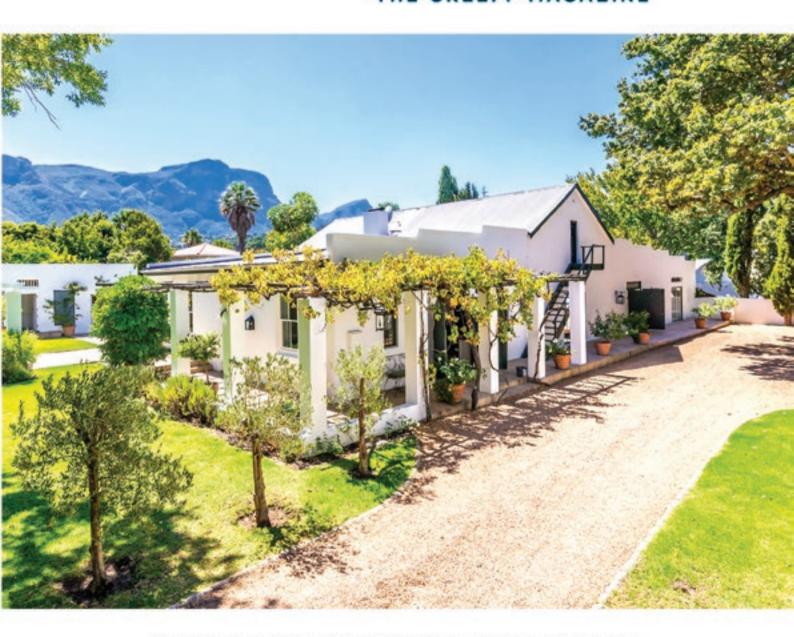
OUTLOOK



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In the two plus decades I've been in the real estate business, I have learned that there is no substitute for excellent agents. Once you have the right people on board, you mix in well-considered management, effective strategy and inspired marketing, and then you have what we as the Cape's specialist real estate company call, "The Greeff difference."

In a market where competition for stock is strong, the estate agency's offering to the seller becomes key. At Greeff, we know that sellers demand premium service from an estate agent and this includes the expectation of up-to-date training and industry experience. It will be the truly skilled and experienced agent who has weathered the troughs and peaks of the housing market who is likely to make it through the current economic challenges. Agents coming into the market hoping to make a quick killing, and then opt out, are likely to be disappointed. This industry is for those with the stamina for the long haul. It's for those focused on building long-standing professional relationships based on trust to ensure referrals and repeat business. These are the agents who will succeed, and these are the agents who form part of the Greeff team.

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network of qualified purchasers as well as other agents with access to relevant customer data bases. Luxury homes, particularly in the Cape are in demand by buyers globally, so it's helpful if your chosen agent has strong and reliable international marketing channels too. Greeff is the Cape's exclusive affiliate to Christie's International Real Estate. The Christie's global footprint is vast. Foreigners stepping off a plane onto our shores instantly recognise and trust the Christie's name and rightly so - Christie's connects us to 32 000 property professionals in 45 countries around the world.

Our marketing strategies are linked in to those of Christie's, offering our sellers exposure to a massive qualified database of buyers. Greeff is also now featuring on **The South African.com**, a superb website flighting news and topical issues and visited by millions of viewers per month, including a large expat community, which allows Greeff to hone in on those particularly interested in Cape real estate.

Having achieved numerous record as well as significant selling prices in all of our areas over the past year, and into 2017, we are confident that this year will continue to be a good one for our sellers too. We look forward to being of service to you.



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MIKE GREEFF, CEO OF GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE









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The Most Luxurious Train in the World



ECLECTIC AND RUSTIC, THE OLD CAPE WINE SHOP AT IMHOFF FARM VILLAGE HOLDS TREASURES BEGGING TO BE DISCOVERED.

I t's easy to overlook The Old Cape Wine Shop, dinky as it is, but oh, what a pity that would be, since the pretty little cottage exterior belies the grand adventure awaiting within. Here you'll find a boutique wine selection of 500 bottles, managed and carefully curated by Keith Lugg. It's in this modest space, in the absence of self-consciously designed über-hip architecture or diverting product display, that the wine itself takes center stage.

With space at a premium, only the best wines and bubblies make the grade, but, happily, best doesn't necessarily equate with most expensive - being interesting is also an important criterion, as is being of local origin - only South African wines from the Western Cape are showcased.

Prices range from R40 - R1 000 per bottle and there is something for every wine enthusiast, from a chilled bottle of Sauvignon Blanc to enjoy with dinner, a cold bubbly - the shop stocks Methode Cap Classique's from 14 different Western Cape estates - to a collector's choice bottle you'll cherish and keep for a special occasion. "You're certain to find wines you have never encountered before," says Keith, who is always on hand to offer personalised advice.

The Old Cape Wine Shop at Imhoff Farm Village is open every day from 10:00 - 17:00, including Sundays. No corkage charged at any of the Imhoff restaurants for wines bought at the wine shop. Old Cape Wine Shop • Imhoff Farm, Kommetjie • http://imhofffarm.co.za/ • 021 783 4545

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INTERESTING
IS ALSO AN
IMPORTANT
CRITERION.

SOMETHING FOR THE COLLECTORS

KLEINOOD JOHN SPICER 2011

This wine is defined by pronounced intensity, showing pure, red and black berry fruit, rose hip as well as savoury, meaty notes, followed by berry-pastille fruit and complex spices on the palate.

R700.00

LUDDITE SHIRAZ 2012

With dark red and garnet hues, the nose is spice-driven, red fruit with hints of liquorice, cinnamon and toasty wood. The palate is one of brooding dark fruit and spice, with a rich, natural, sweet fruit core and a lingering finish of savoury spice and balanced tannin. R500.00



KLEIN CONSTANTIA VIN DE CONSTANCE 2013

Bright and gold in appearance with delightful aromas of citrus marmalade and frangipani abundant on the nose. R950.00



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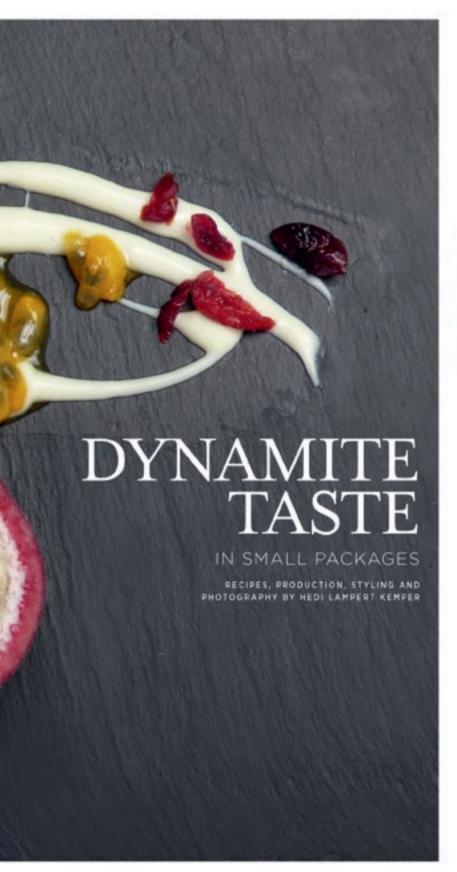


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DOUGHNUTS WITH WHITE CHOCOLATE, GRANADILLA AND CRANBERRIES

The tart granadilla contrasts beautifully with the sweet white chocolate and decadent doughnut – it's breakout time – enough said.

Yield 8-10 mini ring doughnuts

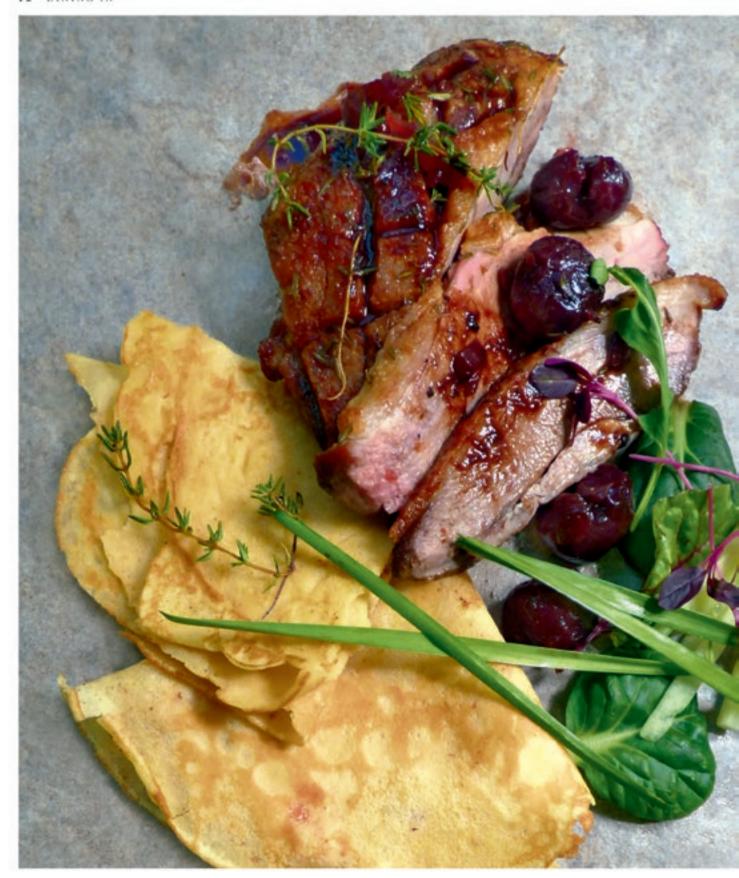
- . Dry active yeast, 7g
- * Sugar, 2 Tbsp
- . Flour, 1 1/2 cups, plus extra for kneading
- · Milk, warmed 150ml
- * Salt, 1/4 tsp
- · Butter, melted sog
- Egg.
- . Canola or sunflower oil, for frying
- Granadillas to serve, 1 per head.
- . White chocolate, 100g
- Cranberries to garnish.

In a bowl, mix the yeast with ½ Tbsp of the sugar and 4 Tbsp of the warm milk. Cover with a clean dishcloth and leave for 15 minutes, or until frothy. Sift the flour and salt into a large bowl. Stir in the rest of the sugar.

Make a well in the flour and pour in the yeast mix, remainder of the milk, melted butter and the whisked egg. Mix to make dough and then knead until smooth and elastic, sprinkle with a little extra flour, if required, until you can work with the dough, but be gentle, this is meant to be a soft dough. Place dough in bowl, the sides of which have been oiled, cover with a clean cloth and leave in a warm place until the dough has doubled in size – 45 minutes to an hour.

Remove dough from the bowl, knead briefly and roll out gently to a thickness of 1.5 cm. Using a round cookie cutter, press out circles and then use a smaller cutter to press out the centres. Collect all the centres together, knead gently, reroll and cut out additional doughnuts. Lay them on a tray covered in wax paper and leave in a warm place for 30 minutes, or until they have doubled in size.

Heat the oil in a pot or deep fryer until a cube of bread dropped in sizzles and turns golden in 30 seconds. Gently lower the dough balls one at a time into the hot oil, in batches of two or three, and fry until golden brown, and then carefully turn over. Remove from the hot oil with a slotted spoon and drain on paper towel. Drizzle over melted white chocolate, garnish with cranberries. And serve with fresh granadilla pulp.





DUCK AND CHERRY COCONUT PANCAKES

A classy, satisfying starter. Serves 4

PANCAKES

(These can be prepared up to a day ahead)

- Cake flour, 125ml
- Brown rice flour, 125ml
- Baking powder, ½ tsp
- Salt, ¼ tsp
- Sugar 1 Tbsp
- * Sherry, 1 Tbsp
- . Coconut milk, 100ml
- * Water, 110ml
- Eggs, 2
- Butter melted, 50ml
- Plus extra for frying

DUCK

- Duck breasts, 2 large
- Black cherries, 1 x 425 g tin, plus 125ml of the cherry juice
- Chicken stock, 1 cup
- Onion, 1 medium.
- + Garlic, 1 large clove
- . Ginger, grated 1 tsp
- Balsamic reduction, 1 Tbsp
- + Sherry, 1 Tbsp
- Fresh thyme, a few sprigs.
- Cucumber cut into little matchsticks
- + Garlic or onion chives, handful snipped

Set oven to 180°C. Prepare the pancakes. Sift dry ingredients together into bowl, add liquids and beat until smooth. Heat butter in an 18 cm crèpe pan and prepare the pancakes as you would crèpes – keeping them thin – about 2 Tbsp batter per pancake. This should yield 8 to 10. Pile cooked pancakes on a plate, alternating with baking paper. Set aside until ready to serve, or refrigerate if using much later. (You can warm the pancakes before serving by placing in a 100°C oven for a few minutes.)

Pat dry duck breast, score the skin, sprinkle with sea salt and fresh thyme leaves. Fry skin side down in a hot pan for 3 to 4 minutes. Turn and fry meat side for 1 minute. Remove from hob and roast in oven for 40 minutes.

In the meantime, cook the onion and garlic in the duck fat remaining in the pan. When translucent and golden, add ginger, balsamic reduction, sherry and some thyme sprigs, then pour in cherries, juice and chicken stock. Bring to the boil, then reduce heat, cover the pan and allow the sauce to simmer for 5 minutes. Stir regularly. Uncover the pan, keep stirring regularly and allow the liquid to reduce until you have a thick sauce with well-developed flavour. Add salt if desired, but this should not be necessary. Remove duck from the oven; allow to rest for 5 minutes. Carve into 5 mm thick slices and serve with pancakes, fresh cucumber matchsticks, baby Asian leaves, garlic chives or spring onions.

CRISPY SWEET POTATO BASKETS WITH GOAT'S CHEESE AND ROAST TOMATO

A perfect accompaniment to pre-dinner cocktails and a great addition to your culinary bag of tricks, these tasty little baskets can be filled with just about anything you fancy.

Serves 4

- Sweet potato, peeled and grated, 400g
- Egg whites, 2
- Salt and white pepper to taste
- . Chives, chopped, 2 tsp
- * Rosa tomatoes, 8
- · Green olives to serve

Heat oven to 190°C.

Squeeze and discard as much liquid as possible from the grated sweet potato.

Once your mixture is fairly "dry" combine with egg whites, chopped chives, salt and pepper. Create baskets by pressing 1 tablespoon of the mixture into each of 8 silicone cookie cups, working to get a thin layer on the bottom and up the sides. Bake until edges are golden brown and crispy, around 20 minutes, but keep checking. Leave in the oven longer if you feel the baskets are still too moist and sticky. They are ready when they can be tipped out of the silicon cups and still hold their shape.

Fill with a slice of goat's cheese, and top with some oven-roasted tomato and fresh thyme. Serve with a few olives and freshly ground pepper.

Cooks note: The sweet potato baskets can be kept in the fridge for up to two days, simply pop them into a 180°C oven for five minutes, then add your choice of filling.





THAI STYLE PRAWNS ON CRISPY SUSHI RICE BARS

Delicious sticky sushi rice bars with a thin crispy crust, topped with spicy, sweet prawns.

Serves 4

- · Prawn tails, cleaned and develned, 16
- . Juice of three small limes
- Fish Sauce, ½ tsp
- + Muscovado brown sugar, 11/2 Tbsp
- · Garlic, chopped, 1 heaped tsp
- Ginger, grated 1 heaped tsp
- + Chilli, deseeded and chopped 1/2 tsp
- Sesame oil, 3 Tbsp
- . Sushi rice, pre-prepared to serve 4
- Coriander leaves, chopped 2 Tosp, plus a few sprigs for garnish
- Black sesame seeds, 1 Tbsp

Prepare the sushi rice according to package instructions. Chill in refrigerator for at least one hour (this can be done the day before and chilled overnight).

Combine lime juice, fish sauce, sugar, garlic, ginger, chilli and coriander in a bowl. Add prawns, toss to cover with the marinade. Cover and chill, while you prepare the rice bars.

Shape handfuls of prepared sushi rice into rectangular bars 9cm x 3cm x 3cm. Tip: fill a bowl of water and keep your hands wet, it prevents the rice from sticking to them.

Heat 1½ Tbsp of the oil in a large pan and fry the rice bars, turning regularly until all sides are light, golden brown. Remove from heat and set on serving plates. Add the remaining oil to the hot pan, add the prawns. Remove prawns from the pan as soon as they are pink on both sides, with a little golden caramelisation. Pour the remaining marinade into the still hot pan. As soon as it has boiled, which will be almost immediate, remove from the heat. Arrange two prawns on each rice bar, drizzle with a little of the heated marinade and garnish with fresh coriander and sesame seeds. Serve immediately.

YES, YES YES!

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MY PORTUGUESE FEAST

By Mimi Jardim, doyenne of Portuguese South African cooking, chef extraordinaire. author of the bestselling 'Cooking the Portuguese Way' and head of Jardim's Cookery School. This beautiful book is filled with nostalgia and delicious recipes for the everyday to weekend feasting and special-occasions, accompanied by Mimi's wisdom, personal stories and culinary advice. You'll find out how to make the best prego rolls, prawn rissoles. classic custard tarts and one of Mimi's favourite childhood treats, chocolate salami, Look for a moreish Mozambican chicken curry and - in true Mimi style - several decadent desserts. R385 from Poetry. Cavendish Square Lower Ground Floor.



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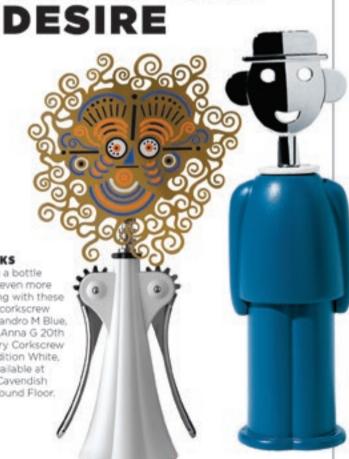
DO THE GRIND

This soap stone pestle and mortar will inspire you to grind up all manner of enticing spicy combos from scratch. R250. Metal trivet R160, both from Poetry, Cavendish Square Lower Ground Floor.



MEET THE FOLKS

Uncorking a bottle of wine is even more entertaining with these delightful corkscrew folk, Alessandro M Blue, R839 and Anna G 20th Anniversary Corkscrew Limited Edition White. R1,499. Available at Spilhaus, Cavendish Square Ground Floor.





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Military meets pretty and feminine and shirt meets jacket in a "shacket". R1 399 from Forever New, Cavendish Square First Floor.



WALK THIS WAY IN BROGUES Arthur Jack Conran shoe in

Arthur Jack Conran shoe in taupe RI 599, from Tread+Miller, Cavendish Square Lower Ground Floor.



Fossil's high-quality leather is renowned for its softness and ability to look good over time. The Rachel Tote with fun tassels is large enough to hold a 15" Laptop. R4 599. Small Piper Bag R3 399 from Fossil, Cavendish Square Ground Floor.



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EXTRAORDINARY BRONZES OF ARTIST SCULPTOR JEAN DOYLE.

ALL CREATURES GREAT AND SI

Flanked by two waist-high great Danes, their wagging tails threatening to knock her off her feet, artist Jean Doyle may be petite, but her frame belies the dimensions and the sheer magnitude of the work she produces; these include, the towering, three-metre-high bronze of Nelson Mandela, for which Jean is renowned, a five-metre high elephant, and an imposing bronze of an Angolan general, clad in full military kit, entitled "Monument to the Battle of Kifangondo" - it measures a staggering nine metres and weighs in at eight tons, and is believed to be one of Africa's largest bronze sculptures. These and numerous other public works place Jean in a realm occupied by some of the world's most respected artists.

Juxtaposed with the gravitas of the former, however, is a more personal collection - a voluptuous, uninhibited celebration of the female form depicted in a series of delightfully quirky bronzes. The foremother of these is "Madonna of Muizenberg"; life size, she reclines in the sunshine on top of a wall in Jean's garden. A tiny tanga bikini strains across her ample buttocks and heaving thighs. Jean was inspired to sculpt her after noticing a woman at a hotel swimming pool; "She was tall and elegant, with an arsenal of jewellery, killer heels and wearing a very tiny bikini. What was striking was that she was enormously overweight, but carried herself with great poise, dignity and grace, and sparkled with vivacity and confidence. She was to me the embodiment of womanhood, of Asherah, of Eve, of Lilith and the Venus of Willendorf. I needed to capture her," she writes.

In direct opposition to the flat-bellied, impossibly slim hipped models favoured by the media, Jean's bronzes are unapologetically Botticellian, and frankly, gorgeous. She says the body of her work continues to revolve around the unknown muse she has been circling ever since the initial sighting. "She is the physical interpretation of the spirit of woman, her achievements, her successes and her competence." Nowhere is this more apparent than in the "Ultimate Act" series. Here women perform gravity-defying, circus-like feats - balancing on a high wire, teetering on a unicycle, twirling in an elegant, aerial rope dance. They appear to be suspended in mid air - almost weightless. There are violinists, harpists and trumpeteers - they're flamboyant and Jean's depictions are nothing short of extravagant.

Look a little closer and the witty wordplay in the titles invites appreciation of the satire implicit in the oeuvres; there's the "Hyper Shopper" with her tote bags and the "Non-Domestic Goddess" clutching her cell phone and designer accessories. Then there is the "Dotcom" series, depicting confident multi-tasking women, simultaneously balancing laptops, coffee cups and cellphones. These are just a few of the metaphors for a multitude of aspects of the modern female experience, from consumerism to corporate mastery, right across to femme fatale - an example of which is ironically titled, "The Washer Woman" - a closer look reveals that her skimpy disco mini and midriff top are crafted from a mail of sanitaryware washers - a modern day warrior in a sexy suit of armour.

Selected works boast gleaming, crazed patinas in celadon jade, blue and russet or flourishes of hand-painted blooms which draw the eye to generous thighs and hefty buttock cheeks - invitingly round and smooth, and impossible not to pat as you walk past. And perhaps this is Jean's intention. She writes of these bronzes: "They are depicted in a sort of camp representation which has serious, but not necessarily honourable intentions."

"Jean has shed a new light on the incredible female spirit for other women, art lovers and investors alike," says Barbara Lenhard, co-founder of Opulent Living Concept Store & Gallery. "I rate Jean as one of the country's leading artists, and her following is international. Each of her pieces is not only a delight to own, but a worthy investment."

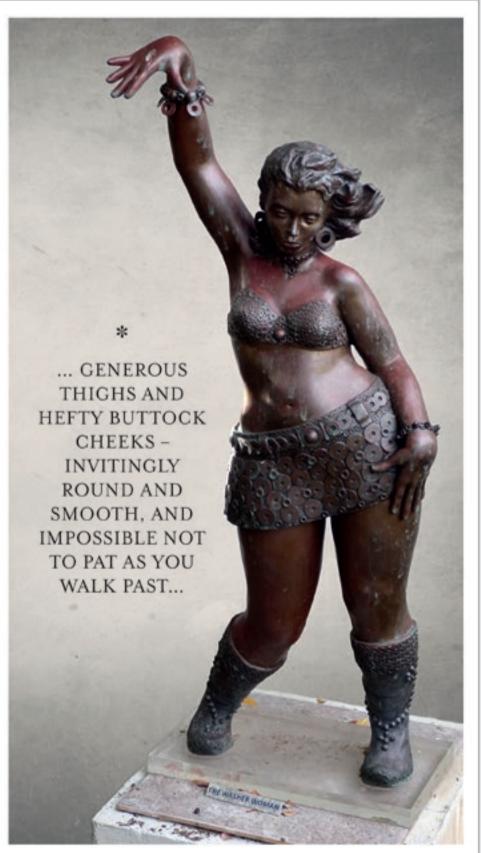
To view more of Jean Doyle's work, visit www.jeandoylebronzes.co.za and see some of her pieces at Opulent Living Concept Store & Gallery, 24 Kloof Street, Cape Town. www.opulentliving.co.za





ABOVE AND BELOW: A selection of bronzes Jean was commissioned to create for Absolut Vodka. RIGHT: "The Washer Woman".





This chest of drawers has Danish-style legs and an eclectic combination of 8 drawers painted in different finishes. R 9 995



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Foraging in your garden need not stop at herbs and veggles, you can feast on flowers too.

Bouquet Berry Salad Platter

This is a masterpiece of a salad, and so simple. Just arrange all the ingredients on a platter and provide a bottled pomegranate or other fruit-infused balsamic dressing as an accompaniment. Amounts are entirely at your discretion and based on the amount of mouths you wish to feed.

- Mixed baby leaves
- Pomegranate rubies
- Blueberries
- Strawberries
- Feta cheese crumbled.
- Walnuts or any other nuts of your choice lightly toasted.
- A selection of edible flowers to garnish.

Edible varieties include:

Nasturtiums, pansy blossoms, lavender, angelica, carnations, snap dragons, chamomile, marsh mallow, rose, hibiscus, signet marigold, sunflower, dandelion and jasmine.

Recipe inspired by top Cape Town caterer Alison Bodenstein. Contact: 084 574 3134

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- Meyer Lemon Tree
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- "Natal Plum"
- 3 Murraya exotica "Orange Jasmine"
- 4 Assorted glazed patio pots
- 5 Ladybird, butterfly & bee houses
- 6 "Funky cushions"
- 7 Chocolate slab pillow

Your Autumn/Winter month-to-month Cape gardening guide

APRIL Mulch to protect the soil from the (hopefully) heavy rains coming up this winter • Plant cool season grasses such as Shady Mix, Evergreen, 4 Evergreen and Play Mix • Feed lawns with a high potassium fertilizer to toughen the grass before winter • This is the best time of year to plant fynbos, as the soils begin to cool, especially Proteas, Leucospermums, Leucodendrons and Ericas • Dig up the last of the summer annuals • Sow Spring daisy seeds (African daisies and Bokbaai vygies) in preparation for a colourful spring flowering display • Plant beetroot, broad beans, cabbage, celery, lettuce, parsley, peas, sprouts, broccoli, turnips and carrots.

April is the best time of year to plant Proteas and other fynbos.





MAY Sow sweet peas • Prune summer-flowering shrubs to prepare the plants for next year's blooms • If you have a mole problem, buy some baskets in which to plant bulbs, then sink them into the ground • Don't forget to water (with your bucket) on the occasional hot and dry day • Feed and water roses to get a second flush of blooms • Add well-composted manure to veggie garden and keep it well mulched • Liquid feed flowering and fruiting veg with organic fertilizers rich in potassium • As soon as brassicas begin to form heads, stop feeding (except broccoli).

Sow sweet peas now for a pretty, fragrant, spring display.

JUNE Brighten up containers with Pansies, Primula, Violas and other winter colour - planted in dappled shade they will flower until December · Plant Liliums, Azaleas and Camellias in dappled shade · Set up a bird feeder · Plant cabbages, leeks, parsley, lettuce, peas, carrots, squash and Swiss chard and a selection of herbs - most will also do well in winter. Do maintenance work on scraggly looking trees: thin out to let light into the garden and clean out dead wood before it falls in a winter storm · Feed winter annuals and bulbs · To intensify the colour of blue Hydrangeas start applying Chemicult Acid Plant Food (for healthy Hydrangeas feed with Chemicult Hydrangea Food) - Sharpen those secateurs and prune Hydrangeas and deciduous fruit trees.

> Brighten up containers with Pansies, Primulas and Violas.





Items pictured on these pages are available from Starke Ayres • 21 Liesbeeck Parkway, Rosebank • 021 685 4120/1 • info@starkeayresgc.co.za • Facebook: Starke-Ayres-Garden-Centre Source: Starke Ayres newsletter • www.starkeayres.co.za



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MAKING SCENTS

DISCOVER TINTILOUX PARFUMERIE EXTRAORDINAIRE WHERE ALCHEMY AND ARTISANAL CRAFT TRANSFORM NATURAL INGREDIENTS INTO A HEAVENLY RANGE OF BODY TREATS.

WORDS AND PHOTOGRAPHS BY HEDI LAMPERT KEMPER

*

AN ETHOS DEFINED BY A FOCUS ON NATURE BALANCED WITH SCIENCE.



TRY THIS

& Light a Tintiloux massage candle. and work the warm molten wax into very dry skin on heels and elbows.

* Look out for Tintiloux's creative perfume bar where you'll be able to release your inner parfumier and design your very own signature scent, Planned for later on in 2017.

((Tust follow your nose," said Sioux - pronounced Sue - her directions were spot on; from the moment I stepped into the car park, beneath the towering pines at Montebello Design Centre in Newlands, the fragrance, floating on the warm breeze was unmistakeable. I followed the scent trail and soon arrived at the source - Tintiloux Parfumerie Extraordinaire. In this quaint little emporium cum workshop, Sloux Brouwer concocts a range of wonderfully perfumed products for the boudoir. The shelves are lined with jars filled with huge nuggets of ivory-coloured cocoa butter, snow white flakes of olive oil, wads of oozing, shiny solid coconut oil, honey, lavender, rosemary and lemongrass. These will be melted, distilled, mixed, whipped and hand crafted into a range of scented candles, soaps, eau de toilette, body mousses and fizzy bath bombs.

"I focus on nature and balance with science," says Sioux, who completed an apprenticeship under the watchful eye of her mother, a cosmetic chemist.

Sioux says she always been something of an alchemist, but has a strong marketing background too.

A simplistic and contemporary packaging belies the intense attention to detail Sioux pours into the development and formulation of her quality products. She insists, however that the Tintiloux range is largely about fun, whether you're doing the giving or the receiving.

The delightful body butters and nourishing mousses are available in an array of fragrance profiles from light and floral, to zingy, fresh and citrusy and good-enough-to-eat, like the whipped chocolate and avo offerings.

Sioux also designs and formulates bespoke products for high profile contract customers desiring ranges boasting their own label and telling a unique story; a wine estate might request a body mousse which features olive oil from their own harvest, or a jewelry brand may require a complementary, uniquely crafted fragrance.

* Tintiloux produces amongst others artisanal soap, skin mousse, bath bombs, bath fizzies and frangrances under the Tintiloux brand and also for contract manufacture. Available through niche stores or direct from the studio at Montebello Design Centre, 31 Newlands Ave. Phone: 081 054 0833.



ABOVE: Mondeka Mabibini - full-time employee and after-hours charity worker, upliftment visionary and transformer is also studying part time.

few years ago, on her birthday, Awhen asked by her colleagues what she wanted as a gift, Mondeka Mabibini said she wanted to set up a soup kitchen in the informal settlement of Kosovo in Samora Machel, in Philippi. "I was struck by the number of children who came along," she says. "They were spending their afternoons unsupervised, loitering in the streets, where they are exposed to cigarettes, drugs, alcohol and crime and they're at risk of being recruited by local gangs." Mondeka, who has sent her own child to live in the Eastern Cape with grandparents, in order to shield him from this environment, says she felt she had

IN HER SHOES

MONDEKA MABIBINI STANDS OUT IN A CROWD.
SHE'S TALL, HER BEARING IS ALMOST REGAL, BUT IT'S
THE WORK SHE'S DOING AFTER THE HOURS SPENT AT
HER DAY JOB. WHICH DISTINGUISHES HER MOST.

WORDS AND PHOTOGRAPHS BY HEDI LAMPERT KEMPER

to do something to protect the other kids whose parents are working or no longer around.

over 1000 pairs of shoes to schools in the rural areas of the Eastern Cape. Here poverty is dire and

At the beginning of 2016, Mondeka, established Uphawu Community Development Reading Club for the youth of Kosovo. On the premises occupied by the Zizamele Educare Centre crèche - once it has been vacated at 4.30 pm - Mondeka supervises around 75 children until 6.30 pm. Activities include: reading, drama, soccer and cultural dance. The kids also receive homework supervision. Mondeka has tried to enlist the help of other adults, but volunteers are far and few, and there are no funds to pay assistants. Teenagers already attending Reading Club help her to facilitate the activities. The children are also provided with a daily snack - for many, this is all they will get to eat in 24 hours.

Mondeka glows when she speaks of the transformation in the children attending the club, but says, the more she does, the more need she discovers. "Most of these kids are suffering from traumas following the death of loved ones, or they live with alcohol, drug and physical abuse." These and other domestic scenarios have come to light in the drama group - the children often act out stories they have written themselves. "We really need a dedicated social worker to counsel the kids and do home visits, because the only way we are truly going to see changes is if parents are involved," explains Mondeka.

Her work, however, does not end in Kosovo, far from it! Over the past two years, through the kindness of donations by her employers STBB Attorneys and others, she has collected and personally delivered over 1000 pairs of shoes to schools in the rural areas of the Eastern Cape. Here poverty is dire and children have to walk up to 16 or more kilometres a day in order to get to and from school. Many are barefoot, or at best wear flip flops, broken shoes with holes, or ill-fitting gum boots which fill up with water on rainy days.

Parents leave to seek work in large towns and cities in other provinces and many of these children are left with a grand-parent eking out an existence on a government pension. "Sometimes six or more people rely on that single pension," reveals Mondeka. It is people like this who are benefitting from her initiative. "It's rewarding and heartbreaking at the same time," she says, adding that here too, the more she does, the more need she discovers.

MAKE A DIFFERENCE

- Contribute to the "No More Barefeet Campaign" by donating black school shoes, new or pre-owned, as long as they are still in wearable condition.
- Help Mondeka to improve her reading club by donating, paper, stationery and art supplies.
- Donate books, magazines, unwanted musical instruments and soccer gear.
- Donate building materials, including timber or ideally a prefab shed or dwelling which could be used as premises for the reading club and a dedicated social worker.
- Donate canvas for outdoor reading.
- Donate cash which will be used to fund meals and outings.

Contact Mondeka: 073 742 4861 · mondekam@stbb.co.za · Facebook: uphawu community development · www.stbb.co.za/no-morebare-feet-2017 · UPhawu is now registered as an NPO and currently engaged with an application to SARS for PBO status. · The Uphawu Community Development Reading Club is supported by STBB Attorneys and the snack is sponsored by Fresh Stop Airport.



WOMEN AT THE WHEEL

EMPLOYING WOMEN IN THE MOTOR INDUSTRY IS A GROWING TREND AND AURIC AUTO IS AT THE FOREFRONT.

WORDS AND PHOTOGRAPH BY VALENTINA GIANFRANCO

ith an eye on intricacies of business management, Auric Auto Director Merilyn Scoble believes that women bring a list of positive attributes to the auto industry, not least of which is an attention to detail, in fact Auric Auto was the first South African Dealership to employ a female technician. Today, the Service Advisory staff complement, which was once predominantly male, is almost all women. "I find that women tend to be more precise, and in this industry, that's vital, particularly when compiling service reports," says Merilyn. Having been involved in the running of Auric Auto for 14 years, she also actively seeks out staff with a strength in communication skills, and here women tend to fit the bill. "Women are invariably stronger in this regard, and in the selling and servicing of cars, where emotions and anxieties can run riot, people skills are key," she adds.

Gaining the respect of clients across the board, however, means being switched *

GAINING THE
RESPECT OF
CLIENTS MEANS
BEING SWITCHED
ON WHEN IT
COMES TO
UNDERSTANDING
THE NUTS
AND BOLTS
OF THE AUTO
BUSINESS.

on when it comes to understanding the nuts and bolts of the auto business. "It's very rewarding to achieve the trust and approval of some of the older male clients who expect to deal with a man when it comes to servicing cars," comments Bronwen Jones, Service Consultant for MINI.

BMW Service Consultant Natalie
Rosenstrauch, who comes from a family
of mechanics, brought with her an understanding of the basics, on joining Auric
Auto, but has gained a huge amount
of knowledge on the job. "The Service
Technicians are extremely supportive," she
says. "These days, I can often diagnose
a problem just by hearing about the
symptoms, but I save my delight for the
moment we get the official diagnostics
back from BMW Germany and I find that
I was on the money."

Clearly then, what was once a realm defined by grimy fingernails and the need for brute strength, is today, thanks to technology, a world in which mechanics need only pop open a bonnet following a computerised scan, the results of which indicate a fault requiring human intervention.

While car sales remains a male dominated area, Auric Auto has employed their first female New Car Sales Manager, Jacqui Chélin who has 11 years in the motor sales industry to her name. "We're selling a brand and a lifestyle as well as a car when it comes to BMW, and I have all the credentials to do that," she says.

Another key role player at Auric Auto is Business Manager, Miriam Van der Schyff. With 25 years in the motor industry, Miriam has witnessed the growth of the female workforce first hand. She started out as Auric Auto's receptionist and is today the key enabler in the majority of motor sales – she'll get your finance application approved. "The big smiles when someone walks in and their loan is approved, followed by the even bigger smiles when they drive out in their new car are what I love most about my job," says Miriam.

Dealer Principal Adriano Folsch says: "Beyond the superior communication skills, and attention to detail, it's the balance the female staff bring to Auric Auto which is so valuable, and our clients pick up on that too."

Auric Auto, 215 Main Rd, Claremont, Cape Town, 7708 · 021 670 1100 · www.bmw-auricauto.co.za



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WE'RE LIVING IN AN ONLINE WORLD: IT'S TIME TO START LEARNING AT AN ONLINE SPEED

IT'S CURRENTLY ESTIMATED THAT THE AMOUNT OF KNOWLEDGE IN THE WORLD IS DOUBLING EVERY 13 MONTHS. COMBINED WITH THE RAPID ADOPTION OF TECHNOLOGY IN EVERY SECTOR OF THE ECONOMY, THIS MEANS WORKING PROFESSIONALS NEED TO CON-STANTLY ADAPT AND LEARN NEW SKILLS IF THEY WANT TO STAY RELEVANT AND CONTINUE TO ADD VALUE IN THEIR CAREERS.

HR executives worldwide were reporting the "skills gap" as the single greatest organisational challenge faced in 2014, and Forbes Magazine predicts that this trend will continue to gain ground until tertiary education curriculums are revised to better align with the demands of today's job market.

Enter online education providers GetSmarter. Joining forces with the world's leading universities, they

BY COMPLETING ONLINE SHORT COURSES FROM THE COMFORT OF THEIR OWN HOME, WORKING PROFESSIONALS CAN KEEP THEIR SKILLS UP TO DATE.

present a diverse portfolio of online short courses in the hopes of addressing the growing need for industry-relevant skills development and training among working professionals who may not be able to study

"We have to recognise that the educational needs of modern working professionals have changed," says GetSmarter's Chief Academic Officer Rob Paddock, "Modern careerists now have to become lifelong learners if they wish to stay relevant and advance their professional ambitions.

"And that's where online short courses are servicing an important need in the market. By completing online short courses from the comfort of their own home, working professionals can keep their skills up to date, and receive a certificate from a top University to validate their competence."

Each of GetSmarter's courses are presented by an industry expert who engages with learners daily

via the online discussion forum, and offers individual written feedback on all assignments submitted over the duration of the course. Further support comes from Performance Coaches who proactively monitor performance, and a Technical Support team on hand to field any queries or concerns when it comes to navigating the Online Campus.

"Support of this nature ensures that learners remain motivated throughout their online learning journey," explains Rob Paddock. "In our experience, average completion rates are as high as 90%."

With over 40,000 South Africans already having taken one of GetSmarter's online short courses, online education appears to be gaining momentum as a recognised means for ambitious professionals to expand their skillsets and drastically increase their economic competitiveness in lucrative industries.

The property industry is no different. To make the most of South Africa's third largest market, you need only the most relevant skills and knowledge. The University of Cape Town, in partnership with GetSmarter brings you the Property Development and Investment online short course. Arming you with up-to-date competencies and a commerciallyviable property development plan, this course aims to put you at the forefront of property development in Southern Africa.



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LUXURY MEETS
TRANQUILITY IN THIS
DREAM MOUNTAIN-SIDE
HOME IN SECURE
CHAPMAN'S BAY
ESTATE.

PHOTOGRAPHS BY THOMAS HALLATSCHEK WORDS BY VALENTINA GIANFRANCO Set in the upper reaches of brand new, secure, gated, Chapman's Bay Estate, this four-bedroomed home with three bathrooms and a guest toilet enjoys breathtaking, uninterrupted views of False Bay and Chapman's Bay across the Noordhoek valley. Glassed on three sides, the home is flooded with natural light and boasts exceptional vistas of the surrounding mountain range.

Designed by Architect Stephen Lennard, for clients Dave and Kandice Bland, this home is a pristine example of a Premier Avenue unit with an extravagantly spacious 300m³ under roof.

Extensive research and thought has gone into the orientation, design and choice of building materials. This home features a monopitch roof, which allows for northern light and winter sunshine, but limits harsh summer sun. "The use of concrete as a roof material helps to insulate the home, and this means one can utilise more glass, before requiring additional insulation or double glazing," says Lennard.

Being built against a slope, on two levels, means that one can access a garden from the bedrooms on the lower level, which open directly onto a southern lawned garden, while the living area on the upper level leads to a north garden and pool. Here the residents are sheltered from the wind by the mountain behind, and in front, by the home, yet extensive glass panels allow for particularly splendid ocean views, even from the rear of the house, framed as they are by the interiors themselves. "I love the north patio and garden, we braai there and sit outside most evenings," says Kandice, adding that morning coffee is best enjoyed on the southern deck, from where one can enjoy the majestic wide open space.

"The home is everything we dreamed it would be and has a great flow," says Dave whose company, Exclusive Projects is responsible for the construction. According to the Blands, estate life offers numerous advantages; "It's so secure and tranquil here, and we love walking our dogs around the estate. We're close to all the amenities both in Noordhoek and over Ou Kaapse Weg in the Southern Suburbs – it's the best of both worlds."









BISHOPSCOURT

R34 500 000

Web Ref No 1772818 Beds 6 Baths 6 Garages 10 Parking 3

Sophisticated living

This unique home redefines modern luxury with its easy, open-plan living and flow between kitchen, dining room, lounge and terrace with built-in braai facility. A fabulous games-room boasts a full bathroom and fitted cupboards. The sizeable downstairs guest wing offers a dual-living option. The integrated upstairs bedrooms and bathrooms, all have access to a shared balcony and fantastic mountain views.

Extensive office space comprises a boardroom, a large, open-plan workplace, kitchenette and cloakroom. Outdoors, a manicured, level lawn, lap pool, water feature and verandah provide the perfect setting for quiet relaxation or all fresco entertaining. Extras include aircon throughout, borehole irrigation, solar power, off-site monitoring security system and staff accommodation.

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





BISHOPSCOURT

R27 000 000

French country house in beautiful setting

This alluring home is charming, yet understated and has a warmth that will draw you in. With its spacious forecourt, welcoming antique front doors and cosy bedrooms with roof-top balconies, you will be instantly wooed. The open-plan kitchen and living spaces (ideal for entertaining), spill out onto a gorgeous terrace. The exquisite garden, with its glorious mountain backdrop and pool is enveloped by lovingly tended flowerbeds and lawns that appear almost chiselled to perfection.

Web Ref No 1565335 . Beds 4 . Baths 4 . Garages 3





BISHOPSCOURT

R12 900 000

Substantial family living

Executive pad situated on half an acre. This exciting, double-storey investment property provides endless entertainment spaces. The double-volume contemporary lounge upstairs, offers a bright and open-plan arrangement. Ample parking, bedrooms and bathrooms, plus two kitchens offer an easy dual-living option. Tennis court, level lawn, mountain views, swimming pool and Jacuzzi add to the outdoor appeal. There is staff accommodation too.

Web Ref No 1931523 • Beds 5 • Baths 4 • Garages 4 • Parking 4

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CLAREMONT UPPER

R14 750 000

Great family home circa 1932

Well appointed, this unique period home, previously run as a guest-house, has been stylishly and creatively updated. Detailed modern comforts combine with lofty ceilings, bleached wooden floors, vintage fireplaces and deep terraces. Separate laundry, staff-accommodation and wine-cellar, plus ample garden space, pool, a landscaped garden and plenty of parking make this property a worthwhile investment.

Web Ref No 1951414 • Beds 7 • Baths 6 • Garages 2 • Parking 5





KENILWORTH UPPER

R13 750 000

Exceptional property in mint condition

Classic elegance in the Georgian vein. Stunningly beautiful and inviting, private and secure, this home exhibits an incredible attention to detail with the finest finishes throughout. Charming open-plan spaces flow from a well-proportioned entrance hall and onto the pretty terrace and patio-style garden and pool. Fabulous forecourt adds an essential dimension for a modern, seamless lifestyle, while a discreetly designed lift and a staff suite offer great versatility. Close to leading schools.

Web Ref No 1933004 • Beds 3 • Baths 2 • Garages 2 • Parking 4

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







CONSTANTIA UPPER

R16 900 000

Web Ref No 2075383 Beds 4 Baths 3 Garages 2 Guest Cottage

Historic Klaasenbosch winery dating back to 1790

Initially restored by a well-known Cape architect, this heritage home, evoking an era gone by, has been sensitively renovated by the present owner, with flair and attention to detail. The result is not only unique and stylish, but perfectly adapted for contemprary living. Planned around an inner courtyard with pool and delightful verandahs, the home boasts pristine reception rooms, which are extraordinarily beautiful in their simplicity, particularly against the magnificent mountain backdrop. Additional features include a two-bedroomed guest cottage, and a rustic, farm-style outside staircase to an expansive loft room.

Marie Durr - 083 269 8608 - marie@greeff.co.za | Sari Raz - 072 926 2604 - sari@greeff.co.za





CONSTANTIA UPPER

R45 000 000

Epitome of style & quality set in prestigious embassy belt

Let time stand still and enjoy the magnificent False Bay sea, valley and mountain views. Set in a lush two-acre indigenous garden, with own mini vineyards and a rim-flow pool, this warm and welcoming Constantia home, with guest cottage offers a relaxed lifestyle, with an easy flow from the large reception rooms and bedrooms to various patios / verandahs and courtyards. A home to enjoy!

Web Ref No 2032980 • Beds 7 • Baths 7 • Receptions 5 • Garages 3





CONSTANTIA UPPER

R15 500 000

Exclusive High Constantia Security Estate

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 of 19 homes with 24-hour security. Indigenous fynbos garden and private walkways to be enjoyed.

Web Ref No 1559549 • Beds 4 • Baths 5 • Receptions 4 • Garages 2

Marie Durr - 083 269 8608 - marie@greeff.co.za | Sari Raz - 072 926 2604 - sari@greeff.co.za







CONSTANTIA UPPER

R33 000 000

Web Ref No 1922055 Beds 5 Baths 5 Garages 3

Enjoy opulent living with breathtaking views

This spectacular residence, with 360° vistas of mountain and ocean, will get your pulse racing. Set on an elevated 9 668m², 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.

Marie Durr - 083 269 8608 - marie@greeff.co.za | Sari Raz - 072 926 2604 - sari@greeff.co.za





CONSTANTIA UPPER

R14 750 000*

Prime position in The Avenues

An absolute gem in prime Bel Ombre designed with flair and style, offering generous proportions and easy flow to the north-facing garden with pool, tennis court and Jacuzzi. The open-plan kitchen is the focal area of this very special family home. There is a pyjama lounge upstairs and five bedrooms PLUS guest wing downstairs, Ideal for the family who enjoys casual living and loves to entertain.

Web Ref No 2048407 • Beds 6 • Baths 4 • Garages 4





CONSTANTIA UPPER

R14 800 000

Perfect elevated position

Nestled in a peaceful cul-de-sac overlooking the beautiful Constantia Valley, this elevated home has potential for expansion. The living space is spread over three floors and includes a separate two-bedroomed and bathroom unit on the ground floor. There are three bedrooms on the top floor with two bathrooms, as well as a lounge area. The kitchen is open plan to the living room with sliding doors leading to a terrace and tranquil outdoor lap pool with magnificent views over the surrounding countryside, while the entire plot is enriched by mature trees and shrubs.

Web Ref No 1905147 • Beds 5 • Baths 4 • Garages 2

Marie Durr - 083 269 8608 - marie@greeff.co.za | Sari Raz - 072 926 2604 - sari@greeff.co.za

GREEFF CHRISTIE'S



CONSTANTIA UPPER R11 000 000

Exceptionally spacious in a quiet cul-de-sac

Enjoy outdoor living in this stunning Constantia home with water wise garden, under roof verandahs, fountains and pebble stone features. This property is immaculate and has been beautifully maintained.

Web Ref No 2031151 . Beds 4 . Baths 3 . Receptions 5 . Garages 4

Sari Raz - 072 926 2604 - sari@greeff.co.za | Marie Dutr - 083 269 8608 - marie@greeff.co.za



CONSTANTIA

R7 490 000

Superbly renovated to a high standard

Double-volume entertainment areas, flow to covered patio, pool and pretty garden. Spacious bedrooms with full bathrooms. Guest flatlet plus double garage and extra secure parking. An excellent property where thought and style meet.

Web Ref No 2090717 • Beds 4 • Baths 4 • Garages 2 • Parking 3

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



CONSTANTIA

R5 995 000

Spacious home

North-facing, bright and modern, immaculate family home set on ±1 200m², offering space and a great entertainment area.

Web Ref No 1995364 · Beds 4 · Baths 25 · Garages 2

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







OLD KENDAL ROAD - CONSTANTIA

A development of four newly-built, free-standing homes on a verdant off in the highly sought-after Constantia area.

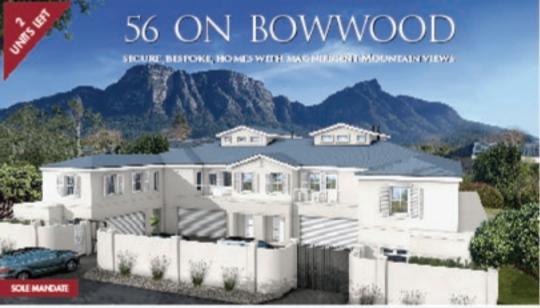
Set on the corner of Old Kendal Road and Welterneden Avenue, a prime piece of land is about to be transformed into four valuable properties, each comprising a three-bedroomed, two-bathroomed home with an open plan living space, and undercover patio area, leading onto a level garden. Each horse will boost top-quality finishes, excellent security and great views.

R6 500 000 INCL VAT NO TRANSPER DUTE.

ON SHOW: SUNDAY 2pm - 5pm
VENUE: ON SITE - OLD KENDAL ROAD, CONSTANTIA

ESTIMATED COMPLETION; NOVEMBER 2017

For sales, contact: developments @ greeff.co.za Jean New 062 975 0427 | Authory Seymon 063 621 1279







ON SHOW: SUNDAY - 2PM TO 5PM - ON SITE

PRICED FROM R8 995 000 INCL VAT

VIEW BY APPOINTMENT

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 - . Excellent security High tech audio visual system, electric fencing and security gating. . Kitchens fitted with Smeg appliances
 - Select your own quality finishes and fittings in consultation with leading kitchen and bathroom designers.

For sales, contact: developments@greeff.co.za



NEWLANDS

R8 800 000

A charming statuesque Edwardian

With gleaming Oregon pine floors, gloriously high ceilings, ornate fireplaces and archivays, sash windows and a grand, expansive, covered verandah overlooking the mature garden, with both a thriving Norfolk Island Pine and Magnolia tree (fixed with a ladder for the children to climb), one feels this is a real family home. Testimorry to the appeal of this property is that only two families have lived here over its 112 years. Sun streams into the large kitchen, lounge and dining room creating a warm and welcoming atmosphere. With the further added potential of subdividing this large property, it has much to offer.

Web Ref No 1946493 · Beds 4 · Baths 1 · Garage 1 · Parking 4

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



CLAREMONT UPPER

R5 350 000

Solid and well built

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. Entrance hall and lounge are carpeted with parquet underneath, as are the dining-room, and bedrooms. Additional features include: Eat-in kitchen, separate toilet, general bathroom, a fireplace, airconditioner, alarm, electric gates, burglar bars and tiled roof. Staff accommodation, work-from-home, storage.

Web Ref No 2023434 + Beds 3 + Baths 2 + Parking 3

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



NEWLANDS

R8 795 000

A design masterpiece

Beautiful lines and angles. Plenty of room to live/work/play. A separate space for visitors in the garden, by the pool. Large glass windows and doors allow light to stream in to this clever creation situated on a pretty Fernwood Avenue.

Web Ref No 2089812 • Beds 4 • Baths 3 • Receptions 2 • Parking 2



NEWLANDS

R7 350 000

Paradise in the city

Enjoy this prime location property a moment from the prestigious Vineyard Hotel, opening up onto the flowing river and treetops. Quietly admire the duck families and resident kingfisher from your expansive terrace.

Web Ref No 2092161 • Beds 3 • Baths 3 • Receptions 3 • Garages 3



NEWLANDS

R5 995 00*

Warm and inviting

Well-positioned for schools and Cavendish Square, this crisp and clean, modern home further boasts a large work-from-home space. A spacious, covered wraparound verandah and large double-volume entrance hall create a sense of infinite space and a touch of glamour.

Web Ref No 1988132 • Beds 3 • Baths 3 • Receptions 2 • Garage 1



NEWLANDS

R5 950 000

Location and sophistication

Simply bring your Eames Lounger and Moet. Enjoy the ease and privilege of owning a life-style created for you by an extremely talented designer.

Web Ref No 2096373 • Beds 2 • Baths 3 • Receptions 3 • Receptions 1 • Garage 1

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





RONDEBOSCH

R10 950 000

Stone's throw from Bishops

Double-storey on 1 000m² includes a large work-from-home office, three reception rooms and domestic quarters. Located in a serene pocket in the desirable Silwood area with easy access to town. Features include parquet herring-bone wood floor, a dramatic hallway, spacious formal lounge with fireplace, a large custom-built kitchen, open plan into the family room, which in turn leads out onto the covered verandah and garden.

Web Ref No 2025529 . Beds 4 . Baths 3 . Garages 2 . Parking 4

Anne Wilkinson - 073 035 6461 - anne@greeff.co.za · Donna Norgarb - 071 602 7518 - donna@greeff.co.za



RONDEBOSCH

R8 500 000*

Stone's throw from Micklefield!

Here is the wonderful warm and welcoming Rondebosch home you have been looking for! The current owners have lavished a lot of love and attention to detail on this delightful family home in Golden Mile. You enter through an attractive front door leading from the wide front verandah, into a spacious and light entrance hall with high ceilings and wooden floors. Open to formal lounge with fire-place. Eat-in kitchen with 5 plate SMEG oven with gas hob, which is open to family room with large, highly efficient, wood-burning fire-place. Study. There are two separate outdoor entertainment areas - one nestled under an old shady vine. Four double bedrooms, the main with a gorgeous en suite bathroom. Own doors to pool and garden. Family bathroom. Separate guest suite with doors to garden.

Beds 4 • Baths 3 • Garages 2 • Parking 2

Anne Wilkinson - 073 035 6461 - anne@greeff.co.za • Donna Norgarb - 071 602 7518 - donna@greeff.co.za



CLAREMONT

R6 900 000

ÜBER stylish – ultimate modern living

A total rebuild in a great neighbourhood, with ultra-chic interiors, refurbished wooden floors and great indoor/outdoor flow. Large windows, with superb vistas abound.

Beds 4 · Baths 3 · Garages 2

Mark Shagam - 083 272 4004 - mark@greeff.co.za



KENILWORTH

R4 750 000

A dream come true

This sunny Victorian gem is a blend of timeless charm and modern flair, with wooden floors and high ceilings. Sleek open-plan kitchen to lounge and dining area.

Beds 5 + Baths 3 + Parking 5

Tim Greeff - 083 642 4848 - tim@greeff.co.za Michael Greenwood - 076 070 5551 - michael@greeff.co.za

GREEFF CHRISTIE'S



CLAREMONT/NEWLANDS R7 750 000

Upstairs, downstairs

Tucked away in a secret cul-de-sec, a quaint, substantial 'British Arts and Crafts' home. Elegant open-plan living room with modern fire-place, to generous central dining room with north-facing patio, and open-plan kitchen. Option too, to establish dual-living. Guest suite.

Web Ref No 1851897 . Beds 6 . Baths 4 . Parking 3

Mark Shagam - 083 272 4004 - mark@greeff.co.za



CLAREMONT

R4 695 000

BOREHOLE - a gorgeous double storey

You'll be enchanted with this gorgeous Lynfrae hidey-hole, secreted within a magnificent garden with small pool. Compact and clever use of space. Separate-entry guest suite/family room/or fourth bedroom is a bonus.

Web Ref No 1976341 • Beds 3 • Baths 3 • Garages 2 • Parking 2

Mark Shagam - 083 272 4004 - mark@greeff.co.za



PENLYN ESTATE

R3 350 000

Prestigious family home in Penlyn Avenue

Porcelain tiles throughout. Wide entrance and passageway. Spacious lounge and dining room, Fully fitted open-plan designer kitchen with scullery. Family room, Huge master bedroom with en-suite bathroom.

Web Ref No 1846260 · Beds 3 · Baths 2 · Garages 2

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



RONDEBOSCH

R4 900 000

No repairs ahead of you - it's like new

Lounge/dining room open to spacious eat-in kitchen with separate scullery and laundry area. Wind-protected wraparound stoep with built-in braai. Double garage with direct access. BONUS: adorable one-bedroom cottage with lounge and private outdoor area.

Web Ref No 2017305 . Beds 3 . Baths 3 . Garages 2

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



RONDEBOSCH

R4 300 000

Airy, spacious, parks and trees

A refreshingly different home. Super lounge/dining room with fireplace, open-plan to a modern kitchen. Main en suite and beautifully renovated family bathroom, plus separate loo. Lovely garden with lush plants, pool and entertainment patio. Plus games room/teenpad.

Web Ref No 1997519 . Beds 4 . Baths 2 . Parking 4

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



RONDEBOSCH EAST

R1 450 000

Sought-after Rondebosch Close

Three-bedroom duplex offers secure lock-and-go. Open-plan living with double doors leading to garden area. Drying yard and 12-hour security. Communal pool and braai facilities.

Web Ref No 1871556 . Beds 3 . Baths 1 . Parking 1

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







WYNBERG UPPER

R7 400 000

Les Huguenots, a timeless classic

Situated on 1 000m³, this impressive north-facing, double-storey family home is in prime school catchment area. Character wooden floors and sash windows. A generous living room with fireplace, separate elegant formal dining room and own bar room incorporating indoor built-in braai with access to roofed verandah. Grand entrance hall with stairway accommodates a wine cellar plus extra storage. Treed, landscaped garden. Generous en-suite staff accommodation.

Web Ref No 1967543 . Beds 5 . Baths 2 . Garages 4 . Parking 3





WYNBERG UPPER

R5 750 000

Unique designer home close to schools

A high-volume interior offering luxurious, comfortable living. Qualityfinishes throughout. A well-equipped, superb kitchen seamlessly blends into the generous living area with feature wood-burning fireplace. Stylish intimate dining area with gas fireplace and doors leading to the magnificent outdoor area with undercover, tiled patio and built-in braai. Pool and water feature, Balau decking and low maintenance indigenous garden, plus undercover Jacuzzi.

Web Ref No 2023381 • Beds 3 • Baths 3 • Garages 2

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



WYNBERG UPPER R3 800 000

Superb lock-'n-leave in Chelsea Village

Light-filled and north-facing, this Chelsea gem offers convenience and security. Pretty courtyard leads to generous, open-plan living area with access to inviting secluded undercover entertainment area. Charming kitchen with travertine flooring, ample cupboards and solid oak counter tops. Wonderful walks, eateries and shops on your doorstep.

Web Ref No 2007280 · Beds 2 · Baths 2 · Garages 2 · Parking 1

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



HARFIELD VILLAGE

R2 495 000

Picturesque cottage in the village

Fantastically positioned north-facing cottage in the heart of Harfield Village. Modern, move-in ready with sleek finishes throughout. High ceilings and spacious with great flow. All windows are double glazed, with security shutters. Living area with free-standing wood-burning fireplace. Lush garden. Alarm system and electric fencing.

Web Ref No 2030383 · Beds 2 · Baths 2.5 · Parking 1

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





DIEP RIVER

R3 650 000

So much space - so many options

A family-sized home, plus income-generating second dwelling or Air B&B /home office. Light and airy, beautifully refurbished spaces with indoor/outdoor flow. French country kitchen forms the heart of the home. Wind-free, all weather, outdoor space with built-in-braai. Alarm system, sturdy bars, closed circuit TV surveillance and perimeter electrification. This not your average home, it's something special.

Web Ref No 1999606 . Beds 6 . Baths 5 . Garage 1 . Parking 3

Roz van der Walt - 083 278 7269 - roz@greeff.co.za



BERGVLIET

R4 295 000

Essence of home with a white picket fence

Quintessential family home, with lush, landscaped garden in the heart of Bergyliet's school district. French farmhouse style kitchen, generous reception rooms. Second dwelling: sunny bedsitter with en suite shower and work room/studio/sun lounge.

Beds 4 · Baths 2 · Parking 2

Roz van der Walt - 083 278 7269 - roz@greeff.co.za



PLUMSTEAD

R2 800 000*

Unique beautiful character home

Wooden floors, north-facing garden, patio and built-in braai. One of the bedrooms with separate entrance opportunity. Set on 683m2. Wood-burning fireplace, huge undercover entertainment area with second built-in braai, sparkling pool, outside shower and toilet.

Web Ref No 2005867 · Beds 4 · Baths 2 · Garages 3 · Parking 3

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



PLUMSTEAD

R3 495 000

Stunning! Impecable!! Immaculate!!!

The perfect mix of gleaming sprung wooden floors, high ceilings and old world warmth and character, merging with clean lines and slick modern design, in bathrooms and kitchen. An impeccably maintained home, centrally situated, 692m2 Erf.

Web Ref No 2078903 · Beds 3 · Baths 3 · Garages 2 · Parking 3

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



SYBRAND PARK

R4 295 000

Luxurious family home

Overlooking Rondebosch Golf Course, with superb finishes and situated on 848m² erf. An inviting porcelain tiled entrance leading to expansive well-appointed kitchen with "Caesarstone" counter tops, scullery/laundry and separate pantry.

Web Ref No 2069412 • Beds 5 • Baths 4 • Carport 3 • Parking 7

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









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- · Installation of roof windows and skylights.





ZWAANSWYK

R25 000 000

Sought-after stylish country living

Designed by architect, Michael Dall, this luxurious home on a secluded plot offers a private retreat, with breathtaking vineyard and False Bay views from every room. Wind-free entertaining is a pleasure on the magnificent, undercover, outdoor patio, with stack-back doors.

Web Ref No 1821857 · Beds 4 · Baths 5 · Garages 3





ZWAANSWYK

R19 950 000

Sun and splendour in beautiful Zwaanswyk

Without doubt this is the best site in the Southern Suburbs. This impressive, light filled residence offers what can only be described as mesmerising views. A property of this calibre is rare, and therefore an extraordinary investment, but it is also a much loved home surrounded by a Garden of Eden. Set on 6.217m² – exceptional landscaping, draws the eye from the Mediterranean style home to the pools below, which are set in exotic and indigenous gardens. A borehole with irrigation systems and storage tanks meet all water requirements. The wraparound terrace, wine cellar and fully equipped pool house make entertaining a pleasure and swimmers can enjoy solar heated water. A two bedroom caretaker's cottage, double garaging and an established security system complete the home.

Web Ref No 1767781 • Beds 5 • Baths 5,5 • Garages 2 • Parking 6

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





ZWAANSWYK

R11 800 000*

A hidden gem!

This property epitomises the kind of lifestyle that makes the suburb of Zwaanswyk so sought after. Beautiful established gardens offset the superb mountain views and you will feel right at home here in peace and tranquillity. Tucked away in a secure and

Web Ref No 2022855 · Beds 4 · Baths 4 · Garages 4





ZWAANSWYK

R10 500 000

Nestling on the foothills of Constantiaberg

This acre plot boasts spectacular views of False Bay, Heidelberg and Table Mountain range. Come and build your dream home in the most sought-after corner of the peninsula. This is a rare opportunity to aquire a singularly valuable piece of prime land.

Web Ref No 1835413

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





STEENBERG GOLF EST. R11 995 000

Built to entertain - it's a lifestyle

Two bedrooms, main with his and hers bathrooms, plus a fitted study, easily converted into a third bedroom. Beautiful sunroom runs the length of the house, allowing all-year entertaining. The lounge leads to the undercover patio, deck and pool, neat garden and mountain views. This home offers a fantastic and secure lifestyle.

Web Ref No 2058237 • Beds 2 • Baths 3 • Garages 2 • Parkings 2

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





STEENBERG GOLF EST. R10 500 000

Live in a world class golf estate

Serious seller! Delightful home, with two entertainment rooms, flowing on to a gorgeous, low-maintenance garden, close to a small park. A fantastic lifestyle in a secure setting. Steenberg Golf estate is minutes away from shopping outlets, Reddam school, Constantia wine farms and Tokai Forest. This is a great investment, as very high rentals are achieved. Two golf memberships and golf cart included.

Web Ref No 2016020 · Beds 4 · Baths 3 · Parkings 4

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





STEENBERG

R7 950 000

Exclusive security estate

This immaculately kept home, in an exclusive high security estate is set in a quiet cul-de-sac with off-street parking. Close proximity to Steenberg Golf Estate and 1682 Bistro, across the road from Reddam House School and a stylish, lifestyle shooping precinct.

Web Ref No 1953083 · Beds 3 · Baths 3 · Garages 2 · Parking 1

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







TOKAL

Exquisitely stylish Beautifully designed with attention to quality and detail and ideal for the young executive family. Open-plan kitchen and living areas lead to the beautiful undercover entertainment patio, gorgeous landscaped garden and heated saltwater pool. Extras include an upstairs loft with outside access and mountain views, separate laundry and teen pad, borehole and state-of-the-art security.

Web Ref No 1990899 . Beds 5 . Baths 5 . Garages 4 . Parking 4



STONEHURST ESTATE R2 950 000

Magnificent north-facing plots

Valuable plots in this sought-after, exclusive mountain security estate, sized from 1194m² and priced from R2 950 000 including VAT. An excellent investment prospect in one of the Cape's fastest growing property sectors.

Web Ref No 1748964



STONEHURST ESTATE R7 950 000

Panoramic views of mountain and sea

Minimalistic lines, open-plan living and excellent proportions. Situated in the secure complex of Stonehurst Estate which is close. to shops, restaurants and top schools. Four bedrooms and three bathrooms. On the estate is a state-of-the-art clubhouse with a training pool and gym.

Web Ref No 2017685 • Beds 4 • Baths 3 • Garages 2



TOKAL

R5 495 000

Large family home

Immaculate home with tiled entrance hall. Well-appointed kitchen with gas hob, open plan to dining area, leading to TV/games room. Sparkling pool, undercover patio and built-in braai. Guest suite, plus work-from-home room/studio with own entrance, separate laundry and big garden with wellpoint.

Web Ref No 1991860 · Beds 5 · Baths 3 · Garage 1 · Parking 4



TOKAL

R2 595 000*

Pristine lock-and-go, low-maintenance

Spacious lounge/dining room, beautifully appointed kitchen, Large bedrooms with plenty of cupboard space. Extra storage space in loft - easy access via dropdown stairs. North-facing patio with American-style shutter cover for rain or sun! Aluminium windows, bamboo floors, alarm and electric fencing.

Web Ref No 2025392 . Beds 3 . Baths 2 . Garage 1 . Parking 1

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KIRSTENHOF

R3 475 000

Neat, comfortable, family home

Entrance hall with porcelain tiles, open-plan lounge / dining room with fireplace for cosy winter evenings. Kitchen with gas hob and plumbed for dishwasher and washing machine. Striking main bedroom with huge dressing room and elegant en suite. Great entertainment area with enclosed pool. One-bedroomed flat with separate entrance - ideal for granny or teenager.

Web Ref No 1988213 . Beds 4 . Baths 3 . Parking 2

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



KIRSTENHOF

R3 395 000

A pretty home with separate cottage Open-plan living leading to a pretty garden. Trampoline, swings and solar-heated pool, plus undercover patio and mountain views. A study plus a separate TV room. Kitchen with separate scullery. Stand-alone

one-bed cottage with own courtyard, currently used as Airbnb.

Web Ref No 1999891 . Beds 3 . Baths 2 . Parking 6

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



SOUTHFIELD

R1 650 000

Modern, secure, with off-street parking

Situated in Kingfisher Estate - just move in. Neat and well-appointed. Spacious living room with gleaming character parquet flooring. Immaculate kitchen plumbed for two appliances. Magnificent garden with manicured lawn and trees, great entertainment space.

Beds 3 · Baths 2 · Garages 1

Jordan Beya - 078 346 2995 - jordan@greeff.co.za



PUNTS ESTATE

R2 600 000

Character home with one-bed cottage Generous living with characterful features; a solid wood staircase leading to second floor with beautiful mountain views from the bedrooms. State-of-the art security for main house as well as one-bedroomed cottage with separate entrance. Automated garage with direct access, borehole and pool.

Web Ref No 1919857 . Beds 4 . Baths 3 . Garages 3

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



WYNBERG

R1 350 000

Modern duplex in secure estate

Light-filled living room with gleaming laminated flooring and French doors to the patio garden. Modern tiled kitchen boasts ample cupboards, built-in stove and is plumbed for an appliance. Spacious bedrooms with laminate flooring. Wooden windows throughout.

Web Ref No 2033636 · Beds 3 · Baths 15 · Parking 1

Jordan Beya - 078 346 2995 - jordan@greeff.co.za





ST JAMES

R11 500 000

Traditional beauty in St James, Cape Town

Originally built in 1890s, with an upstairs renovation in the 1950s, this elegant home in soughtafter St. James enjoys 180 degree views across False Bay to Simons Town and Hangklip. Ample accommodation with well-proportioned reception and bedroom areas. The main level includes a sitting room, TV room, dining room, guest toilet and bedroom, with an en suite, all opening onto the Balau deck incorporating a sparkling pool, Private sunny, manicured garden, with a covered patio area. Guest suite adjacent to the home.

Web Ref No 1926680 · Beds 4 · Baths 4 · Garages 2





KALK BAY

R8 400 000

Wavecrest and the name says it all

A National Monument with original Victorian features. Originally built in 1860 as a single storey - the first floor was added in 1890. Mountain and ocean views from this unique home are phenomenal. A large garden to the right of the property, flows from an undercover wraparound balcory and this too, overlooks the sea. On the lower floor are two lounges, as well as a library and two studies, kitchen, dining room, with extra scullery and storerooms. The bedrooms are large and airy. Separate flatlet/staff quarters at the back of the property. There is also plenty of room for off-street parking behind the gate - rare in Kalk Bay. The property includes a tandem garage.

Web Ref No 1873942 • Beds 5 • Baths 2 • Garages 2 • Parking 2

Heather Cape - 083 320 6302 - hmcape@greeff.co.za | Ashley Barnes - 083 261 3996 - Ashley.barnes@greeff.co.za

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LIFE IN SECTIONAL TITLE (AND OTHER COMMUNITY) SCHEMES: THE NEW ARRIVALS

The Community Schemes Ombud Service Act (CSOS) came into effect on 7 October 2016 together with the related Sectional Titles Schemes Management Act (STSMA). In its first part, this article briefly sketches the system that the CSOS has established to provide for a dispute resolution mechanism in community schemes and, in the second part, the STSMA's impact is placed in context.

OMBUD'S WORLD

It is necessary to emphasize that the CSOS applies to all community schemes and not only to sectional title schemes. So, if you are part of the management of a homeowners' association, shareblock scheme, retirement scheme, golf estate, or an owner or occupier there, you have access to the Ombud's dispute resolution forums.

Section 37(1) the Act states unequivocally that "a person may not waive or limit the exercise of rights" in terms of the Act. No community scheme may therefore, in its rules, governance documents or otherwise, oust the jurisdiction of the Ombud Service or prevent its owners, occupiers or members from using its services.

Having said that, remember that one is obliged always first to exhaust existing internal rules and dispute resolution mechanisms applicable to the scheme, before approaching the Ombud.

DIFFERENT TREATMENT OF SECTIONAL TITLE SCHEMES?

Yes and no. When the two Acts came out in unison last year, some confusion arose amongst the public as to which of the "new" provisions apply to all community schemes (in terms of the CSOS) and which only to sectional title schemes (in terms of STSMA). Generally,

the dispute resolution mechanisms (in terms of the CSOS) are available to all owners, managers and occupiers in all community schemes, including sectional title schemes, homeowners' association establishments, golf estates, retirement villages and the like.

Distinguish this from the STSMA which, on the same day, introduced many changes and streamlining of management requirements for sectional title schemes. These are only applicable to sectional title schemes.

HOW DOES THE OMBUD'S PROCESS WORK?

On receiving an application, it is referred for concilitation if it is considered that there is a reasonable prospect of a negotiated settlement. If not, or if unsuccessful, the Ombud will refer the dispute to an adjudicator for resolution.

At the end of the adjudication process, the adjudicator will grant or refuse the relief sought. Appeal (to a High Court) is only available in respect of questions of law.

Remember that referral of a dispute to the Ombud is not obligatory and a party can approach a court from the word 'go'. This will be advisable where the dispute of facts and/or legal issue involved is not straightforward.

SECTIONAL TITLE SCHEMES: MANAGEMENT CHANGES

The STSMA did not do away with sectional title law and practice as we know it. Rather, it simplified some processes and mainly established a separate piece of legislation in which all provisions relating to the management of sectional title schemes are contained. Before 7 October 2016, these were incorporated in the Sectional Titles Act, ie the Act that regulates the intricate land registration procedures for establishing sectional title schemes.



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

themselves regarding scheme Although then constituting, to a large extent, a "copy governance. These are welcome & paste" of what existed before into a new piece of legislation, there are a few important newcomers. In additions to the industry of scheme management and for the well-being of the small space available in this article, one cannot do justice to the impact of these by mere referral thereto. the schemes, although trustees may find that they need more Perhaps therefore, it is appropriate to highlight some assistance from professionals changes that will positively impact on sectional in performing their duties. title schemes as a whole. Most importantly are the increased responsibilities on the shoulders of trustees. From an administrative, financial and management perspective, these are the new requirements regarding insurance, long-term maintenance plans and the obligation to establish and maintain a reserve fund. From a good governance perspective, and probably most importantly, are the fleshed-out fiduciary duties of trustees, including a need to educate

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ZEEKOEVLEI

R4 850 000*

Spacious living on the water's edge

Beautifully located to take full advantage of the South Peninsula Nature Reserve and the Rondevlei Bird Sanctuary in all their magnificence. Generously proportioned, light-filled spaces. Abundant views from the interior as well as the inviting wraparound wooden deck.

Web Ref No 1582005 • Beds 7 • Baths 8 • Garages 7

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



ZEEKOEVLEI

R4 000 000

Contemporary gem in a lakeside setting

Contemporary classic, sleek lines and generous, stylish space make this architect-designed home unique in its class. Elegantly finished bathrooms and kitchen complement spacious open-plan living area. Right on the water.

Web Ref No 1854383 · Beds 5 · Baths 4 · Garages 4

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



ZEEKOEVLEI

R1 850 000

Vintage, spacious, double-storey home

Solid wooden floors. Separate portion of house as guest accommodation. Wooden staircase leads to upstairs. Extra-large living room, open-plan kitchen, plenty of built-in cupboards, pantry. Fireplace in family room, wooden ceilings.

Web Ref No 1681272 • Beds 4 • Baths 2 • Garages 3

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





MARINA DA GAMA

R2 895 000

Move right into this spacious, sunny home immaculate, clean and tidy home in Park Island, the most sought-after section of the Marina with abundant bird life. Includes a study or if you prefer, a fourth bedroom, plus a large, open-plan kitchen, lounge, dining room. A generously proportioned entertainment area.

Web Ref No 2005360 . Beds 3 . Baths 2 . Garages 2

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



MUIZENBERG

R1 150 000*

Delightful starter home in a secure estate

This home has a versatile configuration. The ground floor comprises two bedrooms and a full modern bathroom. Spiral staircase to the upper mezzanine level, which can be utilised as a lounge or a third bedroom. This property is priced to sell, so don't delay, call today.

Beds 3 · Baths 1 · Garage 1

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







A UNIQUE OPPORTUNITY TO BUILD YOUR DREAM HOME IN A SECURE SETTING. OF RARE AND RUGGED BEAUTY.

Come home to Chapman's Bay Estate where the tranquility of nature reets a lifestyle of luxury and convenience, embraced by ultimate peace of mind, thanks to exceptional 24/7 manned security.

Nestling on the southern foothills of the Table Mountain chain, with uninterrupted views of False Bay, Chapman's Bay and the Noordhoek valley, Chapman's Bay Estate is perfectly located to offer ease of access to the highly sought-after afferings of Noordhoek with its rural, equestrian charm, renowned restaurants and markets, and the world famous Long Beach, yet the buzz of Cape Town's southern suburbs with business hubs and leading schools, is but a short drive over Ou Kaapse Weg.

NOW SELLING AT CHAPMAN'S BAY ESTATE:

Plots from R1 718 000, Townhouses from R3 750 000, Terrace homes from R4 883 000 Avenue homes from R5 519 000, Courtyard homes from R5 095 000 NO TRANSFER DUTY

12 to 18 MONTHS FOR BUILD COMPLETION

For sales, contact: developments@greeff.co.za

• Bruce Durhers: 082 380 1880 • Date Greenels: 082 539 9393



NOORDHOEK

R7 775 000

Income-generating, equestrian dual living

Fully walled and secure with easy access to bridal paths and the equestrian showgrounds. This unique property features a main home and a separate two-bedroomed, two-bathroomed cottage, which may be rented out.

Web Ref No 2066202 • Beds 5 • Baths 5,5 • Garages 2 • Parkings 8

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



CHAPMAN'S BAY EST. R2 150 000

Plot available in security estate

Prime site available in the upmarket and very secure Chapmans Bay Estate. This level stand is situated on the highest plateau of the estate with superb sea and mountain views and has an extensive, open green belt to the east as well as open pathways on both sides.

Web Ref No 2024825

Bruce Durham - O82 380 1880 - bruce.durham@greeff.co.za Dale Gremels - O82 539 9393 - dale@greeff.co.za



CHAPMAN'S BAY EST.

R3 550 000

Townhouse in security estate

Brand new townhouse situated in the heart of this exclusive estate. Overlooking a natural lake and extensive fynbos. Excellent indoor/ outdoor flow onto verandah and manageable garden. Beautiful finishes throughout, including attractive vinyl flooring and gas hob.

Web Ref No 2015517 . Beds 4 . Baths 2 . Garages 2 . Parking 1

Bruce Durham - 082 380 1880 - bruce.durham@greeff.co.za Dale Gremels - 082 539 9393 - dale@greeff.co.za



CHAPMAN'S BAY EST. R2 025 000

Plot for sale in security estate

Plot available in sought-after Chapman's Bay Estate. Come home to security and a tranquil setting in a quiet cui de sac on this exclusive estate. Overlooking Crofter's Valley in Noordhoek. Spectacular sea and mountain views.

Web Ref No 2023153

Bruce Durham - 082 380 1880 - bruce.durham@greeff.co.za Dale Gremels - 082 539 9393 - dale@greeff.co.za







NOORDHOEK

R13 950 000*

Two separate homes on 4 524m2

The north-facing main home is double storey, with a relaxed, contemporary, vernacular feel, boasting light-filled bedrooms and large living spaces. The second dwelling is stylish, restrained country chic, offering two bedrooms en suite and open-plan kitchen lounge. Set in the heart of the equestrian area.

Web Ref No 1985254 · Beds 8 · Baths 7 · Garages 2 · Parkings 4

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





NOORDHOEK

R12 950 000

Country and coastal charm

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. Seperate flatlet/office.

Web Ref No 1733420 · Beds 4 · Baths 4 · Garages 2

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





LAKE MICHELLE EST. R6 695 000

Sunny, north-facing home on a waterway

Unsurpassed mountain views and open-plan living with two lounges, both leading to the outside deck and saltwater pool. This ideal family home has a seperate cottage/guest suite or work-from-home.

Web Ref No 2045014 • Beds 5 • Baths 5 • Garages 2

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





SIMON'S TOWN

R14 900 000

Spellbinding views from this bespoke home

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 - but you've got to see it to believe it. World class!

Web Ref No 1559712 . Beds 6 . Baths 5 . Garages 2

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



FISH HOEK

R13 250 000

Panoramic sea views

Ample accommodation with three separate two-bedroom apartments, all enjoying sea views. Stack-back doors open to welcome the seaside atmosphere. The beach and the centre of Fish Hoek are a short walk away, while the Clovelly Country Club with its championship golf course is situated across the valley.

Web Ref No 1997388 • Beds 6 • Baths 6 • Garages 2

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



FISH HOEK

R4 600 000

Character, mountainside home with views In sought-after Highway Road, this dual-living home boasts beautifully appointed, modern farm-style kitchen with SMEG gas range, glass surrounded dining room. Loft room with bathroom and private access. Outside room with a separate shower, and so much more...

Web Ref No 1977647 + Beds 4 + Baths 4 + Garages 3

Hazel Tappan - 072 698 1313 - hazel@greeff.co.za Sandra van der Merwe - 083 235 5351 - sandra@greeff.co.za



SIMON'S TOWN

R5 695 000

King of the curb

This spectacular home with its outstanding 'curb appeal' should be seen by discerning buyers - owner's loss, your gain. Three reception rooms, gorgeous 'chef's' kitchen and an entertainer's delight with a superb pub leading out to a wonderful sheltered pool.

Web Ref No 1889576 • Beds 4 • Baths 3 • Garages 2 • Parkings 2

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



SUNNYDALE

R1 850 000

The Milkwood secure estate

Great opportunity to reside in an upmarket, secure, accesscontrolled estate. Central to shopping centres, schools, beach and transport. The estate has a total of 27 freestanding homes.

Web Ref No 1928298 . Beds 3 . Baths 2 . Garage 1

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







KOMMETJIE

R15 900 000

Magnificent, elevated opportunity, practically on the beach

This spectacular home plus a complete two-bedroomed flatlet on the lower of three levels, makes the most fantastic use of natural elevation to give you breathtaking beach, sea and mountain views, from almost every room in the house. Each bedroom has a full en suite bathroom and balcony with sea views. Vast, double-volume, open-plan kitchen and living area opening up onto an expansive 82m² deck overlooking the beach – perfect for entertaining. Neat, spacious garden. Ample built-in storage, and space to park up to six cars or boats in the garage.

Web Ref No 1883565 • Beds 7 • Baths 5.5 • Garages 6 • Parking 4

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





SIMON'S TOWN

R12 900 000

Prime False Bay coastline position

This property offers exceptional potential, with uninterrupted views over False Bay, and safe swimming beaches within 100 meters of the front door. Situated on 1903 m², the stately 651 m² double-storey can be operated as a guest house, or could be an incredible seaside home. Great development opportunity. The crown in the jewel of False Bay, Fully furnished.

Beds 10 · Baths 10 · Parkings 6

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





KOMMETJIE

R14 995 000

A striking, modern home on a hill close to the ocean

Enjoy 180 degree views of the beach and the Table Mountain range in the distance. The many additional features include: a black fibreglass, saltwater, rim-flow pool; extensive outdoor and indoor lighting; waterproof Polk speakers and interior Boston speakers connected to surround-sound system; exterior decking; a Namibian granite stone cladded fireplace; a magnificent floating staircase, central to the living area; a dining room bar, plus a large bar in the upper lounge; a fully fitted gourmet kitchen with Siemens and LG appliances and a walk-in pantry.

Web Ref No 1088868 · Beds 4 · Baths 4.5 · Garages 2 · Parking 3 · Land 839m²

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



KOMMETJIE

R11 500 000

Only one house away from the surf

Superior views spanning the entire bay from the surf at Long Beach to the beautiful backdrop of the Table Mountain range. Private, secure and perfectly perched on a dune, experience the magic of Kommetjie. Original quarry tiles and beautiful, Oregon wood beams, plus the high ceilings, warmth and character.

Web Ref No 1990862 • Beds 4 • Baths 3 • Garages 2

Pepita Mace - 082 338 9276 - pepita@villagehomes.co.za



KOMMETJIE

R8 995 000

Location, views, space, exceptional finishes

Lavish, secure and spacious, superbly situated right across the road from Long Beach, in the prestigious Dulker Drive, one of Kommetjie's most sought-after streets. This home is spacious and luxurious.

Web Ref No 1758787 • Beds 4 • Baths 3 • Garages 4

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





KLEIN SLANGKOP EST. R9 950 000

Modern beach house with views

This newly-built home offers all the amerities for a modern lifestyle. Enter the front glass door portal, and the lounge with bar area and fireplace lead to dining area and modern fitted kitchen with separate scullery.

Web Ref No 1717462 · Beds 5 · Baths 4 · Garage 1





KLEIN SLANGKOP EST. R7 500 000

Home in private eco estate with views

Charming timber frame home, located in the secure Klein Slangkop Estate. Neat kitchen open-plan to the dining room and lounge with sandstone clad Jetmaster fireplace and high-volume ceiling. Easy flow onto the spacious verandah with views. Wooden-clad master bedroom with sliding doors to the verandah, en suite trendy full bathroom, delightfully overlooking a trickling pond water feature.

Web Ref No 1994568 + Beds 2 + Baths 2 + Garages 2

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





KLEIN SLANGKOP EST. R5 500 000

Splendid family home

Spacious and cosy, open-plan living area with wood-burning fireplace, leads to a large, wind-protected deck with views of Chapman's Peak and overlooking the sparkling pool and enclosed garden. The flatlet offers an upstairs bedroom, living area, bathroom with shower and kitchenette, 24-Hour access controlled estate and low levy.

Web Ref No 1851778 · Beds 4 · Baths 3 · Parking 1

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





KOMMETJIE

R7 500 000

Waterfront prospect with great views

Situated on the far end of the Kom catwalk, this property provides an ideal blank canvas to create your dream home on the water's edge. Two living areas, an open-plan kitchen and three balconies, each with spectacular views of Kommetjie's natural beauty. If you are looking for a waterfront opportunity in Kommetjie, this is one not to be missed.

Web Ref No 1917322 . Beds 3 . Baths 3.5 . Garage 1

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



KOMMETJIE

R5 395 000

Old Kom classic close to the ocean

Old Kom classic close to the ocean. Offering accommodation in abundance, perfect as a holiday home or for a large family. Close to the ocean in the very popular Old Kom area. Wonderful teak wood kitchen with granite counter tops.

Web Ref No 1780577 · Beds 4 · Baths 3 · Garages 2

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



KOMMETJIE

R3 750 000

Double-storey, charming mountain retreat

Open-plan kitchen to dining room and lounge. All bedrooms are north-facing, with en suite bathrooms. A paved entertainment area is set in an established private garden with pool and rustic gazebo bar. Spectacular views.

Beds 3 · Baths 3 · Garages 2 · Parkings 2

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



KOMMETJIE

R5 390 000

Epic views and huge income potential

Perfect for the extended family or for long-term rental/holiday lets. Two separate homes, divided into four units with a total of two double garages and separate driveways. The property is set high up against the Slangkop mountains, yet only ten minutes' walk to the transquil Kommetije beach.

Web Ref No 1478964 • Beds 8 • Baths 5 • Garages 4

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



KOMMETJIE

R3 500 000

Charming home close to Kommetjie Beach

Open-plan modern kitchen, dining and lounge area, with easy flow out to the patio and a quaint courtyard. Wood-burning Morso cast iron fireplace, Plantation shutters on lounge sliding door leading out to the patio, covered entertainment area with mountain views.

Web Ref No 2035711 • Beds 3 • Baths 2 • Garages 2

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



BLUE WATER EST.

R4 650 000

Spacious home in secure, lifestyle estate

Situated in an estate with controlled access and views of Table Mountain National Park, is this tasteful and spacious home with open-plan kitchen, with sea, lake and mountain views.

Web Ref No 1744198 · Beds 4 · Baths 2 · Garages 2

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



IMHOFF'S GIFT

R4 150 000

Secure with lake, sea and mountain views Sunry, open-plan, double-volume living area, opening to an undercover entertainment patio with built-in braai, a kitchen with lovely wood finishes. The three spacious en suite bedrooms all have lake and mountain views. Plantation shutters throughout. An indigenous garden with irrigation system.

Web Ref No 1934555 • Beds 3 • Baths 3 • Garages 2 • Parking 1

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



BLUE WATER EST.

R3 295 000

Charming new home in secure estate

The home boasts a high ceiling with chandeller, large open-plan living areas and gournet kitchen, with separate scullery/laundry and a spacious pantry. Easy flow onto the relaxed lifestyle verandah with built-in braai, Fabulous ocean and mountain views.

Web Ref No 1846310 . Beds 4 . Baths 2 . Garages 2

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



IMHOFF'S GIFT

R4 350 000

Family home in secure eco estate

Good flow to outdoor undercover entertainment area with built-in braai and pool. Fitted kitchen with granite counter tops and pantry/ scullery/laundry. Neat enclosed garden. Enjoy the lake, sea and mountain views and sunsets from the patio or take leisurely walks close to nature along the shore of the Wildevoel Viei.

Web Ref No 1250851 . Beds 4 . Baths 3 . Garages 2 . Parking 4

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



BLUE WATER EST.

R3 550 000

Corner-stand home with viei views

A well-appointed open-plan kitchen / dining area and lounge, direct access to the wind-protected patio and lovely manicured garden. High ceilings and north facing. A playground caters for daily exercise and fun. Scullery, laundry and pantry.

Web Ref No 1986485 . Beds 4 . Baths 2 . Garages 2 . Parking 2

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



IMHOFF'S GIFT

R3 280 000

Beach meets country on nature's doorstep

Modern open-plan kitchen and two large lounges leading to a covered patio and lovely pool area, surrounded by gorgeous garden. Ample indoor accommodation and a well set up outdoor entertainment area. Two minutes from the Wildevoel Viei, with its abundant birdlife and spectacular views. 24-Hour security.

Web Ref No 1826554 . Beds 5 . Baths 2 . Garages 2 . Parking 4

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



SCARBOROUGH

R9 800 000

The sky is not the limit

Magnificent, multi-storey, Mediterranean dream home, with sensational sea views, situated in the sought-after northern sector, on a double plot! Sun-filled, easy living, with practical flow throughout the entire home.

Web Ref No 1760320 · Beds 4 · Baths 3 · Garages 2



SCARBOROUGH

R8 900 000

Once in a lifetime!

Few have the chance to live on the front row of the Cape Point. Nature Reserve, with a short path straight onto the beautiful Scarborough beach. A 450m² home set on 806m².

Web Ref No 1743298 • Beds 4 • Baths 4 • Garages 2



SCARBOROUGH

R8 500 000

Double-storey beachfront home

Spacious interiors blending comfort with elegance and luxury. Main en suite bedroom is a sumptuous retreat. A spacious, informal openplan kitchen and dining area, lounge with decorative lighting and beamed ceiling, opens out to a large view balcony. A separate guest cottage offers a cosy en suite bedroom, ideal for visitors or extended family. The back garden with secluded covered entertainment patio, is perfect for hosting guests. Covered off-street parking for three cars and a lovely garden. A truly exceptional home.

Web Ref No 1939819 . Beds 5 . Baths 5 . Parkings 3



SCARBOROUGH

R5 900 000

Mountainside home

Beautifully designed home with spectacular uninterrupted views of the ocean from every room, including the study. Boasting three en suite bedrooms, an open-plan kitchen, lounge and dining area, with easy flow to private pool deck with solar heated pool and views across the ocean. The bedrooms and study all open out through sliding doors on to a sea view patio, Special features include security fold-up blinds, aluminium window frames and doors and tiled floors throughout the home. A natural fynbos garden and double garage complete this truly lovely home. Enjoy the beautiful sunsets or lovely long walks on the nearby beach.

Web Ref No 2018401 • Beds 3 • Baths 3 • Garages 2 • Parkings 2

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





SCARBOROUGH

R5 300 000

Spacious - two blocks from the beach

This spacious, open-plan double storey home with its own tennis court, nestles on two separate plots measuring a total of 992m². Keep the tennis court, build on it, sell it or turn it into a big beautiful garden to enjoy whilst lazing beside the pool, sipping cocktails.

Web Ref No 1870640 . Beds 4 . Baths 3 . Garage 1 . Parking 4



SCARBOROUGH

R3 700 000

Sea views & a short walk to the beach

Situated on the front row, overlooking the Reserve with a modern, open-plan kitchen/lounge and dining area, leading out to a large, enclosed entertainment area, perfect for a barbeque in any kind of weather. Enjoy a peaceful lifestyle, surrounded by nature.

Web Ref No 1966096 • Beds 4 • Baths 2 • Garages 2 • Parking 2



SCARBOROUGH

R3 495 000

Seaside sensation overload

Guaranteed views of the ocean with the added advantage of being able to walk to the beach. A unique opportunity to own a triplestorey home with a large enclosed garden. Enjoy the Scarborough lifestyle and all that it has to offer.

Web Ref No 1868787 · Beds 3 · Baths 2



SCARBOROUGH

R4 200 000

Beautiful, bright beach home

Striking, well-maintained, light and airy. A lounge area with high, beamed ceiling and large picture windows, flows out onto a sea view balcony, and a second lounge area leads to an enclosed garden. The neat kitchen leads to the dining area and balcony.

Web Ref No 1966133 . Beds 3 . Baths 3 . Garage 1 . Parking 1



SCARBOROUGH

R3 590 000

Family fun in the sun and sea

Beautiful views from this pristine, loved home with loads of space for your family or the chance to earn an extra income by renting out the bottom portion of the home – just move right in!

Web Ref No 1713581 · Beds 4 · Baths 3 · Garages 2



SCARBOROUGH

R2 950 000

Comfortable and cosy double storey

Recently refurbished home on a large plot. New laminate flooring and bamboo awnings. Offering an open-plan kitchen and living area and front balcony with sea views on the other side.

Web Ref No 1770083 · Beds 3 · Baths 2 · Garages 2

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



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CLAREMONT

R5 200 000

Top of the Pops - Intaba

Modern two-bedroom, two-bathroom penthouse, beautifully, renovated with exquisite cupboards and in pristine condition. Two parking bays. Two guards on duty 24/7.

Web Ref No 2020/869 . Beds 2 . Baths 2 . Parking 2

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



NEWLANDS

R4 250 000

Beautiful apartment

Beautifully positioned, with brilliant security, well-maintained in a small, most attractive block. Elevated two-bedroom, two-bathroom with an open-plan kitchen, dining room to lounge. Gas fire place, gas hob, underfloor heating and air conditioning.

Web Ref No 2014666 • Beds 2 • Baths 2 • Parking 2

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



CLAREMONT

R3 295 000

Brand new, secure, modern apartment

Sleek kitchen with state-of-the-art oven, hob and extractor, openplan to stylish living area with porcelain tiling. Living area has doors leading to balcony with undisturbed mountains views. Two spacious bedrooms with built-in cupboards. Occupation - March 2017.

Web Ref No 2087138 . Beds 2 . Baths 2 . Parking 1

Vilma Gruneberg - 082 895 9172 | Michael Greenwood - 076 070 5551 Tim Greeff - 083 642 4848



NEWLANDS

R3 500 000

Fantastically positioned second-floor flat

Modern, spacious, sunny apartment. Large kitchen boasts mountain views and has ample cupboard space. The living and dining area enjoys lots of sunlight, while a door leads to an enclosed balcony. with views of lush greenery on the banks of Liesbeek river.

Web Ref No 2016706 · Beds 3 · Baths 1.5 · Garage 1

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



CLAREMONT

R2 249 000

In a league of its own

Sleek and modern north-facing apartment is in a league of its own. The property boasts two spacious bedrooms and one bathroom. Open-plan kitchen leads to generous living area with warm tones and sunlight cascading throughout.

Web Ref No 2083743 . Beds 2 . Baths 1 . Reception 1 . Parking 1

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



HARFIELD VILLAGE R2 650 000

A hidden gem in the heart of the village Main bedroom on top floor with doors opening onto a balcony with scenic mountain views. Bedroom two and three on second floor and third bedroom with balcony. Secure off-street parking behind gates.

Web Ref No 2084753 • Beds 3 • Baths 2 • Reception 1 • Parking 3

Tim Greeff - 083 642 4848 - timi@greeff.co.za Michael Greenwood - 076 070 5551 - m.greenwood@greeff.co.za



RONDEBOSCH

R2 150 000

Spacious apartment close to UCT

Elevated, spacious two-bedroom, one-bathroom apartment, is close to the majority of schools, UCT and Varsity College. Immediate occupation. Designated parking bay.

Web Ref No 2017379 . Beds 2 . Baths 1 . Garage 1

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



CLAREMONT

R1 295 000

The property is well located

Kitchen has ample cupboard space and tiled flooring. The sun-filled lounge has doors leading to a large balcony, perfect for entertaining. Two generous bedrooms with built-in cupboards. Great security.

Web Ref No 2020847 • Beds 2 • Baths 1 • Parking 1

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

* Listing price



CLAREMONT

R2 595 000

Perfect investment opportunity

Fantastically positioned apartment in the heart of Claremont.

Apartment comes furnished and has one large storeroom and two secure underground parking bays.

Web Ref No 2023532 • Beds 2 • Baths 2 • Receptions 1 • Parking 2

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



RONDEBOSCH VILLAGE R1 995 000*

Fantastically positioned apartment

Open-plan kitchen, living and dining area with doors leading to large balcony overlooking flowing river. Surrounding the balcony are lush trees and greenery, allowing for privacy and tranquil settings.

Web Ref No 2023485 • Beds 1 • Baths 1 • Garage 1

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



ROSEBANK

R1 250 000

One-bedroom in UCT/Varsity area

Here is a large one-bedroom apartment in a most sought-after complex, walking distance to UCT / Varsity College Campus, shops and offices. The complex and apartment offer good security.

Web Ref No 1997610 . Beds 1 . Baths 1 . Parking 1

Brent Farrell - 082 876 4548 - brentfarrell@yebo.co.za







OUT THE

THE CHELSEA - WYNBERG UPPER

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WATERFRONT

R31 000 000*

Indulge in a laid-back lifestyle in a cosmopolitan setting!

Overlooking the yacht basin, this unique apartment has great views of the Waterfront and Cape Town stadium from the large terrace, which is ideal for entertaining. This apartment is a rare find! It is particularly spacious as it was created by combining two standard units.

Web Ref No 1930608 • Beds 3 • Baths 3 • Parking 2 • Storeroom 1

Zack Hartwanger - 073 060 8726 - zack@greeffcity.co.za



HIGGOVALE

R30 200 000*

City bowl splendour

The house perches above the tree tops, yet is nestled in a forest-like sylvan setting. A sense of tranquil seclusion and peace prevails. Needless to say, the views are panoramic, sweeping across the City Bowl from Table Mountain's cable car, Devils Peak, Table Bay, the Waterfront and Signal Hill to Lions Head.

Web Ref No 1926644 . Beds 4 . Baths 35 . Garages 2 . Parking 2

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



VREDEHOEK

R4 995 000

Upper echelon opulence with views

Luxurious apartment is the pinnacle of convenient and comfortable design with its seamless flow, from the kitchen through the living area. Views from the sun-splashed wraparound balcony. It's here that occupants and guests alike can appreciate the abundant beauty.

Web Ref No 2031752 · Beds 2 · Baths 2 · Garages 2

Marthinus Botha - 082 924 9798 - marthinus@greeffcity.co.za Ryan Greeff - 072 496 9431 - ryan@greeffcity.co.za





VREDEHOEK

R9 950 000

1934 Characterful family home

It's easy to fall in love when stepping into this sensitively renovated art deco period home. Bonus - good sized, self-contained flat easy to AirBnB - and is ideal for granny or a teenager. Easy flow from the modern open-plan kitchen and dining room to back patio. garden with level lawns, citrus trees and veggie patch plus pool.

Web Ref No 2073830 • Beds 4 • Baths 3 • Garages 2 • Parking 2

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



ORANJEZICHT

R3 995 000

Enchanting character cottage

You'll love the feature fireplace, private courtyard off the dining room (which is also accessible from the main bedroom) and the upstairs loft bedroom with dormer windows and views of the city and Lion's Head. Conveniently situated within walking distance to the Gardens Shopping Centre. Secure off-street parking.

Web Ref No 2009723 · Beds 3 · Baths 2 · Parking 2

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



www.applegarthestate.com



The estate comprises 30 unique residences, designed in a bold contemporary style that is at once practical, functional and beautiful. Each open plan home is tailored to take best advantage of the unique character of its position. The emphasis on space and flow ensures a seamless integration with the surrounding natural environment.

Choose between homes which offer magnificent sweeping views of the mountain reserve, and those which make the most of the sylvan tranquility of the lower green belt.

Easy access to the Cape Town CBD, Southern Suburbs and the airport makes it an ideal option for those wishing to enjoy modern family living in a rich natural setting. Applegarth Estate is an exclusive and idyllic space, ideal for those who prize nature and functional living without having to sacrifice any modern conveniences.

- Gated estate with high security specification for peace of mind
- Bold contemporary design and finishes
- Environmentally aware design & specification for the homes
- Thoughtful landscaping embracing natural highlights and integrating homes into private open spaces
- Close to Table Mountain National Park, multiple blue flag beaches and various outdoor activities, and all Atlantic Seaboard attractions
- A plethora of excellent restaurants & wine farms, good schools and retail outlets on your doorstep

Find out more, call David Miller now 082 820 6166, davidm@greeff.co.za or Tel: 021 790 8410









HOUT BAY

R28 500 000

Superior splendour in spectacular setting

When only the finest will suffice – set in Ruyteplaats Mountain Estate, this exclusive residence has it all Excellent entertainment flow from all living areas. Luxurious features for a world-class lifestyle.

Web Ref No 1922712 . Beds 3 . Baths 4 . Garages 2

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



HOUT BAY

R13 500 000

A unique home in Tierboskloof Estate

This magnificent home is privately situated on top of Tierbosklooof Estate and enjoys panoramic sea and mountain views and exudes character and warmth with solid, old, wood beams, quarry tiles and wooden floors. The spacious living area includes a sun-filled living room off the open-plan gourmet kitchen with La Cornue oven and hob, and an informal dining area with Godin enclosed fireplace and built-in cosy bar. The main lounge with fireplace and formal dining area open with stacking doors to the covered patio.

Web Ref No 2048915 . Beds 6 . Baths 4 . Garages 10 . Parking 3

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



HOUT BAY

R11 900 000

Elegant and solid with African flavours

Set in the magnificent surrounds of prime Ruyteplaats Mountain Estate with panoramic sea and mountain views and a two-bedroomed cottage. A beautiful residence offering all a discerning buyer could desire.

Web Ref No 1469185 . Beds 3 . Baths 3 . Garages 2 . Cottage

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



HOUT BAY

R8 500 000

Modern beach house in Tierboskloof

In a home that marries country estate and coastal charm, feel like you're on a permanent holiday with its stylish relaxed feel. Featuring study, light and breezy, open-plan living and entertainment areas opening to decked patio and sheltered braai area, overlooking breath-taking sea and mountain views and large, private indigenous garden. Double garage with direct access, plus extra entertainment/games room opening to patio. The estate boasts a communal swimming pool, tennis and squash courts, while nature welks and trails are on your doorstep.

Web Ref No 1931712 . Beds 4 . Baths 3 . Garages 2 . Parking 2

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





HOUT BAY

R5 850 000

Private estate family living with sea views

Double-storey offering well-proportioned rooms and spacious grounds with pool.

Beds 4 · Baths 3 · Garages 2

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



HOUT BAY

R3 995 000

Sunny, secure and spacious townhouse

Situated in a small, gated complex. This home is ideal for the keen traveller. It's bright with spacious living area and built-in-fireplace. Lounge leads out to the private pool and entertainment area. Delightful mountain and valley views.

Web Ref No 2064358 . Beds 3 . Baths 2.5 . Garages 2

Ruth Webb - 082 823 7359 - ruth@greeff.co.za



HOUT BAY

R3 150 000

Charming cottage in perfect location

This charming and welcoming cottage is situated in a quiet cul-de-sac, enjoying magnificent east-facing mountain views. A large, levelled garden with sparkling pool, completely private from any neighbours. This home offers excellent value.

Beds 2 · Baths 2 · Garages 2 · Parking 2

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



HOUT BAY

R2 350 000

Just around the corner from the beach

Live in the heart of the vibey and popular Hout Bay Village, literally one minute from Chapman's Peak, Hout Bay's best restaurants and the beach, with its white sand and inky blue water. Modern, spacious, north-facing, 87m² apartment offers an easy lock-up-and-go lifestyle. There is a lift in the complex and secure covered parking. A must to view if you are an investor looking to rent out, first-time buyer or are looking for that gorgeous Cape Town holiday pad!

Web Ref No 1929765 · Beds 2 · Baths 1.5 · Parking 1

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



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HOUT BAY

R2 500 000

The Willowdale - brand new sectional title townhouses

This brand new, affordable, quality development is available to you from between R2,5 million and R2 995 million for two- and three-bedroomed options. Situated on the corner of Empire Avenue and Cecil Street, with the entrance on Cecil Street. The development comprises duplex townhouses each including two parking bays - one of which will be under cover. Each unit will have a private garden and a patio to enjoy Hout Bay's wonderful climate.

Beds 3 · Baths 2 · Parking 2

David E Miller - 082 820 6166 - davidm@greeff.co.za







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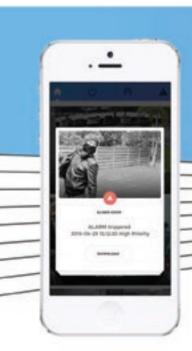
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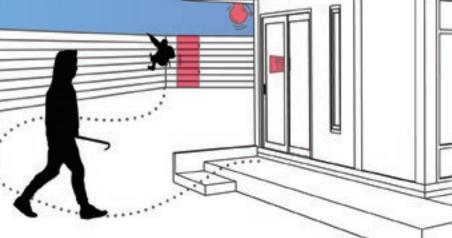
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LOSS AVERSION

EVEN WITH A BRILLIANT INVESTMENT PLAN, IT TAKES DILIGENCE TO OVERCOME OUR EMOTIONAL BIASES AND AVOID MAKING INVESTING MISTAKES. HERE IS SOME OF THE WISDOM INVESTORS SHOULD BEAR IN MIND TO AVOID SUCCUMBING TO THE FALLACIES OF BEHAVIOURAL ECONOMICS.

BY ADRIAN MEAGER, HEAD OF ASSET MANAGEMENT, WARWICK WEALTH

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ALMOST ALL STUDIES SHOW THAT LOSS AVERSION ACTUALLY CAUSES GREATER THAN AVERAGE LOSSES.

It doesn't take extensive research to determine that we are much happier when our portfolio values go up. When they go down even slightly, however, we are tempted to make poor choices. To avoid these unfortunate choices, we need reassurance and a sense of how our instincts can deceive us.

The tendency to experience significantly more discomfort with slight losses than to experience happiness with large gains is called "loss aversion." Psychologists suggest we feel a loss about 2.5 times as much as the equivalent gain. That means if you see an equal number of ups and downs, you feel miserable. You feel some pleasure when the markets move up and a great deal of discomfort when the markets move down.

One should note that most of the daily and weekly fluctuations in the markets are just due to random noise. Therefore, the more frequently you look at the markets, such as daily or weekly, the more discouraged you may get. Even

with a well-crafted investment strategy, you may be tempted to make changes in order to alleviate your suffering. Almost all studies show that loss aversion actually causes greater than average losses.

Consider that over the past decade, the daily movement in the markets was positive approximately 52% of the time. That means if you watched the markets every day, you were content on 190 days and despondent on 175 days. Because you feel distressed on the down days 2.5 times more than you celebrate the positive ones, instead of remembering the reality that the markets move down only 48% of the time, you feel as if it goes down 70% of the time.

An analogy used for investors is something called the "towel over the treadmill screen" strategy. If you have ever been to the gym in January you would probably have noticed some New Year's resolution runners, who haven't worked out in a while on the treadmill, with a towel spread across the screen, so they cannot see the time or distance. This is because the more you look, the slower the time seems to move. It can feel like you have been running forever if you are watching the time tick away. Obviously, it's completely psychological, but the trick seems to work for those who stick with it. For some reason, the less you look, the faster the time seems to go. Eventually you get used to it and can remove the towel.

I am not suggesting that you neglect your investments by any means. You still need to occasionally track your performance, make sure your asset allocation is in line with your risk profile and periodically rebalance your portfolio. With the ease of access to real-time information these days, it is very hard not to look at the market.

The less is more philosophy seems to work in almost all areas of the portfolio management process. Checking the value of your investment is no different in this respect.

Remember as you lengthen your time horizon the effects of loss aversion slowly start to fade, so relax and enjoy life 364 days out of each year.



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