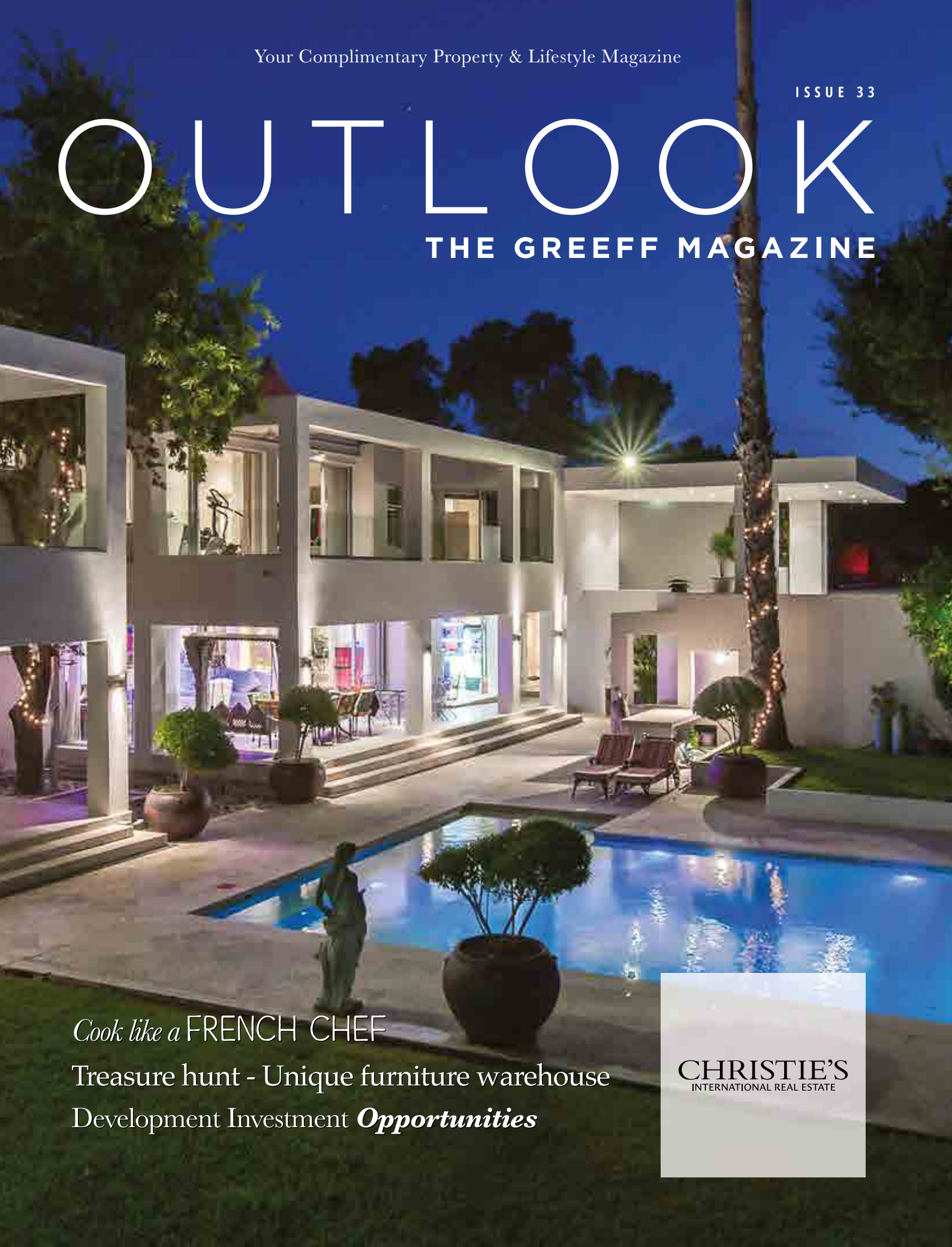


Your Complimentary Property & Lifestyle Magazine

ISSUE 33

OUTLOOK

THE GREEFF MAGAZINE



Cook like a FRENCH CHEF

Treasure hunt - Unique furniture warehouse

Development Investment *Opportunities*

CHRISTIE'S
INTERNATIONAL REAL ESTATE



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THE KEY IS CAUTION – *NOT PANIC*

WHILE BELT-TIGHTENING IS INDICATED, AND THE RAND FLOUNDERS, CAPE BASED PROPERTY REMAINS IN HIGH DEMAND OFFERING SOLID GROUNDS FOR INVESTMENT.

By **MIKE GREEFF**



The past few months have thoroughly tested our metal as a nation, leaving us all wondering where we're headed. I believe Minister Pravin Gordhan's theme of 'Fiscal Consolidation,' introduced in the 2016 Budget address, pretty much sums things up, particularly when he says: "We cannot spend money we don't have," and, "We cannot borrow beyond our ability to repay." The effect that this trend is likely to have on the property market is not to be seen as shocking, it merely underlines what economists have been predicting for the past 12 months, which is that we are starting to see a levelling off of selling price increases. Demand, however, is not likely to lessen, but a shrinkage of available finance due to lower levels of disposable income not meeting banks' loan criteria will affect house prices, mainly in the lower and middle sectors of the market. Least likely to drop in selling prices are secure properties from gated estates to apartment blocks with 24-hour manned security. Massive demand means these properties outperform other sectors of the residential market. According to Propstats, the average selling price of gated security estates in the Southern Suburbs and Southern Peninsula, for example, grew by 48% in 2015 when compared to the average selling price in 2014. Sectional

title secure apartment developments reflect an average selling price growth of 13.4% for the same period. It's not very likely that such stellar growth is going to go into reverse and start sliding. Greeff is currently marketing a number of security developments, notably Chapman's Bay Estate in Noordhoek, 21 On Wellington in Wynberg Upper, The Sherwood in Tokai, Nieuwe Steenberg and New Court, Zwaanswyk in the Constantia Valley. See developments on our website www.greeff.co.za.

“Cape based property inevitably performs on a more positive trajectory to that seen in other parts of South Africa.”

What's most important to bear in mind, is that Cape based property and the provincial economy inevitably performs on a more positive trajectory to that seen in other parts of South Africa, and a significant amount of new growth and development is on the cards for the province. According to Beverley Schäfer, MPP, DA Western Cape Spokesperson on Economic Opportunities, Tourism and Agriculture, 654 000 m² of commercial and residential development have been approved for construction in the past year – which is nine times more than Gauteng. Another thing to be optimistic about is the proposed upgrade and realignment of CT International Airport to the tune of R3.1bn. Schäfer says this will provide 3000 additional jobs, unlocking massive economic growth in the surrounding areas – the Aerotropolis. This is intended to uplift the poorest, youngest and most marginalised communities, and is truly an objective we must all support.



INTRODUCING GREEFF'S NEW CITY BOWL TEAM

Ryan Greeff and Marthinus Botha are running Greeff's City Bowl Office under license to Greeff Properties, a boutique company specialising in Cape Town real estate, with links to property professionals in over 1000 offices in 44 countries globally, through an exclusive affiliation with the undisputed world market leader, Christie's International Real Estate.

“Our chic New York-themed office is located at the top of Kloof Street and is custom-fitted to ensure maximum exposure for our properties, as well as added comfort to the brokers. We look forward to supporting the team and their clients well into the future.” **Ryan Greeff and Marthinus Botha.**

Message from CEO Mike Greeff:

“We are fortunate to have a national, multi-award winning City Bowl team operating under license to the Greeff Properties group. These talented brokers boast high levels of tertiary education in the property field and are dynamic, energetic, and professional. I'm impressed by their innovative approach and highly effective team structures. Most importantly, these young professionals are driven to achieve top results for their clients and their integrity is unquestionable.”



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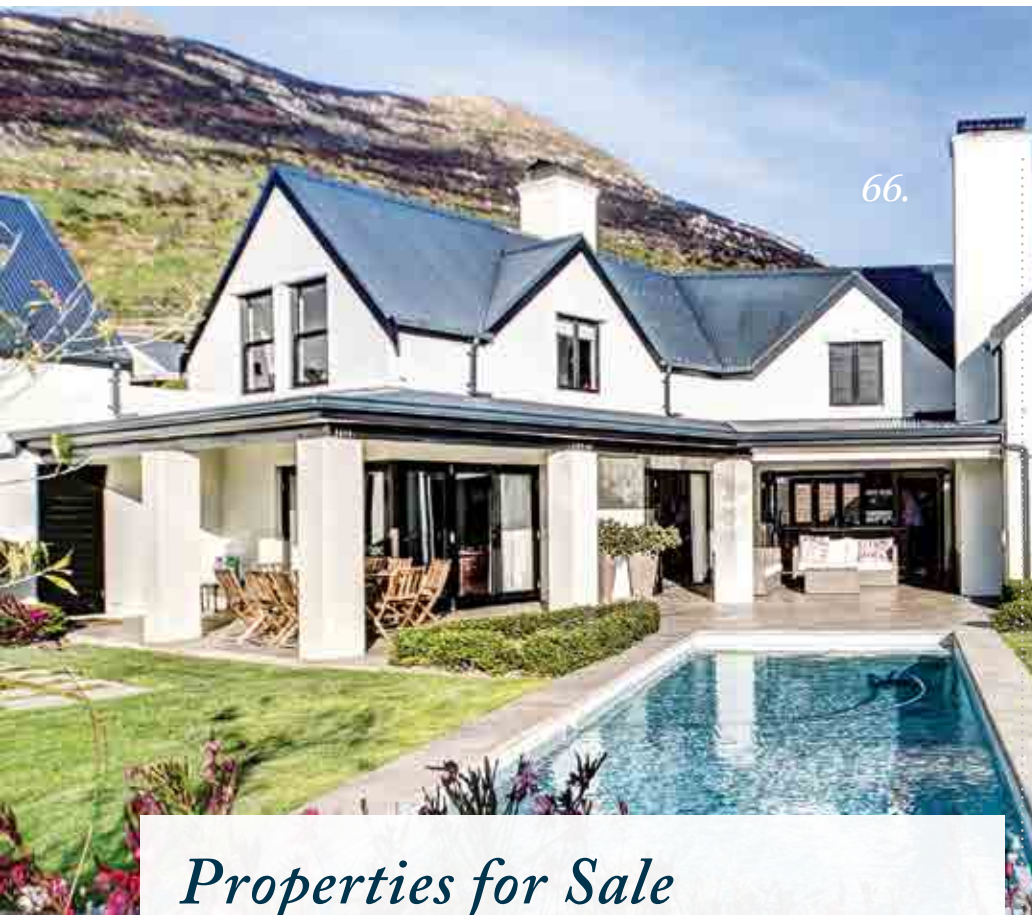
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On the cover

Set on approximately one hectare of land, with magnificent 360 degree mountain and sea views, this home offers world class design as well as an unsurpassed level of comfort – it comprises five en-suite bedrooms, five sumptuous reception areas, and three garages. Glass stack-back doors open to beautifully landscaped lawns and pool, from where the lovely surrounding scenery can be fully appreciated. Take in the view from a private Jacuzzi, located on the balcony of the main suite. **By far, one of the finest homes in Constantia.**

Web Ref: **1588742**
Asking Price: **R33 million**

FOR MORE INFO CONTACT:
Sari Raz - 072 926 2604
Cheryl Teubes - 082 457 9980



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Seeing is *believing*

This is arguably one of Simon's Towns finest homes, a trophy to call your own or run as a guest house.



SIMON'S TOWN - R22,9 million - Bedrooms 6 - Bathrooms 5 - Garages 2
Brett M Cooper - 072 277 3308 - brettm@greeff.co.za / Web Reference: 1559712



Located in a gated security estate on the mountainside in Rocklands, Simon's Town, this property has been designed to witness the splendour of the Indian Ocean in panoramic glory. The front entrance offers a framed introduction to the azure view, but step into the elegant contemporary foyer, with its stack-back doors and the view explodes into a heart-stopping 360 degrees of beauty no amount of superlatives can in all fairness capture. This home must be witnessed first hand.

Currently being run as a guest house, accommodation abounds and finishes are top of the range, including travertine tiles, hand-hewn stone cladding around a central fireplace, wooden doors and cabinetry, glass and stainless steel. All rooms are north facing and enjoy the gorgeous view – even the bathrooms.

Particularly noteworthy are two double-volume suites, one of which boasts a glass staircase leading to a trendy loft. A gym and sparkling infinity pool complete the picture.

rise above it all

Perched high on the mountainside in the highly sought-after Stonehurst Mountain Security Estate, heart-racing views are framed not only by the entrance, but by virtually every architectural line and angle of this extraordinary home.



STONEHURST MOUNTAIN ESTATE - R25,75 million - Bedrooms 5 - Bathrooms 7 - Reception 6 - Garages 3
Mandy Kuhn - 082 600 8846 - mandy@greeff.co.za / Web Reference: 1586777



Thoughtful and intelligent design has engendered a clear marriage of function and form in which multi-level living, logical flow, space, volume and light are all optimised. A tasteful selection of natural and neutral finishes, such as bamboo flooring, cladding in hand-cut rock from the site and muted paint shades, create a perfect backdrop not only for the views, but for a collection of noteworthy art which enjoys pride of place in the sophisticated and elegant spaces. A generous 900m² of accommodation caters for extended family, a work-from-home scenario, guests and / or staff. A variety of formal and informal entertainment options include a glass-framed terrace, covered lounge, built-in barbeque with counter and plunge pool.

A contemporary designer kitchen in white and dove grey boasts slick finishes and ample space. Amenities include a separate scullery and laundry area, domestic quarters with full bathroom, kitchenette and bedroom / living area.

Additional features: Borehole water; a landscaped indigenous garden, main swimming pool and a gym, plus a security system comprising outside beams.

Situated along the southern peninsula of Cape Town, Stonehurst is an eco-estate with communal recreation facilities and excellent security including strict 24-hour controlled access. Here children can play and ride their bikes or walk dogs in complete safety.



the secret's out

WANT TO KNOW WHERE TO FIND UNIQUE, BEAUTIFULLY CRAFTED IMPORTED FURNITURE AT DISCOUNT PRICES? WE'VE GOT THE INSIDE STORY.

If you weren't specifically directed to Frere Street in lower Woodstock, you could easily be forgiven for driving past – after all it's an unremarkable back street, but that's where you'd be wrong; because, there, behind an unassuming façade, lies a vast Aladdin's cave of quality imported furniture at really good prices. This is TRADE SECRET, and its mastermind is Company Director, Alex Cresswell-Turner, erstwhile owner of twenty furniture retail stores in the UK. In 2009, together with his wife and triplet daughters, he swapped a life in London for the incomparable beauty of Cape Town.

"I knew I couldn't simply "copy paste" my UK based business model to Cape Town,

and I needed to differentiate myself from the existing and well established local furniture names," says Alex. At that time, many businesses, globally, had been crippled by the financial crisis, and Asian furniture manufacturers were among the hardest hit – warehouses were packed with cancelled orders. Alex wasted no time in getting to Asia and buying up cancelled orders at discount prices. He brought stock back to Cape Town and passed the discounts on to eager customers. However, Trade Secret's modus operandi is not about mass-manufactured items and stock dumping, instead, you'll only find limited quantities of any given design – many are one offs. "Sourced from all over the world,



Alex Cresswell-Turner
— Director of Trade Secret



“You don’t want someone else to be wearing an identical dress to yours at a party, and the same is true of furniture.”

we specialise in finding unique pieces – solid weathered oak dining tables, distressed French armoires, linen upholstered sofas, sumptuous four poster beds, rustic elm coffee tables, elegant grey washed sideboards... the list goes on,” says Alex, adding that items can also be customised using paint effects. “You don’t want someone else to be wearing an identical dress to yours at a party, and the same is true of furniture.”

TRADE SECRET receives two containers per month, so stock is always changing and their website www.tradesecret.co.za is updated nightly.

You can preorder something while it’s still on the water, pay upfront and get up to 25% discount. “It’s a bit like buying an air ticket in advance, you fix the price. The difference is, if you’re not happy when the actual piece lands, you get a full refund,” says Alex.

TRADE SECRET also offers up to four months free storage for clients not able to take delivery of furniture due to a renovation or impending property transfer. **A real find!**

Address: 12 Frere St, Woodstock, Cape Town, 7915 / ph. 021 447 1186 / e: enquiries@tradesecret.co.za



The Write stuff

Final Legal Spectre Script signed by Sam Mendes, Michael G. Wilson and Barbara Broccoli

ESTIMATE: **£3,000-5,000**

PRICE REALISED: **£10,625**

David Knight

SPECTRE

007

CHRISTIE'S AUCTION

In February, Christie's celebrated the release of the 24th Bond film with charity auctions, live in London and online.

We share some of the highlights.

Christie's presented a unique opportunity to acquire memorabilia from the film — with 24 lots straight from the archives of EON Productions, as well as donations from Daniel Craig, director Sam Mendes, actor Jesper Christensen (Mr White in Spectre, Casino Royale and Quantum of Solace), Bond producers Michael G.Wilson and Barbara Broccoli, and artist Sam Smith, who co-wrote the official award-winning Spectre theme song. All proceeds will benefit Médecins sans Frontières (MSF), other charitable organisations, and the United Nations Mine Action Service (UNMAS).

a. Oberhauser's Spectre gold ring

worn by Christoph Waltz

ESTIMATE: £4,000-6,000 / PRICE REALISED: £32,500



Rankin framed set

of character art. This included nine portraits

ESTIMATE: £6,000-8,000 / PRICE REALISED: £30,000



c.



b.



a.



b. Something for Halloween

James Bond's Day of the Dead Costume worn by Daniel Craig.

ESTIMATE: £12,000-18,000

PRICE REALISED: £98,500

c. Longines 'Conquest Heritage'

18-carat rose gold automatic wristwatch, worn by Ralph Fiennes as M.

ESTIMATE: £5,000-7,000

PRICE REALISED: £20,000



Out from the dark by Dion Cupido



Party Time Series by Sandy Esau



West Coast Fisherman by Kervin Cupido

art auction

REAL ESTATE AND ART ARE PERFECT COMPANIONS AND GREEFF CLIENTS ENJOYED AN OPPORTUNITY TO ACQUIRE SOME NOTEWORTHY LOCAL ART AT AN AUCTION IN SUPPORT OF A GREAT CAUSE.

On March 16 2016, Greeff Properties hosted an art auction at Taj, Cape Town in aid of the Mitchell's Plain Bursary and Role Model Trust. Key speaker and Founding Patron of the Trust, former Finance Minister Trevor Manuel was there and he called on the private sector and individuals to support the trust which provides bursaries to matriculants from Mitchell's Plain who want to pursue tertiary studies. Mitchell's Plain is a predominantly poor area on the Cape Flats with 17 high schools serving approximately one million people.

"Education is one of the critical factors in changing the society in which we live, and ensuring that young people from poor communities are able to study at tertiary institutions will go a long way toward building the South Africa that so many people sacrificed and died for. The Mitchell's Plain Bursary and Role Model Trust is one example of a community-based organisation that is working to make it possible for deserving matriculants and students to pursue their dreams," says Trevor Manuel.

Mike Greeff, the founder of Greeff Properties and key sponsor of the Art Auction, said his company was proud to be assisting the Trust in its fundraising drive. "Arts and culture are at the very heart of the Mother City and Greeff Properties has a history of supporting Cape-based artists from previously disadvantaged communities," said Greeff. "Art and real estate are commodities which share a very special sector, and we felt that this event was not only very appropriate, but indeed a good opportunity for our clients to acquire what is likely to become very valuable art in the future, and at the same time support a very worthy cause which nurtures a variety of deserving young talented individuals, and not just artists."

Also sponsoring the event by providing a

venue to show the art in the weeks leading up to the auction, Catherine Timotei, owner of the Leonardo Da Vinci Art Gallery, said the auction was a unique way for art collectors to support the Trust and its bursary recipients from Mitchell's Plain.

Companies and individuals alike can help, either by supporting fundraising events or simply by donating to the Trust via the website: www.mpbursarytrust.org.za.

DION CUPIDO began creating art as a means of expressing himself, not as a way to earn a living. It was only when a friend's younger brother, who was studying art for matric, asked Cupido to help him with a project that he realised he could paint and that he loved it. Today his works go for R22 000 each. He is famed for selling a piece to Beyoncé.

SANDY ESAU comes from a creative family in Darling, on the Cape West Coast. He is a self-taught artist, using acrylics and mixed media. He is regarded as one of the most successful and talented young artists in South Africa.

KERVIN CUPIDO grew up in the Boland town of Paarl. He is a talented, highly productive multimedia artist and sculptor. His art works are found in corporate and private collections, embassies all over the world, the Western Cape Legislature and the South African National Government.



MIKE GREEFF, CATHERINE TIMOTEI & TREVOR MANUEL LAUNCHED THE AUCTION AT A PRESS CONFERENCE HELD AT THE LEONARDO DA VINCI ART GALLERY. ▲

NEW DEVELOPMENT IN UPPER WYNBERG

21 on Wellington



AN OPPORTUNITY TO ACQUIRE A LUXURY APARTMENT, A SHORT STROLL FROM CHELSEA VILLAGE.

JUST LAUNCHED in Upper Wynberg, a “first-of-its-kind” luxury apartment building. Eight two-bedroom, two-bathroom units and four superb three-bedroom, three-bathroom duplex penthouses, featuring huge outdoor balconies and boasting panoramic mountain views.

Superbly located, 21 on Wellington is a short stroll from the historic Chelsea, Wynberg with its heritage buildings, charming boutiques, décor showrooms and restaurants, yet only 1 km from the Constantia M3 exit, and a short drive to Constantia Village and Virgin Active gym.

WHY A LUXURY KARMA DEVELOPMENT?

- *A **small block** of only 12 apartments – all north facing.
- ***Exceptional focus on security** – recorded camera surveillance viewable from unit and smartphone. Remote control access and electric fencing.
- ***Latest technology** in HD DSTV. ADSL points and WiFi connectivity in each unit.
- *“Green” energy-efficient building with solar hot water, heat pumps and back-up emergency power for common areas.
- ***Award-winning architects** present cutting edge design and stunning new features.
- ***Hands-on developers** are involved in the detail of finishes and communicate directly with owners.

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Let's talk about currency risk & its impact

2016 IS SET TO BE ONE OF THE MOST CHALLENGING YEARS FOR OUR YOUNG DEMOCRACY. LOWER THAN EXPECTED ECONOMIC GROWTH, FURTHER INTEREST RATE HIKES, LOCAL ELECTIONS AND THE WORST DROUGHT IN 20 YEARS ARE A FEW OF THE CHALLENGES THAT LIE AHEAD.

By Jill Wilmans & Gareth Frye

These challenges will almost certainly affect the Rand, and if the first two months of the year are anything to go by, we're in for an interesting year. Now, more than ever, you need to understand what lies ahead to mitigate risks and protect your wealth.

So what can we expect from 2016?

The year ahead promises to be the tipping point for SA. Our Democracy is entering a transitional phase as we work towards a more inclusive economy.

Where could the Rand move to?

If 2016 mirrors 2015, and we see the Rand weaken by a further 30%, we could be looking at rates of 20.09/\$, 21.84/€ and 29.58/£, numbers far greater than any economist' wildest predictions. Our thoughts are that, while this is possible, it's not likely. We wouldn't be surprised to see the Rand between 18/\$ - 19/\$ by year-end.

2016 will be the year many more

South Africans look to invest offshore to protect their wealth.

Diversification is one of the most basic and important principles of good investing. Given the risks associated with South Africa, investing offshore is a sound choice.

How Exchange Control regulations impact on your decision.

South African Exchange control has both restrictions on investing offshore as well as strict guidelines on the process and reporting of such investments, and this is where a specialist Currency transfer partner, like Currencies Direct can assist. With over 20 years of international experience in the industry, a dedicated and experienced local team, as well as a guarantee to offer the best possible rates with no hidden fees, Currencies Direct should be your first port of call.

You can send money out of South Africa in a number of ways, each has their own requirements, clear guidelines and restrictions.

The *Single Discretionary* allowance

Local highlights:

SARB INTEREST RATE: The SARB responded to previous Rand crashes (2001 & 2008) by aggressively raising interest rates. We've already seen a 0.5% increase and it wouldn't be a surprise to see interest rates topping out at 8% by year-end.

CREDIT RATING: This could open the floodgates for capital outflows and cripple the Rand in the process. Avoiding a credit rating downgrade was the theme for the State of the Nation as well as Budget 2016. Can this downgrade be avoided?

MUNICIPAL ELECTIONS: This is going to be one of the most unpredictable elections the country has ever seen. The opposition will be looking to nip a major Metro or two, with PE, Tshwane and Johannesburg up for the taking.

DROUGHT: El Nino has brought about the worst drought to hit the country in the last 20 years. This couldn't come at a worse time, with expectations of resulting food price increases in excess of 10%.

PARASTATALS: We expect load shedding to be a thing of the past, as attention shifts to the financial management of certain parastatals and the proposed trillion Rand nuclear program. Despite government's assurances, we will all be keeping a very close eye on this one as it has the potential to bankrupt SA (not to mention the corruption potential).

International front:

THE USA: The Fed dominated headlines in 2015 as they commenced with staggered interest rate hikes. Now the focus will be on the pace and size of further movements.

CHINA: The year started with fears over Chinese growth fueling emerging market weakness. The question everyone's asking; how reliable is the data being released from China? Commodity prices seem to contradict their growth message and recent erratic movement in international exchanges further highlights the global sensitivity to news emanating from the region.

COMMODITY PRICES: Who would have thought that oil could fall below \$30 per-barrel? Commodities count for the majority of SA's exports, so some stability will bring much needed relief.

has a limit of R1 million per calendar year and is available to all South Africans, provided they have a SARS tax number and green bar-coded ID book. No additional documents are necessary and the transfer can be made immediately.

The Capital Investment allowance has a limit of R10 million per calendar year and can be utilised by all adult South Africans whose tax affairs are in order. To facilitate this transfer, a client will need a tax clearance certificate (FIA001) a green bar-coded ID, a basic assets and liabilities statement, as well as documentary evidence of the source of funds. This process can get quite complicated, and that's why Currencies Direct is here, to guide you through the process. We will assist with the preparation of the tax clearance application, and secure the approval - all at no cost. This process can take anything from three days up to two weeks to facilitate.

Should you wish to send over R11m a year, Currencies Direct can apply for a **special dispensation**, as long as you have no intention to formally emigrate and can provide the necessary documentation supporting your intention. Our teams of specialists are in contact with the regulators daily to fast track this process.

As a non-resident or foreign national, you may freely invest in South Africa and repatriate those funds provided there is suitable documentary evidence to show that the transaction is concluded at arms-length, at fair market value and in an approved legal manner.

Exchange control becomes even more complex when the entity wanting to send funds abroad is a trust, a company, partnership or sole proprietor. The purpose of the transfer is really important as different rules apply for investments, foreign loans, royalty or dividend payments and omnibus travel allowance. By speaking to one of the team at Currencies Direct you can find out in advance what will be required in order for the funds to be released.



CURRENCIES DIRECT as a group trades over R90 billion every year for clients from across the globe. Our teams operate 24 hours a day and we can trade in over 16 different languages. The business is regulated around the world with licenses in the USA, UK, across Europe, South Africa, China, Canada, Australia and New Zealand. We comply with international best practice and strive to always ensure our standards not only meet, but exceed clients' expectations.

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If you are thinking about sending money offshore, in a personal or business capacity, why not give us a call and see how we can improve your position, protect your wealth and make the process as easy and hassle-free as possible.

CONTACT US AT **Greeff@CurrenciesDirect.com** AND MENTION THIS ARTICLE TO GET YOUR FREE CONSULTATION. WE CAN ALSO BE REACHED ON +27 (0) 21 418 0105.

Lets talk currency...

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MINI is all grown up, *but still a lot of fun.*

It may be recognisably MINI in all its design references, which are distinctive and very appealing, but there's nothing miniscule about the driving experience offered by the MINI Cooper S Clubman. Get behind the wheel and you'll be in no doubt that this is a big car boasting big car performance. The marketing catchphrase is "Go With Your Gut", and that's because this is a car designed to evoke emotional responses – it's not a car to feel impartial about.

MINI is aiming to evolve with its followers, so this is a grown-up take on the original.



It is a spacious, family car – longer, and wider than the previous model with five seats, extra rear legroom and a bigger boot, as well as a super flexible 40:20:40 rear-seat split. While it does turn heads, it is the epitome of restraint and politeness when it navigates morning school traffic, no swanky engine growls – but you'll feel it – yes in your gut – that this is a car begging for a freeway. It packs a muscular 2.0-litre 4-cylinder petrol engine (141 kW/192 hp) and is available in 6-speed manual transmission or a cruising 8-speed Steptronic transmission – the version Auric Auto allowed me to test drive was the latter, and it is a thing of beauty to operate. The MINI Cooper S Clubman is low slung and weighty with nothing short of sporty handling and highly tangible traction. Oh to be on a road trip!

The jumping off point for the interior design, apart from safety, is amusement. There's a mind-boggling array of optional equipment to increase driving fun, comfort and individuality, including: modern driver assistance systems such as MINI Head-Up-Display, Parking Assistant, rear view camera and Driving

Assistant; LED headlamps; LED fog lights and electrically adjustable seats for driver and front passenger. A jaunty foot wiggle underneath the rear, and the split boot doors perform a "hey Sesame". Among various other bells and whistles, there is also a panorama glass roof, and a mini Excitement Package with LED interior and ambient lighting and projection of the MINI logo from the exterior mirror on the driver's side when opening and closing the car; MINI Yours Interior Styles with backlit door bezels; alarm system including red LED status light in the fin antenna; range also includes: exclusive John Cooper Works and MINI Yours options and the current MINI Connected in-car infotainment program.

BASE PRICE: **R415 000**
 INCLUSIVE PRICE: **R488 047** (CO₂ tax of R1 847 included)

To see the vehicle and arrange a test drive, visit **AURIC AUTO**, 215 Main Rd, Claremont, Cape Town, 7708
 Phone: 021 670 1100

www.mini.co.za



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The hotel offers conference facilities and the vast lounge & restaurant areas also offer a superb venue for corporate functions, special occasions and weddings.

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Tintswalo at Waterfall
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cook like a
CHEF

Passionate about fresh, quality ingredients, renowned Chef extraordinaire, **Franck Dangereux** of The Food Barn shares a few delicious and decadent recipes.

STEAMED CRAYFISH TAIL, GLASS NOODLES, FINE JULIENNE, GARLIC CONFIT, MELTED BUTTER, SOY SAUCE, KING OYSTER MUSHROOMS.

— SERVES 4 —

An Asian-inspired dish with classic French flair.

Ingredients

FOR THE JULIENNE

Olive oil - 1 Tbs

Carrot - 1 medium, peeled and julienned (cut into fine matchstick-size slices)

Leek - 1 large, julienned

Courgette - 1 medium, julienned

Glass noodles - (Chinese vermicelli) 100g

King oyster mushrooms - 4 thinly sliced

Lemon - 1/2

FOR THE GARLIC CONFIT

Sunflower oil - 40ml

Clarified butter - 150g

Garlic cloves - 20 peeled

FOR THE CRAYFISH

Live crayfish (Cape Rock Lobster)

x 2, each about 400g

Spirit vinegar - 125ml

Salt

Fresh coriander and **chopped chives** to garnish.

Method

Place two pots on the stove, one with 2 litres of water and a good pinch of salt to cook the glass noodles, and the second pot big enough to accommodate both whole crayfish and however much water you need to fill it halfway – at least 4 litres. Add at least 5 to 6 Tbs salt so that it tastes like sea water. If you live near the sea, use real sea water to cook your crayfish – you can't beat that, and you then don't need salt. Once the water boils, add the crayfish, cover with a lid and cook for 12 minutes. Remove the crayfish from the water and allow to cool a little before separating the tails from the bodies. Crack the tail shell gently and remove the tail flesh.

In the meantime, prepare the confit. Heat the sunflower oil in a small pan, then add the garlic cloves. Fry very gently – you don't want them to colour. Once they start frying, add all the clarified butter. Simmer very gently for about 20 minutes until the cloves are completely soft and the butter is infused with garlic flavour. **Set aside.**

Cook the julienne. Pour olive oil into a wide nonstick pan. Over very low heat, fry the carrots for 2 minutes, add the leeks and, still over low heat, fry for 2 minutes, then add the courgettes and fry for another 2 minutes. Season with a little salt and turn off the heat.

recipe continues next page...

...continued

Flash fry the sliced mushrooms in a large pan with a splash of olive oil, season with salt and deglaze with the juice of half a lemon, cook until all the moisture has evaporated.

Plunge the glass noodles into the boiling water. By the time the water returns to the boil (within 3 minutes or so), the noodles will be cooked. Strain immediately, refresh with cold water, toss the noodles into the julienne pan and mix with the vegetables. Just before plating, briefly warm this mixture.

To assemble, divide the vegetable julienne and noodle mixture and the mushrooms between the four plates, then top with crayfish. Share out the garlic cloves and generously drizzle the garlic butter over the crayfish and the vermicelli. Drizzle with a tiny amount of soya sauce, garnish with the flesh from the crayfish legs and finish with fresh coriander and chopped chives.

***COOK'S NOTE: Freeze the crayfish heads to make an amazing sauce or soup at a later stage!**

Franck's BABA GHANOUSH WITH COURGETTE BEIGNETS & ROASTED VINE TOMATOES

SERVES 4

Ingredients

Aubergines - 2 large / **Olive oil** / **Garlic** - 1 tsp crushed
Thyme leaves - 1 tsp fresh / **Marjoram** - 1 tsp chopped fresh
Mint - 2 Tbs chopped fresh / **Coriander** - 2 Tbs chopped fresh
Flat-leaf parsley - 3 Tbs fresh / **Tahini paste** - 2 Tbs
Goats' milk butter (from fine cheese shops) - 1Tbs melted
Homemade or good quality mayonnaise - 120ml
Toasted black and white sesame seeds to sprinkle
Cherry tomatoes on the vine - 20 or skewered on four rosemary stems / **Juice of 1 lemon** / **Salt and pepper**

Preheat oven to 165°C. Place the whole aubergines on a baking tray and bake for about 1 hour until soft. Take out of the oven and leave to cool slightly. Place tomatoes on a tray, drizzle with olive oil, salt and pepper, roast for 10 min, remove from the oven and set aside.

Remove aubergine stems and slice aubergines in half. Scoop out the flesh and place in a food processor along with half of the cooked skin from one of the aubergines. Add all the remaining ingredients except the mayonnaise, seasoning and sesame seeds. Whizz until the baba ghanoush is completely blended but still retains some texture. Add the mayonnaise, blend and taste for salt and pepper. (This keeps beautifully in a jar in the refrigerator.) Spoon into the remaining empty shells of the baked aubergine skin, if desired. Garnish with a sprinkling of sesame seeds and serve with courgette beignets and roasted tomatoes.

Courgettes Beignets

SERVES 4

Sunflower oil for frying - 1 Litre
Baby marrows - 4, quartered lengthwise

For the batter:

Ice-cold beer - 200ml / **Self-raising flour** - 130g

Preheat a fryer to 180°C or heat up oil in a wok. Meanwhile, make the batter: Place the beer in a food processor, turn it on and gradually pour in the self-raising flour to form a light batter. Set aside.

When frying the courgettes, use your hands; if you use tools, you will drop the courgettes in from too high, splattering hot oil all over yourself! Be careful but confident. Take each courgette stick by one end and check that it is covered in neither too little nor too much batter. Slowly lower it into the oil; wait until the courgette is in contact with the oil and starts to bubble before letting go. Cook 8 sticks simultaneously for 60 seconds until the batter is brown and crisp. Remove from the oil and place on paper towels. Repeat to cook all the courgettes, then season with salt.



*Franck's Baba ghanoush
with courgette beignets &
roasted vine tomatoes.*



CLASSIC TARTE TATIN SERVES 4

Ingredients

Golden delicious apples - 3, peeled, halved and cored / **Butter** - 1 Tbs
Sugar - 3 Tbs / **Puff pastry**, ready-made, cut into a 30cm diameter disc and rolled about 1/2 cm thick. Place on a plate and refrigerate until ready to use.

Preheat the oven to 180°C.

Melt the butter in a frying pan over medium heat, add the apples and fry until slightly browned, turn them over and fry a further 3 minutes, add the sugar and allow to caramelize a little. Remove from the heat.

Take the pastry out of the fridge, place it over the fruit and use the back of a spoon to tuck the pastry edges in all around the pan, keeping it completely flat on top. (Should you decide to double up the recipe and use a larger frying pan, remember to increase the diameter of your pastry accordingly). Place in the oven and bake for 25 minutes.

So far, so easy — the hard part is turning it out; the trick is to remove the frying pan from the oven directly to a medium flame on the stovetop. Gently rotate the pan over the heat to spread the caramel and loosen the fruit and pastry. Once you are sure the fruit is detached from the base of the pan, invert a plate over the pan and swiftly flip the lot over – you need to be committed and confident now so that you don't hesitate mid-air and allow the hot caramel to dribble out onto your wrist. Let it cool for a few minutes before serving with ice cream.

THYME ICE CREAM & FRESH FIGS

An ice cream is actually an iced custard. Even if you don't have an ice-cream churn, you can still make a really good custard, flavour it with something you love, and use your freezer and a good whisk to make a delicious ice cream.

SERVES 4

Ingredients

Milk - 250ml

Egg yolks - 3

White sugar - 75g

Fresh thyme leaves - 1 teaspoon

Method

Scald the milk and the thyme leaves over medium heat. In the meantime, cream together the egg yolks and sugar, whisking continuously until the yolks change from bright to pale yellow. By now, your milk should be simmering. Whisking constantly, pour a little of the milk into the egg mixture to warm and dilute it slightly, gradually adding in up to half the milk. When well mixed, carefully return all the egg mixture to the milk in the pot, whisking constantly. (By the way, we're basically making crème Anglaise here.)

Watch out: this is where it can all go wrong! Return to medium heat and stir continuously with a wooden spoon, ensuring the mixture doesn't catch at the bottom of the pot. After just a couple of minutes, the custard will start to thicken; you need to cook it until it coats the back of the spoon. Take it off the heat and decant immediately into a large cold bowl. Allow to cool. If you have an ice cream churn, churn the ice cream. If not, place in the freezer, whisking from time to time to prevent ice crystals from forming.

Serve with fresh figs.



*Thyme ice cream
& fresh figs*

VILLAGE Life

Big on authentic character and low on pretention, *Noordhoek Farm Village* is one of those destinations you want to visit again and again.

WORDS & PHOTOGRAPHS HEDI LAMPERT KEMPER



Digging in at Kristen's Kickass ice-cream.

Guy Chaston of The Village Roast

THE VILLAGE ROAST

Coffee doesn't get fresher or more delicious. Blending and roasting quality beans happens right here in a dear little thatched hut, under the watchful eye and loving hand of Guy Chaston – fuelled on the fanaticism of three decades plus, he is the South's very own Mr. Coffee.

Pop in for a chat and his personal recommendation of the day's chosen blend. Guy also supplies all the restaurants in the village, so great coffee is a constant here. (**ph. 021 789 0573**)

FLAVOUR EXPLOSION

It's all in the name; Kristen's Kick-ass Ice Cream is the bomb! Even just reading the list of available flavours is a transcendental delight; Miss Lemon Meringue, Buttermilk Roasted Strawberry, Briar Berry with Oatmeal Streusel, Milk Stout with Chocolate Covered Pretzels, Chamomile and Honey and Olive Oil With Fire Roasted Pepitas to name a few. Quality local ingredients are infused, swirled and generously dolloped. Not a preservative in sight – nothing factory made. She even bakes her own Oreos to add heavenly, crumbly treasure to a far-from-basic, authentic vanilla. Clearly one for the list of things you have to do this year!

(**www.kristenskickass.co.za / ph. 072 563 7642**)



Get the juice

SQUEEZE ME

Now at Noordhoek Farm Village, FaithJuice, the famed local raw juice delivery service is still supplying daily juices and two, three and five-day Juice Cleanses to the Deep South. Free delivery between Kommetjie, Noordhoek and Fish Hoek. Fresh (not frozen) juices in glass jars are personally delivered to your home or workplace between 7 and 10am weekdays. Personal support is given during cleanses. Available to clients after hours to answer questions or offer advice.

(ph. 071 471 1226 / faithjuices@gmail.com)

THE TOAD IN THE VILLAGE

The deep South's most inviting country pub is a haven for families, friends and anyone looking for a warm welcome. Exceptional and hearty fare includes the likes of rack of ribs, Guinness springbok pie, smoked eisbein, gourmet pizzas and smoked chicken salad. A favourite among sport spectators, particularly in winter when roaring fires and contentious rugby beckons. Open seven days a week for lunch and dinner.

(ph. 021 789 2973 / www.thetoad.co.za)

CAFÉ ROUX

Great food and an unbeatable location under the oaks are part of Café Roux's appeal, however its reputation as a regular venue for excellent local live music acts ensures that this spot always buzzes. Check out www.caferouxsessions.co.za for the line-up.



Freshly baked goods at The Foodbarn Deli

FOODBARN

The Foodbarn name is synonymous with an entire spectrum of taste extravaganzas for every moment of every day. At the Foodbarn Restaurant Noordhoek, Chef Franck Dangereux dazzles with mouthwatering offerings in 'fine-dining' style in a laid-back charming old barn. (See pages 20 to 25 for Franck's recipes.)

At the Foodbarn Deli during the day, there's a wide choice of freshly baked breads and pastry, tasty meals and freshly roasted coffee. By night the Deli is transformed into a must-visit Tapas Bar. Pair inspired bites with a variety of wines and beer.

The Pop-Up Kitchen happens every Wednesday evening at the Community Market in the Farm Village, Noordhoek 4 to 8pm. Whichever Foodbarn you are in... you're in for a treat!

www.thefoodbarn.co.za

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WWW.NOORDHOEKVILLAGE.CO.ZA

TO MARKET TO MARKET...

The Farm Village Market is back, every week, on Wednesdays from 4 to 8pm. You'll find a variety local traders, local brewers and a relaxed, happy contingent of Noordhoek residents. **Expect music, great food and a good attitude!**

Photography by
Hedi Lampert Kemper



a.



b.



c.

statement STYLE

The season's bold colours and boho prints are beautifully offset by grays and earthy beige.

e.



d.





- a.** Baby Animal Bag from Isabelina. R1 485 / www.isabelina.co.za. **b.** Kendell felt floppy hat from Old Khaki. R250 / www.oldkhaki.co.za. **c.** Shift Sash Peacock dress from Nicci Boutique. R1 150 / www.nicci.co.za. **d.** Hunter Original tall glossy Wellingtons in Graphite from Nicci Boutiques. R2 500 / www.nicci.co.za. **e.** Handmade cloth necklaces with magnetic clasps by Nomi from Feature. R140 www.thefeaturestore.co.za. **f.** Hand-woven silk ties from Café Coton. R790 / 021 683 0498. **g.** Mango soap on a rope from Rain. R75 / www.rainafrica.com. **h.** Scatter Riya Royal cushion from Loads of Living. R499 / www.loadsofliving.co.za. **i.** Model One Tivoli Audio AM/FM Table Radios and iPAL Audio Laboratory from Sound & Cinema. R3 690 each / www.soundandcinema.co.za. **j.** Red DeLonghi Icona Electric Kettle from DionWired. R1 400 / www.dionwired.co.za.

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THE BIG ISSUE BIG 200

This year is *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:

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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.

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Diep River - R4.6m

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

Kenilworth Upper - R13.4m

SOLD



Debbie Woods - 082 578 4181



The Jewel in the Crown

This 700m² Sir Herbert Baker manor house, circa 1893, is situated within a secure enclave. Beautiful reception rooms with high ceilings, teak floors, elegantly profiled skirting boards, dado rails and cornices, as well as original fireplaces, are exquisitely appointed and include a formal dining room and lounge, plus an inviting family room situated off the gourmet kitchen. Doors lead to a large covered terrace, flanked by stack-back windows.

From here, glorious views of the garden and surrounds can be enjoyed. Upstairs, four generously proportioned en-suite bedrooms boast sash windows and shutters as does the quirky tower-room. This private home truly represents quintessential elegant living with top security.

KENILWORTH UPPER

R24,9 million

Web Reference: 1559429

Bedrooms - 5

Bathrooms - 5

Garages - 4

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



BISHOPSCOURT

R14,995 million

Tropical inspired villa... (best value)

One is welcomed by an imposing forecourt and double-volume entrance hall. Open-plan spaces spill out to a lush garden, ideal for children as well as lavish entertaining. Four bedrooms and bathrooms upstairs surround a spacious pyjama lounge and a downstairs guest suite offers privacy. Constantiaberg mountain views flank the landscaped garden with rock pools, large swimming pool, trampoline, gazebo and built-in braai. Direct access garaging, ample visitors parking and staff accommodation add to the appeal.

5 Bedrooms - 5 Bathrooms - 3 Garages - Web Ref: 1559476



CLAREMONT UPPER

R23 million (incl. VAT)

Iconic Eyton Terrace

London-style home in a secure gated estate of five homes. This is a unique opportunity to purchase a beautiful Georgian, so thoughtfully re-furbished. Generous proportions, high ceilings, wooden floors and sash windows, plus four slow combustion wood-burning fireplaces. Fabulous entertainment spaces, library / TV room, open-plan kitchen / family room with doors to terrace. Magnificent lap-pool set in a private garden with borehole and mountain views.

4 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: 1567016

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



Character with class

Close to leading schools and set in a magical, beautifully landscaped garden, this warm family home has been sensitively and tastefully renovated. The private formal lounge, dining room and laid-back family room are complemented by wooden floors and stack-back doors to terrace. With its large wood-burning fireplace, the deep entertainer's patio is cosy and inviting and offers views over the luscious and level lawn with swimming pool. Retractable roller blinds add versatility. The en-suite bedrooms are tucked away upstairs and there is also a potential downstairs guest suite. Built-in study with access to private courtyard. Ample parking for guests behind automated gates, excellent security including Verifier offsite monitoring.

KENILWORTH UPPER

R14,95 million

Web Reference: 1559437

Bedrooms - 4

Bathrooms - 4

Garages - 3

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



The patina of age and style

Beautifully maintained home in the heart of 'Hen and Chicken'. Circa 1920, this private oasis just oozes style, comfort and the warmth of a true family home. Oregon floors, lofty ceilings and well-proportioned rooms with four fireplaces. Charming cameos inside and out with pleasing flow to a covered terrace and pool. Double garage with covered access, a separate laundry and study / studio.

CLAREMONT UPPER

POA

Bedrooms - 4

Bathrooms - 3

Garages - 2

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



A unique Constantia Nek thatched homestead

Set among woodlands just at the base of 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 panelling and shelving. The property includes a heat-pump warmed pool, a Jacuzzi, borehole and a separate self-contained cottage.

CONSTANTIA UPPER

R29 million

Web Reference: 1559545

Bedrooms - 5

Bathrooms - 5

Garages - 2

Parking Areas - 6

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



Quintessential luxurious living

This magnificent master-built home offers interleading spacious living areas with floor-to-ceiling glass doors framing dramatic mountain views. Enjoy breath-taking sunset vistas year round in a wind-sheltered garden / entertainment area.

This extraordinarily beautiful contemporary home with striking exterior and interior architectural design is definitely one of the area's most exquisite listings. Vast immaculate grounds are home to a tennis court, sparkling infinity pool and a selection of outdoor entertainment spaces, enhanced by tranquil water features. With six garages, this is the perfect car enthusiast's haven.

CONSTANTIA UPPER

R35,5 million

Web Reference: 1561470

Bedrooms - 5

Bathrooms - 4

Parking Areas - 6

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



CONSTANTIA UPPER

R10,9 million

Magical position

A beautiful open-plan home with magnificent mountain views in the sought-after, secure Valley Walk area. The home offers space and light with a seamless flow. A must to view.

4 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: 1571319



CONSTANTIA UPPER

R8,9 million

Elegant simplicity

This property blends elegant sophistication with comfortable family living. Located in the Nova Constantia pocket, the home affords sensational mountain views through walls of glass that open to a level garden. A serene and peaceful place to live.

4 Bedrooms - 2½ Bathrooms - 3 Garages - Web Ref: 1603068

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



CONSTANTIA UPPER

R27 million

Ambassadorial residence

This incredible property situated in a quiet cul-de-sac epitomizes elegance and modern family living. Double volume entrance hall leads to generous living rooms with seamless flow to enclosed patio, allowing for year-round entertainment. The home offers the very finest fixtures and fittings, surrounded by beautiful grounds. The home boasts five reception rooms, nine en-suite bedrooms, gym, study, wine cellar, pool, sauna and six car garage for the car enthusiast.

9 Bedrooms - 9 Bathrooms - 6 Garages - Web Ref: 1607753



CONSTANTIA UPPER

R29,5 million

Captivating thatched homestead

This unique residence set amidst sprawling three-acre grounds is the ultimate country living estate offering complete privacy. The 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 long private road leads up to the elegant thatched homestead which is sited in a gated community with 24-hour security. Surrounded by green belts and close to the village centre.

7 Bedrooms - 5 Bathrooms - 4 Parkings - Web Ref: 1559556



CONSTANTIA UPPER R8,85 million

No place like home

This north-facing property filled with charm and soul features delightful outdoor areas with great amenities, including pizza oven, braai, children's playground and outdoor Jacuzzi. Enjoy relaxed family living in this home offering lounge, dining room and kitchen - all open plan.

3 Bedrooms - 2 Bathrooms - 2 Parkings - Web Ref: 1559537



CONSTANTIA UPPER R12,9 million

Modern masterpiece

This unique property blends contemporary sophistication with comfortable family living. Located in a tranquil position, the home affords excellent flow to a spacious undercover patio, ideal for alfresco dining.

4 Bedrooms - 4 Bathrooms - 2 Parkings - Web Ref: 1597338



CONSTANTIA UPPER R16.9 million

Accommodation galore in this versatile home

The home boasts open-plan lounge, dining and kitchen area stepping out onto a large entertainment / family room with built-in braai overlooking the pool for easy entertaining. Generous bedrooms lead out through pretty French doors onto a covered balcony.

8 Bedrooms - 8 Bathrooms - 6 Garages - Web Ref: 1606793

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



CLAREMONT UPPER R6,9m (inc VAT)

The Eight - Security Townhouses

Low maintenance, lock-and-leave, modern townhouses with quality Italian designed finishes. LED lighting, double glazing and solar panels all combine to make this one of the most up-to-date, power saving security developments on the market today.

4 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: 1559511



CLAREMONT UPPER R5,9 million

Grand Villa with dual-living potential

Magnificent three-storey villa in the heart of Upper Claremont, boasting beautiful views of the mountain. Extensive accommodation offering many permutations to suit a number of different lifestyles or requirements.

4 Bedrooms - 4 Bathrooms - 4 Garages - Web Ref: 1559495



CLAREMONT UPPER R5,3 million

Eclectic Designer Victorian

A professionally restored and sensitively renovated Victorian, retains original features, where possible, creating a foil for the contemporary elements designed for an easy-living modern lifestyle. A perfect fusion of understated, modern classic nuances and an elegant timeless style.

2 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1559515



NEWLANDS

POA

Fit for a princess

This home has received a long line of impressive guests including George Bernard Shaw and Princess Alice, all of whom have danced and dined in the elaborate halls, breakfasted on the terrace, under the marigolds and Cork Oaks and still have the original suites respectfully named after them. Maintained to its original purpose and stature, this home is currently loved and lived in, while housing quite wonderful gatherings to which one can be delighted to receive an invitation. With its enveloping, romantic atmosphere, one would not be surprised to find Lady Mary of Downton Abbey in a secret tryst in the staff passages!

8 Bedrooms - 8 Bathrooms - 12 Parkings - Web Ref: 1559477



NEWLANDS

R6,6 million

Location, location, location

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 teen lounge or guest room plus a large laundry. Off-street parking for two cars and a double garage. Complete with your own key to the forest.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1559487



NEWLANDS

R6,2 million

Classical opulence

Situated on a quiet avenue in Newlands this modern semi-detached townhouse is within easy walking distance of leading schools, restaurants and shops. Austrian and Italian craftsmen have ensured that this home is beautifully finished with every attention to detail. Enjoy a large entrance hall, high ceilings and a central, double-volume atrium flooded with light. This home further boasts excellent security, a separate laundry, a sunroom and views of Table Mountain and Hottentots Holland.

3 Bedrooms - 2½ Bathrooms - 2 Garages - Web Ref: 1576484



NEWLANDS

R6,2 million

Add your own touch to this Hiddingh home

Ideally situated on a quiet road, this larger than average, north-facing property, is ready to be redesigned in the new. With a solid structure, lovely garden, sunny position and a great mountain view, there is much development potential for this home.

4 Bedrooms - 2 Bathrooms - 2 Garages

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



RONDEBOSCH

R11,75 million

Grandeur and charm near Bishops

A remarkable double-storey, Rondebosch home, on over 1 000m² with a large-work-from-home office, four reception rooms and domestic quarters. The property is located in a serene pocket in the desirable Silwood area situated close to Bishops-Diocesan College, Mickfield School and Rustenburg Girls High School and has easy access to town. The portico with its beautiful parquet, herring-bone wood floor welcomes you inside.

4 Bedrooms - 4 Bathrooms - 2 Garages - 3 Parkings - Web Ref: 1565947



RONDEBOSCH

R7,5 million

Dual living in prime position

Situated between Bishops-Diocesan College and Rustenburg Girls High School, this large double-storey, architect-designed home in Rondebosch's Platinum Mile offers spacious accommodation as well as an income-producing apartment or large dual-living home. From the welcoming entrance hall to the large atrium, currently used as a family room, and into the open-plan lounge, dining room and kitchen with its granite tops and underfloor heating and separate laundry, this is a lovely family home.

5 Bedrooms - 3 Bathrooms - 3 Parkings

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



RONDEBOSCH

R4,9 million

Just right and ready to go

Situated and well-placed on a corner stand. Partially double-storey with a huge upstairs studio boasting stunning views. Three bedrooms, main en-suite and study. Spacious lounge and dining room with wraparound glass doors and windows, opens on to patio and lawned garden with pool. Single garage with domestic quarters. Tandem carport and abundant off-street parking. Excellent proximity to Micklefield.

4 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1582116



RONDEBOSCH

R4,5 million

Spectacular position in the Silvermile

South entry, north-facing home in a very sought-after position. A comfortable family home with great accommodation. Four well-appointed bedrooms, three bathrooms and a study. Receptions flow to sun-filled patio, pretty garden and pool. Teen pad and wonderful utility/laundry. Safe, direct access from double garage. Loads of secure parking for additional cars.

4 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1569810



RONDEBOSCH

R4,4 million

It's airy, spacious and up to the minute

A beautifully renovated property with au courant finishes. Lovely quiet position. Bamboo flooring in spacious reception areas which are open plan to dream kitchen and flow to undercover entertainment area and pool. Three bedrooms (main en-suite) with loads of built-in cupboards. Family bathroom is tasteful and elegant. Full security plus many extra features. Double garage and off-street parking for one car.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1559581



RONDEBOSCH

R4,3 million

Situated in a quiet cul-de-sac

A comfortable, well-maintained family home, nestled in a quiet pocket of Silver Mile, Rondebosch. Offering three bedrooms, two bathrooms, generous reception rooms, kitchen, pool, one garage and three extra parkings. Parquet floors, under pristine wall-to-wall carpeting. Alarm.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1559568

FOR ENQUIRIES PLEASE CONTACT - Val Petzold - 083 625 0433 - val@greeff.co.za



CLAREMONT

R3,6 million

Immaculate, contemporary – a super family home

Absolutely pristine condition, move right in! An established, pretty garden, offers charm and tranquillity – perfect for the young family! Enter to a generous open-plan living room with state-of-the-art, wood-burning, combustion fireplace, as well as office/work space, to dining room and separate designer kitchen with two eye-level ovens, built-in hob and extractor. Tiled and wooden floors, front and back garden, both with built-in braais. Automated irrigation system. Burglar bars, Trellidors, and electric fencing.

4 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1559424

FOR ENQUIRIES PLEASE CONTACT - Val Petzold - 083 625 0433 - val@greeff.co.za



CLAREMONT

R5,5 million

Generous, tranquil, stylish

Slip behind these walls, into a comfortable world of vintage proportions, and a sophisticated, modern, family lifestyle. An architect-designed modern extension was added within the past few years, incorporating a secluded large, open-plan living/dining/kitchen, with perfect flow to outdoor entertainment, and generous paved garden and pool area. High ceilings and rooms of generous proportions. Wonderful Oregon floors enhance the substantial reception rooms.

4 Bedrooms - 3½ Bathrooms - 1 Garage - Web Ref: 1608427



CLAREMONT

R4,2 million

Victorian by nature, contemporary by design

Just look at this! Situated in Lynfræ. The complete family home, bringing Victorian into modern. Classic original features include two fireplaces, Oregon floors, and high, pressed ceilings, surprising you with slick, contemporary, bright and airy, open-plan, family living spaces, enlarged by use of Oregon framed, tall, glass, stacker doors, which fold back to a lush garden and pool. Adjoining is a designated playroom and amazing kitchen. A large picture window frames a spectacular mountain view.

4 Bedrooms - 1½ Bathrooms - 4 Parkings - Web Ref: 1570695

FOR ENQUIRIES PLEASE CONTACT - Mark Shagam - 083 272 4004 - mark@greeff.co.za



HARFIELD VILLAGE

R1,95 million

Your own cottage in the Village

This homely cottage is a must see. Carpeted throughout with original wood flooring underneath. The property has a spacious living area with one large bedroom and generous study. Charming kitchen has built-in oven with extractor fan and is plumbed for washing machine and dishwasher. Double French doors from living room open to outside patio area, perfect for entertaining and relaxation. This property boasts a double covered parking bay behind garage door. Centrally located in the sought-after Harfield Village, close to the station as well as all major routes and amenities.

1 Bedroom - 1 Bathroom - 2 Parkings - Web Ref: 1577679

FOR ENQUIRIES - Tim Greeff - 083 642 4848 - tim@greeff.co.za / Michael Greenwood - 076 070 5551 - m.greenwood@greeff.co.za



CONSTANTIA

R6,9 million

Excellent family home in tranquil setting

A well maintained family home set in a tree-filled garden with space for children to run. The home offers excellent relationship of home to garden and accommodation of generous proportions.

4 Bedrooms - 4½ Bathrooms - 2 Garages - Web Ref: 1559423

FOR ENQUIRIES - Jean Kerr - 082 975 8427 - jean@greeff.co.za / Anthony Snyman - 083 621 1279 - anthony@greeff.co.za



SWEET VALLEY

R9,95 million

Priceless opportunity on over an acre of lush land

This much loved country-feel "Provençal-style" home is set in the sought-after Constantiaberg area, a block away from Sweet Valley Primary, in a magnificent park-like garden with beautiful mountain views.

4 Bedrooms - 5 Bathrooms - 2 Garages



BERGVLIET

From R4,5 million

La Scala — premium gated estate

Phase three, now selling, offers last three generously proportioned three-bedroomed duplex townhouses. No transfer duty. Completion late 2016 / early 2017.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1559465



BERGVLIET

R3,995 million

Brand new trendy townhouse under construction

This imposing double-storey with north-facing aspect and beautiful mountain views offers townhouse-style living with a secure, private, low-maintenance walled garden and patio.

4 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: 1559473



BERGVLIET

R3,9 million

Last single-storey in La Scala gated Estate

Much sought-after two-bedroom simplex with deep roofed patio and set in private wraparound garden. No transfer duty. Completion early 2017.

2 Bedrooms - 2 Bathrooms - 1 Garage

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



MEADOWRIDGE **R5,3 million**

Simply the best

This tastefully remodelled home offers true dual living. The main home is complemented by a fully self-contained two-bedroomed flat. All set in a lush private garden with state-of-the-art security and eco-wise features.

5 Bedrooms - 3 Bathrooms - 5 Parkings - Web Ref: 1559504



MEADOWRIDGE **R3,995 million**

The epitome of stylish family living

Perfectly positioned for top schools. From the generously proportioned spread of interleading reception rooms, to the gorgeous, sun-drenched paved patio, this elegant home has it all.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1559501

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.

7 Bedrooms - 5 Bathrooms - 2 Parkings - Web Ref: 1559504



DIEP RIVER **R2,85 million**

Chelsea charm, generous space & easy-living

This lovely north-facing cottage offers generous living rooms with flow to deep roofed patio, private garden and mountain views.

3 Bedrooms - 2 Bathrooms - 2 Parkings - Web Ref: 1559517

DIEP RIVER **R2,695 million**

Cottage charm – super security

Tucked behind a simple exterior, this generously proportioned semi will delight buyers looking for spacious open-plan flow, and good security.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1559486

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

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WYNBERG UPPER **R6,395 million**

A perfect home for a growing family

Nestled in a quiet cul-de-sac an ideally positioned home in close proximity to schools and Constantia / Claremont Shopping malls. This charming double-storey home on 1 361m² boasts an abundance of natural sunlight and generous living. Tiled entrance hall leads to living, family and dining rooms which capture views of the treed garden. The well-appointed kitchen offers wooden cupboards and granite counter tops. A study / TV area and guest cloakroom completes the lower level. Upstairs comprises four sizeable bedrooms with an impressive full bathroom en-suite.

4 Bedrooms - 4 Bathrooms - 2 Parkings - Web Ref: 1559579



WYNBERG UPPER **R4,2 million**

European chic in Chelsea village

Elegance lives harmoniously with French decorating style; Provence-blue shutters, chandeliers and lime-washed floors. Enter into graceful and inviting living and dining rooms which feature marble columns and fireplace bringing old world character into this chic home. The kitchen is defined by vintage flavour with marble counter tops, neutral colour cupboards, porcelain basin and centre island with gas cooker. Two generous en-suite bedrooms. Main bedroom upstairs with its own private patio overlooks the lush treed outdoors.

3 Bedrooms - 2 Bathrooms - 2 Parkings - Web Ref: 1559569

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

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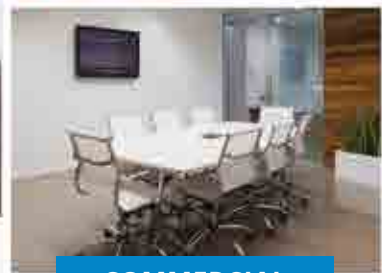
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KENWYN

R2,95 million

Well-loved, dual-living family home

This lovely home in a very sought-after position offers a spacious entrance hall to open-plan living areas and study with Happy Doors, leading to undercover tiled patio overlooking a sparkling swimming pool. Huge fully fitted kitchen with granite tops. All bedrooms have built-in cupboards. Master bedroom en-suite plus full family bathroom. Upstairs family room. A bonus, is a fully renovated, self-contained income-generating flatlet with guest toilet. Well-manicured garden. This home is ready to move in and enjoy!

5 Bedrooms - 2 Bathrooms - 5 Parkings - 1 Flatlet
Web Ref: 1567190

FOR ENQUIRIES PLEASE CONTACT - Shahieda Bardien - 084 512 4845 - shahieda@greeff.co.za



RONDEBOSCH EAST **R2,695 million**

Brand new release in "The Avenues"

This modern family home with its warm and welcoming entrance offers: Porcelain tiles throughout with formal lounge and patio doors leading to private garden area.

3 Bedrooms - 3 Bathrooms - 3 Garages - Web Ref: 1569959

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



PLUMSTEAD

R2,695 million

A wonderful opportunity for your family

Nestled in a quiet, leafy cul-de-sac and in superb condition, is this large, unusual split-level family home. Master suite, with views from its own balcony, verandah overlooking pool and multiple entertainment areas.

4 Bedrooms - 4 Bathroom - 1 Garage - Web Ref: 1569243

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



PLUMSTEAD **R2,495 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

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



PLUMSTEAD

R2,25 million

Space, character and position

A warm and welcoming home, centrally situated in the Plumstead area. Comprising three bedrooms, two bathrooms, full of characterful features. High ceilings and sprung-wooden floors with lead, stained glass windows.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1565961

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

NEW RELEASE



ON SHOW

SUNDAY: 2PM - 5PM

VENUE: On site - Glenugie Avenue, Tokai



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Karen Little 083 261 8849
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*"Putting the personal
back into property"*



TOKAI

R4,5 million

An enchanting rustic haven

Tucked away in the heart of Dennendal, this unique home offering open-plan living areas with mountain views from the lounge, dining area with fireplace, and doors leading to the sunny patio.

4 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1559455



TOKAI

R4,495 million

Prime Dennendal position needs your TLC

The very best address, turn this old, solid home into everything you ever wanted. So many options! Open-plan kitchen to lounge with doors to patio, pool and garden leading to the river.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1561589

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



A-once-in-a-lifetime opportunity to downsize to a spacious dream home.

Priced from R8.55 million, incl VAT. No transfer duty

New Court at Steenberg, will offer stylish and sophisticated real estate with enough space for your antiques and treasured memories, a sleepover space for the grandchildren or visiting friends, beautiful landscaped gardens and a pool, but with none of the maintenance hassle.

Soak up the tranquility of verdant bucolic surrounds on this spectacular 1.6-hectare site, and still enjoy the convenience of shops, restaurants, access to main routes and of course all the delights of the Constantia Valley and its wine farms.

Quality interiors | 3 Bedrooms including luxurious master suite, dressing room, stylish en-suite and balcony | Additional bathroom plus downstairs guest toilet | Top-of-the-range kitchen | Open-plan dining and living room and separate TV room | Patio | Scullery, laundry and storeroom | Single or double garage with direct access to home | Single entry/exit manned 24/7, perimeter electric fencing and CCTV cameras with off-site monitoring | Full-time estate manager living on the premises | On-site generator | Landscaped park-like grounds with pool, fountain court and gardens, plus a vineyard.

Mandy Kuhn

082 600 8846 / mandy@greeff.co.za

Bruce Durham

082 380 1880 / bruce.durham@greeff.co.za

021 763 4120 | www.greeff.co.za



TOKAI

R3,995 million

A much loved and cared for home

Offering an easy flow for entertaining inside and out, living areas lead to undercover patio with built-in braai, sparkling pool and pretty established garden. Plus an income-generating one-bed flat.

3 Bedrooms - 2 Bathrooms - 4 Garages - Web Ref: 1591426



TOKAI

R3,25 million

Village treasure

Your opportunity to move into the village, prime position in a secluded sought-after cul-de-sac. Neat as a pin, this home would suit those scaling down or starting out.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1559454

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



NIEUWE STEENBERG

PRICES FROM R 9 290 000
(INCL VAT) NO TRANSFER DUTY

NIEUWE STEENBERG - LAST FEW UNITS AVAILABLE

Located at the foot of the Steenberg Mountains, Nieuwe Steenberg offers the best of village life, combined with the offering of a large variety of cafés and eateries, legendary spas, shops, a neighbouring winery and 5-star hotel. Positioned between winelands, forest and coast, this prestigious gated estate is in easy proximity to many attractions ideal for outdoor enthusiasts and keen golfers. State-of-the-art security and top schools close by make Nieuwe Steenberg the perfect place to raise a family.

**Breathtaking location in the Constantia Valley | Energy efficient homes | Sophisticated Cape vernacular architecture
Interior finishes of the highest standard | Luxury fittings and spacious interiors | Secure lock-up-and-go lifestyle**

ON SHOW
SUNDAYS 2PM - 5PM

BRUCE DURHAM 082 380 1880 | MANDY KUHN 082 600 8846

DIRECTIONS

Take the M3 South towards Muizenberg.
Take the Steenberg off-ramp and turn right into Steenberg Road.
Take the left turn at the Steenberg South Gate Entrance.

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STEENBERG GOLF ESTATE

R12 million

Championship golf course living

Enjoy days by the pool and on the fairways of the immaculate Steenberg Golf Course. This attractive property situated on the 5th hole provides all the comforts of a well-designed family home. All three bedrooms are en-suite plus there is a study, additional bathroom and double garaging. Two golf memberships and an excellent clubhouse meet the needs of the golfing enthusiast and homeowner.

4 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: 1559562

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



SILVERTREE ESTATE R10,995 million

Tuscan treasure in sought-after Silvertree 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.

5 Bedrooms - 5 Bathrooms - 2 Garages - Web Ref: 1563563



NIEUWE STEENBERG R8,5 million

Nestled beneath the Steenberg Mountains

Located beneath the Steenberg and Constantiaberg mountains, on an elevated heritage site with gentle slopes, Nieuwe Steenberg, which neighbours the Steenberg Golf Estate, offers its residents a "have-it-all" lifestyle.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1559558



NIEUWE STEENBERG R7,2 million

Rare opportunity knocks

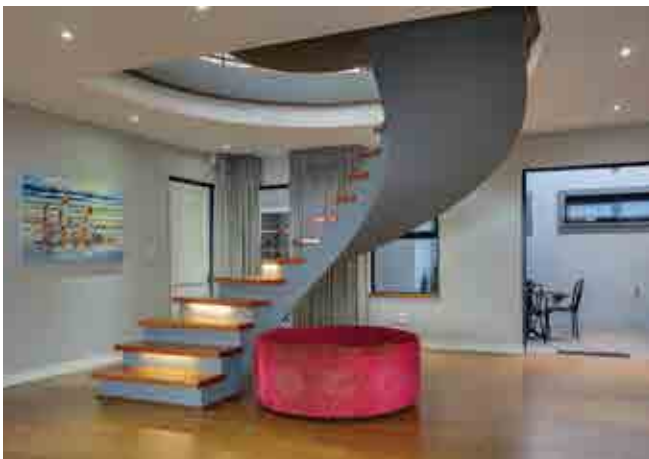
This elegant north-facing home overlooking the Steenberg vineyards offers a sparkling pool and sundeck, plus the joys of a low-maintenance lock-up-and-go lifestyle.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1559413

FOR ENQUIRIES - Mandy Kuhn - 082 600 8846 - mandy@greeff.co.za / Bruce Durham - 082 380 1880 - bruce.durham@greeff.co.za

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RECORD SELLING PRICE FOR THE AREA

SOLD



Oceanfront living in glorious St James

Perched virtually at the waters edge in the exquisite seaside town of St James, this exceptional heritage home, dating back to the 1800s, has been beautifully transformed into an extraordinarily beautiful, contemporary, five-bedroom home, 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, the focal point of the property is evident from the moment you step through the front door into the stylish main living area with its open-plan kitchen, fitted with state-of-the-art appliances. The generously proportioned space is framed by seamless glass doors, allowing uninterrupted and panoramic views across False Bay, Cape Point, and Cape Hangklip. Watch the whales, see the seals frolicking and witness the surfers at nearby Danger Beach.

ST JAMES

R17,5 million

Web Reference: 1559541

Bedrooms - 5

Bathrooms - 5

Garages - 5

FOR ENQUIRIES PLEASE CONTACT - Heather Cape - 083 320 6302 - hmcape@greeff.co.za



MUIZENBERG

R3,6 million

Character, charm and location

This unique home, perched on the Muizenberg mountainside, commands glorious views of Sandvlei and the Indian Ocean.

3 Bedrooms - 2 Bathrooms - Web Ref: 1559470



MARINA DA GAMA

R3,25 million

North on water

If you love the water, canoeing and sailing, this one is for you. Beautiful surround views of the Marina and the mountainside.

5 Bedrooms - 3 Bathrooms - 1 Garage - Web Ref: 1561134



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 proof positive that there are wonderful properties on the market.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1559489



LAKESIDE

R1,8 million

Klein Welgemeend

A superb opportunity to own the best plot in the latest security estate on the mountainside, with stunning views of the vlei and the mountains beyond.

Web Ref: 1559557

FOR ENQUIRIES PLEASE CONTACT - Heather Cape - 083 320 6302 - hmcape@greeff.co.za



ZEEKOEVLEI

R5,1 million

Spacious living on the water's edge

This extraordinary property is beautifully located to take full advantage of the South Peninsula Nature Reserve and the Rondevlei Bird Sanctuary.

7 Bedrooms - 8 Bathrooms - 4 Parkings - Web Ref: 1582005



ZEEKOEVLEI

R2,95 million

WOW factor enclosed by nature

A rare find in the False Bay Nature Reserve! This unique property is near the Rondevlei Nature Reserve and Bird Sanctuary.

6 Bedrooms - 4 Bathrooms - 3 Garages - Web Ref: 1559518

FOR ENQUIRIES - Terry Pope - 072 419 0070 - terry@greeff.co.za / Jordan Beya - 078 346 2995 - jordan@greeff.co.za



NOORDHOEK

R7,495 million

Sumptuous sea and mountain views

This seven-year old home is perfectly positioned in Kakapo Close and has both fabulous sea and mountain views. Warm and inviting with exceptional finishes, and 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: 1559733



NOORDHOEK

R6,35 million

Large home, fabulous views

This home is ideal for the large or extended family and is perfectly set up to run as a guest house. The sea views are breathtaking and the well-established, low-maintenance garden features a secluded, decked, solar-heated pool. Ideal for family and guests alike! Accommodation comprises: four large bedrooms, all with en-suite bathrooms and two self-contained suites (bedroom, bathroom, living area and kitchenette), plus open-plan living areas, a beautifully fitted kitchen with separate laundry room and a home office.

6 Bedrooms - 6 Bathrooms - 2 Garages - Web Ref: 1559698



NOORDHOEK

R6,25 million

Tranquil family home with superb sea views

Peaceful and private, with unobscured sea and mountain views stretching from Kommetjie Lighthouse, across Noordhoek beach to Chapman's Peak and the mountains beyond. This home has a sheltered position and a deep, wide undercover patio around the pool, from which to kick back, relax and enjoy the sunsets. Three large bedrooms, all on the same level, with a fourth en-suite bedroom / workspace above the double garage. Family bathroom plus two en-suites. The living areas are spacious and open plan, with solid chestnut flooring.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1559688



NOORDHOEK

R4,595 million

Lock-up-and-go or just stay and enjoy

There are so many reasons to buy this unique "Village" Home. Lovely atmosphere - nestled below the Noordhoek Mountains amidst old oaks, with gorgeous views. Great address, set within the Noordhoek farm village. Solid security. Immaculate condition and superb finishes. Great Investment! Entrance hall with guest toilet. Lounge with slow combustion wood-burning fireplace and open-plan to dining room. Family room with stack-back doors leading to the garden and Jacuzzi. Kitchen has granite tops and imported German fittings.

4 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1564227

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

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NOORDHOEK

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Come home to a sanctuary with breathtaking ocean and mountain views, in a fynbos setting, bordering a nature reserve. Enjoy the peace of living in a gated estate with state-of-the-art security and 24/7 manned gatehouse. With the beaches, equestrian trails, shops, restaurants and markets of Noordhoek on your doorstep and the business hub of Westlake and Reddam House School just over the mountain, your location could hardly be more convenient. Chapman's Bay Estate pretty much has it all.

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KOMMETJIE

R8,49 million

Own "your" amazing beach front home

The position of this Kommetjie home could not be more heavenly; just metres from the edge, 360 degree views encompass ocean, lighthouse and mountains. Huge windows allow for abundant natural light and vistas from virtually every part of the triple-storey house, including the bathtub in the main en-suite. Marvel at the majestic whales and the graceful flamingos flocking on the water's edge and be inspired by the spectacular sunsets over the ever-changing Atlantic Ocean. The entire third storey comprises the spacious master bedroom suite.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1586322



KOMMETJIE

R2,1 million

Serious seller - price reduced!

A well-loved and cared for home looking for a new family to enjoy and make their own. Spacious sunny lounge and dining room. An eat-in social kitchen with separate scullery/utility room. Three bedrooms with lots of built-in-cupboards. Two bathrooms with shower and bath, main bedroom is en-suite. Large family room and study or 4th bedroom upstairs. Lovely pool in a neat well-established, sheltered garden. Single garage with extra work space and two carports with capacity to house a caravan or boat.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1559692

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



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SIMON'S TOWN **R7,995 million**

Beautiful triple-storey home with breathtaking views

Triple-storey home with unparalleled, uninterrupted views across False Bay, from Cape Hangklip to the Ceres Mountains, from Strandfontein to Town and high up against the cliff side in a quiet, secure cul-de-sac.

5 Bedrooms - 5 Bathrooms - 4 Garages - Web Ref: 1559705

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



SIMON'S TOWN **R4,999 million**

This is the best in lock-and-leave

Offering an Admirals Kloof address with simply spectacular sea, mountain and waterfall views, together with arguably the finest kitchen in town. Must be viewed.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1559704

Brett M Cooper - 072 277 3308 - brettm@greeff.co.za



FISH HOEK **R4,5 million**

North-facing holiday home

This three-dwelling property can be operated as self-catering units, as a family / holiday home or the possible conversion into Sectional Title ownership.

6 Bedrooms - 4 Bathrooms - 3 Garages - Web Ref: 1559690

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



SIMON'S TOWN **R3,5 million**

Seaforth Supreme!

Located in sought-after Seaforth, walk to Boulders beach, this rare offering situated in between two streets with a spectacular 55m² patio offering a breathtaking sea view. This is it!

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1559683

Brett M Cooper - 072 277 3308 - brettm@greeff.co.za



FISH HOEK **R4,15 million**

Substantial family home with stunning sea views

This sea-facing home offers versatility. A double-storeyed main house with three bedrooms and three bathrooms plus a separate entrance flatlet. Two sea-facing balconies and double garage with direct access.

4 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: 1559736

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



KOMMETJIE **R6,2 million**

Stylish beachside home in Klein Slangkop Estate

This immaculate, elegant home is situated in a quiet cul-de-sac in a sought-after private estate. Set just one row back from the beach, the ocean and coastal walks are virtually on your doorstep.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1559735

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

CO-OWNERSHIP NOT WITHOUT PITFALLS

Couples, both married and unmarried, often decide to buy their home or an investment property jointly and to be co-owners.

This seems like a fair and sensible arrangement, especially in the current economic climate with the price of homes and other property soaring. Other examples of co-ownership extend to two or three couples or families pooling their funds to buy a holiday house, or business partners buying their business premises together.

Be warned though that co-ownership is (not without reason) somewhat infamous. The Roman law maxim, *communio est mater rixarum* (co-ownership is the mother of all disputes), is alive and well in our modern society and is often quoted in case law dealing with the termination of joint ownership. While initially co-ownership tends to be simple and successful while the parties' relationships thrive, things tend to get very complicated once relations sour.

Parties often think, for example, that as co-owners each one is automatically entitled to 50% of the asset. It is not so simple.

The 2012 High Court judgment in *Dubs v Dubs* is illustrative. Mr and Mrs Dubs, whilst still married, had bought and registered two properties in their names jointly. When they divorced, they fought over whether the proceeds should be split either -

- 50/50 (as per Mrs Dubs' claim that her husband had donated half shares to her), or
- pro rata to their respective contributions to the properties (Mr Dubs' claim being that that the properties were "joint ventures").

The Court held for the husband in regard to one of the properties, and for the wife on the other, ordering that they each pay their own legal costs.

The outcome was fair on the particular facts of the matter, but the lesson to learn is that the uncertainty, delay, extended acrimony and legal expenses could have been avoided had the parties obtained advice before buying the properties regarding their intended co-ownership and joint venture upfront.

Problems may be avoided or minimised by the parties entering into a prior written agreement at the time of acquiring the property. Parties intending to enter into co-ownership arrangements should agree how they intend to deal with the various situations that may arise, and record these intentions in a written agreement, to be signed by all parties. This can be simple in form, as long as all the relevant issues are covered. In more complicated situations of circumstances, it would be prudent for each party to take independent legal advice to ensure that the agreement is fair.

We strongly advise anyone considering the co-ownership of property to contact the property law specialists at www.stbb.co.za for advice before putting pen to paper.



For expert support in your sale transaction, contact

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HOUT BAY

R11,995 million

Stunningly elegant & solid home with African flavours

Set in magnificent Ruyteplaats Mountain Estate and commanding panoramic sea and mountain views, is this beautiful residence with a bonus of separate two-bedroomed cottage.

3 Bedrooms - 3 Bathrooms - 1 Garage - Web Ref: 1469185



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 primely in the exclusive Ruyteplaats Private Mountain Estate.

5 Bedrooms - 4 Bathrooms - 3 Garages - Web Ref: 778045

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



HOUT BAY

R2,793 million

Secure a plot in this 'much sought-after' area

Constantia Nek Estate is a secure, residential mountain village comprising 40 opportunities to build your dream home in an idyllic rural ambiance. 40% Sold to date! No transfer duty.

Web Ref: 1559367

FOR ENQUIRIES - David E Miller - 082 820 6166 - davidm@greeff.co.za / Friedel McLachlan 082 320 9473 - friedel@greeff.co.za



HOUT BAY

R6,5 million

Elegant mountain lodge in tranquil setting

The exclusive Silvermist Mountain Estate is situated on the forested slopes of Constantia Nek, within the Table Mountain National Park. This rustic and luxurious 60-acre estate is away from it all, yet just minutes from Constantia and Hout Bay. When you choose to live here, you are blessed with the most breathtaking views, fresh air and sounds of nature on your doorstep. Attractions on the estate include the famous La Colombe Restaurant, a conference centre and wine estate.

3 Bedrooms - 3 Bathrooms - 1 Garage - Web Ref: 1508675

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



HOUT BAY

R6,9 million

Charming country-style thatch home

This home oozes character with the main house comprising three bedrooms, two en-suite bathrooms and a large guest cloakroom, country kitchen, lounge and dining area with double-sided wood-burning fireplace, opening to private decked area with sea views, Jacuzzi and built-in braai. There is a separate flatlet perfect for dual living with lounge and fireplace, large eat-in country kitchen and bedroom with en-suite bathroom. Front sea view patio and a secluded back patio.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1586105

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



LLANDUDNO

R13,5 million

The best address! North-facing, relaxed family home

Situated in the best part of Llandudno and capturing beautiful views of the ocean and the mountain, this relaxed, lovely, family home is ideal for easy living. Refurbished, in this much sought-after suburb, with wonderful vistas from the living areas and bedrooms which in turn lead to balconies. There is glass-enclosed balcony with opening windows off the lounge. The huge pool boasts a lovely entertainment area for alfresco enjoyment. Another wind-protected barbecue area is conveniently situated off the kitchen.

4 Bedrooms - 4 Bathrooms - 1 Garage Web Ref: 773702

Jennifer Cluver - 082 871 9323 - jennifer@greeff.co.za



HOUT BAY

R2,795 million

Little gem in small intimate complex

Spacious open living areas flowing to private and sun-drenched patio/garden. Brand new kitchen with freestanding gas oven/hob. Good sized bedrooms, with two full bathrooms.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1151942

Friedel McLachlan - 082 320 9473 - friedel@greeff.co.za



HOUT BAY

R2,995 million

The perfect Cape Town base, ideal holiday home

The perfect Cape Town base, ideal as a holiday home, company townhouse or for the young executive starting out. This brand new home offers generous open-plan living with the kitchen excellently planned and elegantly finished. Quality fixtures and fittings found throughout the home, neutral colours have been used so you just need to add your personal touch to make it yours! The first storey boasts three light and bright bedrooms all with built-in cupboards and mountain views.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1559372

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



HOUT BAY

R2,795 million

Amazing townhouse - In high demand

Just listed, this immaculate duplex is a pleasure to present, centrally situated and part of a small gated complex it offers modern fully equipped open-plan kitchen, which flows to generous size dining room and lounge. Large lounge flows out to tranquil, private, reed covered patio where you can relax after a hard day's work. Upstairs offers three good sized bedrooms with built-in cupboards and two bathrooms. Spectacular views from the main bedroom's private balcony.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1593947

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



HOUT BAY

R4,395 million

Fabulous family home enjoys privacy and views

Accommodation all on one level with study and staff quarters below. Lovely pool area and undercover patio off all rooms. Wonderful living.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1538160

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



HOUT BAY

R4,595 million

On the beach

400m² Beach house enjoys amazing beachside views. Easy to lock-and-leave home with huge garage and own pool. You can't get closer to the beach.

2 Bedrooms - 3 Bathrooms - 4 Garages - Web Ref: 1510537

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



GARDENS **R1,695 million**

If convenience, security and location are key
 This modern, spacious apartment boasts a sizeable bedroom with a full bathroom, The open-plan kitchen/lounge, with industrial type finishes, is a perfect space for entertaining as a result of its balcony en-suite.

1 Bedroom - 1 Bathroom - 1 Garage

Josh Van Tubbergh - 082 716 2062 - josh@greeffcity.co.za



VREDEHOEK **R2,095 million**

Tranquil garden apartment
 Create your dream home in this striking abode. The spacious living area gives way to a charming sun balcony bringing blissful views of the surrounding greenery, making the flat open and airy.

2 Bedrooms - 1 Bathroom

Ryan Greeff - 072 496 9431 - ryan@greeffcity.co.za



VREDEHOEK **R2,895 million**

Modern north-facing city marvel
 Transform your lifestyle with this contemporary Mother City apartment. Located in the sought-after upper Vredehoek area, this breathtaking abode is the perfect property to propel you into the new year!

2 Bedrooms - 1 Bathroom - 1 Parking Bay

Ryan Greeff - 072 496 9431 - ryan@greeffcity.co.za



ORANJEZICHT **R2,895 million**

Welcome to the outdoors
 This immaculate, newly renovated, two-bedroom, one-bathroom apartment, situated in a secure, recently refurbished block in Oranjezicht ticks all the boxes when it comes to upper-echelon living.

2 Bedrooms - 1 Bathroom - 1 Garage

Ryan Greeff - 072 496 9431 - ryan@greeffcity.co.za



GARDENS **R1,195 million**

Investment central!
 This tastefully finished one-bedroom apartment couldn't be better located as it is on the borders of both the iconic and upmarket Kloof Street and the lively Long Street and all the City has to offer!

1 Bedroom - 1 Bathroom

Josh Van Tubbergh - 082 716 2062 - josh@greeffcity.co.za



ORANJEZICHT **R1,795 million**

Master the art of luxury loft living!
 Located in the heart of sought-after Oranjezicht, a stellar example of a modern living abode. Designed to utilise space for maximum efficiency. Views of Lion's Head from the balcony.

1 Bedroom - 1 Bathroom

Ryan Greeff - 072 496 9431 - ryan@greeffcity.co.za

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NEWLANDS

R6 million

Centrally positioned townhouse in Newlands

Here is a gorgeous townhouse in a small complex in the heart of Newlands, close to Dean Street Arcade, shops and offices. Including three lovely sized bedrooms with two bathrooms (main en-suite).

3 Bedrooms - 2 Bathrooms - 2 Parking Bays - Web Ref: 1559506

FOR ENQUIRIES PLEASE CONTACT - Brent Farrell - 082 876 4548 - brent@greeff.co.za



CLAREMONT

R3,6 million

Fashionable, trendy and vibrant

Light, bright and awaiting your decision. Here is a very secure two-bedroom apartment with two bathrooms. An open-plan kitchen, dining room to lounge.

2 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1561859

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 two-bedroom, two-bathroom within the complex. Wonderful views towards Kirstenbosch and the Newlands Mountains.

2 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1559433

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



CLAREMONT

R2,15 million

First time buyer / student / investor

Modern kitchen with granite countertops has built-in oven, stove and hob. Plumbed for washing machine and dishwasher. Kitchen leads to stylish open-plan living and dining area.

2 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1559514

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



CLAREMONT

R1,995 million

Sought-after Intaba

Positioned in one of the most prestigious complexes within the Claremont area is a one-bedroom apartment awaiting your purchase. Safe and secure. Close to Cavendish Square and surrounds.

1 Bedroom - 1 Bathroom - 1 Parking Bay - Web Ref: 1559417

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

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NEWLANDS

R1,495 million

Nicely positioned and spacious

Elevated two-bedroom apartment with one bathroom, centrally located and close to shops, offices and Jammie Shuttle. The apartment is secure and has parquet flooring. Parking bay available.

2 Bedrooms - 1 Bathroom - 1 Garage - Web Ref: 1559502

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



KENILWORTH

R1,25 million

View from the top

This spacious apartment is positioned on the desired Second Avenue in Kenilworth and is just a stone's throw away from Harfield Village. Close to all major routes and amenities.

2 Bedrooms - 1 Bathroom - 1 Parking Bay

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



KENILWORTH

R1,05 million

Beautiful, spacious apartment

This spacious apartment is ideal for first-time buyers, young professionals or a small family. The apartment has original parquet flooring throughout, with a tiled kitchen and bathroom.

2 Bedrooms - 1 Bathroom - 1 Parking Bay

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



RONDEBOSCH

R1,1 million

Safe, secure and well positioned

Situated in a secure environment with two security guards on duty 24/7 is this one-bedroom apartment at Rondebosch Village. The bedroom has a bathroom en-suite comprising shower, loo and basin.

1 Bedroom - 1 Bathroom - 1 Garage - Web Ref: 1559462

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



CLAREMONT UPPER

R1,395 million

Student / Investor buy

This affordable two-bedroom apartment is positioned in and around the heart of CBD Claremont. Living room with parquet flooring. Kitchen with ample cupboard space and plumbed for one appliance.

2 Bedrooms - 1 Bathroom - 1 Garage

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



WYNBERG

R600 00 to R550 000

Perfect first time buyer/investment

These apartments have an excellent rental return and are centrally located close to all public transport and amenities. Excellent security with 24-hour manned security and a biometric system.

2 Bedrooms - 1 Bathroom - 1 Garage - Web Ref: 1559539

Terry Pope - 072 419 0070 / Jordan Beya - 078 346 2995



Written by MARC WIESE
 MANAGING DIRECTOR, WARWICK WEALTH
 - INVESTMENT MANAGEMENT

A *global* investment mind-set

As any prudent investment manager knows, diversification is the cornerstone of any sensible investment strategy — it is not only required between different asset classes, but also across borders into different economies.

Most South Africans have a local investment mind-set. The most prominent reasons for this being regulation 28 of the Pension Funds Act and historically stringent foreign exchange controls. Introduced in 1956, the Pension Funds Act includes regulations governing numerous aspects of pre-retirement investment strategies. The Act enshrines exchange control limitations which currently do not allow more than 25% offshore exposure for retirement funds. Yet Foreign exchange controls can be traced to the outbreak of World War II in 1939 and have remained in place in one form or another ever since. Consequently, the outflow of investor capital from South Africa has been prohibitive and this has bequeathed a local investment mind-set.

There has, however, been an easing of foreign exchange controls over the past two decades. In 1998 the private individual foreign capital allowance was increased to R400 000 per annum. This has been gradually increased up to R10 million in 2015. In 1995 approval was granted for Institutional investors (long term insurers, pension funds and unit trusts) to invest offshore via an asset swap transaction. Asset swap allowance regulations have also increased from an initial 5% up to 35% in 2010. The relaxation of foreign exchange controls, coupled with the approval and increase of asset swap transactions has provided South African citizens with the facility to break free from a pure local investment mind-set and to develop a globally diversified investment strategy.

When looking at the graphs on the left, we can clearly see that the South African stock market makes up a mere 0.7% of the world stock market and that the South African GDP is just 0.45% of the

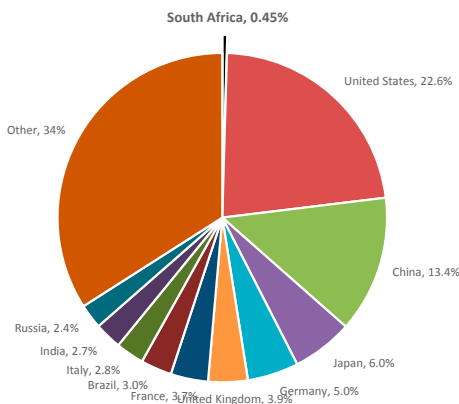
World GDP. It is abundantly clear, therefore, that South African investors should adopt a global diversification mind-set to enjoy the benefits of a larger global investment 'pie'.

South African investors should also consider carefully the objective of their investment strategy, as a large portion of the investment monies are post retirement in nature. The goal should be to deliver income, capital preservation and long-term capital growth. Remember, investors living off their post retirement investment are already buying foreign goods on a daily basis. The cars they drive, food they consume and electronics they purchase are partly imported and thus logically require foreign exchange hedging within their investment strategy.

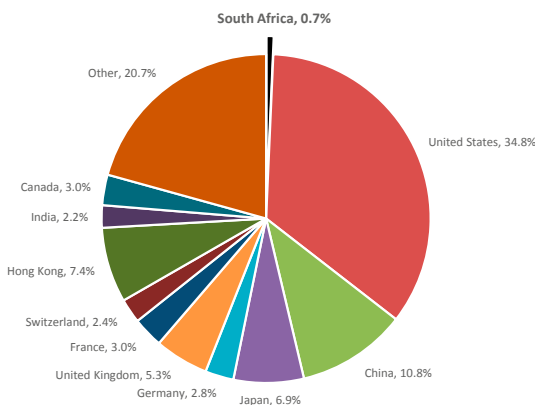
When making an offshore investment, it is important to grasp that the assets will be subject to both market and currency fluctuations. South African investors buying into global markets will in effect exchange Rands for a foreign currency, usually US Dollars in order to purchase the foreign assets. The Rand, like many other currencies, has been extremely volatile in recent times, it has also depreciated immensely against the US Dollar over the past year. South Africa is faced with numerous economic and political challenges, which will not be rectified in the short term. It is therefore our view that an offshore investment in developed economy denominated currencies will yield greater returns over the medium-to-long-term.

In conclusion, while the South African market is expected to continue to deliver notable opportunities, we believe it is time for investors to develop a global mind-set in order to take advantage of globally diversified investment opportunities.

WORLD GDP BREAKDOWN CHART



WORLD STOCK MARKET BREAKDOWN CHART





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