

— ISSUE 34 —

OUTLOOK

THE GREEFF MAGAZINE



YOUR COMPLIMENTARY PROPERTY & LIFESTYLE MAGAZINE

Celebrating & saving our fynbos

Rustic French fare

Your guide to over **120 properties** for sale across the Cape Peninsula

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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



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Sourced from all over the world, Trade Secret specialises in finding unique, beautifully crafted furniture at discount prices – 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.



Mike Greeff hands Greeffie the rhino over to Jules Murray.

“Greeffie has worked tirelessly to draw attention to the plight of her kin by regularly accompanying us to Greeff property expos at Blue Route Mall and Cavendish,” says Mike. “Now, with her new name, JuMu, it’s time to embark on the next leg of her important journey, and we believe 15-year-old Jules Murray is the perfect custodian.”

Read all about Jule’s remarkable fund-raising achievements and find out how you can contribute.

See page 6.

PROPERTY REMAINS A SOLID AND GROWING INVESTMENT

You have to have a really strong stomach and a good amount of financial padding to play money markets and the stock exchange, and not everyone fits that profile. The volatility of this sector has been particularly apparent as we watched the weak Rand do a sudden flip and begin to strengthen within hours of the Brexit announcement and continue to do so over the days and weeks following the announcement. It’s comforting to note that Cape-based property on the whole is not anywhere near as sensitive to the fluctuations of risk-on risk-off sentiment. Bricks and mortar have always been, and will continue to be a solid and excellent long-term investment. A property is a legacy for your children. It represents real wealth.

While the Cape continues to experience house price growth, which outpaces that in the rest of the country, we at Greeff have also experienced exponential growth particularly over the past six months. A notable development is that we’ve expanded our footprint in the Kommetjie / Scarborough area to incorporate Village Homes. Managing Director, Pepita Mace says that the move to merge with Greeff Properties Christie’s International Real Estate means broadening the marketing reach for clients, since there has been a definite increase in foreign buyers, mainly from Europe, buying holiday homes as investments for future retirement,

with the intention of earning income via holiday lets in the interim. Secondly, the combination of Greeff Properties and Village Homes will result in a vibrant office in the centre of Kommetjie as well as a home office in the heart of Scarborough. Five highly experienced award-winning agents, all resident in the areas of Kommetjie, Imhoff’s Gift/Bluewater Estate and Scarborough/Misty Cliffs, and having lived locally for a combined 68 years, offer a wealth of local knowledge, and match the profile for Greeff/Christie’s calibre individuals. These are people who are seen less as estate agents and more as preferred property advisors.

Our footprint in the City Bowl continues to expand since our office recently received new lifeblood and is now running full steam ahead with an innovative, energetic team of young qualified professionals.

Greeff is highly visible and very active in the Hout Bay property market and our Southern Suburbs, Constantiaberg and Southern Peninsula teams are stronger than ever.

There is still limited stock on the market and an ever-increasing demand, which means that the market is still leaning towards sellers. If you’re thinking of putting your home on the market, do give me a call.

Mike



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Properties for Sale

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- Claremont — **43**
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WE'VE GONE DIGITAL!

View this issue of OUTLOOK - the Greeff Magazine, as well as past issues, on your computer, smart phone or tablet from anywhere. Visit this address:

greeffmagazine.bornigitalmedia.com

Spaces for art and the *art* of spacing...

DELIGHTFUL, PROVOCATIVE, ENERGIZING OR CALMING – WHAT ALL THESE WALLS HAVE IN COMMON IS THE THOUGHTFUL PLACEMENT OF THE ART.

COMPILED AND WRITTEN BY HEDI LAMPERT KEMPER



▲ A bold modern piece is the perfect choice for the stairwell in this Bishopscourt home, with its clean architectural lines and brushed stainless steel railings. Web Reference: **1559466**



▲ The exquisite symmetry of the décor in this Constantia Upper home is emphasised by the identically sized themed pieces framing the doorway, and drawing the eye to the outdoor beauty – itself a masterpiece. Web Reference: **1614515**



◀ This contemporary Klimt-inspired piece takes center stage in a bespoke space, creating a striking focal point and adding texture to the décor in this luxury Constantia Upper home, where bright colours meet elegant lines to create a singular style statement. Web Reference: **1588742**



◀ The black, white and grey palette of these pieces is beautifully showcased by the outline of the picture mounts and the simple, bold, black frames. The grid created by the cluster expands on the linear visual theme created by the adjacent dark-framed windows, the paving squares and balustrades of this impressive Stonehurst property. Web Reference: **1586777**

All these properties are for sale through Greff Properties. Visit www.greeff.co.za and use the web reference to view the chosen property.



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JuMu the rhino seeks a new home

Take this exquisite creature home with you and help save her critically endangered kin.

Anyone who has visited the Greeff head office in Main Road Kenilworth will be familiar with Greeffie, the beautifully painted life-size rhino. "We acquired Greeffie when we teamed up with My Rhino, an initiative marrying local artistic talent with the vital need to raise awareness of the plight of the critically endangered rhino.

"Greeffie has worked tirelessly to draw attention to the plight of her kin by regularly accompanying us to Greeff property expos at Blue Route and Cavendish," says Mike Greeff. "Now it's time for her to embark on the next leg of her important journey, and 15-year-old Jules Murray is the perfect custodian."

Make a donation
JUMU RHINO TRUST
 Investec | Acc no: 5000 953 4208 | Branch code: 580105

A letter from Jules

My name is Jules and I have been raising money for the rhino since my 11th birthday party in Hong Kong. I felt it symbolic that I am South African, where most of the rhino are found, but had grown up and lived in Asia, where most of the demand for rhino horn comes from. I wanted to make a difference, and thought it would be the perfect opportunity to do so at my 11th birthday party, where I managed to raise R30 000 through the auction of paintings done by my friends, and donated the money to Chipembere Rhino Fund. I had the incredible opportunity to go up in a helicopter with Dr William Fowlds, while he darted two rhino and put tracking collars on them. It was an extraordinarily inspiring experience, and I knew I had to continue my journey to help raise money and awareness for these beautiful, gentle giants.

Over the last three years, I've arranged another rhino party, sold rhino trinkets at various markets, done talks at schools, been featured in newspapers, magazines, on the radio and on TV - all in an effort to raise greater awareness of the rhino's plight and to raise funds to combat poaching. I have bought rhino tracking collars, sponsored tracking dogs, paid vet bills, bought field equipment for vets to use when treating injured rhino, bought equipment for rangers who protect rhino, etc. all with the funds I have raised.

I was recently given this beautiful painted rhino by Greeff Properties in Cape Town, in order to try and raise further money for my JuMu Rhino Trust.

My plan is to try to "rent" JuMu, as she is now named, to individuals or companies, on a monthly basis, as a feature in their homes or office lobbies. She is currently in Cape Town, but will hopefully make her way to Johannesburg at some stage too. I could profile any corporate or individual "renters" on my social media pages and in public media opportunities. If you would be interested in having her for a few months, please contact me, and we will organise the transport. She will be "rented" at R10,000 per month, which will allow us to pick up the courier costs and still have something extra left over for the JuMu Trust. If you are not keen to have "JuMu" the rhino, but would like to make a donation to my Trust, I would be most appreciative.

I have raised about R200 000 to date and wish to continue to raise as much as possible. 100% of funds go to the rhino!

Thank you for taking the time to read this note.

Best wishes,

Jules & the JuMu Rhino Trust



PS: YOU CAN SEE SOME OF THE THINGS I HAVE DONE ON MY [JUMU FACEBOOK PAGE](#).

Fynbos

– proudly South African but facing threats

Take action – adopt a hectare and be the guardian of a slice of heaven.

Fynbos is being picked in vast quantities from the Cape Floral Kingdom, and shipped around the world.

Programme is the only assurance programme in the world encouraging and supporting responsible actions across the fynbos supply chain. The Trust requires support to protect every hectare of fynbos that remains.

"While it's wonderful to have a South African product generating a strong interest beyond our borders, it's vital that fynbos is being picked sustainably, and that our fynbos landscapes are being cared for," says Lesley Richardson, Executive Director at Flower Valley Conservation Trust. "By ensuring fynbos will be there for future generations to pick, jobs that are dependent on fynbos are also protected," she adds.

Fynbos does, however, face many threats, and many species have already been lost forever. Invasive plants, for example, can smother indigenous fynbos, or someone may pick fynbos for the markets, not realising that the species is endangered," explains Lesley.

By promoting a programme encouraging sustainable picking of fynbos and the clearing of invasive alien species, Flower Valley Conservation Trust, a non-profit organisation founded in 1999, works to protect fynbos landscapes. The Sustainable Harvesting

YOU CAN HELP – ADOPT A HECTARE!

For just R1500 a year, or R125 a month, you can be the guardian of a segment of fynbos paradise. Your contribution will help safeguard your hectare for a year.

- ▶ Fynbos must be cleared of any invasive alien plants, and any picking taking place must be done according to strict best practice criteria.
- ▶ Proper fire breaks are required to protect the farm against wildfires, and people using the landscapes need training in this regard.
- ▶ Trees planted in the indigenous forest must be watered.
- ▶ Activities of both flora and fauna on Flower Valley Farm – including the resident Cape Leopard – must be closely monitored. This ensures a healthy, lush, protected, well-functioning landscape.



WHAT'S IN IT FOR YOU?

- ▶ You'll know that you're helping to protect a hectare of the pristine Cape Floral Kingdom.
- ▶ Visit Flower Valley Farm and check your hectare.
- ▶ Take a tiny glimpse of your hectare home with you in the form of a beautiful sustainably harvested fynbos bouquet.
- ▶ Replicate a piece of your hectare at home with your own fynbos seeds.
- ▶ Your name will be immortalised on the farm.
- ▶ You'll feature in our annual report as a donor.
- ▶ You'll receive our quarterly newsletter.

The Trust is based on Flower Valley Farm – a fynbos-covered farm just outside Gansbaai in the Western Cape. Flower Valley Farm is home to many critically endangered fynbos species. In summer, the farm lights up with the beautiful and colourful pincushions that cover its valleys and mountains. In winter, the land is bathed in the pink of the ethereal Protea compacta.

ph. + 27 (0)28 425 2218 / e. adopt@flowervalley.co.za

FLOWER VALLEY CONSERVATION TRUST IS A REGISTERED PUBLIC BENEFIT ORGANISATION AND NON-PROFIT ORGANISATION. THE TRUST IS THE CUSTODIAN OF FLOWER VALLEY FARM.

For more info visit: www.flowervalley.org.za



For the first time ever, The Castle of Good Hope, in the heart of Cape Town, is to host **The Cape Town Flower Show** from Thursday the 27th to Sunday the 30th of October 2016.



THE CAPE TOWN FLOWER SHOW
 27-30 OCTOBER 2016
 AT THE CASTLE OF GOOD HOPE



— TICKETS —
 EARLY BIRD DISCOUNTS

In the build-up towards the show, The Cape Town Flower Show will be releasing a limited amount of tickets each month at special prices. Avoid disappointment and book early to get the best prices.

Door price at the event:

R180 (adults)
 R90 (10-17 year-olds)
 Children under 10 years old: FREE

Times:

10am - 9pm: Thursday - Saturday
 10am - 5pm: Sunday

www.capetownflowershow.co.za
 for more visitor & tour information.

TICKETS CAN BE PURCHASED AT **COMPUTICKET**

This annual lifestyle show brings together gardens and gardening. It will showcase planting trends and designs for living outdoors. Here, the notions of beauty, sanctuary and sustainability will unite. The show taps into a gardening culture that's young and vibrant and most importantly, identifies with a universal awareness for the need to care for the environment. Visitors can also expect a celebration of local food, culture and community.

The highlight of the show will be more than 20 diverse and modern show gardens conceived by the country's top landscape designers. Greeff Properties is proud to be presenting a garden designed by Afrilandscapes.

The show gardens are to be curated by Paul Odendaal. With over 15 years' experience in the horticulture industry, Paul is renowned for his contribution to the South African entry at The Chelsea Flower Show. He was instrumental in a design which was awarded the best Relais & Chateaux Garden in the world. Having worked alongside a multitude of garden personalities during his career, Paul will bring his vibrancy and enthusiasm to the show by inspiring, consulting and assisting each landscaper.

As the Cape bursts into spring bloom, her botanical glory will be celebrated at **The Cape Town Flower Show**.

Come and feast your eyes on **The Greeff Properties Garden** at the show!

**highlights*

***Floristry** – The Floral Theatre at the Bakhuis at the Castle will host the first-ever MasterFlorist™ competition, in which contestants will be challenged to create different floral arrangements on each themed day of the show. These will then be judged to allow for daily eliminations, culminating in an overall MasterFlorist™ winner on Sunday. Visitors will be treated to demos and workshops.

***Flowers in Art** – Located behind the show gardens, in Governor's House – which dates back to 1695 – a special display of South African paintings, prints, ceramics and sculpture that depict flowers, is being curated by print industry leader and feature sponsor, Epson, especially for the show.

***Horticultural Exhibits** – Retail exhibitors will show and sell a wide range of on-trend and versatile gardening products.

***Nurseries & seeds** – A wide range of nurseries & seed companies will be on hand to give advice and also sell their plants and products.

***The Food & Drink Garden** – Artisanal food producers will offer delicious fare while craft beer, craft gin, bubbly, wine, soft drinks, tea and coffee will also be available.

***Water-Wise** – A dedicated Water-Wise section, showcasing water-saving and water-harvesting techniques.

***Talks & demos** – A full schedule of talks, appealing to everyone from keen and novice gardeners to kids, is being developed for release nearer to the show. Subjects include planting, floral arrangements, biomimicry, orchid care and much more.

winter magical

All the style you could dream of...



1. Cecily Grey Dress R450 & Olive Colette Puffer Jacket R899 from Old Khaki 2. Royfire Sunglasses R1 800 from Falco Milano
 3. Tria Check Scarf R399 from Old Khaki | 4. Scarlet Henley top in black and milk R450 from Old Khaki | 5. Leather and wool mix bag R3 299 from Vince Camuto | 6. Joanie boot R2 799 from Vince Camuto | 7. Beaded tassled necklace with leather thong R650 from Lulu Belle.

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



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Magnifique

Classic French *flair* meets hearty rustic in these divine winter dishes.

Winter salad with pears, porcini & Pépé Charlot's goat cheese

A delicious starter with an array of enticing textures and flavours.

Ingredients

- Pépé Charlot Buche goats cheese, 1 (weighs between 250g and 400g)
*See cook's note.
- Half a baguette, sliced thin and toasted on both sides to create croutons.
- Mixed baby salad leaves, 180g packet
 - Cherry tomatoes, cut in half, 100g
 - Fresh porcini mushrooms, brushed clean and sliced (1 cm thick), 500g
 - Fresh thyme leaves, 1tsp
- Pears, peeled, quartered and cored, 2
 - Butter, 1Tbs
 - Brown sugar, 1Tbs
 - Olive oil
 - Balsamic vinegar

Serves 4

Method

Switch on the grill and while it's heating, fry the sliced porcini in a large, hot pan with a little olive oil. Season lightly and set aside. Fry the pear quarters in butter and sugar in a nonstick pan until slightly brown. Cut the goats cheese into thin slices and arrange on top of the baguette croutons. Place on an oven tray, drizzle with olive oil, sprinkle with thyme leaves and grill until the cheese is just melted. Remove from heat.

Place the salad leaves on a platter or four individual plates, arrange the tomatoes, porcini and pears over the leaves and top with the warm cheese croutons. Splash with olive oil and balsamic vinegar and serve immediately.



*Cooks note: Visit www.pepecharlot.co.za

Slow cooked ox tongue with “ravigote” and white wine jus

Mind-blowingly delicious and tender, this is a truly memorable entrée.
(If you can't bring yourself to prepare the dish from scratch, do try it at The Foodbarn – you won't be sorry.)

Ingredients

- One ox tongue (fresh, not pickled) soaked in cold water for one hour
 - Carrot, sliced, 1
- Small onion, 1 (peeled & punched with 1 clove)
 - Celery stalk, 1
 - Garlic cloves, crushed 3
- Whole peppercorns, 2-3
 - White wine, 300ml
 - Butter, 50g

Ravigote

- Homemade or good quality mayonnaise, 200ml
 - Hard-boiled egg, finely chopped, 1
- Cornichons (French gherkins), finely chopped, 3
 - Capers, finely chopped, 1Tbs
 - Freshly snipped chives, 2Tbs
- Freshly chopped flat-leaf parsley, 2Tbs
 - Freshly chopped tarragon, 1Tbs
 - Red wine vinegar, 30ml
 - Salt and pepper
 - Microgreens to garnish

Serves 4

Method

Place the tongue, carrot, onion, celery, garlic and peppercorns in a large pot. Add water to cover the tongue completely – the water level must be at least three fingers above the tongue. Bring to the boil, and then reduce the heat to simmer with the lid on for one and a half to two hours. Halfway through the cooking process, add a couple of pinches of salt to the liquid (bouillon). Replace the lid and simmer for another hour. (You can gauge whether a tongue is cooked by pricking the base of the tongue – the thickest part – with a paring knife; if it feels as though you are plunging a sharp knife into a brick of soft butter, the tongue is cooked. If you feel even a little resistance, it is not quite cooked.)

When cooked, remove from the liquid, cool it in a clean sink of cold water until just cold enough to handle, and then, holding it underwater, peel the entire tongue (the skin comes off easily). In the meantime, keep half of the bouillon in the pot warm over gentle heat – you will plunge the tongue back in to heat it up just before you serve it.

Place the other half of the bouillon in a large pot, add the white wine and reduce down to 500ml. When done, add the butter and blitz with a stick blender.

For the ravigote

Combine the mayo, boiled egg, cornichons, capers and all the herbs and mix. Add the vinegar. If necessary work in a little water with a spoon to get a slightly runny consistency. Season.

To serve: Return the peeled tongue to the simmering pot and reheat for about 10 minutes. Place the hot tongue on a chopping board and cut it into thin slices, about half to one cm thick. Arrange the slices on a serving platter. Pour some of the ravigote sauce onto the tongue and some white wine sauce around it. Finish with microgreens and fried baby potatoes.

***Optional:** fry the tongue slices in a little butter just to brown before serving.



Slow cooked ox tongue
with “ravigote” and white wine jus.



Gnocchi "tricolore" in gorgonzola sauce

Lighter than potato gnocchi, these dumplings are made with ricotta and are delicate, yet sublimely satisfying.

Ingredients

- Ricotta, 500g
- Egg yolks, 2
- Salt
- Pecorino cheese, grated, 60g
- Flour, 120 to 150g
- Fresh parsley, chopped, 2Tbs
- Beetroot puree, 2Tbs
- Butternut puree, 2Tbs
- Baby salad leaves to garnish

Sauce

- Gorgonzola, 100g
- Cream, 300ml
- Grappa, 1 tot (optional)

Method

In a bowl, combine the ricotta, egg yolk and pecorino. Work in the flour, slowly and gently just until you have a workable, but soft dough. Do not overwork. ***See cook's note.**

Divide the mixture into three equal quantities. Add the parsley to the one, the beetroot to the other and the butternut to the last. Mix each batch well, adding a little extra flour if necessary, especially to the butternut and beetroot batches, which will be a little more moist than the parsley batch. Sprinkle flour onto a work surface and working with one batch at a time, gently roll the gnocchi mix into a sausage about two cm diameter.

***Cook's note:** Franck mixes the dough with his bare hands ensuring that the result is delicate and light.

Gnocchi continued...

Slice into three cm gnocchi and press each slice gently with your thumb or pinch into a slight bow shape. Place gnocchi in a pot of rapidly boiling salted water. Gnocchi are cooked when they rise to the surface – this takes plus / minus five minutes. While the gnocchi are boiling, heat up the cream in a saucepan, add the gorgonzola and the grappa. Bring to a simmer and blitz with a stick blender.

Remove gnocchi from boiling water using a slotted spoon, divide and plate the gnocchi, then pour over the sauce and serve immediately with a sprinkling of freshly ground black pepper and a handful of baby salad leaves.



Poached quince with amandine gratin

Quinces are the unsung fruity heroines of the colder months - they take centre stage in this light and elegant dessert.

Ingredients

- Large, ripe quinces, peeled, quartered and cored, 2.
- Water, 700ml
- Sugar, 450g
- Gooseberries and pomegranate rubies to garnish

Method

Place the water and sugar in a pot on medium heat, add the quince quarters and cover. Simmer gently until the quinces are cooked (they should feel like ripe avocado). Allow the quinces to cool in their cooking syrup. For the amandine, in a separate bowl, beat the egg yolks and sugar until pale, thick and creamy, add the ground almonds and fold in the whipped cream.

Amandine

- Egg yolks, 2
- Castor sugar, 40g
- Ground almonds, 30g
- Cream, whipped, 110ml

Serves 4

Thinly slice the quinces, divide and arrange in the form of daisy petals on individual side plates. Top each serving with a tablespoonful of amandine.

Place on the middle shelf of the oven, under the grill and gratinate (this goes quickly!) The result should resemble a dusting of cinnamon, if it turns dark brown or black, you've burnt it.

Garnish with gooseberries and pomegranate rubies and serve.





Photo by Tintswalo Guide
Christof Schoeman

“The hidden Gem in the Greater Kruger”



Settled on the unfenced western boundary of South Africa’s renowned Kruger National Park, the little-known Manyeleti Private Game Reserve is a virtually untouched, pristine African wilderness. The 56,000 acre Manyeleti, which means “Place of the Stars”, is home to only two commercial lodges, with Tintswalo Safari Lodge being the only five-star boutique lodge in this area.

This vast wilderness is abundant in wildlife, offering guests the opportunity to view the Big Five, Africa’s endeared “Small Five”, rare birds, large cats, endangered wild dogs, and large breeding herds of general game.

With such low vehicle density, safari walks and game drives are an intimate bush experience, led by the engaging Tintswalo guides, all of whom are fully accredited and experienced.

Unforgettable Game and Predator Experiences!

Our Shangaan trackers have been born and raised in these wildlife areas and are experts in their craft and offer incredible insights into the traditional folklore of the area.

The six luxury suites – and one opulent presidential suite are linked by raised wooden walkways beautifully positioned along the banks of a seasonal riverbed with wildlife passing by. Tintswalo guests can also expect to enjoy the services of a five-star establishment. Tintswalo Safari Lodge offers their guests a variety of wonderful dining experiences – meals in the surrounding bushveld, under the stars or in the exquisite ambience of the lodge.

+27 (0)11 300 8888

Manyeleti Game Reserve, Orpen Gate, Hoedspruit
res1@tintswalo.com / www.tintswalo.com





“South Africa’s most respected independent hotelier.” - Vanity Fair

Complementing the safari and coastal experiences is La Residence in Franschhoek – an opulent and eclectic farmhouse set among Cabernet Sauvignon and Shiraz vineyards on a private, 30 acre estate just a short distance from the town centre. The Royal Portfolio announced its success to the world in 2013, when La Residence was voted the best hotel in the world by the readers of Condé Nast Traveler.

But the adventure didn’t stop there for Liz and Phil Biden. Their son Matt joined The Royal Portfolio in 2012 as Managing Director to lead expansion and ensure a sustainable future of the group. This was the catalyst for the family’s latest and most ambitious project – The Silo hotel in Cape Town.

The Silo hotel is being built in the grain elevator portion of the historic grain silo complex built in 1924. A building with great historic significance for the development of South Africa’s agricultural industry. Each of the country silos in South Africa would bring their grain to Cape Town for shipment on board the SS Willaston to Europe.

The Royal Portfolio is a remarkable South African success story. An evolving tale which started in 1999 when the Biden family converted their humble holiday home in the African bush into what is now Royal Malewane - one of South Africa’s most exclusive safari lodges, attracting celebrities from around the world.

Following the success of Royal Malewane, Birkenhead House in Hermanus opened its doors in 2002. A chic and eclectic beach house with just 11 suites where guests are pampered from dawn till dusk with delicious cuisine and local wines – everything is included. Guests travel from near and far to catch a glimpse of the incredible marine life which frolics in front of the main patio – ocean theatre at its most dramatic.

Since then, the Bidens have made a habit of converting family homes into leading luxury hotels. The protagonist is Liz Biden, the visionary and creative genius behind each of The Royal Portfolio’s hotels. Liz has decorated every nook of every room – effortlessly combining colours and textures to create splendid and unique spaces that are at once glamorous and necessarily comfortable.



Royal Malewane



Liz & Phil Biden



Birkenhead House

Thomas Heatherwick, the founder and principal of Heatherwick Studio in the UK was tasked with reinventing the building – paying tribute to its heritage, while repurposing the space as a contemporary art museum and a luxury hotel.

Zeitz Museum of Contemporary Art Africa (MOCAA) will occupy the 42 grain silos and the lower floors of the grain elevator and will become a modern art museum to rival the likes of MoMA in New York, the Tate Modern in London and the Prado in Madrid – a hugely exciting attraction not just for Cape Town, but for the entire continent.

The Silo hotel will open in March 2017 and will complete The Royal Portfolio’s circuit of quintessentially South African experiences for the discerning traveller.



La Residence



The Silo

“Cape Town is about to become home to one of the most influential art institutions in the world.” - CNN Style



www.theroyalportfolio.com

reservations@trp.travel +27 21 671 5502

WORKSHOP

SECRETS FOR HOME

Your local bike shop should be full of useful gear, but also full of people *determined* to keep you riding.



For some it's a necessity, for others an ER only to be visited in the gravest of times. Your local bike store workshop can pump life back into your wheels or deliver the sad news that it's time to put your beloved down.

But what goes on behind closed doors and can you learn from their wisdom? Do bike mechanics laugh raucously when bikes are brought in with a "weird noise" that actually turns out to be a water bottle scraping against a wheel, or is every case of creak treated with the deepest respect by those in the know?

"Every case is different," says Gilbert Lucas of Freewheel Cycology in Cape Town. "But the process is very simple and there

is no great mystery to it." Someone brings a bike in and describes the issue at the front desk, a job card is attached and the technicians get to work. "That's it, really," says Lucas.

On a Monday a popular or respected workshop can see 40 bikes arriving, this is especially so when an event like the Cape Town Cycle Tour approaches — and dusty road bikes are hauled out of the garage — or after wet weekends in winter, when mountain bikes take a beating. "We spend the amount of time on a bike that it requires. We don't rush," says Lucas, before adding that by Friday, his hands are pretty worn out from a week of tinkering.

Bike mechanics can be the first or last

line of defence in keeping your bike road (or mountain) worthy. But you don't need to leave all the heavy lifting to them. Taking care of your bike will ensure a longer lifespan, while listening to the advice of your mechanic is essential. For mountain bikes, it's important to pay attention to the suspension units, while a regularly used road bike should have its chain replaced fairly often.

"On any brand of mountain bike, you should have a comprehensive service of the front and rear suspension every 9-12 months," says Freewheel director Richard Coram. "For a road bike, the chain should be replaced every three to four months if you are riding a lot. It's worthwhile investing in a chain checker, which will tell you exactly when it is time to fit a new one. Riding with a fresh chain prolongs the life of your entire drive chain and that equals a financial saving for the client."

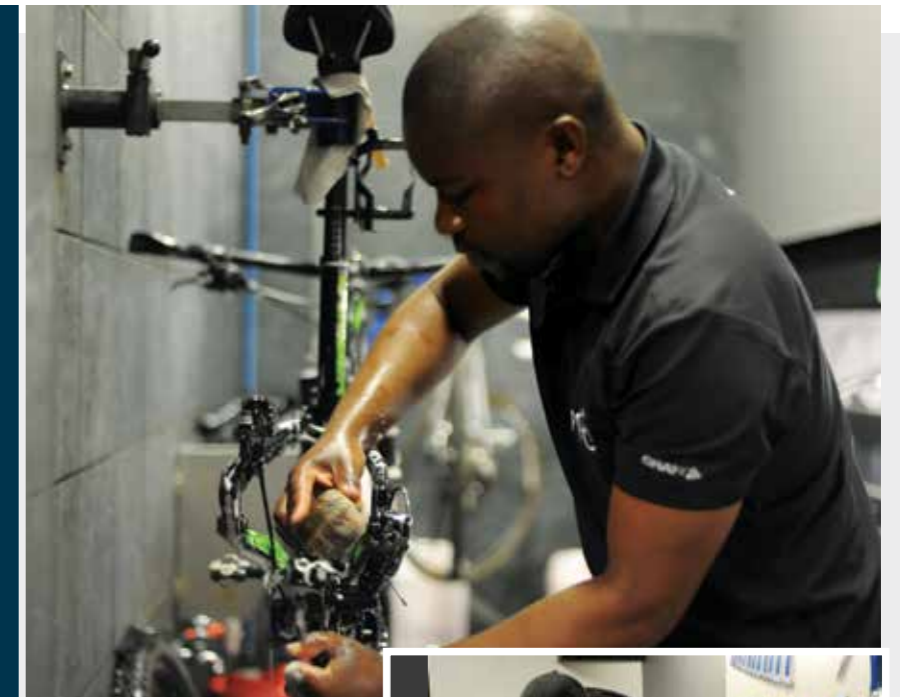
Another way to prolong your bike's life-cycle is to ensure it's 'professionally' washed — and washed often. "Riding with a dirty drive chain 'eats' the metal and wears parts out quicker," says Coram. Either invest in the correct cleaning tools and degreasers and lubes, or take your bike to your LBS for a wash and lube. "Most bikes shops have this facility. We charge R75 and it can be done in under a morning," says Coram.

*THIS STORY FIRST APPEARED IN THE 2016 CAPE TOWN CYCLE TOUR EVENT MAGAZINE.

It all comes out in the *wash*.

A good scrub is essential, but did you know there is a right and wrong way to wash your bike. "The rule of thumb is no high pressure hoses or anything similar," says Coram. "Just use running water to rinse."

It's important to use good degreaser, but only on the drive chain. For the rest of the bike a non-abrasive bike-specific bike wash should be used with a large, soft sponge. "This won't eat into your beautiful paint job," adds Coram.



THREE COMMON BICYCLE AILMENTS THAT WORKSHOPS DEAL WITH.

- Badly neglected suspension.
- Worn chains that eat into the teeth of the rest of the drive chain.
- Creaking bottom brackets (road & MTB), creaking pivot point on a mountain bike.

FOUR TOOLS FOR HOME.

Make sure you have these in your home workshop (that is, your converted spare bedroom):

- Chain check and a chain breaker
- Decent multi tool with fresh, sharp bits
- A bike stand that allows you to get the back wheel off the ground while working on it.

No *panic* with these mechanics.

1. When looking for a good mechanic, Coram recommends someone who can adapt and listen to your exact needs without thinking they know everything and assuming they have assessed the client's requirements. "There is no room for ego in the workshop."

2. Time in the game is important too, as experience is everything when it comes to bike repairs.

3. A great set of tools in a great workshop can never be underestimated.

Shop, shop, shop...

Love your eyes at Visionworks

Spend R800 or more on a frame, add a pair of lenses and receive a FREE pair of clear or tinted distance or reading glasses. Choose from a selected range of fashion frames. Excludes eye test, T&C's apply. (021 712 4717)



Amidst the onslaught of international retailers hitting South African shores, a refreshing new local initiative is daring to be different. REFINERY presents an authentic, honest fashion retail store for aspirational young adults, eliminating everything that is non-essential and instead focusing on curating the detail of each apparel item. (021 712 5710)



Volcom produces quality apparel, outerwear, footwear and accessories that not only exemplify the board-sports, music, art and film lifestyle, but also enhance the ability to live it. Find Volcom at Urban Surf. Volcom jeans from R1, 299. (021 712 1301)



The Fix for fashion you simply can't do without. Frayed Denim - R269.99. (021 713 8181)

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Taking the *Blue Route* directly to world-class shopping



Precious

The Rose Gold Collection by Winhall & De Stadler. Priced from R5 500. (021 712 5116)



Get a taste for time travel at Joe's Easy Diner.

Relax at a booth and experience the 50's with great food, great service and a groovy atmosphere. Try the Original Burger, served with fries and fried onions for only R61.90, or pop in on Burger Monday and enjoy the two-for-one deal. (021 712 8898)



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Transform your photographs or designs into unique and strikingly beautiful wall art at Copy Express. Prices range from R190 for A5 to R1 190 for A0. (021 712 0207)

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EARN SKINMILES



The early bird gets the best priced worm.



Good things come to those who wait — the earlier you purchase an incoming piece of furniture, the larger the discount you will receive.

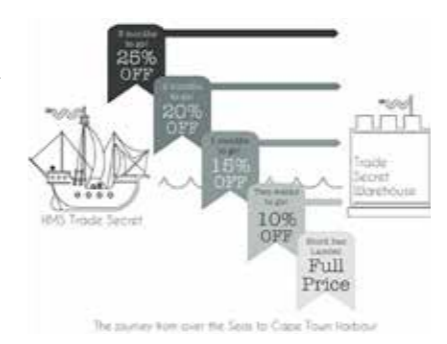
Cape Town furniture retailer, TRADE SECRET not only stocks unique, beautifully crafted, imported pieces, but offers a singular concept in value for customers in a weakened rand environment.

“With the Rand having fallen by almost 25% against the US dollar over the past year, the cost of imports has risen accordingly. This has increasingly impacted sales in big ticket items such as furniture,” says TRADE SECRET’s owner, Alex Cresswell-Turner.

“We decided to follow the same business format adopted by airlines where, everyone knows, the sooner you buy your tickets, the cheaper the price,” adds Alex.

“Our savvy customers are receiving an instant 25% discount by buying furniture while it still has three months of travelling time,” explains Alex. “Think of it as being paid to wait!”

As the containers approach South Africa, the waiting period diminishes and so does the discount, so it pays to be an early bird.



HOW IT WORKS:

Alex hand picks items from manufacturers in Asia and images of the pieces are immediately posted on Trade Secret’s website. Clients make their choices from the website. “While this may seem nerve racking to some, our previous customers have come to learn that the process is sound since we believe in a no-quibble refund policy if the furniture isn’t quite what you expected when it actually lands,” says Alex.



The concept works particularly well for those who don’t actually wish to receive delivery of their furniture for several months, while they’re waiting for builders to complete renovations or for transfer to finally come through.

So, there really isn’t anything to lose — except the discount if you delay too long!

Visit www.tradesecret.co.za for more info.

12 Frere St, Woodstock, Cape Town, 7915 | 021 447 1186 or 021 447 6903 | enquiries@tradesecret.co.za | www.trade-secret.co.za



“Sheltered and totally private with exquisite attention to detail.”

NOORDHOEK
R12,5 million

Bedrooms 4
Bathrooms 4
Garages 2

FOR ENQUIRIES
Dale Gremels
082 539 9393
dale@greeff.co.za
Web Reference: **1733420**

Nestled at the end of a cul-de-sac, this home, marries country and coastal charm. It boasts views stretching from Hangklip across False Bay to Fish Hoek, to Kommetjie and then across Noordhoek’s famous Long Beach to Chapman’s Peak and beyond.

Three perfect bedrooms upstairs, with main en-suite and a large family bathroom — all leading via French doors to a wide semi-covered patio — large enough to host a party. On the ground floor, the living areas comprise a magnificent entrance-way leading to open-plan living with handmade terracotta tiles, beautifully laid in a vintage style. Under-floor heating and two fireplaces ensure cosy comfort.

Designed for stylish entertaining, the sumptuous, elegant central dining area features exquisite light fittings.

The living areas lead through French doors to an extensive covered patio with endless views, and down stairs to the well-established garden abounding in lavender, birds and bees.

A French Provençal-style kitchen with centre island is fitted in solid Oak and from the prep area, the views are splendid.

An extra-length double garage, workshop space, with good storage cupboards leads directly into the well-designed and fitted scullery-laundry with direct-access into the kitchen.

A second wing – accessed either from an exterior entrance or internally from the scullery area, serves two purposes: it is an excellent ‘wind block’ for the main home, ensuring that the pool and the garden are always sheltered, and offers a perfect dual-living unit, housing a large work-from-home office with ground floor and mezzanine levels, and a great outlook over the ocean.

Down a short flight of stairs is a bathroom, and then two more steps down, another lounge with French doors to the vine-covered terrace, adjacent to a salt-chlorinated lap-pool.



Sun & splendour in glorious Zwaanswyk

“A property of this calibre is rare and therefore an extraordinary investment, but it is also a much loved home surrounded by a veritable *Garden of Eden*.”



This is undoubtedly one of the most spectacular sites in the Southern Suburbs. A majestic, north-facing, villa-style home presides over a vast, verdant and idyllic hillside property. Immaculately landscaped, the property comprises two neighbouring plots. The first plot, measuring just over 4 700m² boasts its own entrance, integrated irrigation and lighting. Here you will discover a small orchard, luscious fruit trees and koi ponds connected to a stream.

The second plot of almost 5 700m² with its indigenous and tropical plants, features exceptional landscaping, drawing the eye from the home down to the grand water feature and onwards to the sparkling heated pool with its fully equipped pool house complete with showers, a kitchen, and a gym. A borehole with irrigation systems and storage tanks meets all water requirements.

Enchanting from the moment you step through the front door, the light-filled residence offers what can only be described as mesmerising views.

With five en-suite bedrooms, ample living and storage space, the home is generously proportioned to say the least. The wraparound terrace, wine cellar and surround sound make living and entertaining a pleasure. A two-bedroomed caretaker's cottage, double garaging and an established security system complete the offering.



ZWAANSWYK - R28 million - Bedrooms 7 - Bathrooms 7½ - Garages 2 - Parkings 6
FOR ENQUIRIES - Mandy Kuhn - 082 600 8846 | Karen Little - 083 261 8849 / Web Reference: **1767781**



BISHOPSCOURT

R34,5 million

Sophisticated living

This unique home redefines modern luxury. Easy, open-plan living and flow between kitchen, diningroom, lounge and terrace with built-in braai facility. Fabulous games-room with full bathroom and fitted cupboards. Sizable downstairs guest wing or dual-living option. Integrated upstairs bedrooms and bathrooms, all with access to shared balcony with fantastic mountain views. Extensive office space comprising boardroom, large open-plan workplace, kitchenette and cloakroom.

5 Bedrooms - 6 Bathrooms - 10 Garages - Web Ref: 1772818



Awe-inspiring views

Refined architect designed home with fabulous accommodation and American Oak floors, tucked away in a tree garden of Eden. Family room open-plan to attractive working kitchen with glass seamless windows opening out to extensive entertainer's patio. Pantry, larder and laundry offer useful extra spaces and lead to a drying yard ideal for herb enthusiasts. Downstairs cellar suite, mezzanine staff accommodation and beautifully appointed separate cottage with bedroom en-suite, sitting room and balcony with breathtaking views.

BISHOPSCOURT

R25 million

Web Reference: 1747436

*Bedrooms - 5
Bathrooms - 6
Garages - 3*



KENILWORTH UPPER

R25 million

French Country chic close to leading schools

Beautifully appointed home set in a magical, garden with rolling lawns, jungle-gym and fabulous pool. Extensive accommodation including a separate downstairs suite ideal for extended family or dual living. Wine room and pizza oven plus study, upstairs pyjama-lounge, library, plush, double staff suite, borehole, sophisticated security system, generator, UPS system, heat-pump and solar heating for the house and pool.

6 Bedrooms - 6 Bathrooms - 4 Garages - Web Ref: 1657147

FOR ENQUIRIES - Debbie Woods - 082 578 4181 - debbie@greeff.co.za | Rob Maspero - 083 447 6660 - rob@greeff.co.za

FOR ENQUIRIES - Rob Maspero - 083 447 6660 - rob@greeff.co.za | Debbie Woods - 082 578 4181 - debbie@greeff.co.za



Iconic house with modern flair

Iconic house with modern flair abounding in natural light, built around 30 years ago. Private, secure and intriguing, with clever use of glass materials and a white colour palette, offsetting the sleek and contemporary design. Wonderful entertainment spaces including double-volume lounge with gas fireplace and dining room with adjoining glass solarium. Fabulous easy access via sliding doors to north-facing eclectic garden. All in all, a unique and compelling home for the discerning buyer.

KENILWORTH UPPER

R9,25 million

Web Reference: 1751128

Bedrooms - 3

Bathrooms - 3

Garages - 2

The one and only!

This spectacular residence, with 360 degree vistas of mountain or ocean, will set your pulse racing. Set on approximately one hectare of land with magnificent mountain and sea views, the home offers world class design, as well as an unsurpassed level of comfort. This exclusive property 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. Hot summer days can be enjoyed alongside the outdoor pool with its soothing water feature or in the private Jacuzzi, located on the balcony of the main suite, encapsulating breathtaking views. This is by far one of the finest properties Constantia has to offer.

CONSTANTIA UPPER

R33 million

Web Reference: 1588742

Bedrooms - 5

Bathrooms - 5

Garages - 3

FOR ENQUIRIES - Debbie Woods - 082 578 4181 - debbie@greeff.co.za | Rob Maspero - 083 447 6660 - rob@greeff.co.za

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



CONSTANTIA UPPER R27 million

Ambassadorial residence in Upper Constantia

This remarkable property, situated in a quiet cul-de-sac, epitomises elegance and modern family living. A double-volume entrance hall leads to generous living rooms with seamless flow to an enclosed patio, allowing for year-round entertainment. The home offers the very finest fixtures and fittings, and is surrounded by beautiful grounds. Five reception rooms, nine en-suite bedrooms, gym, study, wine cellar, pool, sauna and a six-car garage for the motor enthusiast, complete this fine picture.

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



CONSTANTIA UPPER R20,5 million

Enchanting elegance

Very comfortable family home with generous entertaining spaces set on over two glorious acres in the sought-after Embassy Belt of Constantia. Owned by one family for the last 30 years.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1614515

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



CONSTANTIA UPPER R16,25 million

Exclusive High Constantia

Situated in one of Constantia's most desirable positions, this sleek, ultra-modern home offers a refined lifestyle within an exclusive and highly secure residential estate with 24-hour guarded security. Complete with beautiful detail and superb finishes.

4 Bedrooms - 5 Bathrooms - 2 Garages - Web Ref: 1559549



CONSTANTIA UPPER R12,9 million

A stylish home for the entertainer in Nova Constantia

This beautiful, recently renovated, single-storey home in a quiet tree-lined cul-de-sac is a must see. Two large undercover patios flowing from an open-plan modern kitchen/dining room and entertainment room. Large garden with fabulous mountain views completes this picture.

5 Bedrooms - 3 Bathrooms - 3 Garages - Web Ref: 1727225



CONSTANTIA UPPER R12,9 million

Endless options

This versatile property has plenty to offer; an open-plan lounge, dining and kitchen area leads out onto a large entertainment/family room with built-in braai overlooking the pool for easy entertaining. Generous bedrooms lead out onto a covered balcony with mountain views.

8 Bedrooms - 8 Bathrooms - 4 Garages - Web Ref: 1606793

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



CONSTANTIA UPPER

R7,95 million

Live a continental lifestyle

Estate living, lock-up-and go, 24hr security at The Alphen. The estate forms part of the historic Alphen Hotel and comprises 17 mews-style townhouses. Spacious open plan kitchen, dining and lounge with fireplace opens onto a north-facing patio courtyard.

4 Bedrooms - 3 Bathrooms - 3 Parking Bays - Web Ref: 1773214

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



STEENBERG GOLF ESTATE

R13,9 million

Sunny, north-facing home on the 12th hole

A comfortable home in the best position and beautifully maintained too. Spacious living areas open onto the inner courtyard, an enclosed patio with glass doors and great flow to the pool. Three double bedrooms are all en-suite. Self-contained teen pad or staff room and extra-large double garaging with space for a golf cart. Steenberg Golf Estate offers excellent security, two golf memberships for the homeowner, access to a beautiful clubhouse and close proximity to top Constantia Valley attractions.

3 Bedrooms - 3½ Bathrooms - 2 Garages - 2 Parkings - Web Ref: 1742295



CONSTANTIA

R7,2 million

Elegant family home positioned in a quiet cul-de-sac

Spacious accommodation with excellent open-plan flow from formal to informal reception rooms, opening to covered patio and pool area.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1720989

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



STEENBERG GOLF ESTATE

R11,9 million

Elegant and pristine home on the edge of the fairways

From the leafy courtyard to the beautiful cottage garden, this immaculate home oozes charm and sophistication. Well proportioned with a lovely flow between the central living rooms and the sparkling pool. The private, leafy patio with built-in braai is perfect for relaxed entertaining. Open-plan lounge, dining area and fully fitted kitchen. The formal lounge has a welcoming fireplace. This home is close to a small park and offers a fantastic lifestyle in a secure setting.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1712760

FOR ENQUIRIES - Mandy Kuhn - 082 600 8846 - mandy@greeff.co.za | Karen Little - 083 261 8849 - karen@greeff.co.za



ZWAANSWYK **R13,25 million**

Zwaanswyk - a hidden gem!

Epitomising the lifestyle that makes Zwaanswyk so sought after. Beautiful established gardens offset superb mountain views. Tucked away in a secure and private setting, this graceful family residence boasts comfort and convenience including exceptional work-from-home options, underfloor heating, aluminium window frames, two double garages, computerised irrigation, a borehole and a back-up generator. Situated just minutes from Steenberg Golf Estate, Tokai Forest, Reddam House School and the Constantia Vineyards.

4 Bedrooms - 3 Bathrooms - 4 Garages - Web Ref: 1702159



ZWAANSWYK **R11,995 million**

Zwaanswyk - the best kept secret!

A modern and spacious home with wraparound verandas for summer living and underfloor heating and wood-burning fireplaces for cooler days. Large entrance hall, central courtyard, modern open-plan kitchen with own lounge and fireplace. Separate TV room and play room. The master bedroom has a fireplace and dressing room. Two studies – one is accessed by a loft ladder, while the other could be another bedroom. Self-contained staff accommodation or a guest cottage. Heated pool and woodland garden.

4 Bedrooms - 3 Bathrooms - 3 Garages - Web Ref: 1679725



FOR ENQUIRIES - a - 083 261 8849 - karen@greeff.co.za | Mandy Kuhn - 082 600 8846 - mandy@greeff.co.za



CLAREMONT UPPER **R8,5 million**

Contemporary! Views! Genuine dual living!

A family home offering everything and more! Clever use of raw materials, including Balau wood, bamboo flooring, aluminium, combined with earthy colour palettes render this home trendy, comfortable, light and practical. Suitable for the large extended family, or dual living – option to take over the existing tenant for extra income! Conveniently positioned opposite Herschel Girls and close to Springfield Convent and Wetpups! The two-bedroomed flatlet can easily be incorporated into the main house, creating a six-bedroomed home.

6 Bedrooms - 6 Bathrooms - 3 Garages - Web Ref: 1707914



CLAREMONT UPPER **R6,4 million**

Gracious and pristine period home

A beautiful character home exuding the ambience of a gracious bygone era. Typical features include high ceilings, original restored and bleached wooden flooring, bay and sash windows, original light switches, and original fireplaces. Neatly positioned on a corner plot, fully walled and well secured, the home's entertainment area has beautiful mountain views. Excellent accommodation boasts large proportions. A flatlet with its own entrance can be used for guests or for income-generating potential.

4 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1746619

FOR ENQUIRIES - Charles Silbert - 082 555 4286 - charles@greeff.co.za | Mariella Peretti - 082 357 4602 - mariella@greeff.co.za



CLAREMONT UPPER **R5,8 million**

Striking new penthouse with sensational views

Triple-storey, New York style penthouse with own private entrance. Trendy spaces, natural light and a WOW factor. Fabulous double-volume entrance hall opens onto a private Balau decked courtyard. Contemporary white screed staircase leads up to the library landing. Beautiful expansive reception room, housing slick black and white kitchen, sitting and dining area, encased by floor-to-ceiling glass windows and doors on three sides, allowing for maximum views and light. Contemporary kitchen, with centre island, SMEG gas hob, and electrical undercounter oven.

2 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1673517



CLAREMONT UPPER **R5,35 million**

Opportunity in upmarket area

First time on the market since 1963! Solid, well-built home nestling in picturesque quiet road, within walking distance to Cavendish Mall, Claremont Shul, the Oval business Park and Newlands Village restaurant hub.

3 Bedrooms - 2 Bathrooms - 3 Parkings - Web Ref: 1738489

FOR ENQUIRIES - Mariella Peretti - 082 357 4602 - mariella@greeff.co.za | Charles Silbert - 082 555 4286 - charles@greeff.co.za



NEWLANDS R9,7 million

Fernwood family home

Complete with clean lines and crisp finishes, this solid home boasts high ceilings and American shutters creating a comfortable continental atmosphere. The simple but elegant dining room adjoins a stylish chef's kitchen flowing onto the expansive deck designed for summer living whilst enjoying the splendour of Table Mountain. The library is adjoined by a study looking out into the garden and pool area. The main lounge flows onto both the patio and the deck, which in turn leads to the inviting guest-suite. Well-positioned and beautifully-finished, this home has much appeal.

4 Bedrooms - 3 Bathrooms - 2 Garages



NEWLANDS R7,15 million

Charming Cape vernacular

Enjoy excellent flow between the sunlit spaces in this Cape vernacular-style home. Relax under the covered patio which overlooks the lotus-filled fish pond and heated lap pool.

The garden is beautifully maintained with a thriving vegetable patch and a prolific lemon tree.

Further boasting a large farm-style kitchen, scullery and expansive views, this home has much to offer.

3 Bedrooms - 3 Bathrooms - 2 Garages



NEWLANDS R5,995 million

Sunny village cottage

Enjoy village living from this well-appointed, north-facing cottage within easy walking distance to SACS and Melissa's.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1731810



NEWLANDS R4,95 million

Secure lock-n-leave

Situated on a sought-after road this lock-n-leave is secure and spacious with a mountain view and a manageable garden.

Enter to the sound of the flowing fountain set within the sun-catching courtyard.

Close to schools, UCT and amenities.

4 Bedrooms - 2½ Bathrooms - 2 Garages

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



CLAREMONT R6,5 million

For ultimate contemporary living

This luxurious gracious home, transformed with no expense spared, boasts a formal living/dining room with a state-of-the-art Spartherm wood-combustion fireplace and a children's TV lounge with a Morso wood-burner.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1716942



CLAREMONT R5,25 million

Generous, tranquil and stylish

Behind these walls is a comfortable world of vintage proportions offering a sophisticated, modern, family lifestyle. An architect-designed modern extension, added within the past few years, incorporates a secluded large, open-plan living/dining/kitchen.

5 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1608427



CLAREMONT R4,795 million

Enjoy a piece of gorgeousness!

Bursting with character, this old-world charmer offers a modern lifestyle. A welcoming wide entrance and passage with vintage beech floors, leads to central open-plan living room and dining, and stylish kitchen – the perfect entertainer's space!

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1713938

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

WHY THE NEED FOR COMPLIANCE CERTIFICATES WHEN I SELL MY HOUSE?

Property sale agreements invariably make provision for the furnishing of various compliance certificates by the seller to the purchaser.

The five certificates that one usually encounters are for (i) the electrical installation, (ii) wood-destroying beetle infestation, (iii) the gas installation, (iv) the water installation and (v) the electric fence installation. Not only will the property seller have to pay for these certificates, he or she must also pay for any remedial work required in order for the certificate to be issued. Sellers and buyers who have not recently been active in the property market, often query what these are, whether they are really necessary and if so, what they signify.

Let's have a closer look at these certificates.

ARE THE CERTIFICATES COMPULSORY AND FOR HOW LONG ARE THEY VALID?

Generally, yes, although there are exceptions which you can discuss with your conveyancer. Where safety legislation require the provision of these certificates (the certificates in respect of an electrical, electric fence and gas installation), there is usually an obligation on an owner to be in possession of such a certificate and to provide such a certificate when the property is sold.

The water installation certificate is only required if the property falls within the boundaries of the City of Cape Town municipality, and is imposed in terms of that municipality's bylaws.

Obtaining a so-called "beetle certificate" is not prescribed by any statute or bylaw, but it has nonetheless become practice to include it in sales of properties where there is a risk of wood-destroying beetle infestation, especially in the coastal provinces.

Apart from the existence or not of a statutory obligation to provide compliance certificates, parties are contractually bound to provide these if the obligation was included in the sale agreement. In addition, purchasers' banks (providing financing for the transaction) nowadays also insist on receiving copies of these certificates to ensure their exposure when providing financing, is sound. Insurance companies have similar concerns and often also insist on receipt of these.

1. ELECTRICAL CERTIFICATE

In terms of the regulations issued under the Occupational Health and Safety Act, a seller of a property must be in possession of a valid electrical certificate of compliance issued by a registered and accredited electrician.

The certificate is valid for a period of two years and if the property is re-sold within two years, a new certificate need not be obtained. However, if there was an alteration to the installation after the current certificate was issued, a new certificate is required.

The two year rule applies only to the validity of the certificate for the purposes of a change in ownership (sale). If there is no sale, the certificate will remain valid, even if the purchaser stays in the property for 20 years, provided only that if there was an alteration to the electrical installation, a new certificate is required.

This certificate confirms that the installation is up to standard and in accordance with prescribed SANS safety regulations. The certificate covers, amongst other things, distribution boards, wiring, earthing and bonding of metal components, wall sockets and isolators of fixed appliances (ie geysers, stoves, motors) but not the fixed appliances themselves.

2. BEETLE CERTIFICATE

There is no law obliging parties to provide for a beetle certificate when a house is sold. However, due to damage potential, it has become practice to include this requirement in sale agreements in the Western Cape and KwaZulu-Natal where such infestation is more likely. Note too that even where a seller and purchaser excludes this requirement from their agreement, the purchaser's bank or insurance company may still insist on viewing this certificate.

A cautionary note: Many older sale agreements stipulate that the certificate should only cover possible infestation by "notifiable beetles". Practically it is much more prudent to ensure that the agreement requires the certificate to cover any wood-destroying organisms, where such certificate is to be obtained.

3. GAS INSTALLATIONS

Occupational Health and Safety Act regulations further require that an authorised inspector must issue a certificate of conformity where a property with a gas installation (e.g. gas stove, gas fire place) is sold. There is no prescribed period of validity for this certificate and once obtained, it remains valid unless there has been an alteration, in which case a new updated certificate must be issued.

4. ELECTRIC FENCE

A certificate of compliance is also required where a property is sold on which there is an electric fence installation. Such a certificate must be obtained from a duly qualified and registered inspector.

The regulations provide that these certificates remain valid and are transferable, unless there has been an amendment or alteration to the installation in which event a new certificate must be obtained.

5. WATER INSTALLATION CERTIFICATE

When a property which is situated within the jurisdiction of the City of Cape Town municipality is sold, the seller must provide a certificate regarding the property's water installation to the municipality. Practice is that the certificate is also furnished to the purchaser, as confirmation of the seller's compliance in this regard.

The purpose of the water installation certificate is to ensure that water wastage is limited. The water installation certificate is not a plumbing certificate, and thus is not intended to cover all aspects of the home's plumbing.



For assistance with all aspects of your sale agreement, contact

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BERGVLIET R4,5 million

Warm, welcoming family home with plenty of space

Tastefully modernised and elegantly appointed to make the most of the original features, like dormer windows and generous airy spaces, while creating wonderful open-plan living. This home offers three separate units. A three-bedroomed main home, a beautiful freestanding bedsitter and a fully self-contained one-bedroom flat. Options include: extended family living, substantial home office/consulting rooms or income generation from rental or AirBnB flatlets. The property is fully walled, with perimeter electrification.

5 Bedrooms - 5 Bathrooms - 1 Garage - Web Ref: 1729144



BERGVLIET R4,3 million

La Scala

The last duplex townhouse for sale at La Scala on a plot-and-plan basis. Open-plan living with flow to deep roofed patio and compact garden, plus roof garden terrace. Caesarstone surfaces in kitchen and a scullery/laundry adjacent. The first storey boasts three lovely bedrooms. Additional features include double automated garage with direct access to the kitchen, natural light stairwell, downstairs guest cloakroom and enclosed drying yard. The estate is walled and secure with a 24-hour manned entrance point. The perimeter is fully electric fenced and monitored by video cameras.

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



BERGVLIET R3,9 million

Cutest cottage on the estate

Last one left! This well-designed gated estate offers the combination of generous space, 24-hour manned security and a low-maintenance lifestyle, while enjoying the privacy of your own garden. A single-storey unit with open-plan living space flowing seamlessly to a deep roofed patio. Designed to maximise the sunny north-aspect while retaining privacy and individuality. A single garage set-up with laundry facility, provides direct access to the home. The wraparound garden completes the picture. Select your own finishes. Currently under construction, estimated occupation March 2017.

2 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1608269

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



PLUMSTEAD R2,4 million

An elegant modern home

Well cared for and well considered in terms of easy living spaces created for entertaining or robust family living. Lovely neutral tones with stone textures and wooden counter tops on white kitchen cabinets, all contribute to a bright and uplifting space. The flow from open-plan kitchen, lounge / dining area to undercover patio and braai area is seamless and makes for easy living on weekends. Stone-clad feature fireplace in the lounge, separate scullery to hide all the entertainment mess, gas hob and plumbing for dishwasher and washing machine, are but a few features.

3 Bedrooms - 2 Bathrooms - 1 Garage

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



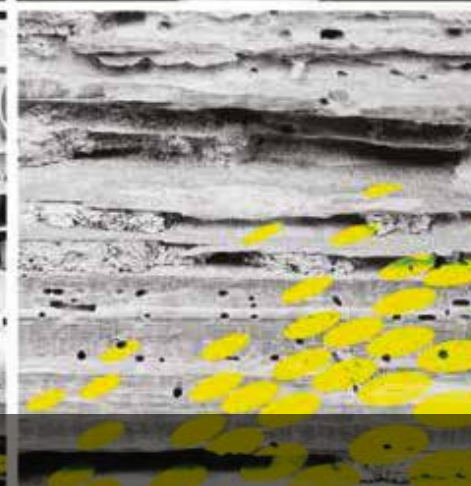
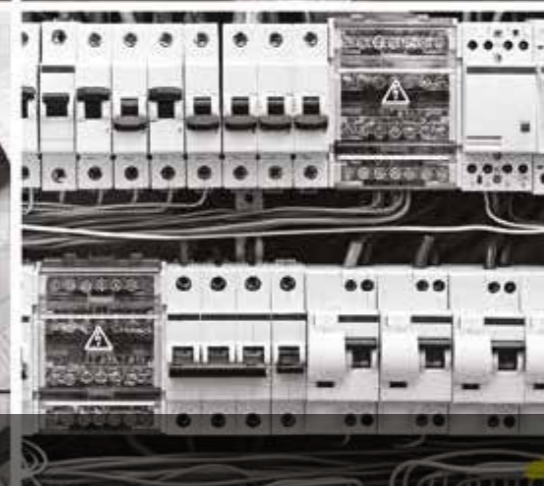
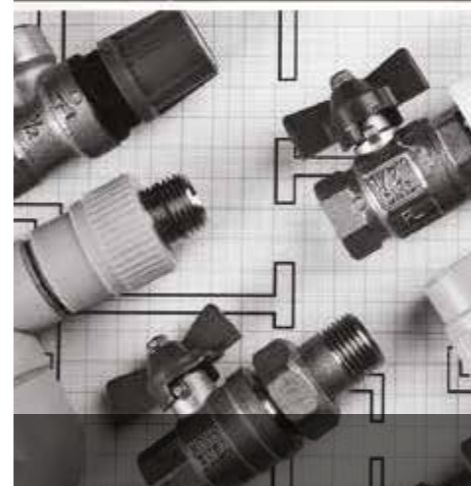
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WYNBERG UPPER R6,395 million

A perfect home for a growing family

Nestled in a quiet cul-de-sac, close to schools and Constantia/Claremont shopping malls. This charming, sunny, double-storey, on 1361m² boasts a tiled entrance hall, living, family and dining rooms capturing views of the treed garden. Well-appointed kitchen features wood and granite. Upstairs comprises generous bedrooms. Outdoor entertainment area with patio and pool in tranquil garden setting. Includes: double garage with secure parking for six vehicles. Excellent security with high walls, remote gates with intercom and electric fencing.

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



WYNBERG UPPER R5,45 million

Unique opportunity to own a precious piece of history

Kleine Oude in the heart of Chelsea, Wynberg is an enchanting English-style, thatched country cottage set in a charming garden with a gazebo, water feature, yellow wood tree and cycads. Thoughtfully renovated and well maintained. 150-Year-old oak floors, in pristine condition, are a striking feature in the main living room. With LB2 zoning, the property is perfect as a work-from-home with respect to all types of business associated with the décor industry at large. There is a separate-entrance studio in the secluded back garden.

4 Bedrooms - 1 Bathroom - 2 Garages - Web Ref: 1745206



WYNBERG UPPER R3,995 million

Heritage charm in prime Chelsea Village

Oozing the character only a historic home can offer with its high ceilings, wooden floors and chandeliers, this sought-after heritage abode with its French blue shutters and doors boasts gorgeous interiors leading to an ideal entertainment terrace draped with fragrant jasmine and lavender. The vintage kitchen features marble counter tops, neutral colour cupboards, porcelain basin and centre Island with gas cooker. The main bedroom upstairs has a private balcony overlooking lush trees. Includes a double garage with direct access to the rear courtyard and fully plumbed laundry.

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



WYNBERG UPPER R3,595 million

Superb lock 'n leave in prime Chelsea Village

Light-filled north-facing townhouse with three beds, two bathrooms with guest cloak, storeroom/study in sought-after Petersklip. This tastefully renovated home offers wooden floors, open-plan living, dining and eat-in kitchen. Good sized garden, two garages and one parking bay complete this perfect home. Levies include electricity.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1704179

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TOKAI R6,495 million

Exquisitely stylish home
 You will fall in love the minute you walk in the door. Positioned in a sought-after road in the prime area of Dennendal. Beautifully renovated with attention to quality and detail, offering a superb flow from spacious living areas to pretty undercover Balau decking patio.

4 Bedrooms - 2½ Bathrooms - 3 Garages - Web Ref: 1760423



TOKAI R4,4 million

A unique home plus a separate three-bed cottage
 Offering plenty of room for the growing family, plus great income potential from the cottage which has its own entrance and garage. The main home is very spacious featuring wooden finishes over two floors. Includes an airy lounge with fireplace, dining room and TV room.

4 Bedrooms - 2½ Bathrooms - 2 Garages - Web Ref: 1760588



TOKAI R3,795 million

A much loved and cared for home plus flatlet
 Living areas lead to an undercover patio with built-in braai, sparkling pool and pretty established garden. Well-point water! Spacious cosy lounge with fireplace and bay window, fitted study, plus separate TV room, spacious dining room and well-appointed kitchen.

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



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FOR ENQUIRIES - Karen Little - 083 261 8849 - karen@greeff.co.za | Mandy Kuhn - 082 600 8846 - mandy@greeff.co.za



RONDEBOSCH **R3,25 million**

Family home close to UCT and leading schools
This solid family home boasts wooden floors and travertine tiles, with a feeling of openness and light throughout. Leading schools and UCT on your doorstep.

3 Bedrooms - 1 Bathroom

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



RONDEBOSCH **R3,9 million**

A solidly built home
A solidly built home, nicely remodelled over time. Well situated for Forries, Bishops and Mickelfield schools. Good reception areas. Private garden and braai area flow from family room. Safe area for children.

3 Bedrooms - 2 Bathrooms - 2 Garages

Val Petzold - 083 625 0433 - val@greeff.co.za



CRAWFORD **R2,35 million**

New development in Burnley Road
An opportunity for a family, or young professional who seeks to be part of a close community with easy access to local amenities including coffee shops, Kenilworth Centre, Access Park, a Woolworths outlet and schools.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 163674

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



RONDEBOSCH EAST **R1,895 million**

A definite must see!
This very tastefully renovated home offers: Porcelain tiles throughout, spacious living area with recessed lighting and air-conditioning. Well fitted eat-in kitchen with granite tops.

3 Bedrooms - 2 Bathrooms - 3 Garages - Web Ref: 1758105

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



RETREAT **R820 000**

The perfect starter
This lovely family home offers three bedrooms, bathroom, a fully fitted kitchen and generous living area. Situated off Allenby Drive, and close to all amenities. This is the perfect starter home.

3 Bedrooms - 1 Bathroom - 1 Garage - Web Ref: 1733582

Leeann Poggenpoel - 083 662 6484 - leeann@greeff.co.za



ZEEKOEVLEI **R4,9 million**

Spacious living on the water's edge
Beautifully located to take full advantage of the South Peninsula Nature Reserve and the Rondevlei Bird Sanctuary. Generously proportioned, light-filled spaces. Abundant views from the wraparound wooden deck.

7 Bedrooms - 8 Bathrooms - 3 Garages - Web Ref: 1582005



SOUTHFIELD **R2,3 million**

Just move in and enjoy this home
Stylishly renovated, contemporary interiors. Laminated floor throughout, bathroom and kitchen tiled. Open-plan kitchen to lounge with fire place. Large sunroom to garden with great entertainment space.

3 Bedrooms - 1 Bathroom - 1 Garage - Web Ref: 1718058



GRASSY PARK **R1,55 million**

Don't miss this one!
Close to Grassy Park library and business centre. Three bedrooms, built-in cupboards. Two bathrooms, main en-suite. Open-plan kitchen to lounge/conference room. Tiled throughout with modern fittings and fixtures.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1721638

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



ZEEKOEVLEI **R2,75 million**

Beautiful family home with a two-bedroom cottage
Main extra-large family room with separate laundry. Sliding door to large garden area, open parking for many. Separate family cottage 120m². Four bedrooms en-suite with built-in cupboards.

4 Bedrooms - 2 Bathrooms - 8 Parking Bays - Web Ref: 1621764



ZEEKOEVLEI **R1,85 million**

Vintage, spacious, rustic home in good condition
Solid wooden floors. Separate portion of house as guest accommodation. Wooden staircase leads upstairs. Extra-large living room, open-plan kitchen, pantry. Fireplace in family room, wooden ceilings.

4 Bedrooms - 2 Bathrooms - 3 Parking Bays - Web Ref: 1681272



WYNBERG **R525 000 to R645 000**

Great investment opportunity
Stunning front-facing, two-bedroom apartment with spacious balcony and a picturesque view of the mountain. Underground parking bay. Also for sale, one-bed apartment on 4th floor with views.

1 & 2 Bedrooms - 1 Bathroom - 1 Parking Bay - Web Ref: 1654169



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ST JAMES **R16,5 million**

New modern home with spectacular views

Perched virtually at the water's edge in the exquisite seaside town of St James, this exceptional heritage home, dating back to the 1800s, has been beautifully transformed.

5 Bedrooms - 5 Bathrooms - 5 Garages - Web Ref: 1559541



MARINA DA GAMA **R3,95 million**

Retro styled home north on water

This spacious, sun-filled home includes an extra-large studio, a lift to the first floor and Rhodesian teak floors.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1679648



LAKESIDE **From R1,8 million**

Only 2 plots left in this sought-after secure complex

Up on the mountain side, these serviced plots are fully secure in a gated estate.

Web Ref: 1559557



MUIZENBERG **R1,5 million**

A delightful home

This delightful home features a sun room with built-in braai facility and sliding doors leading out to the swimming pool with beautiful mountain views in the background.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1691712



MUIZENBERG **R795 000**

Holiday apartment by the sea

Within walking distance of Surfer's Corner, shops and upmarket restaurants, with views of the mountains and sea.

1 Bedroom - 1 Bathroom - 1 Garage - Web Ref: 1559458

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



NOORDHOEK **R5,99 million**

Set in a cul-de-sac in Upper Noordhaven

This sheltered and private family home will capture your heart from the minute you walk through the front door. Large, light and spacious living area with fireplace and double-volume ceilings leads to front patio with picture postcard view of Chapman's Peak and the ocean below.

Equally large kitchen dining area with entrance from the double garage. Extras include American louvre shutters on all bedroom windows - great security. Ideal for the large or extended family - bring granny or grandpa along too!

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1729375



NOORDHOEK **R5,295 million**

Four-bedroomed Terrace unit - no transfer duty!

An opportunity to purchase directly from the developer. This four-bedroomed Terrace unit is in a prime position. If you're looking for a convenient escape from city life that is still close-enough commute to maintain an active career or social life, Chapman's Bay Estate in Noordhoek is the place for you. A strong, supportive community awaits you here, with all the outdoor amenities an adventurous individual, growing family or retired couple might seek. From hiking, mountain biking, horse-riding and surfing to meandering through vineyards.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1637579



NOORDHOEK **R3,89 million**

Immaculate single-storey home in secure estate

Set in Silvermyn Secure Estate with lovely views of False Bay, this home offers large, light open-plan living spaces with built-in slow combustion fireplace. An enclosed conservatory patio sunroom offers glorious views! Established garden with irrigation system and paved driveway with an off-street parking area. Extra-large double garage with auto-doors and direct access into the home. Well-fitted kitchen with built-in electric oven and gas hob. Laundry facilities in the garage and external staff toilet. Easy-to-manage, low-maintenance single-storey. Set in a quiet close of family homes.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1634964

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



FISH HOEK **R2,595 million**

Quality mountainside home

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1649002

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



NOORDHOEK / MILKWOOD PARK **R1,4 million**

Open-plan kitchen/lounge, north-facing cottage in secure complex.

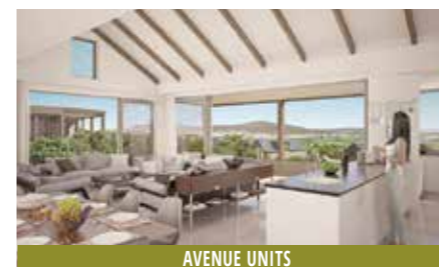
3 Bedrooms - 2 Bathrooms - Web Ref: 1747354

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

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TERRACE UNITS



COURTYARD UNITS

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- 70% of available stock sold out
- Exceptional capital growth since launch
- A have-it-all lifestyle comprising rare beauty, comprehensive security and a convenient location

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Courtyard homes from R4 895 000, Avenue homes from R5 379 000 and Wetlands homes from R4 925 000,
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• Morgan Morris: 082 445 4293 • Dale Gremels: 082 539 9393 • Bruce Durham: 082 380 1880



SIMON'S TOWN R19,95 million

Spellbinding views from this bespoke property

This is arguably one of Simon's Towns finest homes, a trophy home to call your own or run a guest house as it currently is, your choice - but you've just got to see it to believe it.

6 Bedrooms - 5 Bathrooms - 2 Garages - Web Ref: 1559712



SIMON'S TOWN R4,795 million

This is the best in lock-and-leave

An Admirals Kloof address with spectacular sea, mountain and waterfall views, and an enviable kitchen, open plan to dining room and lounge, with floor-to-ceiling, glass stackable doors. A state-of-the-art fireplace warms the entire home. A sumptuous bedroom suite boasts exposed rafted ceilings and balcony with incredible views.

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



SIMON'S TOWN R3,695 million

Rare opportunity to renovate in Simonskloof

Seize this golden opportunity to renovate this home on a generous erf facing the sea in sought-after Simonskloof. After 23 very happy years of living here, the owners are moving into retirement living. This is your golden opportunity to turn this into your dream home.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1589827

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



GLENCAIRN R7,995 million

Beautiful home with breath-taking views

Triple-storey home high on cliff side with uninterrupted views across False Bay, from Cape Hangklip to the Ceres Mountains, from Strandfontein to Town. Large open-plan living, dining, sitting room area opens to a 9m infinity pool. Glassed-in verandahs, under-floor heating throughout, security, two four-car garages and much more.

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

FOR ENQUIRIES PLEASE CONTACT - Bruce Durham - 082 380 1880 - bruce@greeff.co.za

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SCARBOROUGH

R9,8 million

Web Reference: 103967010

Bedrooms - 5

Bathrooms - 4½

Garages - 2

FOR ENQUIRIES PLEASE CONTACT - Marianne Furlong - 060 960 3994 - marianne@villagehomes.co.za



If your are looking for something special

An artistically compelling, modern home situated on a hill just one house back from the ocean, with 180 degree views of the beach. The many additional features include: a black, rim flow pool; extensive outdoor and indoor lighting; waterproof Polk speakers and interior Boston surround-sound system; extensive exterior decking and pergola; solid wooden pivot doors to the beach and at the main entrance; a Namibian granite stone fireplace; a magnificent floating staircase; four large skylights and large circular window; bar in the upper lounge flowing onto the viewing deck; fully fitted gourmet kitchen with Siemens and LG appliances, central wood island, stainless steel work tops, filtered tap water, walk-in pantry; African hand carved wardrobes, Jeeves towel rails, under-floor heating; hot, outside shower and much, much more.

KOMMETJIE

R14,995 million

Web Reference: 1088868

Bedrooms - 4

Bathrooms - 4½

Garages - 2

Parking Bays - 3

FOR ENQUIRIES PLEASE CONTACT - Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



KOMMETJIE **R9,95 million**

Brand new modern and furnished
Front Row on the Cape Point Nature Reserve, within the sought-after Klein Slangkop Private Estate, fully furnished with top-of-the-range designer delights — no expense spared.

5 Bedrooms - 4 Bathrooms - 1 Garage - Web Ref: 1717462

FOR ENQUIRIES PLEASE CONTACT - Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



KOMMETJIE **R8,995 million**

Popular Duiker Drive on Long Beach
Across the road and on the beach! This solid 448m² home with pool and massive enclosed entertainment area is perfect for the fun-loving beach active family.

4 Bedrooms - 3 Bathrooms - 4 Garages - Web Ref: 1758787

FOR ENQUIRIES PLEASE CONTACT - Jansen Myburgh - 076 572 2406 - jansen@villagehomes.co.za



KOMMETJIE **R8,2 million**

Stunning new release!
Beautifully positioned home with your own path to the beach. Ample space for a large family as well as excellent potential to run a work-from-home office.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1707974

FOR ENQUIRIES PLEASE CONTACT - Jill Russell - 082 468 8212 - kommetjie@greeff.co.za



KOMMETJIE **R6,95 million**

Modern, funky and pristine — superbly unique!
Tall stack-back glass doors, opening onto the pool, extending out over the Milkwoods of Klein Slangkop Private Estate. A few minutes' walk from the beach - excellent holiday rental income potential from the beautiful flat.

5 Bedrooms - 4 Bathrooms - 2 Garages - Web Ref: 1632650



KOMMETJIE **R5,45 million**

Only metres from the beach
Nestled in the popular leafy Milkwood area and only one home back from the famous Kommetjie surfing beach. Fantastic sea views - so close you can almost catch a wave!

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1734128

FOR ENQUIRIES PLEASE CONTACT - Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



KOMMETJIE **R4,2 million**

Perfect family home set in a large enclosed garden
Feel the freedom of the large garden, the joy of the sparkling pool, the comfort of the living areas and the tranquility of the spacious bedrooms. The perfect recipe for a happily-ever-after family home.

5 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1716265



KOMMETJIE **R3,8 million**

Opportunity awaits in Arum Avenue
Situated conveniently close to all amenities — Long Beach, the shops and Kommetjie Primary School. Extra: the large loft room, accessed via an antique oak staircase, can be used as a fourth bedroom or a spacious study.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1681198

FOR ENQUIRIES PLEASE CONTACT - Jansen Myburgh - 076 572 2406 - jansen@villagehomes.co.za



KOMMETJIE **R4,995 million**

895m² Vacant land with spectacular sea views
The only area in Kommetjie, with elevation so close to the main beach. Bordering the stream, with an access path to the beach.

Web Ref: 1088430

Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



KOMMETJIE **R3,5 million**

One of the few plots in popular private estate
Going fast - don't miss out on this Klein Slangkop Eco Estate plot. Low Levies and Building Guidelines apply. Your opportunity to enjoy this tranquil and enviable lifestyle.

Web Ref: 1662913

Jansen Myburgh - 076 572 2406 - jansen@villagehomes.co.za



IMHOFF'S GIFT **R4,45 million**

Front row on the lake
A beautiful home exuding an ambience of gracious living. Typical features include high ceilings, wide, light rooms, wooden flooring, doors opening out onto the north-facing views across the lake and reserve.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1593384

Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



IMHOFF'S GIFT **R3,495 million**

The perfect family package with top views
Designed for family living, additional guests and the love of the outdoors, overlooking the lake, reserve and Table Mountain Range. Facing north, elevated for sea views and only a few minutes from Kommetjie beach.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1725858

Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



KOMMETJIE **R3,3 million**

Traditional old Kom home
Develop this home, on a large plot, a mere stone's throw from the sea. With loads of vehicle/boat storage, situated on a corner, this property has the space and potential to create two separate dwellings for dual living.

3 Bedrooms - 2 Bathrooms - 4 Garages - Web Ref: 1730950

Jansen Myburgh - 076 572 2406 - jansen@villagehomes.co.za



KOMMETJIE **R3 million**

955m² Vacant land in Klein Slangkop
Within Milkwood Rise, overlooking the beach – one of two plots released. Cobble streets and architecturally placed homes for optimal orientation, great views and use of land. (No Transfer Duty. Price is VAT Incl.)

Web Ref: 1147177

Jansen Myburgh - 076 572 2406 - jansen@villagehomes.co.za



BLUEWATER ESTATE **R5,45 million**

Spacious, modern home in secure estate
This sought-after, secure, lifestyle Estate offers magnificent views across Wildevoevlei, the Table Mountain Nature Reserve and Chapmans Peak, together with the peace and tranquility of the area. Close to all amenities.

4 Bedrooms - 2 Bathrooms - 2 Garages

Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



IMHOFF'S GIFT **R3,15 million**

Secure private living with sparkling pool
Sited in an exclusive four-home, gated, security estate, bordering the Table Mountain National Park, with its abundant birdlife, tranquil lake setting and amazing mountain views. All amenities within close proximity.

4 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1601350

Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



KOMMETJIE **R2,995 million**

Much loved family home
Not far from the beach, in the quiet Heron Circle, this immaculate, solid family home with sparkling pool in secluded garden, is waiting for you to move right in. No need for renovation - simply relax and enjoy.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1723392

Jill Russell - 082 468 8212 - kommetjie@greeff.co.za



KOMMETJIE **R2,45 million**

770m² Vacant land overlooking the Reserve
Spectacular views from this front row plot on the Table Mountain Reserve in Klein Slangkop Private Estate - the last one left in this position. The beautiful sounds of nature and the sea are your wake-up call each day.

Web Ref: 1541806

Birgit Plettenbacher - 079 497 2724 - birgit@villagehomes.co.za



IMHOFF'S GIFT **R3,15 million**

Vibrant modern home with awesome pool and views
The aluminium stack-away doors open up the double-volume living to a large undercover private patio and the magnificent 12m sparkling pool. Secure position within Imhoffs Gift. Sunny, north-facing lifestyle.

4 Bedrooms - 2 Bathrooms - 2 Parking Bays - Web Ref: 1717983

Birgit Plettenbacher - 079 497 2724 - birgit@villagehomes.co.za



IMHOFF'S GIFT **R2,65 million**

Immaculate with superb finishes
Wake to the call of the resident fish eagle and end the day with a walk along the boardwalk of the Wildevoevlei in Imhoff's Gift and experience the most stunning sunsets. Set two away from the lake.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1696144

Jill Russell - 082 468 8212 - jill@villagehomes.co.za



SCARBOROUGH **R5,8 million**

Solid mountainside magic

Create the perfect family home or a fabulous B&B with views. This home is in excellent condition, light and airy with plenty of space to have that long sought-after study, art room or area to finally get your hobby started.

4 Bedrooms - 4 Bathrooms - 3 Garages - Web Ref: 1644885

Marianne Furlong - 060 960 3994 - marianne@villagehomes.co.za



SCARBOROUGH **R3,45 million**

Make this your "holiday forever" home

Spacious and modern, this newly constructed, open-plan home is close to the beach and restaurants in Scarborough. Extremely well designed and not yet fully completed, leaving the option to add your own touches.

3 Bedrooms - 2 Bathrooms - Web Ref: 1607356

Marianne Furlong - 060 960 3994 - marianne@villagehomes.co.za



SCARBOROUGH **R2,35 million**

High up on the Mountain

Guaranteed, uninterrupted views of both mountain and ocean from this cute cabin in the sky. There is still plenty of room to build on and make this house your dream home, maximising the views and natural environment.

3 Bedrooms - 1 Bathroom - 2 Parking Bays - Web Ref: 1575348

Marianne Furlong - 060 960 3994 - marianne@villagehomes.co.za



SCARBOROUGH **R3,59 million**

Dual living opportunity close to the beach

Discover the space and warmth of this pristine home the moment you walk through the door. With living rooms and a kitchen on both floors, the possibility to earn additional income.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1713581

Marianne Furlong - 060 960 3994 - marianne@villagehomes.co.za



SCARBOROUGH **R3,195 million**

Double storey on double plot near the ocean

This attractive, well-built home on a double plot with magnificent sea views, offers a separate entertainment area, double garage and a swimming pool surrounded by an extensive wooden deck.

3 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1072261

Marianne Furlong - 060 960 3994 - marianne@villagehomes.co.za



SCARBOROUGH **R2,95 million**

Comfortable and cosy double-storey home on large plot

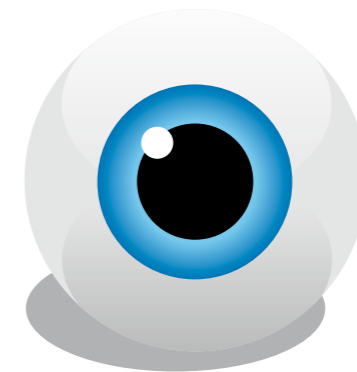
Recently refurbished home offering open-plan living with expansive enclosed garden and sea views. A true value-for-money home close to the beach.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1770083

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CLAREMONT UPPER R4,6 million

Popular, sought-after Intaba

Spacious, generous proportions and rare, but now found. A three-bedroom with two bathrooms (main en-suite). Open-plan lounge, dining room to kitchen. Two designated parking bays within the complex.

3 Bedrooms - 2 Bathrooms - 2 Parking Bays - Web Ref: 1643562

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



ROSEBANK R1,35 million

In the heart of Rosebank

Set in the heart of Rosebank and within easy walking distance to either UCT or Damelin College Campus, is this large, elevated, north-facing, two-bedroomed apartment.

2 Bedrooms - 1 Bathroom - 1 Parking Bay - Web Ref: 1752288

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



KENILWORTH R3,152 million

Townhouse in tranquil area of Kenilworth

Secure duplex in small complex. Downstairs two interlocking reception rooms with well-fitted open plan kitchen. Living area opens onto patio and walled garden. Direct access to garage.

3 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1701374

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



KENILWORTH R2,375 million

Exciting new release in Upper Kenilworth

Tastefully renovated, modern three-bedroom apartment — west-facing and mountain views. The apartment is bright and sunny, so inviting, with superb finishes throughout.

3 Bedrooms - 2 Bathrooms - 3 Parking Bays

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



CLAREMONT UPPER R3,395 million

Investment opportunity — brand new unit

Brand new, great investment opportunity — high demand for rentals in the area. North-facing, secure, tranquil, stylish sanctuary minutes walk from Claremont's CBD, Cavendish and Jammie shuttle routes.

2 Bedrooms - 2½ Bathrooms - 2 Parking Bays - Web Ref: 1756731

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



HARFIELD VILLAGE R1,895 million

Wanting to get into the Village?

Charming, north-facing, duplex townhouse with sun-kissed living room and wood-burning fireplace. Paved courtyard, separate kitchen with direct access to outside drying area.

3 Bedrooms - 1 Bathroom - 1 Garages - Web Ref: 1738495

Selecting a rental agent can be confusing, but let's make it clear



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NEWLANDS

R6 million

Refined, cultured and full of grace

Rare opportunity within one of the most secure and prestigious complexes in the Southern Suburbs. One of the largest apartments comprising: A beautiful and exquisitely decorated open-plan kitchen, dining room to lounge, onto a very spacious patio area. The lounge includes a wood-burning Jetmaster fireplace. A generously sized study

or fourth bedroom. Guest cloakroom. Three substantial bedrooms. Huge main with a dressing room and full bathroom en-suite. A storeroom is included.

3 Bedrooms - 1 Study - 2½ Bathrooms - 2 Parking Bays

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

THE CHELSEA - WYNBERG UPPER



CLAREMONT UPPER

R5,495 million

Great security, conveniently situated penthouse

Brand new build – great investment opportunity – high demand for rentals in the area. Situated in a quiet, leafy avenue, north-facing, 35 on Grove's penthouse promises a tranquil, bespoke and stylish sanctuary just minutes' walk from the buzz of Claremont's CBD, Cavendish and Jammie shuttle routes. Kitchen is open plan into dining and living room area with glass doors opening to double balcony with mountain views. State-of-the-art, energy efficient fixtures including solar heating.

3 Bedrooms - 3 Bathrooms - 3 Parking Bays - Web Ref: 1718176



CLAREMONT UPPER

R2,95 million

Modern private apartment

This beautiful, 115m² ground floor, private apartment is situated in the heart of Claremont Upper. The spacious living room is open plan to kitchen and has doors leading to an exclusive outside patio area, perfect for entertaining and also boasting scenic mountain views. Living spaces have hardwood flooring throughout. Modern kitchen has built-in washing machine, oven, stove and extractor fan. Two large bedrooms with ample cupboard space (main ensuite). Main bedroom has wide window expanses allowing plenty of light as well as fitted with an air-conditioning unit.

2 Bedrooms - 2 Bathrooms - 1 Garage



CLAREMONT UPPER

R1,725 million

Location location location!

Situated in the heart of Claremont CBD, this studio apartment is in a sought-after block, The Beaumont. This unit is an ideal buy for investors looking to rent, student or first-time buyer. The unit comes with one undercover secure parking bay and boasts a very nice view from the balcony. Excellent 24-hour manned security, walking distance from Cavendish Square, Virgin active and Jammie Shuttle route.

1 Bedroom - 1 Bathroom - 1 Parking Bay - Web Ref: 1777913



VIEW BY APPOINTMENT

With the demand for apartments in the southern suburbs at an all-time high, the launch of this new development in Wynberg is perfectly timed.



THE CHELSEA FEATURES:

12 apartments | 6 x 1 beds | 6 x 2 beds | Smeg Kitchen Appliances | Grohe Sanitary ware | Natural stone surfaces for the kitchen and bathrooms
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BRIC PROPERTY DEVELOPMENTS





HOME IS WHERE THE HEART IS

When it comes to the latest property trends, décor advice, and lifestyle features in the Western Cape, the only newspaper that reaches over 187 000 local readers is the Weekend Argus Saturday Edition. With over 54 498 copies sold every Saturday, no other lifestyle and décor newspaper is even in the same neighbourhood.

Weekend Argus SATURDAY EDITION



TAMBOERSKLOOF R24 million

The views are simply magical over the city. Superb reception areas with an open-plan designer kitchen and state-of-the-art appliances. Good security and conveniently situated near the German School, restaurants and shops in Kloof Street.

6 Bedrooms - 5 Bathrooms - 4 Garages - Web Ref: 1729604

FOR ENQUIRIES PLEASE CONTACT - André Stassen - 082 928 6139 - andre@greeffcity.co.za



CITY CENTRE Offers from R3,995 million

Dual zoning rights. Located in the popular Colosseum building. Elevate your lifestyle with this well finished apartment, comprising a New-York-style, open-plan living area and private mezzanine featuring the en-suite bedroom.

2 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1745774

Cedric Le Bon - 076 440 1489 - cedric@greeffcity.co.za

GARDENS Offers from R5,995 million

Offering a luxurious life style. This unique apartment is set in the heart of Cape Town and offers a luxurious lifestyle, as high ceilings and quality finishes provide an air of elegance, and enjoy captivating views from your expansive balcony.

2 Bedrooms - 2 Bathrooms - 1 Garage - Web Ref: 1741397

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



GARDENS R5,350 million

A truly authentic Victorian terraced home built in 1898. Behind the facade is a truly authentic Victorian terraced home built in 1898, full of period charm and character. Special efforts have been made during renovations to preserve the integrity of the structure and features.

4 Bedrooms - 3 Bathrooms - Web Ref: 1752963

André Stassen - 082 928 6139 - andre@greeffcity.co.za

VREDEHOEK Offers from R3,150 million

Indulge in a laid-back lifestyle in a cosmopolitan setting. Come home to comfort in this rare find, nestled in a secured complex. Renovated and a pet-friendly haven with open-plan living and dining room flooded with natural light.

2 Bedrooms - 1 Bathroom - 1 Garage - Web Ref: 1744040

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A Tranquil Retreat
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The Garden is a delight with age old trees. Strategically placed shady wooden decks provide superb views and peaceful retreats. Tucked away is a secluded guest suite. Altogether a remarkable home for the discerning buyer.

SOLE MANDATE CONTACT André Stassen 082 9286 139 WEB REF 1716110



CAPE TOWN | CITY CENTRE
Inner City Gem
 Bedrooms: 2 | Bathroom: 1 | Parking: 1

CONTACT Cedric Le Bon 076 440 1489 **WEB REF 1725702**



ST JOHN'S ESTATE
Apartment in the Amphitheatre
 Bedrooms: 2 | Bathrooms: 2 | Parking: 2

CONTACT André Stassen 082 9286 139 **WEB REF 1733868**

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focus.

Creating breathtaking architectural, interior and landscape images, Thomas Hallatschek takes photography to truly *visionary heights*.

Widely recognised for his interior and architectural photography, Thomas Hallatschek shoots most of Greeff's top-end properties. Based in Cape Town he is nothing short of masterful, using a light-painting method of photography, combining both natural and artificial light to create unique and strikingly beautiful interpretations of the spaces he captures.

"My compositions reveal way more than just the basic information about the space — they are crafted to showcase the design, the dimension and the texture," says Thomas. "I don't merely take a photograph, I seek to communicate the mood of a property."

It isn't simply about taking a photograph - it's about creating *a vision*.

With exquisite attention to detail, Thomas uses traditional field techniques combined with the newest digital capture and post-processing techniques to craft vivid images which are vibrant, while retaining all the authenticity of the actual scene. He succeeds in creating spectacular two-dimensional images with remarkable depth and perception.

Thomas also specialises in high pole photography, virtual tours and web design. This enables him to offer his clients a custom-made solution for all their advertising needs with a minimum of organisational effort and time.

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HOUT BAY **R7,35 million**

Kenrock Estate - Lovely family home

Beautiful north-facing home set privately in sought-after Kenrock Estate and capturing lovely mountain vistas. Open-plan living / dining to kitchen with double-volume ceilings and a closed wood fireplace.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1687054

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



HOUT BAY **R6,95 million**

Priced to sell and not to be missed

Spacious sea-view home in a private, secluded part of Tierboskloof Security Estate, with tranquil sounds of the Baviaanskloof River, bird-song and nature walks on your doorstep.

5 Bedrooms - 4 Bathrooms - 3 Garages - Web Ref: 1719823

FOR ENQUIRIES PLEASE CONTACT - Louise Reister - 083 226 3775 - louise@greeff.co.za



HOUT BAY **R6,55 million**

Charming family home on an acre of land

This much loved family home boasting a magnificent park-like garden capturing beautiful surrounding mountain views is the ideal place to raise your family. This home has it all.

4 Bedrooms - 2 Bathrooms - 2 Garages - Web Ref: 1765604

FOR ENQUIRIES PLEASE CONTACT - Lindsay E. Goodman - 082 638 1758 - lindsay@greeff.co.za



HOUT BAY **R6,9 million**

Charming country style thatch in secure estate
This home oozes character. Comprising three bedrooms, country kitchen, lounge and dining area with wood-burning fireplace, opening to decked area with sea views and separate, self-contained flat.

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

FOR ENQUIRIES PLEASE CONTACT - Louise Reister - 083 226 3775 - louise@greeff.co.za



HOUT BAY **R4,3 million**

Amazing beach front position
Wraparound 360 degree views from this magnificently positioned house, literally on the beach. This is an easy to lock-and-leave 400m² home with huge garage and own pool.

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

FOR ENQUIRIES PLEASE CONTACT - Glenda Woods - 082 853 4070 - glendaw@greeff.co.za



HOUT BAY **R6,85 million**

Sunny, secure and spacious lock-and-leave
With beautiful mountain views in sought-after estate close to Constantia Nek. Fabulous balconies for indoor/outdoor entertainment with north-west sunshine.

3 Bedrooms - 3 Bathrooms - 4 Garages - Web Ref: 1742801

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



HOUT BAY **R3,85 million**

Greenacres - Amazing value in great location
Perfectly priced for this lovely Cape vernacular, north-facing home in sought-after Greenacres Close. Private and capturing mountain views from all angles. Double-volume ceiling in open-plan lounge.

4 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1704894

FOR ENQUIRIES PLEASE CONTACT - Friedel McLachlan - 082 320 9473 - friedel@greeff.co.za



HOUT BAY **R4,395 million**

Northshore - excellent dual living opportunity
Set in the heart of Hout Bay in walking distance to shops, beach and My-Citi bus service, this fabulous double home in one comprises a four-bedroom main house plus 110m² self-contained, two-bed apartment.

4 Bedrooms - 3 Bathrooms - 1 Garage - Web Ref: 1693521

FOR ENQUIRIES PLEASE CONTACT - Glenda Woods - 082 853 4070 - glendaw@greeff.co.za



HOUT BAY **R3,595 million**

Live the Hout Bay lifestyle
Secure and glamorous, apartment with view balcony and within walking distance to beach, shops and restaurants. Beautiful modern fittings and fixtures and with under-floor heating in bathrooms.

3 Bedrooms - 3 Bathrooms - 2 Garages - Web Ref: 1747861

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

Stay invested & maintain a long-term view

In the early 1920s, JP Morgan was asked, “What will the stock market do?” He replied, **“It will fluctuate”**.



Written by

MARC WIESE

MANAGING DIRECTOR, WARWICK WEALTH
- INVESTMENT MANAGEMENT

and

HENC GOUWS

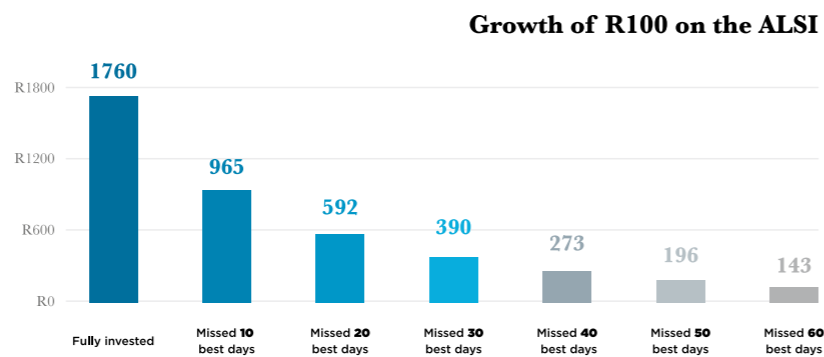
INVESTMENT ACCOUNT ANALYST

The global economic and political landscape has indeed been in a state of flux; South Africa is experiencing political unrest; the United States is reviewing its monetary policies and China is experiencing economic uncertainty. The financial markets have been impulsive over the past couple of months and we have seen major movers up as well as down. Yes, it's turbulent, but we need to buckle up to ride this out.

In our fast-paced world, quick access to information allows us to be in touch with current world events and to view how decisions made by politicians and regulators influence our markets. The impact that active traders exert on share prices can be enormous when they react to information instantaneously. These short-term reactions can cause investors to doubt the market, opting to get out after they witnessed a down turn, and wanting to return after upswings have begun.

Are these short-term reactions a key to investment returns, or is a long-term investment strategy, based on long-term fundamentals, the key to unlock these returns?

If we observe market movements over the last two decades we gain clarity on this:



R100 fully Invested on the JSE All Share Index (ALSI) from June 1995 to 31 October 2014 would have provided an average return of 16 percent per annum. When missing the 10 best performing days in this period, your investment returns are reduced to only 12.4 percent per annum. This decline is more rapid as more best performing days in the period are lost, leaving you with a measly 1.9 percent return if you'd lost the best 60 days in a period of 7093 days.

The short-term investment decision is called market timing, and involves two decisions: “When do I buy?” and “When do I Sell?”. There is no guarantee that your buy decision is at the bottom of the market and neither is there a guarantee of selling at the top, as markets tend to move higher in the long run. Nobel laureate Harry Markowitz, known as the father of modern portfolio theory has been quoted as saying: “It is yet to be shown that anybody has the capability to market time successfully, and it is certainly yet to be shown that billions of dollars of pension funds could be successfully market-timed.”

It is, however, basic human disposition to be focused on the short term. We are therefore quick to forget that markets have, in fact, had a phenomenal run over the past decade, and while volatility is inevitable, the overarching trend for stock markets has been upwards over the past 100 years. When investors “stick to their guns” by maintaining their convictions along with sound investment principles, we believe the market will always deliver in the long-term.

Long-term investing provides the most consistent returns, and having a trusted partner to assist you on this path makes the journey even safer. As prudent investment managers, we at Warwick Wealth believe in quality, in-depth analysis and diversification.

When investment decisions are made by solid research and reasoning, backed by logical conclusions, investments are expected to deliver in the long run. Buying quality quite simply means looking for investment opportunities with sensible and experienced management, good future potential and financial strength, which creates long-term attractive value. This same logic must be applied when considering share selection, geographical diversification and sector allocation.

Long-term investing means being patient and allowing time for your investment principles and philosophies to pay off. Yes, the markets are experiencing turbulence, but at Warwick, you're safely buckled in for the ride.



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