“Sangengalo Marble & Granite is a Founder Member, and I have the privilege of serving on the committee with the portfolio of Industry Standards.”

— Neville Owen



GREEFF WINS TWO INTERNATIONAL MARKETING AWARDS

In its quest to discover the best real estate agency in Africa, the International Property Awards in London invited the finest real estate companies to present their businesses and detail the services offered. The judging committee chaired by two active members of the House of Lords scrutinised hundreds of entries and Greeff Properties, an exclusive affiliate of Christie's International Real Estate won two African Property Awards, one for Best Real Estate Agency Marketing, and the other for Best Residential Development Marketing for The Curragh, Kenilworth. Greeff's marketing strategies are comprehensive and include extensive print media and online advertising and editorial campaigns as well as branding events, exhibitions and show-house signage. The awards were presented at the JW Marriott Marquis Hotel in Dubai on Thursday, November 12th, 2015.



Mike GREEFF

PROPERTY INDUSTRY VIEWS & NEWS

Greeff Properties — creating a company of leaders

John F Kennedy said, “Leadership and learning are indispensable to each other.” I’m struck by this quote not only because it inspires me as the leader of a company, but mainly because at Greeff, we encourage leadership as a quality in all our agents and admin staff from junior to senior levels. Leadership is not just about being a boss and telling others what to do, it’s about setting an example. Greeff agents are not only selected for the fact that they are outstanding in their particular area of operation, which makes them leaders, but also because they have “bought in” to one of the fundamentals of leadership which is about striving to be the best at everything you do, no matter how small the task at hand may be. Regular training by industry experts in legal and conveyancing matters, sales and negotiations, economic pointers and pricing trends ensures that Greeff agents keep themselves honed, and continue to be, not only excellent estate agents, but rather, preferred, trusted property advisors.

GREEFF LAUNCHES IN HOUT BAY

We have recently expanded to incorporate a Hout Bay office. Led by Barry Todd, an expert and reputable team of agents is now operating under the Greeff umbrella to cover Hout Bay and Llandudno. The synergy we’re achieving with this incorporation is something of a natural progression, given the growing number of queries we receive from buyers looking for homes in Hout Bay and Llandudno, and our collaboration is designed to offer a more comprehensive service to our buyers both local and International.



Greeff launches TWO NEW DEVELOPMENTS – excellent investment opportunities.

Kenilworth / Harfield is the location for **THE KENILWORTH** – a new 26 unit development. A variety of one and two-bedroom units priced from R995 000 to R1.82 million are up for sale. No transfer duty. By Newland Developments.

Contact: Morgan Morris 082 445 4293 developments@greeff.co.za

COMING SOON

A new 12 unit development in the heart of Wynberg is to be launched in early 2016. Two-bedroom, two-bathroom north-facing units with 2 parking bays will be priced from R1 995 000 to R3 375 000.

No transfer duty.
Contact: Lana Holt 071 035 9458 lane@greeff.co.za



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Claremont Upper - **27 & 33**

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Constantia - **34**

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

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On the cover

Perched on the edge of the continent — a glorious modern renovation in St.James. **Page 22.**

WE'VE GONE DIGITAL!

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50 000 ISSUES OF OUTLOOK ARE DISTRIBUTED AROUND THE CAPE PENINSULA — THIS ONE IS YOURS TO KEEP.



Celebrate the festive season

— with Taj Cape Town —

From November 2015 to February 2016, Cape Town will come alive with a multitude of unique cultural events and jubilant celebrations – and with its extraordinary venues, sumptuous meals and a full programme of lively festivities, the Taj Cape Town is pivotal to The Mother City holiday joy!

Mint, the Local Grill

Serving up innovative international and local fare – all-day – this contemporary venue, with large glass doors opening out onto St George's Mall, is ideal for the warm holiday months. Indulge in a sumptuous breakfast buffet, or opt for à la carte favourites such as Brioche French toast with maple syrup, or pancakes with berries and whipped cream. From 11h00 – 18h00 daily, fare includes light meals such as wraps, platters and salads as well as hearty mains – try the likes of Karoo Lamb chops, Curry-in-a-hurry or order off the renowned Rotisseur list, offering stone-charred, pepper-crusting or pan-seared steaks, tiger prawns or line fish. A thoughtfully selected collection of paired award-winning South African wines should please all palates.

The Mint Breakfast Buffet starts from R230 per person. Pre-book a two or three-course lunch or dinner event starting from R195 inclusive of secure parking at the adjacent Interpark on Burg Street.

Bombay Brasserie

Modelled on its famous namesake in London, this exclusive and intimate, fine dining emporium creates some of the most exquisite authentic Indian cuisine outside of Asia, elegantly served in the classic opulence of the original Board of Executors' offices. Presided over by chef Harpreet Longani, Bombay Brasserie has rightfully earned its position as one of Cape Town's top fine oriental dining destinations.

Open daily for dinner, from 18h00 – 22h30. We regret, no children under 12 years of age.



The Twankey Bar

The Twankey Bar is best known for serving delightful tapas-style plates and boasting an impressive list of local wines, craft beers and Champagne.

Our charcuterie and cheese tasting offers the finest meats from Joostenberg, a fifth generation family business, and cheese from Fairview Vineyard & Cheesery, both situated near Stellenbosch (50km from Taj Cape Town). This is a local favourite, offering a huge selection of award-winning meats and artisan cheeses from Jersey milk to goat's milk. The boards are complemented by craft beers from local artisan breweries, such as CBC beer from the Paarl region.

Available November 2015 to February 2016.

Cost: R150 per person for three craft beer tasters accompanied by three cured meats and three cheeses. R120 per person for a Turkey, brie and cranberry panini paired with Kings Blackhouse craft beer.



Summer Afternoon Tea

Mark the timeless tradition of classic English tea time in nothing short of opulence; Sip on the finest loose leaf teas or locally roasted Truth coffee and sample juicy summer berries, delicate, creamy macaroons, scrumptious milk tarts and zesty lemon meringue, alongside freshly baked scones with whipped cream and Cape strawberry jam. Savoury

temptations include freshly baked individual quiches or exotic fold-over pies filled with Tandoori chicken.

During December, expect festive fruit mince pies and traditional fruitcake. Served in the hotel lobby lounge. Cost: R210 per person. Enjoy a chilled glass of L'Ormarins Methode Cap Classique for an additional R45.

Own the festivities

For those seeking a more private experience, Taj Cape Town offers customised private events to celebrate the holiday season at any of its exclusive venues, whether it's a cocktail party, lunch or dinner, brunch or afternoon tea.

OUR SUGGESTION: Throw your own personal Wine Tasting Dinner in the private dining room at the Pendock Wine Gallery. Here guests can explore chefs' newest culinary delights, or an evening of authentic Indian dining in a private dining room, with a special menu featuring various tasting elements prepared by signature chefs from Mumbai. Each course is carefully matched with showcased wines. Starting from R350 per person.

Breakfast can be enjoyed at any of our venues from R230 per guest, cocktail parties from R250, and lunch and dinner options from R275. Venue hire fees will differ for each venue.

— PARTY AND STAY-OVER OFFER —

Book a private event for 30 or more guests and receive one night of complimentary accommodation for two persons in a luxury room at Taj Cape Town, including breakfast. (Excluding 23 December 2015 – 5 January 2016). Special accommodation rates are available for all year-end events.

Pendock Wine Gallery @ Taj

– Xmas stocking fillers par excellence.

Acclaimed wine judge and writer Neil Pendock lends his distinguished tastes to the Taj Cape Town at The Pendock Wine Gallery – a unique space where wine is treated as fine art. Six different carefully chosen wines are showcased monthly. Neil Pendock's Festive Season Selection Case includes half a dozen delightful quaffs; De Wet Cape Vintage 2008, De Krans Premium Cape Ruby, Koelenhof Wynkelder Pinorto 2012 Pinotage Cape Ruby, Aan de Doorns Muscat d'Alexandrie 2013, Perdeberg Chenin Blanc Natural Sweet 2014 and Slanghoek

Hanepoot Jerepigo 2014. The collection is priced at R500. Buy two cases, and receive a complimentary Oude Molen Christmas Brandy fruitcake in a collector's tin, valued at R250. A variety of the Garagiste hand-crafted wines in limited quantities will also be on offer.

Cape brandy & biltong in the Lobby Lounge.

Taj, Cape Town's sommelier's selection of the finest locally distilled brandy from The Pendock Wine Gallery, accompanied by freshly carved biltong is available daily in The Lobby Lounge from 12h00. R95 per person.

Available November to February from 14h00 until 18h00.

GIFTING Taj Gift vouchers are available for the Jiva Grande Spa and restaurant experiences.

t. 021 819 2000 / e. sales.capetown@tajhotels.com
For more info visit www.tajhotels.com

Words and photographs by
Hedi Lampert Kemper

unforgettable

**A magnificent heritage property,
lip-smacking oriental fare and a well-fed resident ghost!**

Home to the much lauded, award winning, Kitima Restaurant, few venues can rival the singular grace, elegance and gravity of heritage which defines The Kronendal – the first farm in Hout Bay. Established in the 1670's, there is much here to pique your interest, from the original Cape Dutch architecture, including gables and sash windows to immense wooden doors beneath opulent architraves and original wood-burning hearths.

Then there's the added intrigue of resident ghost, Elsa Cloete; legend has it she died of a broken heart after her father, Sir Abraham Josias Cloete, Kronendal's owner from 1835 and 1849, forbade her to marry her sweetheart – a British soldier. Barred from Kronendal the wretched swain hung himself. On moonlit nights, Elsa's ghost is said to stand behind the gabled window peering out over the avenue of oak trees as she waits for her beloved. It's said that objects have been moved around Kronendal unaided, but by all accounts, the supernatural presence is friendly, and little wonder, since while she may be starved of love, Elsa lacks for nothing in the culinary department. Every night, at Kitima Restaurant, a table is beautifully laid specifically for the melancholic phantom and her suitor, and among the fine silverware and pretty posies are the most sumptuous delights selected from Kitima's set menu. So, while Elsa may or may not be visible to everyone, guests to the restaurant may feast their eyes upon her table, and happily be supping upon their own banquet during the course of what is bound to be an unforgettable evening.

With fresh sushi and delicate dim sum, curries, noodle dishes and barbecues among the offerings, Kitima's extensive menu is a compilation of various traditional Asian cuisines, but it's Royal Thai cuisine which takes centre stage.



Delicate and perfectly seared Yellow Fin Tuna Tataki.

Kitima's "Raya Lounge", where mixology reigns supreme, boasts one of the finest and most extensive cocktail selections in Southern Africa. Expect a blend of inspired new ideas and retro sophistication in spacious, comfortable and chic surrounds.



Original wooden doors and architraves are just some of the noteworthy heritage features at Kitima Restaurant.

Ingredients are sourced from the finest local suppliers, where possible, otherwise they are imported from Thailand specifically for Kitima.

From the first bite, aficionados of Thai food will realise that Kitima is a cut above many other Asian eateries in the Mother City. Exploding with flavour, every mouthful is clearly a considered symphony of the four pillars of Thai cuisine – salty, sour, hot and sweet, with unmistakable notes of fresh coriander, basil and lemon grass punching through. Spoilt for choice by the encyclopaedic array of offerings on the a la carte menu, we opted for Elsa's Set Menu which did indeed look and smell irresistible, set as it was on Elsa's private table. Starters included a mouthwatering dim sum trio and melt-in-the-mouth seared loin of tuna on a bracing ponzu-dressed seaweed salad. Tom yum soup followed, and while I've never encountered a bowl of this classic Thai broth that disappointed, Kitima's could well be the best Tom Yum I've tasted to date. Marinated, tender kingklip fillets battered and fried to crispy golden perfection were lip-smacking, as was the succulent pork belly and barbecued duck duo on a bed of five-spice braised peanuts. Recommended too is the slow cooked fragrant Massaman lamb curry, and if you still have space, the refreshing, yet creamy lime tart strikes a heavenly closing note.

A wildly impressive wine list makes for interesting reading and even more interesting pairing. Ask your waiter to assist with some suggestions.

KITIMA OPENING HOURS

Tuesday - Saturday: 17:00 till late
Kitchen closes at 22:30
Bar closes around 02:00
Sunday: 12:00 - 15:00
Monday: Closed

Kitima Restaurant – Hout Bay
Kronendal Estate, 140 Main Road
Hout Bay, Cape Town,
South Africa
Telephone: 021 790 8004 / 6

Pla Sam rod – marinated, golden fried kingklip fillets topped with home-made hot, sweet and sour sauce.

Recipes, styling and photography
by *Hedi Lampert Kemper*



Occasional splurges

Delectable creations deserving of celebration.

Cream Cheese & *Crêpe* Berry Stack

Extravagant and indulgent, dripping with strawberry and vanilla infused syrup, these delicate crêpes create a sliceable cake which makes for a show-stopping dessert.

Serves 8 hungry diners – seriously there won't be a crumb left behind.

For the Syrup

Fresh strawberries sliced **100g**
Castor sugar **60g**
Vanilla essence **5ml**
Sherry **10ml**

Method

Combine all the ingredients in a heavy bottomed saucepan and heat over a medium flame until sugar dissolves and mixture starts to bubble around the edges. Remove from heat, give the pot a swirl or two and allow the syrup to cool, while the strawberry flavour is infused.

For the Crêpes (Makes 12)

Cake flour **1 cup** / Salt **2ml** / Castor sugar **45ml** / Eggs **2 extra large** / Milk **250ml**
Water **100ml** / Vanilla essence **5ml** / Sherry **10ml**

Filling & topping

Cream cheese **500g** / Castor sugar **80g** / Vanilla essence **10ml** / Strawberries **200g**
Blueberries **200g**

Method

Sift flour, salt and castor sugar together. Whisk eggs, water, milk, sherry and vanilla. Combine all the ingredients and beat until smooth and lump free. Refrigerate for 30 minutes. Fry crêpes in a buttered 18cm diameter crepe pan. When stacking the crêpes, separate them from each other with a sheet of baking paper. Once crêpes are done they will cool quickly, which is fine. Mix cream cheese, castor sugar and vanilla essence. Place the first crêpe on the plate you plan to use for serving. Spread one rounded tablespoonful of filling on top of the first crêpe and add a few sliced strawberries and blueberries. Top with the second crêpe and repeat the process until all the crêpes have been used, finishing off with a topping of cream cheese and a pile of fresh berries. Pour syrup over the entire stack and serve in slices, as you would a round cake.

Upside-down apricot ginger cake

With tart, jammy apricots, sticky toffee and a dense moist crumb, this impressive bake is best honoured with a dollop of double thick cream or Greek yoghurt.

Ingredients

(Serves 10 to 12)

Fresh apricots **12** / Butter **115g** / Brown sugar **1½ cups** / Cake flour **2½ cups** / Baking powder **10ml** / Bicarbonate of Soda **5ml** / Ground ginger **7.5ml** / Ground cinnamon **5ml** / Ground nutmeg **2.5ml** / Salt **2.5ml** / Eggs **2 large** / Golden syrup **¾ cup** / Buttermilk **1¼ cups**

Method

Heat oven to 160°C. Lightly butter a 23cm loose-bottomed round baking tin with a rim of at least 4cm in height. Line pan with baking paper pressing into the bottom and up the sides. Cut two tablespoons of the butter into pea-sized chunks and scatter evenly over the baking paper on the base of the pan. Sprinkle with ½ cup of brown sugar. Slice the apricots, remove the stones and arrange slices cut side down in a single layer on top of the sugar and butter, to fill the base of the pan. Don't worry if you have to push or squeeze a few halves slightly to fit them all in – the more the better. Sift together flour, baking powder, baking soda, ginger, cinnamon, salt, and nutmeg. In another bowl, beat the remaining butter (which should be at room temperature) and sugar until well blended. Add eggs, one at a time, beating well after each addition. Add syrup and beat again until blended, then alternatively add flour mixture and buttermilk and mix until blended. Pour the batter over the apricots.

Bake for 1 hour and 35 to 40 minutes or until a skewer inserted in the center of the cake (not into the fruit layer) comes out clean. Allow to cool in the baking pan. Remove the pan sides and invert a platter over the cake, then, holding the baking tin base and platter together with the cake sandwiched safely in the middle, quickly flip over so cake slides out onto the platter. Carefully remove pan bottom and baking paper to reveal the fruit on the top. Serve warm or cool with extra thick double cream or Greek yoghurt.

Rosemary shortcrust lemon & clementine tart with mulberries

(Serves 8)

For the pastry

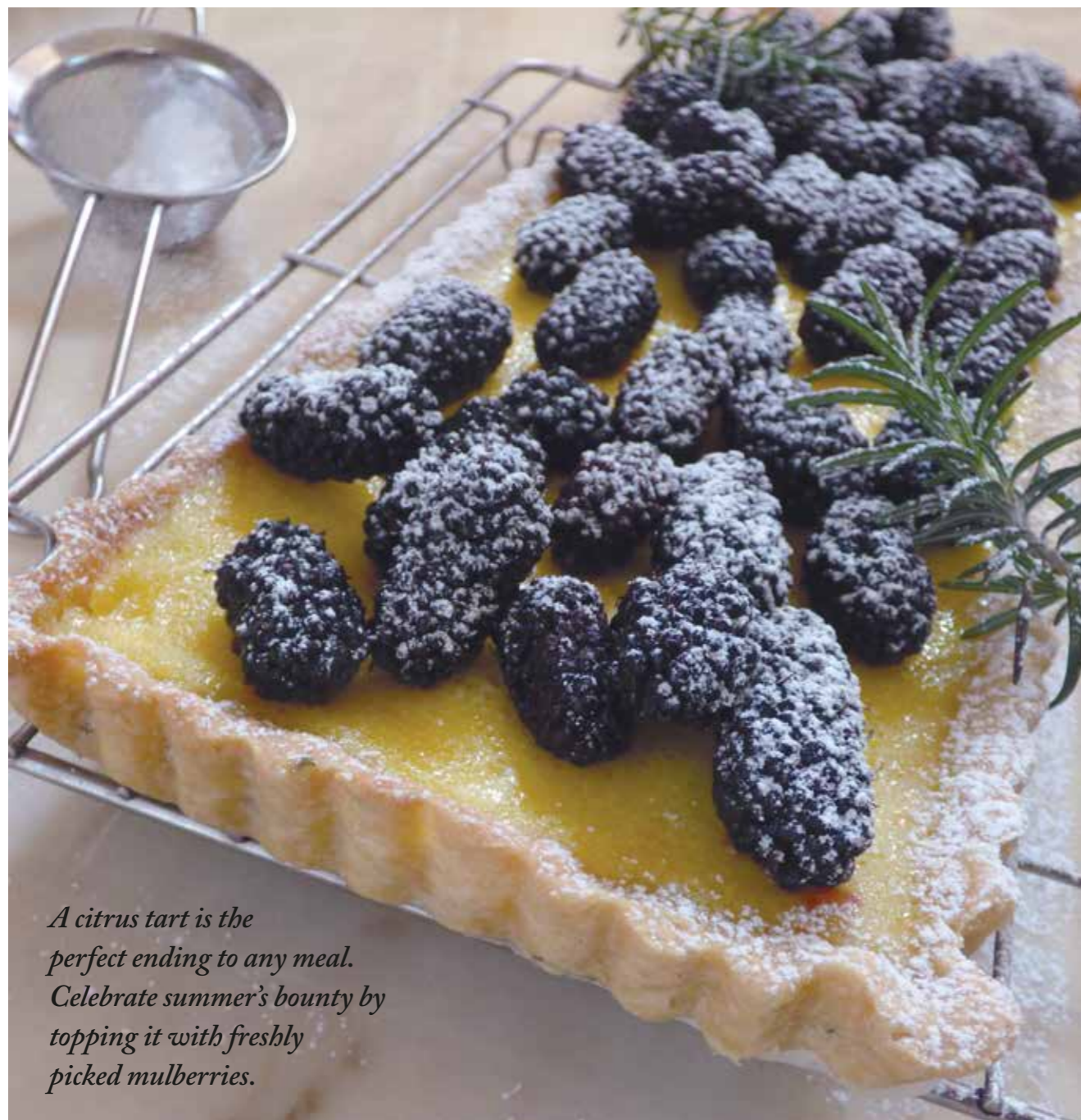
Cold butter **175g** / Cake flour **240g** / Icing sugar **50g** / Salt **2.5ml** / Rosemary fresh, finely chopped **1tsp** / Iced water **2 to 3 Tbs**

Method

Set oven to 190°C. Sift together flour and icing sugar. Add butter and rub until the mixture resembles bread-crumbs. Add chopped rosemary and distribute evenly with a fork. Slowly add water just until the pastry begins to bind when gently pinched between your fingers. Tip it out onto a floured board and knead gently, or use a food processor until you have a ball of dough. Overworking the dough will result in a tough crust. Wrap in cling film and refrigerate for 30 minutes before using.

Spray a loose-bottomed 28 cm round baking tin or two 36 x 12 cm rectangle pans with non-stick spray and line the bottom with baking paper. Remove pastry from fridge, sprinkle a little flour on your working surface and rolling pin and roll out the pastry to 3mm thickness. Gently press pastry into the tin/s, prick all over and refrigerate for 20 minutes, after which, bake blind by covering the pastry with baking paper and filling the tin with beans. Bake for about 15 minutes, then remove beans and paper and place the pastry shell back into the oven for a further 10 minutes or until the shell is dry and pale gold in colour. Set aside to cool.





A citrus tart is the perfect ending to any meal. Celebrate summer's bounty by topping it with freshly picked mulberries.

For the filling

Pouring Cream **250ml**
 Castor Sugar **250 ml**
 Freshly squeezed lemon juice **125ml**
 Freshly squeezed clementine juice **125ml**
 Eggs large **4**

Method

Reduce oven to 160°C. Combine all the filling ingredients and whisk until combined. Skim foam off the surface of the mixture, pour into baked pastry case and bake for 20 to 25 minutes until just set. A very slight wobble in the centre is fine as the tart will continue to set a little as it cools. Be careful of overbaking as the filling becomes more like scrambled eggs than a creamy curdy custard.

When the tart is cool, top with fresh mulberries and sprinkle with icing sugar just before serving.

Double Belgian chocolate & pecan fudge ice cream

(Serves 8)

Profoundly chocolatey and satisfyingly creamy – a dessert to conquer the mightiest and darkest craving.

Ingredients

FOR THE ICE CREAM

Dark Belgian chocolate, minimum 70% cocoa **100g**
 Sugar **85g** / Egg yolks **3**
 Milk full cream **300ml**
 Vanilla essence **10ml**
 Cream (whipping) **300ml**
 Salt **2.5ml**

FOR THE FUDGE

Dark Belgian chocolate, minimum 70% cocoa **100g**
 Butter **2 Tbs** / Cocoa **2 Tbs**
 Vanilla essence **5ml**
 Sugar **2 Tbs** / Salt **½ tsp**



Method

Gently heat milk, salt and chocolate (which you have broken into pieces) in a heavy-bottomed saucepan. Stir until chocolate is melted and the mixture is smooth. Remove from heat and allow to cool a little. In the meantime, beat yolks, sugar and vanilla until thick and creamy in colour. Pour the cooled, but still warm chocolate mixture into the egg and sugar mix and stir until combined. Pour the entire mix through a strainer, back into the saucepan, and cook over medium heat stirring all the time until a light custard forms and the mixture coats the back of a spoon. Avoid boiling as you'll get a curdled disaster. Remove from heat and allow to cool, stirring occasionally.

Beat the cream until soft peaks form, fold into the chocolate custard mix, transfer the whole into your chosen container and place in the freezer. Stir the mix every 30 minutes for two hours.

At this point, prepare your chocolate fudge by combining chocolate, cocoa, butter, sugar, vanilla and salt in a glass bowl and placing over boiling water, stirring the mixture until the chocolate and butter have melted and the result is a thick sauce. Add chopped nuts. Drop dollops of the fudgey sauce into the icecream, which should have reached soft-serve consistency, and continue to freeze the ice-cream, stirring every hour or so until finally frozen into a suitable "ice-creamy" texture. Garnish as desired.

make a WISH

These goodies make such fine stocking stuffers, it wouldn't hurt to drop an eloquent hint or two by leaving these pages open in a strategic spot.



A. TWEETABLE. So gorgeous you'll want to spend more time in the kitchen, the Bird Lady apron is available from Poetry. **R95 / www.poetrystores.co.za.** **B. MILAN DARLING, MILAN.** The bag of the moment. Tylee to Tote from Vince Camuto. **R3 999 www.vincecamuto.com.** **C. IN THE PINK.** Hurray, for trendy comfort. Slide into these little beauties from Europa Art. **R990 www.europaartshoes.co.za.** **D. QUIETLY GLAM.** This bag is at home with anything from ripped jeans to cutesy florals. A summer wardrobe staple. From The Space. **R495 / www.thespace.co.za.**

E. A WRAPPER TO RIVAL THE GIFT! The Space. **R25 per sheet. / www.thespace.co.za.** **F. A LITTLE JE NE SAIS QUOI.** Pretty tin, yummy treat – Rose les anis de Flavigny Bon Bons. **R55 from Poetry. www.poetrystores.co.za.** **G. HAPPY DAYS!** Pack up your troubles in this Capri Stripe Duffel from Accessorize. **R799 / www.uk.accessorize.com.** **H. PICNIC PLEASER.** This flask will give you the perfect excuse to pack a hamper and a blanket – just the thing for the beach or Kirstenbosch Summer concerts. From The Space. **R295 www.thespace.co.za.** **J. NEW MEDITERRANEAN.** Stacked with nibbles or empty, this printed tapas bowl is charming. From Poetry **R120 / www.poetrystores.co.za.** **K. OWN YOUR BOHO.** Gossamer light scarves from Lulu Belle. **R195 / www.lulubelle.co.za.** **I. CRUMBS, THAT'S GORGEOUS!** Get your hands on this cookie keeper – it even smells like freshly baked vanilla biscuits. From Spilhaus. **R779 / www.spilhaus.co.za.**

ALL PRODUCTS ON THESE PAGES ARE AVAILABLE FROM STORES AT CAVENDISH SQUARE / www.cavendishsquare.co.za



With over 50 years of international experience in the jewellery industry, Alvin Hirner and Paul Day established Different by Design. From their elegant, contemporary studio – itself an expression of creativity – at The Foundry Courtyard in Green Point, unique designs are conceptualised and handcrafted.

“We strive to enhance your individuality through the items we design for you personally, whether it’s a new creation or the remodelling of your existing pieces,” says Alvin. “What you wear reflects how you value your self. So treat yourself to quality, It’s a lifetime investment!”



“We see three generations in some families wearing our jewellery”



Jewellery that speaks to **YOU**

Alvin Hirner and Paul Day of *Different by Design* create individual pieces of jewellery their clients treasure forever.

Current trends may swing full pendulum from minimal pieces with clean, simple lines to extravagant, opulent chandelier earrings and ornate rings and necklaces in bold bright colours. However according to jewellery designer and goldsmith Alvin Hirner, there is a shift to focus on individuality. “Instead of following mainstream marketing which dictates what you should like, who you should be or how you must appear, rather spend time discovering jewellery that suits you. A perfect piece reflects elements of your personality, and is both comfortable to wear and practical for your lifestyle.”

“Then there is the interaction between you and your jewellery, it moves beyond the ornamental – and you’ll have an item that defines you and gives you endless pleasure,” says Alvin, adding that having jewellery custom made, need not cost more than purchasing a finished item from a showcase – in fact working within a client’s budget is part of the personalised service.



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Different by Design

Jewellery • Art • Lifestyle

Words by *Valentina Gianfranco*
Photos by *Johan Badenhorst*



get on your bicycle

With a brand-new über-stylish showroom in the heart of the rapidly expanding business hub of central Kenilworth, Freewheel Cycology is the Southern Suburb's prime one-stop cycle emporium.

Lionel Murray and Richard Coram opened Freewheel Cycology in Kenilworth Main Road three years ago following a brain storming session while sitting in the back of Lionel's bakkie – well that's the short version. "I was at a turning point in my life, career wise – I'd shifted out of real estate, and had just walked away from an offer to go into the mortgaging industry," says Lionel. "My girlfriend said, "Why don't you get involved in something you love?"

A keen cyclist since the age of 13, Lionel's passion for the sport is boundless. Richard Coram, who boasts 12 years experience in the industry is equally obsessed. "Richard had always been my first port of call for any cycling

advice, technical, mechanical or retail," explains Lionel. "I was his loyal client and remember actually saying to his former boss, "You should treasure this guy.""

With the timing being right for both of them, the duo opened the first Freewheel Cycology store three years ago in a 110m² space in Main Road, Kenilworth. At the start of October 2015, they expanded into a light-filled and spacious 535m² state-of-the-art showroom with striking contemporary interiors.

With the renaissance that is occurring in central Kenilworth, the area has become a hub of investment and a popular gathering point, thanks to the offering of

restaurants and coffee shops and a growing retail sector, which means Freewheel Cycology is perfectly placed – particularly as a sole stockist of leading international cycling brand **Specialized™** in the greater Southern Suburbs and South Peninsula.

The Freewheel Cycology team prides itself on marrying together style and function using the industry leading tools and resources of **Specialized™** and adding decades of experience and the passion of their staff to outfit you with customised bikes and technical, comfortable, attractive apparel, all of which is designed to make your ride unforgettable.

"We don't believe in forcing you onto your bike. Your bike must fit you. So many people have been riding in pain for years – I was one of them," says Lionel. This is where the choice of **Specialized™** as a sole brand comes in – apart from the unparalleled quality of the range, its Body Geometry Fit system is designed to assess your individual needs and systematically tailor your bike position and equipment to your body. Literally from helmet to cleats, every angle, and millimeter of your frame is measured, including the all-important width of your sitting bones (as decreed by the "ass-o-meter" – a specially designed cushioned pad) to ascertain your seat size and the position of the padded zones. Body Geometry Fit enables riders to maximize power, endurance, and comfort. Plainly speaking, it's this fine attention to detail that turns a ride into a pleasurable sally forth on a kind, cushioned seat as opposed to sitting on something which feels not unlike a garden fork.

The women's section of the store is a fine example of customisation with an array of seats specially designed for the female anatomy and shoes designed for a narrower foot.

Displaying some of the finest custom bikes alongside some of the fastest performance road bikes and mountain bikes, plus a wide choice of accessories and apparel, Freewheel Cycology is able to provide cyclists



"As the fastest growing sport in South Africa – mountain biking is the new golf."

with exactly what they want, from a bike for life for daily or weekend hobbyists of all ages, to pros seeking a race-day best.

THE STATE-OF-THE-ART HIGH-END SERVICE CENTRE IS THE HEART OF THE SHOP.

Whether you're having your cycle fully serviced before your next multi-day stage race, or just want to have a ten-point check to see that everything is in order before the weekend's ride, the service centre staff, comprising some of the most qualified technicians in the country, apply the same standards of excellence. We service all brands of bikes, since our technicians not only have the know-how, but also the experience to perform every task and detail to perfection," says Lionel.

KNOW YOUR BIKE

Freewheel Cycology offers basic mechanical training for cyclists from changing tyres to fixing broken chains.

Freewheel Cycology is soon to offer technical mechanical training programmes with Velotech accreditation.

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green power just watt you need



The Power Couple - Leigh De Decker & Mark Bleloch of BrightHouse Solar.

Now you can harness solar energy, generate your own electricity and export surplus to the City of Cape Town for credit.

PIONEERING HOME POWER GENERATION

In September 2014, Mark Bleloch and Leigh De Decker installed a photovoltaic (PV) system on their rooftop in Constantia to generate their own electricity. What set this installation apart and made it the first of its kind in South Africa, was that they signed an agreement with the City of Cape Town to be able to export any excess electricity they generated back to the City for credit.

Overnight, the couple, Leigh a medical doctor and Mark an electrical engineer, made the Cape Times and Mail and Guardian front-page news with their grid-tied PV initiative. Taking a lead in this regard, especially during South Africa's energy crisis, the phones were ringing off the hook and so BrightHouse Solar was born. Subsequently the company has designed and / or installed over 40% of the grid-tied installations in Cape Town.

Over the past year, having facilitated the development of strong working relationships between the City of Cape Town and homeowners, BrightHouse Solar has been encouraged by the rapidly growing awareness among the public regarding their capacity to become more self-reliant and energy efficient through solar electricity generation.

FIX YOUR ELECTRICITY PRICE WITH SOLAR

"Although there is an initial capital outlay for a grid-tied PV system, in the long-term you are essentially fixing the cost of your electricity for the next 20 years," says Mark. Currently, every unit of electricity you consume in your home costs R2.14 and this price is invariably going to increase. BrightHouse Solar is currently installing systems where the cost of a unit of electricity from your PV system is approximately R1.20. This figure takes into account the initial capital cost, a maintenance and operation contingency and

your PV system's predicted yield for the next 20 years. "In essence, installing a PV system can be seen as an investment that saves you money and adds value to your home," explains Mark.

GREENER, CLEANER ENERGY

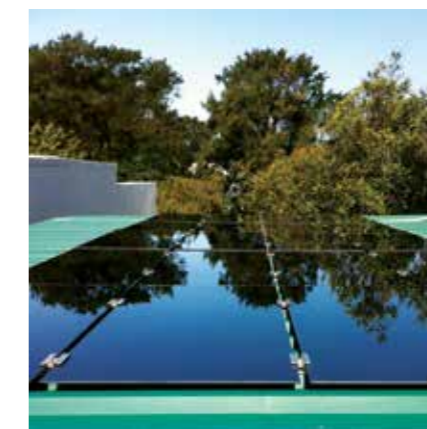
"Climate change poses a fundamental threat to our planet, and to adequately address this crisis we need to urgently reduce our global carbon footprint," says Leigh. Eskom is our country's largest carbon emitter by far, and thus, by opting to consume solar generated electricity, one avoids the carbon emissions associated with coal-fired power plants, thus reducing one's own carbon footprint. "A widespread rollout of solar PV combined with natural gas power generation for peak periods can avoid the need for nuclear power stations which are built at huge cost and pose enormous threats to the health and wellbeing of the public and environment," adds Leigh.

BRIGHTHOUSE STEPS TO SOLAR

BrightHouse Solar provides a turnkey solar solution from start to finish. The initial enquiry phase begins with identifying whether or not your roof is suitable for solar, and analysing your current energy consumption, taking into account room for future energy efficiencies. Next, BrightHouse Solar does a site visit, during which they conduct a full aerial photographic survey of your property, focusing on the available roof space for solar panels. The

company will then design a bespoke PV system for your home, utilising state-of-the-art software and technology. "With access to irradiance data for the past 13 years, we are confident we can accurately predict how well your system will perform, and how much power it will generate," says Mark.

"You can essentially fix the cost of your electricity for the next 20 years."



BrightHouse Solar remains updated with the latest industry developments and has recently built a test rack to compare and verify the performance of a variety of world-

leading solar panels in order to credibly recommend the best to their customers. They focus on accurate customised design, taking into account aesthetics and shading, as well as financial modelling, to ensure economic viability. The company guarantees compliance of all system components, has a registered professional engineer who is a member of SAPVIA (South African Photovoltaic Industry Association) and submits all applications required by council-stipulated legislation.

Recently, the company was nominated and became a top three finalist in the Western Cape Premier's Entrepreneurship Recognition Awards for 2015 in the Best Green Business category.

THE SOUTH AFRICAN OPPORTUNITY

Germany is well known to be the world leader for Solar Power. On a sunny day, Germany is able to produce sufficient solar generated electricity to power over 50% of the whole country. South Africa faces a huge opportunity, as the best place for solar generation in Germany is equivalent to the worst place in South Africa. This makes residential solar electricity generation a powerful contributor towards changing the way South Africa, and indeed the world produces power.



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www.facebook.com/brighthouseolar / www.brighthouseolar.co.za



R17,5 million

Oceanfront Living in Glorious St James

A rare, modernised gem in a sought-after coastal haven



Perched virtually at the water's edge in the exquisite seaside town of St James, this exceptional heritage home, dating back to the 1800's, has been beautifully transformed into an extraordinary, contemporary, five-bedroom house, with no expense spared. Living areas intended as multifunctional spaces, with easy natural flow and an abundance of natural sunlight, from early morning to late afternoon, result in a sophisticated, yet comfortable home, with magnificent sunrises to start your day.

Situated over two levels, designed to maximise on the exhilarating "edge of the continent" magnificence, the focal point of the property is evident from the moment you step through the front door into the stylish main living area, and take in the heart-stoppingly gorgeous ocean panorama. To the left is the covetable open-plan kitchen, fitted



with state-of-the-art appliances and a truly magnificent central counter in a very "now" shade of teal, a stylish reference to the aquamarine panoramic views. The generously proportioned living and entertainment space is framed by seamless glass doors, allowing uninterrupted views across False Bay, Cape Point, and Cape Hangklip. Watch the whales, see the seals frolicking and witness the surfers at nearby Danger Beach.

A striking feature staircase in polished and varnished timber, married with the thematic marine teal, with crafted wrought-iron balustrades, spirals down to the second floor. Here you'll find four sizeable bedrooms, all with finely designed and finished up-to-the-minute, en-suite bathrooms. The bedrooms lead onto a covered

patio and pool area. A self-contained flatlet, provides extra accommodation, with independent access. Additional features include: Ample garage parking, with direct access, state-of-the-art security system, integrated air conditioning system and HD televisions in all bedrooms and living areas.

The home is within walking distance to glorious beaches and the fisherman's village of Kalk Bay with its abundance of restaurants, boutiques, antique and curiosity shops or numerous mountain walks. 15 Minutes drive to Constantia, easy distance to private schools, and 35 minutes to the centre of Cape Town.

Make this your family home, or a lock-up-and-go beach villa – either way you will not want to leave.



5 Bedrooms - 5 Bathrooms - 5 Garages - Web Reference: GFHO-1446

FOR ENQUIRIES - Ashley Barnes - 083 261 3996 - ashley.barnes@greeff.co.za / Heather Cape - 083 320 6302 - hmcpe@greeff.co.za



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BISHOPSCOURT

R39,5 million

Unparalleled views in Bishopscourt

This alluring single-level home is nestled comfortably in a sensitively landscaped paradise-like garden. As you enter the hallway you are drawn towards the breathtaking views. Romantic and refined with quality finishes throughout and expansive, versatile entertainment spaces with outstanding indoor/outdoor flow. Meticulously appointed featuring solid French oak floors, high ceilings, double-glazed security windows, custom-made stack-back doors and sophisticated security.

5 Bedrooms - 4 Bathrooms - 2 Garages - Web Reference: GFHO-1248



BISHOPSCOURT

R29 million

On top of the world

Executive home with world class views of the mountain. Superb indoor / outdoor entertainment areas complete with bar, wine cellar and gym. Large reception rooms lead to extensive tiled patios all set in an outstanding landscaped garden with swimming pool and floodlit tennis court. En-suite staff accommodation with kitchenette. Gym, sauna and bathroom. Good security with cameras, solar hot water system plus generator.

4 Bedrooms - 4 Bathrooms - 5 Garages - Web Reference: GFHO-1444



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



BISHOPSCOURT **R29,5 million**

French country house in beautiful setting

A charming and understated home with a softness about it that will draw you in. With its spacious forecourt and welcoming antique front doors to the rooftop balconies leading from cosy bedrooms, this is a home to fall utterly in love with. The open-plan kitchen and living spaces – ideal for entertaining – spill out onto a gorgeous terrace. The exquisite garden, with its glorious mountain backdrop and pool is enveloped by manicured lawns and beautifully tended flowerbeds.

4 Bedrooms - 4 Bathrooms - 3 Garages - Web Ref: GFHO-1207



BISHOPSCOURT **R18,9 million**

Feed the soul with this superb investment

This glorious property ("Cherry Hill") is nestled comfortably in an elevated position, in one of Bishopscourt's most prestigious roads. Solid home with wonderful interleading living spacing spilling out to north-facing verandah and magical well maintained garden with pool. Double staff accommodation and tennis court. Serene and picturesque views of the mountain and city lights.

4 Bedrooms - 3 Bathrooms - 3 Garages - Web Reference: GFHO-1358



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



BISHOPSCOURT **R18,9 million**

Charming property on an acre with loads of potential

Instantly appealing warm family home with great orientation and flow. Eclectic kitchen open plan to living spaces and spilling out onto a deep verandah and child-friendly garden. North mountain views, cottage, guest parking and staff accommodation.

5 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-1340



KENILWORTH UPPER **R14,95 million**

Historical charm down a country lane

Once-in-a-lifetime opportunity to obtain this beautiful property set in the grounds of the original Stellenberg Estate. An extremely appealing double-storey main house with fabulous north mountain views and working shutters, high ceilings and wooden floors.

6 Bedrooms - 5 Bathrooms - 2 Garages - Web Ref: GFHO-1399



CLAREMONT UPPER **R10,95 million**

House set on 3 plots

Charming Mediterranean residence with beautiful wooden floors, wood panelling, Burmese teak windows and exposed hardwood crafted beams. Option to purchase 1 plot (R4.75m) or house set on remaining 2 erven.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-1281



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



CONSTANTIA UPPER *R33 million*

A unique Constantia Nek thatched homestead

Set among woodlands just at the base of the Constantia Nek hiking trail, this extraordinary property commands the most breathtaking views of the Constantia valley, vineyards and False Bay. Luxuriating on part of an expansive four and a half acres (roughly two and a half of which is subdivided) the three-storey thatched homestead offers a generous 1 400m² of under-roof accommodation. This property is perfectly designed to be utilised as a boutique hotel or simply enjoyed as a luxurious home for a large family.

Extensive use of solid wood is a defining element as seen in the doors, windows, shutters and much of the paneling and shelving. The property includes a heat-pump warmed pool, a Jacuzzi, borehole and a separate self-contained cottage.

5 Bedrooms - 5 Bathrooms - 2 Garages - Web Reference: GFHO-1372



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 and highly secure 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 are all en-suite, with excellent staff accommodation also catered for.

4 Bedrooms - 5 Bathrooms - 2 Parkings - Web Ref: GFHO-0968



CONSTANTIA UPPER

R14,5 million

Resplendent villa in an enviable location

This north-facing magnificent property filled with charm and soul features gorgeous views. Set on 2520m² positioned in the Avenues with delightful outdoor areas and ample accommodation. This home is a must see.

4 Bedrooms - 3 Bathrooms - 2 Garages - 5 Parkings - Web Ref: GFHO-1314

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

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CONSTANTIA UPPER **R29,5 million**

The ultimate country living estate

This impressive property includes a traditional dwelling with five well-proportioned bedrooms, gracious living and entertainment spaces, secluded and tranquil ambience and its own private dam. A home of international calibre.

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



CONSTANTIA UPPER **R10,6 million**

Vineyard glory

Step onto the verandah and you are in the midst of the vineyards, since this gabled home overlooks an historic wine farm. Enter through the front door into the original "voorkamer" lounge and then through to a large, open-plan kitchen, dining and living area.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-1145



CONSTANTIA UPPER **R25 million**

Silverhurst Estate

This family entertainer's home in the heart of the most prestigious estate offers you both modern style living and formal spaces. A pool and covered wrap-around verandah overlook the garden area. Quiet and secure with established trees. A once-in-a-lifetime opportunity.

5 Bedrooms - 5 Bathrooms - 2 Garages - Web Ref: GFHO-1365



CONSTANTIA UPPER **R7,25 million**

Your foothold in Upper Constantia

Home sweet home offering generously proportioned living spaces. Perfect for the growing family, with informal TV room and formal dining room and lounge. French doors lead to an undercover verandah and treed garden with swimming pool for the children.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-1403



CONSTANTIA UPPER **R11,25 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 Sport Centre, fabulous restaurants and the historic triangle of the famous vineyards of Constantia.

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



CONSTANTIA UPPER **R5,995 million**

One of a kind

Downscale to the heart of Upper Constantia. Secure cul-de-sac with 24-hour manned security. Three beautifully maintained bedrooms, with the option of two bedrooms and an income generating flatlet with separate entrance. Ready to move in.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-1434

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

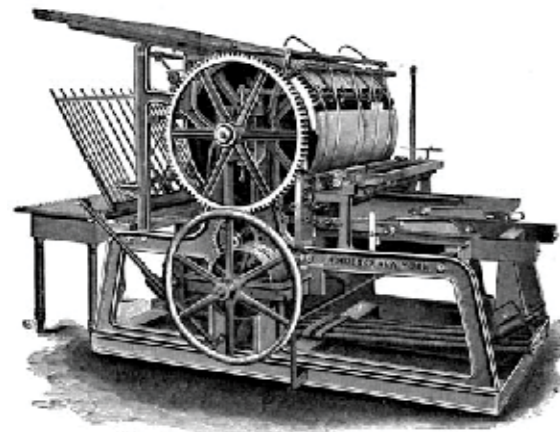
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NEWLANDS

POA

A unique opportunity to own this beautiful heritage property

Set on a sprawling 5 928m², the 1 059m² home overlooks secluded park-like grounds with immaculate lawns, citrus trees and idyllic water features and a large pool. Here cork trees and flowering shrubs thrive, while birds and squirrels abound. A number of elegant and generously proportioned reception rooms lead off the entrance hall, while upstairs boasts eight large en-suite bedrooms.

8 Bedrooms - 8 Bathrooms - 12 Parkings - Web Ref: GFHO-1259

CONTACT - Donna Norgarb - 071 602 7518 - donna@greeff.co.za



CLAREMONT UPPER

R9,9 million

Beautiful character family home

Gracious, solid home offering a relaxed family lifestyle in the heart of Claremont Upper, within walking distance to all major schools, UCT and Claremont CBD. Homes like this seldom come onto the market.

4 Bedrooms - 3 Bathrooms - 2 Garages - 2 Parkings - Web Ref: GFHO-1347

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





CONTACT - Donna Norgarb - 071 602 7518 - donna@greeff.co.za



NEWLANDS *R6,95 million*

Move straight into this neat and tidy home

This recently renovated property is well-positioned in sought-after Fernwood. Enjoy generous bedrooms, an open-plan study and a pristine, spacious kitchen. The comfortable living area centres around the fireplace and opens onto a lush garden. There is also a basement conversion into a large teen lounge or guest room plus a large laundry.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-1341



CONTACT - Donna Norgarb - 071 602 7518 - donna@greeff.co.za



NEWLANDS *R3,7 million*

Picturesque road in the heart of Newlands Village

This double-storey semi is open, light and bright. Enjoy an open-plan living area leading onto a sunny, perfect courtyard. Upstairs there is a large en-suite mezzanine bedroom complete with balcony and compelling mountain view.

1 Bedrooms - 1 Bathrooms - Web Ref: GFHO-1389



Jean Kerr - 082 975 8427 / Anthony Snyman - 083 621 1279



CONSTANTIA *R4,095 million*

Wonderful family home in secure setting with extra accommodation

A home for the larger family or work-from-home. It is set in a quiet position with good security, with easy access to hospital, schools, shops, mountain walks and other recreational facilities. Also within walking distance of shul. A great family home in great position.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-1244



RONDEBOSCH *R17,5 million*

Elegant home in the Platinum mile

Gracious living from a bygone era! Elegance, style and rarity epitomises this superbly restored home. People dream of living in a home of this calibre. It is situated in the prestigious Platinum Mile of Rondebosch across the road from Bishops-Diocesans College.

This home, with a wrap-around verandah and views of the mountain, is set in an English style country garden with a solar heated swimming pool, tennis court, gazebo, water feature, irrigation and bore hole. Select one of many quaint secret hideaways in the landscaped garden. Several of the rooms have high ceilings, moulded cornices, wooden floors, bay windows and original fireplaces.

5 Bedrooms - 4 Bathrooms - 2 Garages - Web Reference: GFHO-1336

FOR ENQUIRIES PLEASE CONTACT - Geraldine McKay - 083 450 6643 - geraldine@greeff.co.za



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



CLAREMONT *R4,695 million*

A character home with farmhouse appeal

Situated on over 750m², right in the heart of Claremont, you'd never realise what lies behind these walls. Step inside a unique, imposing entrance-cum-living room flanked by columns on left and right, with high ceilings and center fireplace.

4 Bedrooms - 2 Bathrooms - 4 Parkings - Web Ref: GFHO-1396



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



RONDEBOSCH *R5,2 million*

A special home for a growing family

Multiple interchangeable accommodation options. Excellent indoor / outdoor flow to a sunny entertainment area. Tandem garage and loads of parking. Pool. Two-roomed teen pad. Plus more.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-1353



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



RONDEBOSCH *R3,7 million*

1930s character home in a quiet cul-de-sac

Set on 750m², this home boasts panelled walls, Oregon floors and all-original features! Four bedrooms plus teenpad, glistening saltwater pool, and lots of parking. Your opportunity to create your own nest!

4 Bedrooms - 3 Bathrooms - 1 Garage - Web Ref: GFHO-1401



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ZWAANSWYK

R48 million

Views, location and opportunity

Stillness Manor offers the discerning property buyer a range of possibilities. Options include creating the perfect family residence, corporate retreat, aesthetic clinic or health hydro. It's a rare opportunity for the visionary investor. This exceptional property features a Cape Dutch homestead, all-suite accommodation, conference facilities and a successful Wellness Centre with luxurious spa facilities. The spa complex has indoor and outdoor swimming baths, sauna and steam room, treatment rooms and a modern gymnasium.

14 Bedrooms - 14 Bathrooms - Web Ref: GFHO-1352

CONTACT - Mandy Kuhn - 082 600 8846 - mandy@greeff.co.za



SILWERSTEEN ESTATE

R18,5 million

Mountainside family living at its finest at Silversteen Estate

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 high security Silversteen Estate with 24/7 guarding, cameras and electrified fencing.

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

CONTACT - Bruce Durham - 082 380 1880 - bruce.durham@greeff.co.za



STEENBERG GOLF ESTATE

R28,995 million

Come home to the Manor House

If you are looking for a gracious property that blends the space and attention to the detail of yesteryear with an array of wonderful modern features, then this is the home for you. The grand interiors, manicured gardens and panoramic views make The Manor House the finest residence in secure and sought-after Steenberg Golf Estate. This five-bedroom, five-bathroom home flows over three levels and offers exceptional entertainment and recreational facilities.

5 Bedrooms - 5 Bathrooms - 3 Garages - 6 Parkings - Web Ref: GFHO-1369

CONTACT - Mandy Kuhn - 082 600 8846 - mandy@greeff.co.za



SILVERTREE ESTATE **R11,695 million**

Tuscan treasure in sought-after Silvertree security estate

Retreat to this wonderfully private home with its flower filled pots and soothing herb garden. Your family will delight in summer days by the pool and winter evenings around the warmth of the pizza oven. This house has many facets and lends itself to intimate dinner parties where guests can enjoy samples from the wine cellar and bar. One of five en-suite rooms is ideal as student accommodation or staff quarters with a separate entrance. There is also a study and separate TV lounge upstairs.

5 Bedrooms - 5 Bathrooms - 2 Garages - 2 Parkings - Web Ref: GFHO-1418



NIEUWE STEENBERG **R7,5 million**

Idyllic lock-up-and-go lifestyle

This spacious north-facing home on the edge of the Steenberg vineyards offers beautiful mountain views and a secure location in the sought-after Nieuwe Steenberg Estate. Enjoy easy access to magnificent wine estates and golf courses, restaurants, shops, forest walks and beaches.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-1245



NIEUWE STEENBERG **R7,5 million**

Rare opportunity to live in a security development

This elegant north-facing, three-bedroomed, en-suite home overlooking the Steenberg vineyards offers a sparkling pool and sundeck, plus the joys of a low maintenance lock-up-and-go lifestyle.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-1276



TOKAI **R4,425 million**

Dennedal living at its best!

A truly special home, designed for happy times, offering formal and informal, easy flowing entertainment areas. Bonus guest suite / teen pad or work-from-home with separate entrance. Sparkling pool with water feature and magical garden for the children.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GHFO-1409



TOKAI **R3,995 million**

Modern casual living - entertainer's delight

Light, bright family home with open-plan lounge, dining room with wood burning fireplace, newly renovated kitchen plus utility/laundry/drying room. Four bedrooms or three plus study, main en-suite and full family bathroom. This home boasts a stunning indoor/outdoor room with drop-down blinds and deck with built-in braai leading to sparkling pool and pretty garden. Double garaging plus off-street parking complete this ensemble.

4 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-1366

FOR ENQUIRIES PLEASE CONTACT - Karen Little - 083 261 8849 - karen@greeff.co.za



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Sun & Public Holidays: 9am – 5pm
Food court open till late

Festive trading hours

16	December	-	09h00	to	17h00
17	December	-	09h00	to	21h00
18	December	-	09h00	to	21h00
19	December	-	09h00	to	21h00
20	December	-	09h00	to	19h00
21	December	-	08h00	to	21h00
22	December	-	08h00	to	21h00
23	December	-	08h00	to	21h00
24	December	-	08h00	to	17h00
26	December	-	09h00	to	17h00
27	December	-	09h00	to	17h00
28	December	-	09h00	to	19h00
29	December	-	09h00	to	19h00
30	December	-	09h00	to	19h00
31	December	-	09h00	to	17h00

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MEADOWRIDGE

R5,3 million

Two homes in one, each with its own garden

For the large family wanting to co-habit or derive rental income at the highest level. A freestanding home-office/studio is an added bonus. The entire property has been remodelled and renovated with top notch finishes and fixtures. Home number one comprises open-plan lounge/dining room and seamless flow to delightful entertainer's roofed patio with built-in braai, flag-stoned courtyard garden and sparkling pool.

5 Bedrooms - 3 Bathrooms - 2 Garages - 6 Parkings - Web Ref: GFHO-1432

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



DIEP RIVER

R4,995 million

Springfield Grange – Iconic heritage homestead

Nestled in a secluded pan-handle in a quiet nook of Diep River lies the unexpected treasure of Springfield Grange. Set on over half an acre of lovingly landscaped garden with ancient trees sheltering lush beds reminiscent of an English country manor. Notable features include deep wood strip floors, high ceilings with exposed beams, tall, arched, sash windows and bespoke arched French doors through which sunlight streams. This sprawling farmhouse-style home would suit a large or extended family with dual living and home office space.

7 Bedrooms - 5 Bathrooms - 2 Garages - Web Ref: GFHO-1368

DIEP RIVER

R4,5 million

La Scala Bergvliet – Iconic gated estate

Townhouse for sale at La Scala on a plot-and-plan basis. The estate is growing daily as new homes are completed and the first of the new homeowners are already resident. The townhouse offers generous open-plan living with flow to deep roofed patio and compact garden. Kitchen is excellently planned and elegantly finished with Caesarstone surfaces and a scullery/laundry adjacent. The first storey boasts three lovely bedrooms. The main bedroom is en-suite with full bathroom, and a second bathroom with shower serves the family needs.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-1361



MEADOWRIDGE

R3,995 million

The epitome of stylish family living

Perfectly positioned for top schools and securely set behind walls with perimeter electrification. From the generously proportioned spread of interleading receptions rooms, to the gorgeous, sun-drenched paved patio with its sparkling turquoise pool, this home opens to the outside through sliding doors which creates a lovely, light, bright feel, and lends the entire space to entertainment options. A characterful "French country" kitchen is well-fitted and features solid wood surfaces, gas hob and the bonus of a storage pantry.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: GFHO-1420

MEADOWRIDGE

R3,65 million

Impeccably presented family home with cottage

Beautifully appointed and lovingly maintained, set on a quiet street in the epicentre of that most important Sweet Valley zone, fringed by mature trees and an easy stroll from Meadowridge Common with sports fields and play-park, this property is the ideal spot for a young family. Once through the gate set in perimeter wall, the house beckons across an emerald patch of lawn and a natural sandstone patio in which a sparkling pool has pride of place. A fully self-contained, free-standing cottage offers true dual accommodation with parking.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-1374



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FOR ENQUIRIES - Liz Robertson - 082 895 3417 - liz@greeff.co.za / Roz van der Walt - 083 278 7269 - roz@greeff.co.za



WYNBERG **R2,395 million**

Charming character filled cottage

A beautifully appointed two-generous-bedroom, two-bathroom (main en-suite) home boasting original Oregon wooden floors and sash windows. Open-plan living room with original fireplace to an inviting chef's delight kitchen and leading to a perfect entertainment area.

2 Bedrooms - 2 Bathrooms - 2 Parkings - Web Ref: GFHO-1356



PLUMSTEAD **R2,65 million**

Immaculate - Stunning find

If you have an eye for detail and quality finishes, you just may have found your match. Set at the top of Plumstead, just below Constantia. Beautifully presented and put together, the floor plan is designed around entertaining.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: GFHO-1390



WYNBERG **R2,35 million**

A lock-'n-leave gem in Chelsea Village

Ground floor, exceptionally large, one-bedroomed, character apartment, being one of five in a historic building. High ceilings, original wooden flooring throughout and sash windows with shutters. A country-style kitchen with laundry area and full bathroom.

1 Bedroom - 1 Bathroom - Web Ref: GFHO-1397



PLUMSTEAD **R1,75 million**

Add your touch to make it home

Nicely positioned, corner property in quiet road. Lovely outlook over school fields with mountain views in the distance. Well looked after home with original finishes, great opportunity to add value, perfect for first-time buyers or somebody looking to upgrade.

3 Bedrooms - 1 Bathroom - 1 Garage - Web Ref: GFHO-1367



WYNBERG **R1,595 million**

Modern ground floor apartment with garden

Situated in Little Chelsea in a small complex of 15 units, this inviting corner apartment with its own private garden comprises an open-plan kitchen with built-in oven and hob, and living room which leads to an ideal entertainment area.

2 Bedrooms - 1 Bathroom - 2 Parkings - Web Ref: GFHO-1404



PLUMSTEAD **R1,55 million**

The right street, in the right pocket, at the right price

Some creativity and a bit of love will restore this home to its former glory. Perfect for those looking to make a start in a good suburb. Walking distance to the local school and shopping centre and easy access to the M5.

3 Bedrooms - 1 Bathroom - 1 Garage - Web Ref: GFHO-1398

FOR ENQUIRIES PLEASE CONTACT - Lana Holt - 071 035 9458 - lana@greeff.co.za

FOR ENQUIRIES PLEASE CONTACT - Kurt Wucherpfennig - 082 897 6130 - kurt@greeff.co.za



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



RONDEBOSCH EAST *R3,95 million*

Prestige property in sought-after position

This luxurious four-bedroomed family home set on a 701m² erf offers a wide, tiled entrance with formal dining and living areas leading to a generous fully fitted eat-in kitchen with granite tops. Kitchen leads to a cosy entertainment area overlooking a heated swimming pool.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-1410



RONDEBOSCH EAST *R2,495 million*

A brand new release in the Avenues

This lovely family home in sought-after position boasts a light and airy entrance to formal lounge and dining room leading to fully fitted kitchen with granite tops. Entertainment room leads to pool and braai area.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-1346

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



RONDEBOSCH EAST *R1,65 million*

Come and put your stamp of approval on this home

A home like this rarely comes onto the market. This well-loved family home with its beautiful front and back garden is ideally suited for the young and growing family.

3 Bedrooms - 1 Bathroom - 1 Garage - Web Ref: GFHO-1417

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



CLAREMONT VILLAGE *R2,15 million*

He who hesitates...

Brand new kitchen with granite counter tops and built-in oven, leads to stylish modern open-plan living area with beautiful screed flooring. Stack-back doors allowing ample light open to patio area and garden.

3 Bedrooms - 2 Bathrooms - 2 Parking Bay - Web Ref: GFHO-1364

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



KENILWORTH *R1,6 million*

Needle in a haystack

Spacious open-plan living a stone's throw away from Harfield Village. Lounge leads to outside balcony with expanding mountain view. Undercover parking bay behind security gates.

2 Bedrooms - 1 Bathroom - 1 Parking Bay - Web Ref: GFHO-1408

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



BREAKING NEWS

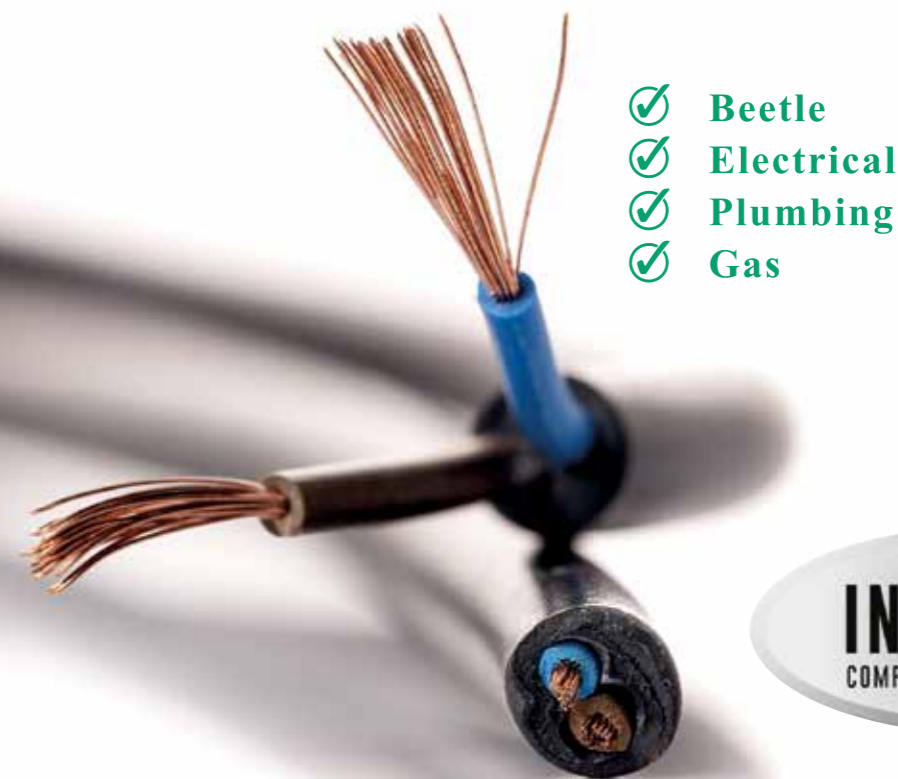
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Heather Cape - 083 320 6302 - hmcape@greeff.co.za



LAKESIDE *R5,79 million*

High up on the mountain

This unique three-storey home offers a relaxed lifestyle. Excellent outdoor flow from open-plan living to covered balconies. Garaging for four cars inside plus lots of storage space and two to three off-street secure parkings in the driveway.

5 Bedrooms - 3 Bathrooms - 4 Garages - Web Ref: GFHO-1436



MUIZENBERG *R5,2 million*

Up in the clouds

A rarely available penthouse with wrap-around views. Large dining and living spaces with a modern kitchen and pantry. A great investment and a must view.

3 Bedrooms - 2 1/2 Bathrooms - 2 Parkings - Web Ref: GFHO-1273

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



MARINA DA GAMA *R3,2 million*

A must see lifestyle in the Marina

This lovely home on the water in the most desirable section of the Marina is positive proof that there are wonderful properties on the market. This property is a must see.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-1400

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



ZEEKOEIVLEI *R1,9 million*

Tick the boxes

Close to Rondevlei Sanctuary, a character home in very good condition. Large family room with Jetmaster fireplace, separate dining room, both with laminate flooring. Ceiling fans in bedrooms and living areas.

4 Bedrooms - 1 1/2 Bathrooms - 1 Garage - Web Ref: GFHO-1430

Terry Pope - 072 419 0070 - terry@greeff.co.za



RETREAT *R1,75 million*

This property ticks all the boxes

Zoned for private or business purposes. Close to shops, schools, restaurants and public transport. Pool. Good security, good views and well-priced.

3 Bedrooms - 1 Bathroom - 2 Garages - Web Ref: GFHO-1342

Terry Pope - 072 419 0070 - terry@greeff.co.za



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Avenue premium interior

Presenting uniquely designed Avenue Homes

Ingenuously inverted living spaces designed to maximise on convenience and spectacular views with master suite, kitchen and entertainment areas located upstairs enjoying a courtyard and ground connection to the wind-protected north with the offering of sunshine. Extensive use of glass allows views from most areas of the home as well as abundant natural light. Secondary accommodation for kids and guests is found on the lower level.



Avenue premium exterior



Avenues



Gatehouse

Bespoke Unit:

The architects have prepared optional design variations for the houses, 3-4 Bedrooms, 2-3 Bathrooms.

Spectacular Views:

Extensive use of glass allows for views of False Bay, Noordhoek, the Atlantic Ocean, Chapman's Peak and the Silvermine mountains.

Location:

Chapman's Bay Estate offers ultimate convenience. It is close to shopping centres, restaurants, entertainment, an approved new Virgin Active, medical facilities, beaches, the Westlake business hub and many schools, including Reddam House.

Security Estate:

Electric fencing, CCTV surveillance, gatehouse with security guards 24/7.

Eco-Sensitive:

As the estate is located at the foot of the Table Mountain Nature Reserve, residents will not only enjoy an incomparable lifestyle in a rare setting, but will essentially be contributing to the restoration of a precious and important ecological heritage.

Avenue homes from R4 425 000
Courtyards homes from R3 715 000

Dale Gremels: 082 539 9393 dale@greeff.co.za
Morgan Morris: 082 445 4293 morgan@greeff.co.za
Bruce Durham: 082 380 1880 bruce.durham@greeff.co.za



NOORDHOEK

R7,495 million

Stylish, fresh, contemporary and with magical views

This seven-year old home is perfectly positioned in Kakapo Close and has both fabulous sea and mountain views. The finishes are exceptional and this home is both warm and inviting, with wonderful flow from the living areas to the patios and the garden and pool area. Accommodation comprises four large bedrooms (three en-suite), four bathrooms, guest loo, study, TV Lounge, gourmet kitchen with scullery, open-plan living areas and a work-from-home office or teen-pad above the garage.

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



NOORDHOEK

R3,295 million

Secure lock 'n leave with a sea view

One of only 11 properties set in a quiet close in Zilvermyn Secure Estate – and one with a sea view! Spacious open-plan living areas lead to the undercover patio with a lovely outlook across to False Bay. There are three bedrooms and two bathrooms, with main en-suite. The main bedroom also has a beautiful sea view. Direct access into the home is from the double automated garage with laundry facilities, into the well-fitted kitchen.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFFB-0455

ON SHOW EVERY SUNDAY 2PM - 5PM, ON SITE, OR BY APPOINTMENT.

FOR ENQUIRIES PLEASE CONTACT - Dale Gremels - 082 539 9393 - dale@greeff.co.za



CLOVELLY COUNTRY CLUB

EST. 1932

Clovelly Country Club with its rich history has over the years earned a reputation as being one of the friendliest courses. The hospitable staff make any visitor feel at home. A relatively short course at 5 869 meters makes for a fun round of golf. There are a great deal of risk reward holes that really entice the player to go for it! But don't be fooled, the course can be tricky when the prevailing South East wind blows through the Silvermine Valley. Out of bounds is always lurking on the left with tight tree-lined fairways and strategically placed bunkers demand accuracy off the tee.

Clovelly Country Club was awarded Golf Course of the Month in September 2014. It is ranked number 55 in the top 100 courses to play in South Africa. It boasts one of the most attractive clubhouses in the country and is captured in its best light as one tees it up on the 18 hole.

Many a golfer has described this view as the best backdrop ever! Clovelly Country Club boasts a classic parklands layout but what truly sets this club apart from the rest, is the peace and quiet. There are no through roads, no highways and houses on the course. Set within the Nature Reserve of the Silvermine Valley, one can be sure to see an abundance of bird life.



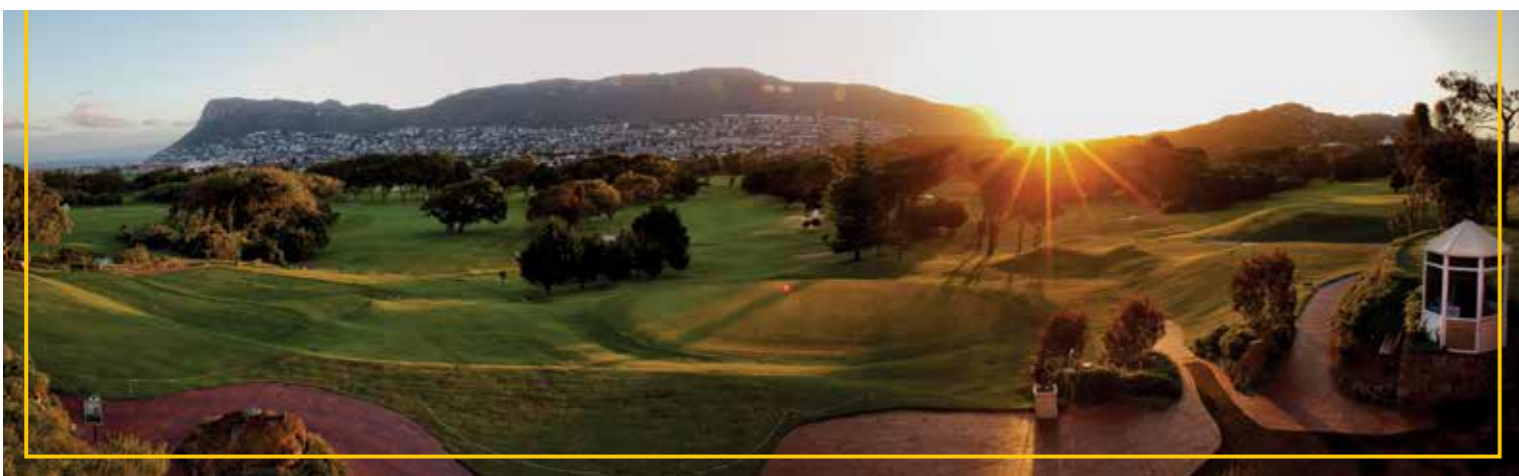
The popularity of the course sees as many as 52 000 rounds of golf being played in a year. Many overseas golfers flock to the fairways in the summer months to play one of their favourite courses. Be sure to put this on your must-play bucket-list of golfing venues. It's truly unique and a very special place indeed.

We look forward to welcoming you!

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NOORDHOEK **R5,595 million**
French Provençal style home with a cottage

Set on a greenbelt with sumptuous views of the ocean and the mountains, this eclectic home has been custom designed. Sash windows, beautiful doors and woodwork, solid brass fittings within, plus stone walling on the exterior of the home are just a few of the features. The main home boasts a large, light and airy lounge with exposed beams and a fireplace, leading to the patio and view deck. The master bedroom is en-suite and in the mezzanine loft area adjacent and above the lounge. This is one of the most beautiful homes in Noordhoek!

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFFB-0420



NOORDHOEK **R4,89 million**
Immaculate, top finishes, walk to the beach

Walk to the beach from this designer home with imported Italian kitchen and the finest of finishes throughout. Ash wood cupboards in the kitchen, Crema Marfil tops, integrated Miele fitted appliances, surround sound, underfloor heating, own generator, electric fencing plus outside beams, saltwater pool with solar heating, separate guest cottage with attached laundry and domestic bathroom, excellent finishes throughout. This home has good flow from the living areas to the large undercover patio with drop-down blinds, to the pool and garden.

4 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: GFFB-0410



NOORDHOEK **R3,995 million**
Around the corner from the beach

Well-built, well-maintained and immaculate. This home has wonderful mountain views and a spacious garden with a large pool. A four-minute walk to the beach. Three beds, two baths, study, laundry, pool, double garage. Catch it while you can!

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFFB-0332



NOORDHOEK **R2,295 million**
Rare as hen's teeth - vacant land for sale

1000m² plot in prestige Belvedere, with mountain and sea views. Build at your own leisure, no time limit. Belvedere Design Guidelines apply. Act fast – there is almost no vacant land left for sale in Noordhoek!

Web Reference: GFFB-0440

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Tracy Munnik - 082 412 8401 - tracy@greeff.co.za



CAPRI **R3,35 million**

Family home with versatile accommodation

Spacious modern family home with dual-living potential. Open-plan lounge with fireplace and dining area flowing onto large paved patio with pool and landscaped garden. Upstairs loft area flowing onto a sea view balcony.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFFB-0390



FISH HOEK **R2,895 million**

North-facing family home

Situated on a quiet road in Risi View, this home has all that a family needs including panoramic views of the Fish Hoek valley and the sea.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFFB-0452

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



FISH HOEK **R2,395 million**

Fabulous in Fish Hoek

Mountain high position with views across the valley to the Noordhoek coast. A large lounge leads onto a great sun/braai room with spectacular views. On a large erf of 1100m².

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: GFFB-0411

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



FISH HOEK **R1,725 million**

Secure townhouse

This secure townhouse with three bedrooms, two full bathrooms (main en-suite), open-plan lounge, dining area and kitchen will be ideal for those wanting to downsize.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: GFFB-0445

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



MILKWOOD PARK **R1,395 million**

Cute, characterful cottage

Ideal for buyers young and old, this lovely two-bedroom cottage is situated in Milkwood Park. Open-plan lounge/kitchen/dining. North-facing, bright and sunny. Loads of space to expand.

2 Bedrooms - 1 Bathroom - 1 Garage - Web Ref: GFFB-0448

Tracy Munnik - 082 412 8401 - tracy@greeff.co.za

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.

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JUST THE
PAPER WORK**



SIMON'S TOWN *R22,995 million*

The toast of Simon's Town!

Currently being run as a luxury guest house, this is arguably one of Simon's Town's finest homes.

With top-end finishes and exquisite attention to architectural detail, virtually every space in this home has been designed to maximise on its majestic ocean edge position. Wake up to the cry of gulls as whales surface in False Bay, tone up in your own gym, enjoy a bracing swim in the sparkling pool, literally suspended on the edge of Africa, and relax in a spa bath. That's just for starters. The home must be viewed to fully appreciate its singular magnificence.

Additional features include: Four lounges, a dining area, study, four en-suites, a walk-in closet, laundry, balcony, patio and alarm. The property is also wheelchair friendly.

6 Bedrooms - 5 Bathrooms - 2 Garages - Web Reference: GFFB-0443



SIMON'S TOWN *R9,9 million*

Spectacular home with panoramic views

From its exhilarating mountainside position this magnificent home makes the most of the spectacular views over False Bay. The home boasts quality finishes and exceptional use of space and light. Located in a quiet cul-de-sac a short drive from the village. Must see!

5 Bedrooms - 5 Bathrooms - 4 Garages - Web Ref: GFFB-0415



SIMON'S TOWN *R2,595 million*

Sensational sea views

Gorgeous three beds, three baths – Lock 'n go or stay and enjoy the spectacular sea and harbour views or the luxury of your own indoor pool. "Sea" it to believe it.

3 Bedrooms - 3 Bathrooms - 1 Garage - Web Ref: GFFB-0456

SIMON'S TOWN *R1,8 million*

Prime plot, prime area, prime views

This is one of the last opportunities to buy ground in the same road in which Greeff Properties achieved the record price for Simon's Town. A must view!

Web Reference: GFFB-0437



SIMON'S TOWN *R1,55 million*

The Best of Bayview Heights

Easily one of the best view positions in the Bayview Height Complex, this top-floor corner unit with the sea in front and the mountain to the left is a tranquil oasis in which to retreat.

2 Bedrooms - 1 Bathroom - 1 Garage - Web Ref: GFFB-0438

SIMON'S TOWN *R1,495 million*

A Wow! Wow! Wow! Plot

Simply spectacular views from this 1 055m² piece of land on the sea side of the road, this you have just got to see!

Web Reference: GFFB-0453

FOR ENQUIRIES PLEASE CONTACT - Brett M Cooper - 072 277 3308 - brettm@greeff.co.za

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THE BIG ISSUE BIG 200

Next year will be *The Big Issue's* 20th anniversary – but we won't get there if we can't find a way to keep our doors open this month, the month after that, and so on.

To do this, we must be able to cover a monthly operational deficit of R40 000 – being the shortfall in the cost of the social development programme we provide to our vendors.

That's why we recently launched **The Big Issue Big 200** campaign. The goal? To get 200 people and/or companies to pledge R200 per month to help us cover our monthly shortfall.

Your support will enable us to focus on much-needed planning for the sustainability of the project.

WE URGENTLY NEED TO:

- Increase our sales by expanding our footprint via satellite distribution sites outside of the Cape Metro and recruiting new vendors in those areas
- Launch a multi-channel digital product to complement the print magazine and cement our brand
- Negotiate deals for advertising in the magazine to increase our earned income
- Create relationships with potential government and corporate funders for long-term support
- Pursue alternative revenue streams

TWO EASY WAYS TO JOIN THE BIG 200:

- 1 Set up a monthly stop order of R200, or a one-off donation of R2 400, into *The Big Issue's* bank account:

Account name: The Big Issue
Bank: Standard Bank
Account number: 072027282
Branch: Blue Route, Tokai
Branch code: 025609
Account type: Current
Reference: Your name/BIG200

2 You could also make a one-off donation of R2 400 (or more) via your smartphone, using the SnapScan QR code below. If you don't have SnapScan on your phone, you can download it (for free) from Google Play, Apple's App Store and Blackberry World.

Please email confirmation of your payment to info@bigissue.org.za so that we can add your name to the **Big 200 Wall of Fame** and issue you with a Section 18a tax exemption certificate at the end of the financial year.

A BIG THANK YOU FROM ALL THE BIG ISSUE VENDORS AND THEIR FAMILIES

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E-mail: inotherwordscg@gmail.com

WWW.BIGISSUE.ORG.ZA



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DONATE. DONE.**

Scan the above QR code to make a direct donation to *The Big Issue*



KOMMETJIE **R2,49 million**

Solid north-facing family home

A well-loved and cared for home looking for a new family to enjoy and make their own. Spacious sunny lounge, dining room and large family room. An eat-in social kitchen with separate scullery/utility room. Lovely pool in a neat well-established, sheltered garden.

4 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: GFFB-0449



KOMMETJIE **R2,05 million**

A home with soul

Be enchanted by the artistic flair of this property. Open-plan kitchen with stainless steel hob and separate scullery. Lounge and dining room with tucked away study nook. Lovely cosy family room with fireplace and stack-back doors leading to sheltered patio.

2 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFFB-0439



KOMMETJIE **R790 000**

Five plots in upmarket security estate

Above the Wildevol Vlei and Table Mountain National Park, with beautiful walks and within walking distance to Long Beach. Bordering Imhoff Farm Village – home to Waldorf School, Deli, Coffee Shops, Restaurants and Farmyard.

Web Reference: GFFB-0450

FOR ENQUIRIES PLEASE CONTACT - Jill Russell - 082 468 8212 / Bev Daly - 084 564 4151 / kometjie@greeff.co.za



LLANDUDNO **R13,5 million**

North-facing and relaxed family home

Situated in the best part of Llandudno and capturing beautiful views of the ocean and the mountain, this relaxed, refurbished family home is ideal for easy living and enjoys wonderful vistas from the living areas and bedrooms which in turn lead to balconies. The huge pool has a lovely entertainment area for 'al fresco' enjoyment. A self-contained flat, domestic quarters and double garaging with storage add to the value of this house.

5 Bedrooms - 4 Bathrooms - 3 Garages - Web Ref: GFHO-1379



HOUT BAY **R12,85 million**

Stunningly elegant and solid home with African flavours

Set in magnificent surrounds and commanding a panoramic view of the surrounding sea and mountains, this beautiful residence offering all a discerning buyer desires. Fabulous entertainment space flowing out from the living areas onto an expansive terrace with the most exquisite views. Beautifully landscaped and terraced indigenous garden. Spacious two-bedroomed apartment with covered outdoor living and beautiful sea views.

3 Bedrooms - 3 Bathrooms - 2 Garages - 2 Parkings - Web Ref: GFHO-1411



FOR ENQUIRIES PLEASE CONTACT - Jennifer Cluver - 082 871 9323 - jennifer@greeff.co.za



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HOUT BAY **R9,75 million**

Substantial family home in fabulous setting

The best of both worlds. Sea and mountain vistas from every room in this beautiful family home set primarily in the exclusive Ruyteplaats Private Mountain Estate.

5 Bedrooms - 4 Bathrooms - 3 Garages - Web Ref: GFHO-1382



Louise Reister - 083 226 3775 - louise@greeff.co.za



HOUT BAY **R9,75 million**

Lovely family home in secluded security estate

Welcome to a spacious yet functional home which inspires family time together. There is also the added bonus of a separate flatlet with own entrance or good domestic accommodation.

5 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: GFHO-1386



David E Miller - 082 820 6169 - davidm@greeff.co.za



HOUT BAY **R7,95 million**

Sought-after Tierboskloof security estate

This charming home offers the best in secure living. A dual-living opportunity with farmhouse style kitchen, lounge and dining room with fold-back doors and a beautiful private beach pool. Gorgeous indigenous setting on the slopes of Constantiaberg.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-1419



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Louise Reister - 083 226 3775 - louise@greeff.co.za



HOUT BAY **R7 million**

Master-built home with contemporary open-plan living

Offering sweeping mountain vistas overlooking the valley with sleek and modern interiors which flow to a decked undercover patio and swimming pool, a luxurious main en-suite and a further two bedrooms and bathroom. Bonus: Gorgeous self-contained cottage.

3 Bedrooms - 2 Bathrooms - 4 Parkings - Web Ref: GFHO-1412



Lindsay Goodman - 082 638 1758 - lindsay@greeff.co.za



HOUT BAY **R3,995 million**

Sea and mountain views

Solid, sea-view family home, conveniently positioned in walking distance to the village and beach. Generous accommodation is offered in this home with a large, well appointed kitchen open-plan to the lounge and dining room. A solid investment in Hout Bay!

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: GFHO-1415



Glenda Woods - 082 853 4070 - glendaw@greeff.co.za



HOUT BAY **R2,495 million**

Park your car and walk everywhere

Smart and spacious 140m² apartment in the village centre with balcony overlooking the trees below. Easy lock and leave. Elevator access to the apartment. Ideal for holidays, a stone's throw to the beach.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: GFHO-1392



CAMPS BAY *R7,4 million*

A symphony of sea views and sunshine

Sip cocktails on the large terrace and watch the sun set over the Atlantic Ocean. Enjoy spacious and modern living areas and a gourmet kitchen with large separate scullery. Two parking bays, two swimming pools, tight security and on-site management make this a great home, holiday destination or lucrative investment.

2 Bedrooms - 2 Bathrooms - 2 Parkings - Web Ref: GFCB-0291



GREEN POINT *R3,295 million*

Ticks all the boxes

This apartment offers security, space, modern finishes and is one of only four units. The complex has a communal swimming pool as well as an entertainment area. Ideally located, close to The V&A Waterfront and the MyCiti bus stop. Enjoy a modern kitchen and the benefit of a storeroom. You don't want to miss this opportunity.

2 Bedrooms - 1 Bathroom - 1 Parking - Web Ref: GFCB-0293

FOR ENQUIRIES - Peter Heiberg - 083 268 6156 - peter@greeff.co.za / Alan Screen - 083 235 0616 - alan.screen@greeff.co.za



CAMPS BAY *R16,995 million*

Classic landmark home

This charming, landmark, character home offers abundant accommodation and a profound sense of space and light. The faced stone perimeter and feature walling, both external and internal, present an element seldom encountered. The luxury pool-side bar and entertainment area, nestled under a grand thatched lapa, is almost too spectacular to describe and must be viewed to be appreciated.

5 Bedrooms - 4 Bathrooms - 2 Garages - 4 Parkings - Web Ref: GFCB-0295

Alan Screen - 083 235 0616 / Peter Heiberg - 083 268 6156



HERMANUS *R10,5 million*

Offering an extraordinary lifestyle that lacks for nothing

Set in Benguela Cove, one of South Africa's most beautiful wine estates, amidst olive groves and lavender fields, with superb views of the lagoon, ocean, and distant mountains, this contemporary architectural masterpiece is the key to a dream lifestyle. Large expanses of glass allow for an abundance of light throughout the living space, which is defined by superior quality finishes and exceptional attention to detail. A perfect opportunity to restore much-needed balance to a fast-paced working life.

4 Bedrooms - 5 Bathrooms - 2 Garages - Web Reference: GFHO-1175

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

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Sectional title



NEWLANDS

R5,65 million

Sophisticated apartment living

Positioned in one of the most sought-after complexes in the Southern Suburbs, a large apartment with two en-suite bathrooms, guest cloakroom and a more than spacious master bedroom.

3 Bedrooms - 2 Bathrooms - 2 Parkings - Web Ref: GFHO-1221

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



CLAREMONT

R3,6 million

Secure apartment

Perfectly positioned in a prominent apartment complex within Claremont, this is a two-bedroom, two-bathroom. Wonderful views towards Kirstenbosch and the Newlands mountains.

2 Bedrooms - 2 Bathrooms - 2 Parkings - Web Ref: GFHO-1414

Brent Farrell - 082 876 4548 / Vilma Gruneberg - 082 895 9172



RONDEBOSCH

R2,2 million

Two-bed, two bath in retirement complex

The secure and desirable Evergreen retirement complex in Rondebosch is home to this apartment with an open-plan kitchen, dining room to a spacious lounge adjacent to a comfortable patio.

2 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: GFHO-1132

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



CLAREMONT

R3,75 million

Large two bed apartment

This an extremely large two-bedroom, two-bathroom apartment with plenty of entertaining space. Open-plan kitchen, dining room to lounge. A tucked away scullery. Great views towards the mountains.

2 Bedrooms - 2 Bathrooms - 2 Parkings - Web Ref: GFHO-1416

Vilma Gruneberg - 082 895 9172 / Brent Farrell - 082 876 4548



CLAREMONT

R3,45 million

Secure apartment

A more than generous, large, two-bedroom, two-bathroom apartment in a very secure and prestigious complex. An open-plan kitchen, dining room to lounge. A large scullery is tucked away. Beautiful views abound.

2 Bedrooms - 2 Bathrooms - 2 Parkings - Web Ref: GFHO-1413

Vilma Gruneberg - 082 895 9172 / Brent Farrell - 082 876 4548



CLAREMONT

R1,25 million

Secure two bed apartment

Here is a secure two bedroom, two bathroom in a small complex. This apartment is elevated and north-facing. Close to most major highways, shops and offices.

2 Bedrooms - 2 Bathrooms - 1 Parking - Web Ref: GFHO-1247

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

MARKET WATCH

CLEAR THINKING IN VOLATILE TIMES.

My current “hot Button” delves into the question: “Are financial markets smart enough to learn from the past?” Or perhaps the question should be, “Are people smart enough to learn from the past?”

Recent market volatility suggests that reactions, though similar, can never be predicted accurately. The parameters are always different. The timing between events varies and people’s behaviour is prone to change. One thing for certain is that financial markets are complex and can behave very differently in similar circumstances. From the Russian crisis in 1998, to the collapse of the tech bubble shortly thereafter, to the sub-prime crisis in 2008, to the more recent slowdown in China that has gripped financial markets, though similar, each and every event is different.

This lends credence to a concept developed since the 1980’s, which is the field of Complex Adaptive Systems (CAS). CAS is built on the premise that any system, including stock markets, is complex and consists of many autonomous parts that are inter-related. In addition, these parts feed from each other and learn as the system evolves and experiences different phenomena.

What we have been experiencing in markets in recent months has sent many a nervous jitter through market participants, but rest assured as these events unfold, the markets are learning and adapting. The Greek debt crisis sent shockwaves through markets, yet there was adaption and monies flowed to where there was less perceived instability. China continued to slow down, and although painful, markets learnt the lesson of super resources-hungry nations suddenly running out of steam.

Thus, ‘markets’ tend to learn but have the ‘people’ learnt anything? This is a much harder question to answer. People are driven by emotions of fear and greed and these are the very people that make up and ultimately drive the market.

In a world where financial markets are increasingly driven by algorithmic and high frequency trading, we are witnessing less human intervention and more and more technology-driven markets. Slowly but surely we are moving away from the old model whereby a client calls a broker who places an order in the market, to sophisticated and electronically generated trading

Technological change and advancement is here to stay so let’s embrace rather than reject these changing times.

platforms. The world is changing faster than ever and the rate of change is going up exponentially. Technology substitution is occurring rapidly with all kinds of expensive and labour intensive industries becoming less capital intensive by the day. Technological change and advancement is here to stay so let’s embrace rather than reject these changing times.

So to answer my initial question, yes markets are smart, but are the people? I will leave the final answer to you!



Sidney McKinnon
MD of Fund Management at
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