

- ISSUE 38 -

OUTLOOK

THE GREEFF MAGAZINE

YOUR COMPLIMENTARY CAPE PROPERTY & LIFESTYLE MAGAZINE



A MAGNIFICENT CAPE DUTCH HOMESTEAD OVERLOOKING GROOT CONSTANTIA

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POSITIVE ABOUT
WESTERN CAPE
PROPERTY AND
OUR FIGURES
BACK US UP.”**

**MICHAEL GREEFF,
CEO OF GREEFF
CHRISTIE'S INTERNATIONAL
REAL ESTATE**

As we take stock, in the last lap of 2017, it's heartening to note, that at the end of October, Greeff Properties' revenues are up by 31% compared to the same period last year. While we are obviously proud of this achievement, I share this exciting news with you, our OUTLOOK readers, not to blow the company trumpet, but to assist in establishing balance in terms of the way the current property market is currently perceived. Our results show why Greeff remains positive about Western Cape property. The figures support our view, that there are willing buyers, and they show that Greeff agents are getting the stock and the mandates to sell.

As I report this positive trend, I am also humbled by the sterling performance of all our agents. We are privileged, at Greeff, to have a great team of loyal, experienced and market-savvy agents with many successful years in the property business. We are also blessed to have an influx of younger aspirant agents bringing their enthusiastic energy to the company. The combination of experience and energy at Greeff is also evident in the stream of referrals that we attract from clients of all ages who have benefited from engaging with our vibrant and passionate team, guided by a solid and very hands-on management team.

It is clear that the professional training our teams receive regularly is paying handsome dividends, keeping us all up to speed on all aspects of the real estate sector. This up-to-date training shows in the respect we receive from people who put their trust in us to sell their homes for the best return, and to help buyers find their ideal new home.

I am happy to say that we recently expanded into the Breede River winelands areas of Montague, Roberston and McGregor, so I am looking forward to sharing Greeff's success with a whole new base of clients, both buyers and sellers. But rest assured, no matter how much we grow and expand, we will never forget to “put the personal back into property,” and to serve our clients, in the best possible and most professional manner.

I take this opportunity to thank everyone at Greeff properties for their dedication to our company and I thank our clients for the trust they have placed in us.

Whatever you're celebrating as the year draws to a close, I wish you all blessed festivities and precious time with your loved ones.

Here's to all of you.

Michael



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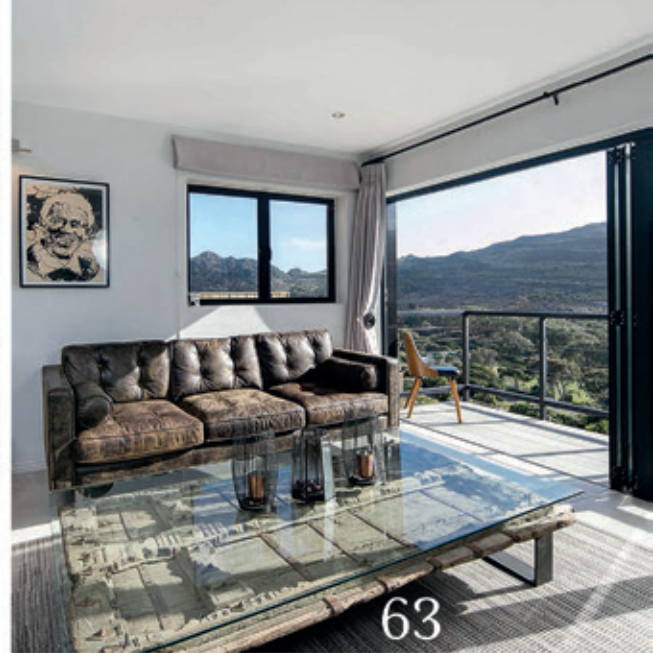
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Since its establishment in 1989, Rovos Rail has earned an international reputation for its truly world-class travel experiences. Unique train safaris through the heart of Africa combine magnificent scenery with the glamour and excitement of the golden age of leisure travel. Choose from a series of journeys lasting from 48 hours to a fortnight travelling in beautifully rebuilt trains which carry a maximum of 72 passengers in 36 superbly appointed suites. Charter options are available, while the Events Train caters for up to 250 guests and is suitable for daytime journeys. Rovos Rail has also established three stately seaside retreats in St James, Cape Town.

The Most Luxurious Train in the World



SEASIDE SOPHISTICATION

A MUCH-LOVED LANDMARK, THE PLETTENBERG OFFERS A CASUALLY ELEGANT ATMOSPHERE IN PERFECT HARMONY WITH ITS SPLENDID SEASIDE LOCATION.

TOP: The Sun Lounge, decorated in aqua shades and woven rattan, has a casual coastal feel and overlooks the swimming pool and the ocean beyond.

BOTTOM: The hotel's Fresh Wellness Spa provides personalised pampering and makes use of the finest plant and marine-infused skin and body care products.

Perched on its rocky outcrop in the heart of the bucolic Garden Route, The Plettenberg offers guests and visitors a unique viewpoint on luxury and exclusivity. Ideal for a romantic vacation or family getaway, the hotel exudes a sense of charm and genuine hospitality, driven as much by the comfort of its rooms and facilities, as by the passionate and hard-working individuals who welcome you through her door.

As the first of the hotels legendary hotelier Liz McGrath set out to rejuvenate, The Plettenberg is clearly a labour of love, designed with obvious affection and attention to detail and situated in a quiet, but central location, a short stroll away from nearby Plett town centre and the beautiful Lookout Beach. As with the other two establishments which form part of the Liz McGrath portfolio, The Cellars-Hohenort in Cape Town's



PODS OF WHALES AND DOLPHINS, DARTING SEAGULLS AND OCEAN VIEWS MAY ALL BE ENJOYED FROM THIS SPECIAL LOCALE.

Constantia valley and the historic Marine Hotel in Hermanus, The Plettenberg is a refined option. The luxurious five-star hotel, with its 35 beautifully appointed rooms and two family-style villas, also showcases some of the most breathtaking vistas in Southern Africa, boasting spectacular views of the ocean, the distant Outeniqua Mountains and endless stretches of golden sand.

Pods of whales and dolphins, darting seagulls and ocean views may all be enjoyed from this special locale and, whether you choose a double room, a spacious premier suite or one of the exclusive villas, you can rest assured you will experience the most stylish and comfortable accommodation.

At 190m², and featuring three bedrooms with en suite bathrooms, The Lookout Villa is the perfect option for families or groups of friends travelling together. Guests can take full advantage of the spacious open-plan lounge, dining area, and well-stocked galley kitchen inside, while a private swimming pool and garden encourage the joys of outdoor living. Guests of the 150m² two-bedroom Beach House Villa will also relish the luxurious privacy this accommodation option offers.

SeaFood at the Plettenberg is true to its name; the restaurant is renowned for its ocean bounty, drawing inspiration from the area's rich marine life. Here, the kitchen team, headed up by Head Chef, Richie Rorich and overseen by Executive Chef Peter Tempelhoff, prepares innovative seafood dishes together with a wide selection of meats and vegetables. Signature dishes at SeaFood include blackened tuna tataki and Mossel Bay sole, while carnivores can tuck into grass-fed beef fillet and Laingsburg lamb complemented with a carefully curated wine list. As perhaps one of the most scenic breakfast or lunch spots in town, the restaurant's relaxed Café Menu offers hearty dishes such as 'Proper Fish & Chips', charcuterie platters and the 'PlettenBurger'. Guests may also book ahead to enjoy a sumptuous High Tea.

For pampering beyond expectations, the hotel's Fresh Wellness Spa offers a range of invigorating or relaxing treatments, whilst those looking to venture out and



enjoy the region's plethora of activities will realise that this seaside getaway has more to offer than most. Visitors can view dolphins, seals and whales up close with 'ocean safaris', bungee-jump off a precipice, zipline through forests, cycle or walk picturesque nature trails, sun themselves on pristine white sand beaches or experience one of the numerous sightseeing destinations or one-of-a-kind wildlife attractions which encompass this picturesque section of the Garden Route. For those who enjoy wine, beer and food – several local attractions revolve around eating and drinking, including food festivals and other gastronomical events. There are also always local bubbles to sample, with the Plett Wine & Bubbly Route – one of the newest and most alluring attractions in the nearby area.

Whatever your tastes or interests, if you're planning a coastal escape to one of the country's most scenic spots, The Plettenberg is quite simply the perfect base from which to explore; as one of the Garden Route's finest luxury establishments, it's truly a gem that should be on your hotel wishlist this summer and beyond. Local airline CemAir now offers flights to and from Margate, OR Tambo and CT International Airport directly to Plettenberg Bay on an almost daily basis, making this magical Garden Route destination now more accessible than ever before. ■



TOP: Lounge pool-side while watching surfers and dolphins play in the waves.

ABOVE: Breathtaking views from the Premier suites with private step-out balconies.

LEFT: SeaFood at The Plettenberg offers up a variety of delicious dishes as well as a unique tapas menu, served around the pool or on the terrace overlooking the ocean.

For reservations phone +27 (0) 21 794 5535 or mail reservations@collectionmcgrath.com • 40 Church St, Plettenberg Bay, 6600, Western Cape



Whipped butter with sundried tomato and basil.

JUST A LITTLE SOMETHING I WHIPPED UP EARLIER

'TIS THE SEASON TO GIVE TOKENS OF LOVE MADE BY YOUR OWN FAIR HANDS, IN YOUR OWN KITCHEN. HERE'S A SELECTION WITH SOMETHING FOR EVERYONE...

RECIPES, PRODUCTION, STYLING AND PHOTOGRAPHY
BY HEDI LAMPERT

WHIPPED BUTTER WITH SUNDRIED TOMATO AND BASIL

Flavoured butters are a delightful gift and the scope is endless. Enjoy on toast, or freshly baked bread or allow a generous pat to melt over a steaming bowl of pasta or veggies.

- + 100g unsalted butter
- + 3 or 4 sundried tomato quarters
- + 4 basil leaves
- + a grind of coarse sea salt
- + a grind of black pepper

Whip the butter until creamy and mix in chopped sundried tomato and torn basil leaves. Season. Place butter in a rectangle of baking parchment and roll up like an Xmas cracker. Coupled with a fresh ciabatta or sourdough loaf, this is a unique and delectable gift.

VARIATIONS:

- + **Anchovy butter:** mix 4 finely chopped anchovy fillets into 100g of whipped unsalted butter.
- + **Herb butter:** mix 1 tsp each fresh thyme and rosemary into salted butter.

RED PEPPER HUMMUS

(page 12)

Piquante, garlicky and a little smokey – perfect for spreading, dipping or dolloping! Makes about a cup and a half.

- + 1 x 400g tin chickpeas, drained
- + 2 red peppers
- + 1 clove garlic
- + 30ml lemon juice
- + 15ml olive oil
- + 1 tsp white wine vinegar
- + ½ tsp sugar
- + ½ tsp ground cumin
- + ½ tsp smoked paprika
- + salt and pepper to season

Slice pepper in half and remove stalk and seeds. Set oven to 220°C and roast peppers until skin chars and blackens – 20 to 30 mins depending on your oven. Remove peppers from the oven and place them in a plastic bag, in which they must “sweat” for at least 20 minutes or until cool. Now you will be able to remove the skins with ease. Place red pepper flesh in a food processor, add the rest of the ingredients and whizz until a paste is formed. Add more salt and pepper if desired. Treat yourself to a dollop, then place the rest in a pretty jar and present to a dear friend.



Red pepper hummus.



Cranberry and pistachio biscotti.

CRANBERRY AND PISTACHIO BISCOTTI

(page 13)

Baking delicious biscotti with an authentic taste is easier than you think. Whip up a batch, seal in a glass jar and you have the perfect gift. Add a package of quality espresso for a double treat.

Makes 30

- + ¼ cup olive oil
- + ¾ cup sugar
- + 2 tsp vanilla
- + 2 tsp sherry
- + 2 eggs
- + 1 ¾ cups flour
- + ¼ tsp salt (omit the salt if the pistachios are salted)
- + 1 tsp baking powder
- + ½ cup dried cranberries
- + ½ cup pistachio nuts (remove shells)

Preheat the oven to 150°C. Mix together oil and sugar until well blended. Mix in the vanilla and sherry, then beat in the eggs. Combine flour, salt, and baking powder and stir into egg mixture. Mix in the cranberries and nuts by hand. Divide dough in half. Form two logs measuring approx 25x5cm. Dust your hands with flour or sprinkle dough with a little flour if it is too sticky to handle. Place logs on a baking sheet or pan lined with baking paper. Bake for 35 minutes. Remove from oven, and set aside to cool for 10 minutes. In the mean time, reduce oven temperature to 135°C. Slice logs on the diagonal into 1cm thick biscotti, and place on a cooling rack. Place the cooling rack with biscotti onto the baking sheet and return to the oven for ten minutes. Remove from oven and allow to cool completely before storing in a tin or jar.

CHOC DIPPED TEA PALS

A cup of tea becomes a celebration with these gorgeous treats. Share them with your bestie.

Makes 24 sandwiches using a 4cm diameter biscuit cutter.

- + 125g butter
- + 625ml flour
- + 2 tsp baking powder
- + 125ml sugar
- + ½ tsp salt
- + 1 egg
- + about 180ml cream

Heat oven to 200°C. Rub butter into flour until it resembles breadcrumbs. Mix in sugar, salt and baking powder. Break the egg into a cup and fill the cup with cream, beat lightly and combine with dry ingredients until a soft dough is formed. Add a sprinkling more flour if dough is too sticky to handle, but don't overdo it. Form a ball and refrigerate for 30 minutes. Roll out chilled dough to a thickness of 3mm. Cut into circles or squares and place on a baking sheet lined with baking parchment. Reroll until all the dough is used up. Bake biscuits until just starting to turn golden around the edges – around 10 minutes, depending on your oven. Keep an eye on them. The result should be a cross between a biscuit and a scone. Allow to cool, then sandwich two biscuits together with the choc-cream filling and dip in melted chocolate. Allow to set.

CHOC-CREAM FILLING:

- + 1 cup icing sugar
- + 120g salted butter
- + 2 heaped Tbs cocoa
- + 1 tsp vanilla
- + 1 tsp strong black coffee (liquid)

Combine all the ingredients until smooth and glossy. Allow at least 1 heaped tsp of filling per biscuit sandwich.

CHOCOLATE COATING

- + 150g dark chocolate
- + 150g milk chocolate
- + 2 generous pinches of salt
- + ½ cup cream

Put chocolate in a glass bowl and place the bowl over a pot of just boiled water, stir as you allow the heat of the water to melt the chocolate. In the meantime, place the cream in a saucepan and heat gently until it just starts showing signs of steam. Remove from heat and slowly add to melting chocolate, stirring all the time until uniformly melted and glossy. Now dip and coat your biscuit sandwiches. Go ahead, lick your fingers, it's unavoidable! ■



Choc dipped tea pals.



Grey-washed, oak-frame cabinet with 4 brass doors.
R18 500

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R18 995

Distressed black painted chest of 12 drawers on wheels.
R20 995



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IS LIMITED!"



Distressed black French cabinet with 2 doors and 11 drawers. R32 995



Brass top, round occasional table with metal legs. R8 995



Kitchen console unit in distressed white with 2 drawers and chopping board. R19 995



Large painted pine cabinet with 4 doors, 24 cubby holes and 20 drawers. R49 995



AFTER



BEFORE

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2.4m Edwardian bench
R28 900

1.8m Huguenot
swing bench
R28 900



SITTING PRETTY

CREATE YOUR OWN SPECIAL OUTDOOR HAVEN WITH ONE OF THESE EXQUISITELY HANDCRAFTED WOODEN BENCHES.

The aptly named Benchmark range of garden benches is designed and produced in Cape Town by Mark Foale. Made in the traditional way with proper mortice and tenon jointing and uncompromising attention to detail, every Benchmark product is manufactured and finished to a standard that is without peer in the industry and needs to be seen to be fully appreciated.

The wood used is solid iroko. Also known as African teak, it's a durable hardwood that has a high natural oil content, requires no further

treatment or maintenance and will weather over time to an attractive silver/grey tone. Oiling is entirely optional, though it does enhance and preserve the colour of the wood. The oil can be applied in clear form, or with a grey tint that produces a highly attractive and very popular weathered effect.

Chelsea Garden & Home are sole distributors of the Benchmark Wood Classics range of patio furniture and garden benches. The range includes tables, chairs, modular corner units and poolside loungers.



3m Curved bench
R46 900



1.8m The Charleston bench
R16 900



1.8m Doncaster bench
R13 900



2.1m Huguenot bench
R17 900

CHELSEA
GARDEN & HOME



Mulch

Mulch all planted areas with a 5 to 10cm layer of organic material, such as peach kernels. Apart from feeding the soil with minerals, mulch dramatically reduces water loss from soil surfaces and keeps it cool.

3

Water retainers

+ Treat existing plants with **Flostim**. This revolutionary product reduces stress caused by heat drought and salinity. It works by increasing moisture retention within the plant. This is an ideal product for existing gardens, hanging baskets, pots and lawn. Can be used pre or post planting. *Exclusive to Starke Ayres Garden Centres.*
+ **Atlantic Bio Ocean** fertilizer is also known to help raise moisture levels in plant sap, thus increasing the plant's ability to resist heat stress. The product will retain up to 120% of its own weight in moisture, thereby significantly increasing soil's ability to hold onto water, and with seaweed as its key ingredient, it contains a naturally occurring range of nutrients to stimulate and maximise plant growth.



2

Trim

Trim large shrubs down. By reducing their size the need for water is decreased and the total foliar surface area is lessened, thus reducing evaporation.

1

WITH 140 YEARS IN THE GARDENING BUSINESS, STARKE AYRES HAS WEATHERED A FEW DROUGHTS, THEY'RE HERE TO HELP US ALL NAVIGATE THROUGH THIS ONE.

PHOTOGRAPHS BY HEDI LAMPERT



YOUR SUMMER GARDEN SURVIVAL ROUTE

7



Small manageable areas

Focus your gardening efforts on small manageable areas such as a collection of potted plants, herbs or succulents. Get creative with pebbles and stepping stones or decking to minimise lawned areas.

4

Enhance your soil's water absorption capacity

Many Cape gardens suffer with sandy soil, which seems to almost repel water. Prevent water runoff and erosion by mixing Golddust into your soil - it also reduces excess salinity in coastal soils and aids in nutrient absorption.

- + **Palm Peat** is excellent for water and air retention. Mix into existing soil or use for potting and in hanging baskets, or as mulch.
- + **Stockosorb** is a soil conditioner specifically designed and developed for water and nutrient retention and release into substrates and soils.
- + **Urbanscape Green Cubes** (below) are a bio-soluble, water-absorbent, growing medium made of virgin-rock, mineral wool. They can be used alone as a growing medium in pots, or mixed with soil to improve moisture retention and improve aeration. Great for sandy soil.



5



What to plant

Succulents are a must, and there are numerous beautiful options, but your waterwise plant list is more extensive. **Try aloes - they are low maintenance, give magnificent, unexpected, winter bloom, are waterwise and attract sugarbirds and butterflies to a well-placed pot or site in your garden.** Other options: crassulas, vygies, Cotyledons and Euphorbias. Hint: Seek plants with grey or silver-blue foliage or leaves that appear hairy or needlelike - inevitably these are more likely to be water-wise.

The well-trained Starke Ayres Garden Centre staff members are always on hand to advise and assist.



Starke Ayres has been serving the public of Cape Town since the late 1870's. Primarily a seed development and vegetable breeding company, Starke Ayres Garden Centre supplies quality seeds, trees, shrubs, pot plants, bulbs, fresh flowers and a variety of gardening products.



6

Boreholes and watertanks

- + Those with boreholes and well points should water deeply and infrequently. Saturate an area and aim to mimic a good soaking rainfall - you might then get away with only watering every few weeks in a water-wise garden.
- + With a Starke Ayres municipal food-grade 1 000 litre water tank, you can store an emergency supply of water. Use a leaf catcher and first-flush system to ensure clean water enters the tank unpolluted by tannins in leaf litter, dust and bird poo.



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MIKE GREEFF,
CEO GREEFF PROPERTIES



CONNECT, DETECT, PROTECT YOUR HOME, ALL THE TIME, FROM ANYWHERE!

NOW, FINALLY THERE IS SOMEONE TO SEE WHAT TRIGGERED YOUR ALARM WHILE YOU ARE AWAY - YOU.

The alarm is shrieking and the armed response company is calling you. "Is everything OK there?" "It could be an overgrown shrub, a cat leaping past a sensor, or a towel on a washing line blowing in the wind," you tell the person on the other end of the line in the control room. "Let me go and see." Then you bumble around in the dark and are none the wiser. "Seems to be a false alarm," you say, then you

Sentian is priced between R8 995 and R12 995 once-off for the hardware, with an ongoing R159 - R259 pm monthly service fee based on the package you require to cover the Cloud storage, unlimited email and sms communication and access to ongoing system and app software upgrades. The total cost of an installation will depend on what your alarm, CCTV and home automation requirements are, based on what you already have installed.

give your password and try to regain a modicum of calm. But this happens all the time and when you're away from home, you're even more in the dark as to what triggers the alarm. It's a deeply flawed "insecure" system.

Tigue Little, director and owner of Sentian, a supersmart security monitoring app agrees. "What is truly absurd is that over 98% of home or business alarm activations are false, and stats show that one cannot tell the two percent of activations truly requiring emergency reaction, in any way, from the other 98%. Now that's truly alarming for what is essentially a critical emergency information system," he says.

The solution is the Sentian 3i. Essentially this is a 'brain' for your home security. It takes off-the-shelf security solutions, like your alarm, cameras and automation, and connects them to each other and the Cloud. The result is a complete security solution;

- + **Identify what has triggered your alarm.** Sentian sends you a 12-second video clip showing you what triggered your alarm. No more guessing.
- + **You're able to respond to an alarm event,** whether you are at

home or away. With the Sentian 3i, you can push the panic button, open the gate to allow armed response to enter, turn on the outside security lights, and watch them walk around your property, from your bedroom, or from the other side of the world.

Control access to your property.

You can now allow access, only when you want to provide it, and watch as people come and go. Let armed response in, or the gardening service out. With Sentian, you are always in touch with your home. Check in on your camera live feed. See what time your kids got home. Receive notification when your alarm is triggered. Identify a troublesome motion sensor. Check in on your staff or your pets. Turn off your geysers. The possibilities are endless.

+ **Do away with multiple, outdated and often counter-intuitive keypads** and systems to access and control your alarm, CCTV or home automation. With Sentian, there is only one, simple and intuitive interface, available on multiple platforms for your convenience.

+ **Leverage your existing security investment.** Sentian builds on your existing alarm, CCTV and home automation systems, so there is no need for replacement. This also makes it a very competitive option. ■



Sentian

CONTACT: Tigue Little • info@sentian.co.za • 021 492 0888 • +27 72 628 7545 • www.sentian.co.za



BRAS N THINGS These silky kimono gowns are perfect for summer and while you're at it, indulge in some divine lingerie. Bras N Things cater for women across all sizes and stages of life, with new styles dropping every week! Visit the store on the Ground Floor, opposite Aldo.

GIFTS TO TREASURE

GET YOUR GIFT HUNT ON AT CAVENDISH SQUARE GIVING YOU MORE OPTIONS ACROSS FASHION, FOOTWEAR AND CONFECTIONERY - MORE PERFECT EXCUSES TO GO SHOPPING.

LIMNOS BAKERS With a tradition of excellence in the craft of baking, Limnos serves unfailingly delicious and decadent pastries, cakes and sweet delights. Located on the Lower Ground Floor, opposite @home LivingSpace.



OFFICE LONDON

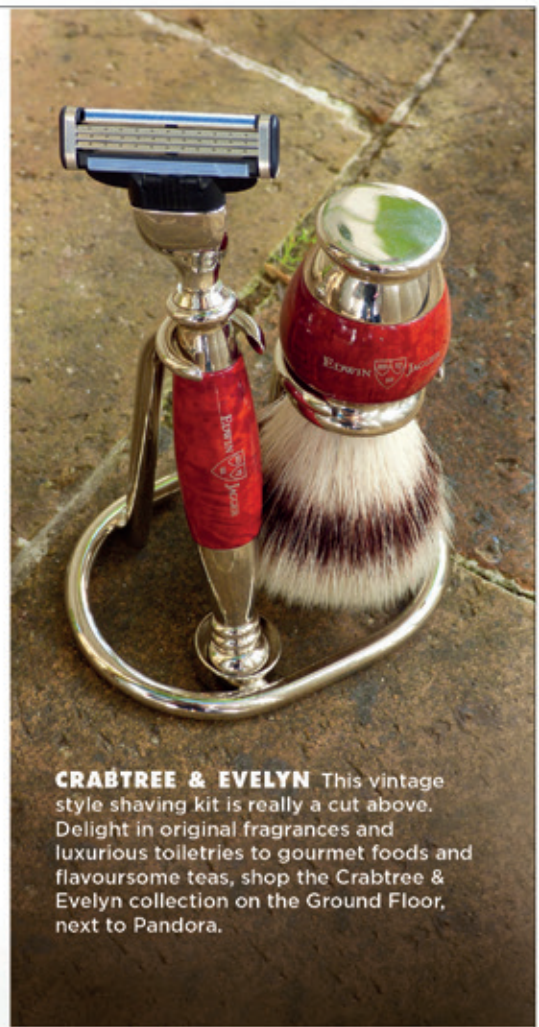
The new international fashion shoe destination with all the top sports brands. Who wouldn't want a flash new pair of sneakers in their Xmas stocking? You'll find this store on the Ground Floor, next to Truworths.



TRIGG JEWELLERY Specialising in the manufacture of bespoke jewellery, tailor-made to meet our customers individual needs, our own workshop is located just outside Cavendish Square enabling us to turn precious metals and stones into uniquely hand-crafted creations. Whether you are a princess or just want to feel like one, Trigg Jewellers has the perfect engagement rings. To view the range, visit the store on the Ground Floor, opposite the Body Shop.



PANDORA
Hand-finished, modern jewellery with customisable charms, makes an exquisite gift for loved ones. Located on the Ground Floor, next to Crabtree & Evelyn.



CRABTREE & EVELYN This vintage style shaving kit is really a cut above. Delight in original fragrances and luxurious toiletries to gourmet foods and flavoursome teas, shop the Crabtree & Evelyn collection on the Ground Floor, next to Pandora.



SMOCK & STITCH
Whether you fancy a customised tailored suit, a snazzy waistcoat, or require alterations or repairs, now you have a local tailor! Located on the Ground Floor, opposite Street Fever.

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

FREE WHEELING TO FITNESS

NOW FIVE YEARS OLD, THE ÜBER-STYLISH FREEWHEEL CYCOLOGY FLAGSHIP SHOWROOM IN THE HEART OF THE RAPIDLY EXPANDING BUSINESS HUB OF CENTRAL KENILWORTH, IS THE WESTERN CAPE'S LEADING ONE-STOP CYCLE EMPORIUM.

Displaying some of the finest custom bikes alongside some of the fastest performance road bikes and mountain bikes, plus a wide choice of accessories and apparel, Freewheel Cycology is able to provide cyclists with exactly what they want, from a bike for life for daily or weekend hobbyists of all ages to pros seeking a race-day best.

BODY GEOMETRY FIT

"We don't believe in forcing you onto your bike. Your bike must fit you. So many people have been riding in pain for years, and I was one of them," says Freewheel Cycology owner/director Lionel Murray. Using the Specialized Body Geometry Fit system to assess individual needs and systematically tailor your bike position and equipment to your body, your ride transforms into a joyous jaunt of comfort, which means you can stay in the saddle for longer.

TECHNICAL AND WORKSHOP

The state-of-the-art high-end service centre is the heart of the shop.

Whether you're having your cycle fully serviced before your next multi-day stage race, or just want to have a ten-point check to see that everything is in order before the weekend's ride, the service centre staff, comprising some of the most qualified technicians in the country, subscribe to standards of excellence. "With full support from Specialized, our technicians have the task and detail down to perfection," says Lionel.

Get your existing bike customised to fit your body for R1 450 or buy a new bike at Freewheel Cycology and the fitting is included. ■

CONTACT: 021 7624472 • www.freewheel.co.za • Twitter: @freewheelza • FaceBook: Freewheel Cycology



**TURBO
LEVO FSR CARBON**

The Men's Turbo Levo FSR Carbon embodies a design unimaginable 40 years ago - a trail bike with pedal-assisted power on the climbs. A trail bike that gives you the power to ride more trails.

FEATURES

- + **HANDLING:** Our trail geometry hallmarks make Levo ride like a trailbike first and foremost. Longtop tubes, short chainstays, low BB, and trail-worthy tyres make it a real mountain bike.
- + **INTEGRATED TURBO TECHNOLOGY:** The Turbo 1.3 motor increases power by 15%, is incredibly silent, has smooth power delivery, and is more efficient than its predecessor.
- + **RANGE:** Our exclusive Mission Control App connectivity reduces range anxiety and finely tunes the output of your motor and battery - never leaving you stranded.

TURBO TRAIL

A trail bike first and foremost, to give you the ride of your dreams with just a little extra oomph. Now you have the power to ride more trails and everyone can ride with you, kind of like a golf handicap. It's the perfect solution to family and group fitness.



EPIC

A pedigree that boasts more World Cup, World Championship, Olympic, and Cape Epic wins than we can count—if a bike were the sum of its accolades, the Epic would sit atop the throne. And to make sure of it, our new Epic features a completely redesigned, ultra-lightweight frame, confidence-inspiring geometry, and a totally new Brain rear shock that's engineered to read the terrain for the most efficient ride possible, making it the fastest XC bike on the planet.

KEY FEATURES

- + **IT'S LIGHTER:** Rider-First Engineered™ frame that saves* up to 525 grams, while also maintaining stiffness. Not an easy task - yes, that is frame weight alone (*Pro, Expert, and Comp frames).
- + **IT'S SMARTER:** New Brain 2.0 is completely redesigned. Sitting closer to the rear axle for improved bump responsiveness and a new layout and oil flow path for more consistent damping control and bump performance.
- + **IT'S FASTER:** Longer reach, slacker head tube and custom fork offset creates a better handling package. Climbing or descending, stability, and confidence are no longer afterthoughts.





YES, YOU CAN LIVE **OFF THE GRID**

WHILE A 100-YEAR-OLD COTTAGE IN DURHAM STREET, HARFIELD PRESENTED A RENOVATION CHALLENGE, AWPPOWER ENGINEERS ALSO SAW IT AS THE IDEAL OPPORTUNITY TO CREATE A SHINING EXAMPLE OF FULLY FUNCTIONAL, OFF-THE-GRID LIVING.

ABOVE:
Rooftop view of the sustainable living cottage in Harfield Village.

“The house required an almost total rebuild, and we enlarged it too, but our focus was on reducing the electricity and water consumption,” explains Henri Hattingh, AWPpower CEO.

Starting with basic design solutions, Henri installed skylights to maximise on natural available light – constructed from state-of-the-art roof sheeting, the skylights allow light to penetrate, while keeping heat out. Thoughtful placement over the kitchen work area, bathrooms and corridors, where the typical household might well switch on the lights for better

vision during day-time, ensures that the skylights earn their keep. LED globes have been fitted throughout the house, while day/night sensors have been included with outside lighting.

The key energy saver is a solar photovoltaic (PV) system comprising a 6kW, off-grid, heavy-duty inverter, together with 4kWp of rooftop mounted PV modules, which store up to 10kWh of generated electricity into a lead-acid battery bank. This accumulated energy is sufficient to support the full load of the cottage, including the conventional geyser, which is fitted with a 2kW instead of a typical 3kW element to reduce peak electricity load, and is managed by a Geysewise controller. When PV or battery power is running low, the inverter automatically connects to the grid.

A fully integrated rainwater harvesting solution supplies the cottage with potable

water. Designed by AWPpower engineer, Warren Versfeld, the system comprises 3 x 1 000 litre Slimline water tanks, which are fed via multiple gutters, collecting water runoff from most of the roof area. Once in the tanks, the water is pumped by a variable speed drive (VSD) motor, through a three-stage, particle filter system including a UV-filter, which ensures the water is purified.

The energy efficient VSD pump is designed to gradually increase its power draw, to maintain the pressure set for the system. This differs from the conventional 850W pump with constant 850W power draw. The system includes, as backup, a municipal supply into the tanks with a ball valve, which will collect municipal water should the rainwater tanks run low. A 7 000 litre underground tank has subsequently been added to enlarge the capacity of the system.

An automated greywater system allows 120 litres of greywater to be fed from the cottage's bathrooms into an irrigation system, which will automatically engage when the 120 litre tank is full. This system ensures that not a single drop of water from the bathroom basins, showers and bath is wasted.

Instead of a lawn, Henri has paved the outdoor areas, creating a patio garden with small bedded areas and potted water-wise plants, all of which are sustained with grey water.



TYPICAL COST OF SOLAR PV

- + 4kWp solar PV with 6kW inverter R169 000
- + Optional smaller 3kWp solar PV with 6kW inverter approximately R130 000

TYPICAL COSTS OF RAINWATER HARVESTING SOLUTIONS (INCLUDING PIPING AND INSTALLATION)

- + Rainwater harvesting with 5 000 litre tank, first-flush filter, gravity feed to garden/pool **R14 000**
- + Rainwater harvesting as above plus VSD pump to supply garden/toilets (non-potable) **R28 000**
- + Fully integrated rainwater harvesting with VSD pump and filter system (drinkable water) **R46 000**
- + Typical cost of greywater tank with pump, installation and irrigation system **R17 000**



*

WITH LITTLE TO NO RELIANCE ON THE ESKOM GRID AND MUNICIPAL WATER SUPPLY, THIS HARFIELD VILLAGE HOME IS A SHINING EXAMPLE OF SUSTAINABLE LIVING.

LEFT: Heart of the solar PV system showing the inverter, switchgear and battery bank.

BOTTOM LEFT: Natural light through the use of modern building materials.

BOTTOM RIGHT: Trio of 1 000 litre water tanks.



AWPower
Energy & Water Solutions

Please visit www.awpower.co.za or dial 0861-111-601 to learn more about AWPpower's energy and water efficiency solutions.

SIGNATURE PROPERTY

CONSTANTIA UPPER**R65 000 000**

Web Ref No 2371095 • Beds 4 • Baths 4 • Garages 5 • Parking 8

**'Buitenzorg' a magnificent Cape Dutch Homestead – our cover property.**

Overlooking the famous Groot Constantia wine farm, this luxuriously appointed Country Manor, set on over 18 926m² of glorious land, enjoys one of the most desirable positions in the Constantia valley. Defined by elegance and style throughout, the heritage home presents a multitude of vantage points for the panoramic views of vineyards and mountains. Features include high ceilings, sash windows, four spacious bedrooms with en suite bathrooms, two cottages, tennis court, double staff cottage, stabling for five horses, tack room, paddocks, lunging ring and two boreholes with auto irrigation. With direct access to the vineyards, country walks or idyllic horse rides are the order of the day. State-of-the-art security comprises an alarm system, cameras and monitors on the perimeter of the estate, linked to Verifier. A fine "country house", ambassadorial residence, or a magical environment in which to raise a family. Two erven available adjacent to each other.

Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Marie Durr – 083 269 8608 – marie@greeff.co.za | Sari Raz – 072 926 2604 – sari@greeff.co.za

SIGNATURE PROPERTY

CONSTANTIA UPPER

R24 950 000

Web Ref No 2528794 • Beds 4 • Baths 4 • Garages 2 • Parking 8



Equestrian paradise tucked away in the heart of Hohenhort.

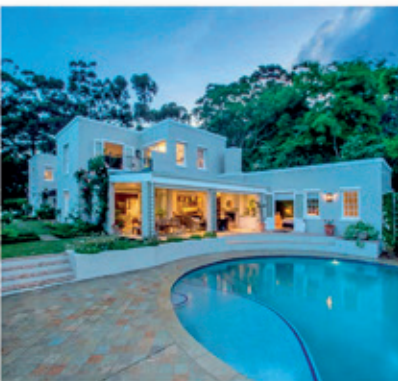
This distinctive and innovated equestrian property is centered around a magical pool setting in an enchanting garden with mature trees, herbaceous borders and stables. Only a visit inside can reveal the appeal of this unique home with quality finishes, high ceilings, feature fireplaces and skylights. A GREAT INVESTMENT WITH A WOW FACTOR.

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SIGNATURE PROPERTY

ZWAANSWYK**R24 800 000**

Web Ref No 2498256 • Beds 6 • Baths 6 • Garages 2



Georgian classic for the larger family.

Brand new to the market, this double-storey home, measuring approximately 600m² boasts tall ceilings throughout. An entertainer's delight with open-plan flow between kitchen, dining and living area, as well as flowing out to a spacious covered patio, overlooking a wonderful pool. An acre garden with fully automated irrigation from own borehole. Mountain views as well as beautiful ocean views of False Bay. There are six en suite bedrooms, two of which have own large balconies for ocean, mountain and starlit night views. Formal lounge with wood-burning fireplace and second lounge with wood burner. Solid suspended Poplar wood flooring, underfloor heating, double garaging, staff suite plus a separate, newly renovated, 72m², open-plan cottage with its own entrance and garden. Energy-efficient installations include: heat pumps, solar panels and LED lighting throughout. A magnificent home.

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

SIGNATURE PROPERTY

BREED VALLEY MCGREGOR**R24 000 000**

Web Ref No 2502589 • Beds 9 • Baths 9 • Garages 4 • Parking 10

**Exclusive Private/Commercial Lodge.**

One-of-a-kind lodge located in a private setting just before the village of McGregor. Set on a hill, this luxury guest lodge, built with true Scottish tradition, stands proud on the Koeniesrivier hills over-looking McGregor on the one side and the grand Breede River Valley on the other. Built entirely from hand-selected stone and meticulously chosen items, the result is a luxurious combination of age-old craftsmanship and elegance, creating a haven of comfort and luxury – the perfect getaway in which to relax and refresh.



BISHOPSCOURT

R49 000 000

Web Ref No 2357238

Beds 5

Baths 4

Garages 2

Spectacular home in a rural setting.

This landmark property is home to a magnificent residence set in parklike grounds. A stately and serene retreat with glorious mountain views. An impressive entrance hall sets the tone for this stylish and dignified home. Lavish interiors with exquisite attention to finishes throughout. Features include beautiful wooden floors, striking detailed and double-volume ceilings, plus imported fixtures and fittings. The main suite is a luxurious haven of peace and tranquillity with a his and hers bathroom and dressing room. In addition, a private sitting room offers total privacy and a "Far from the madding crowd" experience. The further four bedrooms provide luxury family and guest accommodation. There are six reception rooms, each with its own character and mood. A deep terrace invites long languid lunches overlooking the verdant green lawns, beautifully kept with the help of borehole water. A Grecian-style pergola stands proud at the head of the impressive swimming pool with its majestic mountain backdrop. Finally, a downstairs garden room, office, wine cellar and two-roomed staff apartment, plus a state-of-the-art kitchen, laundry, butler's pantry and elevator make this home a cut above the rest.

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



BISHOPSCOURT R25 000 000

Most prestigious Bishopscourt location. Tucked away in a treed garden, fabulous accommodation and American Oak floors. Features: Family room open plan to kitchen with seamless windows opening to entertainer's patio; Pantry, larder and laundry; drying yard ideal for herb enthusiasts; Downstairs "cellar suite", mezzanine staff accommodation and beautiful separate cottage with bedroom en suite, sitting room and balcony with views.

Web Ref No 1747436 • Beds 5 • Baths 6 • Garages 3

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



BISHOPSCOURT R22 995 000

A home for the entertainer. Sun-drenched home with seamless flow to outdoors. Main reception area leads out to covered patio with built-in braai and an open deck overlooking pool, garden and mountain. Features: fireplace in large TV/family room; pyjama lounge; main bedroom with his and hers bathrooms and private deck; party/games room, store-room. Ample forecourt for parking, adequate staff accommodation.

Web Ref No 2428089 • Beds 5 • Baths 4 • Garages 2

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CLAREMONT UPPER R22 995 000

Unique, charming, period home. Herbert Baker-style home in Hen and Chicken. Beautifully appointed in established garden. Spacious high-ceilinged foyer, separate lounge with fireplace and doors to covered terrace and pool. A gentleman's study leads to pretty courtyard. Gorgeous French-style kitchen, separate laundry and scullery, open plan to delightful family room with doors to the courtyard. Staff accommodation.

Web Ref No 2454569 • Beds 4 • Baths 4 • Garages 2

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



CLAREMONT UPPER

R12 950 000

Exclusive Eyton Terrace.

Sun-filled, Georgian-style, single storey, set on the estate with great mountain views. Entrance hall leads to spacious reception rooms with fireplaces, solid oak floors and doors to deep terrace, garden and pool. Three suites in the main house, plus a large study and self-contained guest/housekeeper suite with kitchenette and private courtyard.

Web Ref No 2236440 • Beds 4 • Baths 4 • Garages 2

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



KENILWORTH UPPER

R8 950 000

A home to be treasured.

Iconic house designed by Adèle Naudé Santos. Wonderful living and entertainment spaces, secret garden with lush trees and staff room, en suite which could become a fifth bedroom/study. A unique and compelling home for the discerning buyer. Architect plans for clever extensions to create a sumptuous upstairs main suite.

Web Ref No 2474729 • Beds 4 • Baths 3 • Garages 2

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



KENILWORTH UPPER

R8 500 000

Timeless and traditional elegance.

This warm and welcoming Edwardian home, designed in the Herbert Baker style, invites you through its original front door. On either side of the entrance hall are two spacious reception rooms. The farm-style kitchen, with its snug breakfast room is open plan to the formal dining room. There are three bedrooms and a study/fourth bedroom and two bathrooms. Also, a sparkling pool, wraparound balcony, artist's studio, staff accommodation and double carport. This much loved home exudes character and charm.

Web Ref No 2528410 • Beds 4 • Baths 2 • Parking 2

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



CONSTANTIA UPPER

R26 000 000

Web Ref No 2481970

Beds 3

Baths 4

Garages 2

Unique and stylish.

Striking, modern home boasting quality fixtures and finishes throughout. The abundant glass features translate into unforgettable mountain and garden views. The landscaping is remarkable in its simplicity, perfectly conceived in order to enjoy the spaces with a large wetland area, Balau walking paths, putting green and pebble stone gardens, complete with water-wise plants. The tennis court, rim flow pool and various undercover verandas offer outdoor living at its best.

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CONSTANTIA UPPER

R14 750 000

Fantastic find in the Avenues, with tennis court.

Set on 2780m² in the sought-after Avenues of Constantia is this beautifully renovated home with self-contained flatlet and floodlit tennis court. The spacious open-plan reception rooms flow seamlessly to the pool and lush borehole watered garden. Additional features include shutter blinds, work-from-home/studio/entertainment or family room, two-car garaging and staff accommodation. View and feel the magic!

Web Ref No 2474390 • Beds 5 • Baths 5 • Garages 2 • Parking 2

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CONSTANTIA UPPER

R12 700 000

Luxury in New Court at Alphen

Built around a new square echoing the original farmyard, or werf, around which the historic complex was constructed, New Court at Alphen comprises 17 sectional title residences of which this is the largest. The accommodation is generous with a large, open-plan lounge and dining room, plus separate family room and study, which open to the generous veranda and private garden. Four bedrooms and bathrooms on the first floor and a large versatile loft room on the upper floor with tea station, shower suite, skylights and two balconies. Well designed lock-up-and-go home in a unique 24-hour security complex.

Web Ref No 2520885 • Beds 4 • Baths 4 • Underground Parking 3

Cheryl Teubes - 082 457 9980 - cheryl@greeff.co.za | Marie Durr - 083 269 8608 - marie@greeff.co.za



CONSTANTIA UPPER R14 995 000
Exclusive High Constantia estate.

Set in a sought-after security estate of 19 architecturally designed homes where style and peace reign among natural Fynbos gardens and private walkways, this north-facing home features a beautiful open-plan lounge and dining room with double-volume wooden ceilings – seamless flow onto the spectacular undercover veranda/entertainment area with underground wine cellar, built-in braai and rotisserie.

Web Ref No 2457146 • Beds 4 • Baths 3 • Garages 2

Cheryl Teubes - 082 457 9980 - cheryl@greeff.co.za | Marie Durr - 083 269 8608 - marie@greeff.co.za | Sari Raz - 072 926 2604 - sari@greeff.co.za



CONSTANTIA UPPER R15 500 000
Silverhurst Estate. Serious seller!

Nestled into one of the best view sites at Silverhurst, this sunny and bright English, country-style home offers a relaxed lifestyle with four delightfully spacious bedrooms, three elegant reception rooms and study in the tasteful garden, conveniently landscaped with pool and mountain views. Will look at offers.

Web Ref No 2303446 • Beds 4 • Baths 4 • Garages 3

Cheryl Teubes - 082 457 9980 - cheryl@greeff.co.za | Marie Durr - 083 269 8608 - marie@greeff.co.za | Sari Raz - 072 926 2604 - sari@greeff.co.za



CONSTANTIA UPPER R9 950 000
Timeless elegance—gorgeous décor.

Designed with great attention to detail. Quality features include solid Oregon pine flooring throughout the reception rooms and tall sash windows from floor level, which flood the rooms with light. Spacious well-proportioned rooms with 3m high ceilings and 2.4m high doors as well as architraves, are just some of the details rendering this home special.

Web Ref No 2485354 • Beds 5 • Baths 5 • Parking 4

Cheryl Teubes - 082 457 9980 - cheryl@greeff.co.za | Marie Durr - 083 269 8608 - marie@greeff.co.za | Sari Raz - 072 926 2604 - sari@greeff.co.za

COME HOME TO WYCOMBE PLACE

CONSTANTIA UPPER

Priced from R12 250 000 incl VAT
2 SOLD NO TRANSFER DUTY



The verdant, tranquil and highly sought-after Constantia valley is to be home to a new, exclusive gated estate of only six units. Defined by classic architectural lines with a vernacular feel, and spacious, thoughtfully designed interiors with top finishings and fittings, Wycombe Place is a truly desirable offering.

Features include:

- State-of-the-art security • Fibre optic connectivity • HD TV/DSTV network • LED lighting throughout • 2.4 Metre high solid internal doors
- Smeg oven and hob • Hans grohe sanitary fittings • Geberit cisterns • Landscaped gardens • Automated irrigation and borehole water
- Solar heating to all geysers • Grey-water and rainwater harvesting underground tank • NHBRC registered and guaranteed
- North-facing • Excellent mountain views • Guard house

Images are artists' impression

GREEFF
 PROPERTIES

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

www.wycombeplace.co.za

For further information, contact: developments@greeff.co.za

- Sari Raz: 072 926 2604 • Marie Durr: 083 269 8608 • Cheryl Teubes: 082 457 9980
- Paul Upton: 071 610 8088 • Bruce Durham: 082 380 1880

LUXURY LIVING IN A SECURE ESTATE

26 | ON BROMMAERT

All the grandeur of stylish, spacious Constantia Valley living, in a convenient, easy to maintain, lock-and-go with exceptional security.

Ten brand new homes are planned for exclusive secure, gated development, 26 On Brommaert. Boasting generous, family-sized accommodation and gardens, featuring top-of-the-range fittings and finishes, these homes are located in the heart of Constantia Upper. Enjoy an enviable address and a lifestyle second to none, close plethora of inter-leading greenbelts with winding rivers, walking, cycling and horse riding trails, and within easy reach of the top Southern Suburb schools, numerous shopping centres and motorway access.

Features include:

- Smeg oven & hob • Solar heating • Underfloor heating in the bathrooms
- Double-sided Calore fireplaces • Double-glazed windows • Fibre network installed before occupation - 100MB fibre line in each house • High-specification finishes and composite stone tops throughout • Wraparound covered patios • Borehole water and grey water harvesting • Wireless Paradox alarm systems and high-definition security cameras • Swimming pools optional • Landscaping by Alan Dawson Gardens
- North-facing • Excellent mountain views • NHBRC registered and guaranteed



Priced from R10 995 000
 incl VAT NO TRANSFER DUTY

Estimated completion: June 2018

Images are artists' impression

GREEFF
 PROPERTIES

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

www.26onbrommaert.co.za

For further information, contact: developments@greeff.co.za

- Sari Raz: 072 926 2604 • Marie Durr: 083 269 8608 • Cheryl Teubes: 082 457 9980
- Paul Upton: 071 610 8088 • Bruce Durham: 082 380 1880



CONSTANTIA **R6 395 000**

Secure setting-extra accommodation.

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

Web Ref No 2501512 • Beds 5 • Baths 3 • Garages 2

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



CONSTANTIA **R5 950 000**

Double-storey in security complex.

This home is quietly positioned in a convenient and desirable security complex within walking distance of Constantia Village. Offering north-facing outdoor living, excellent views and peace of mind. Pool, deck and single garage with direct access. Staff room with bathroom.

Web Ref No 2479800 • Beds 3 • Baths 3 • Garages 1

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



CONSTANTIA **R5 500 000**

Family home in pristine condition.

Positioned in a leafy street, this well-maintained property offers secure living and easy maintenance. Sun-filled home opening to covered patio and private garden. Entrance hall. Living room with wood-burning fireplace, doors out to patio/garden. Family room with wood-burning fireplace. Dining room with doors out to patio/garden.

Web Ref No 2385649 • Beds 3 • Baths 3 • Garages 3

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

1 SOLD



Artists' impression

OLD KENDAL ROAD - CONSTANTIA

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

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

R6 500 000 INC VAT
NO TRANSFER DUTY

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

Jean Kerr: 082 975 8427 | Anthony Snyman: 083 621 1279 | David E Miller: 082 820 6166

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THELMA

Claremont Upper

With an enviable Claremont Upper address, located close to Herschel school, Thelma is a luxury offering designed for living. Here, classic architectural references define the exterior, while the interiors boast contemporary lines and up-to-the-minute features and quality finishes.

One the ground level, an open-plan arrangement embraces a tranquil, automatically irrigated courtyard garden, while the upstairs, north-facing bedrooms are spacious and light-filled, with large windows framing glorious views of the Table Mountain butress.

- Designer kitchens and bathrooms
- Smeg appliances
- Wood-burning fireplace
- Home automation on iPhone and Android
- Grey water harvesting
- Timber floors
- Automated irrigation
- CCTV, alarm and electric fence



Artists' impression

Priced from R 8 995 000
incl VAT

NO TRANSFER DUTY

Paul Upton | 071 610 8088

For further information, contact:
developments@greeff.co.za

GREEFF
PROPERTIES

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1 SOLD

MARIENDAHL

NEWLANDS

A bespoke gated development

House sizes range from 233m² to 240m² and are within walking distance of Cavendish Square. This secure development boasts superb, luxury finishes, a designer kitchen, with separate scullery, flows onto the entertainer's garden, complete with perfect mountain views. In the heart of the suburbs and close to established Southern Suburbs schools, these lock-and-go's have much appeal.



Priced from R6 495 000 incl VAT
NO TRANSFER DUTY

For further information, contact: developments@greeff.co.za

Paul Upton: 071 610 8088

Images are artists' impression

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INTERNATIONAL REAL ESTATE





NEWLANDS

R19 200 000

Web Ref No 2280500

Beds 4

Baths 4

Garages 2

Parking 2

Luxurious village lock-'n-go.

Built to lavish proportions, this unique property straddles both the world of lock-and-go and that of a grand home. Experience a standard of construction fit for the American Builder's Guild and a level of design which is simply genius; on the second level, find a full adult suite overlooking the ever-dramatic mountain, with a large study, compact kitchen, cinema room/ lounge, his and hers dressing rooms and his and hers bathrooms - all to staggering proportions. For the rest of the home? You have had your teaser. It's time to make an appointment. Positioned in Newlands Village's most prestigious pocket, it's a must in the winter to step into your Hunters and commune with your neighbours at the local patisseries, and in the summer to enjoy al fresco living in the many cafés and restaurants.

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



NEWLANDS **R13 950 000**
 English contemporary, country-style.

Set on an avenue in Fernwood, this home is elevated above its neighbours, creating a sense of space, beyond the ample 1 200m². Kitchen designed for easy family living and social events, combined with two cricket-friendly lawned areas, serviced by a borehole, a separate play area for kids or teens. A home for happy times.

Web Ref No 2316630 • Beds 5 • Baths 3 • Garages 2 • Parking 2

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



NEWLANDS **R10 500 000**
 Art house in the village.

Designed in the most thoughtful and creative way, by a renowned artist, this home has successfully embodied an understated, yet glamorous, atmosphere. Positioned uniquely in the village, one is quite riveted by the outlook of this property, which creates a sense of being in the countryside.

Web Ref No 2422467 • Beds 4 • Baths 3 • Garages 2 • Parking 3

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



NEWLANDS **R8 900 000**
 The best of Fernwood.

Solid home with high ceilings and American shutters. Stylish chef's kitchen flowing onto expansive deck designed for summer living, whilst enjoying views of Table Mountain. Library adjoins study looking out into the garden and pool area. The main lounge flows onto both the patio and the deck, which in turn leads to the inviting guest-suite.

Web Ref No 2422171 • Beds 4 • Baths 3 • Garages 2 • Parking 3

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



NEWLANDS

R9 100 000

Contemporary in Newlands.

At the top of the pile, this modern property, was built by its owners, to a very high standard. With clean lines, open spaces and expansive views, this home is also in the best location in the heart of a warm neighbourhood.

Web Ref No 2503579 • Beds 4 • Baths 3 • Garages 2 • Parking 2

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



NEWLANDS

R8 300 000

Neat Fernwood family home.

With plenty of accommodation and a large kitchen flowing onto the living and entertainment area, this home has everything to offer. Set on a quiet avenue off Boshoff, one is in paradise in the city, in this tree-lined neighbourhood. Easy-to-maintain garden and small pool.

Web Ref No 2192340 • Beds 4 • Baths 4 • Garages 2 • Parking 2

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



NEWLANDS

R5 900 000

Chic cottage on Avenue Road.

This cottage in Newlands has been tastefully renovated by a renowned artist. This two-bedroom chic home offers light-filled interior spaces and a beautiful courtyard. It is ideal for a starter home or as an Airbnb investment.

Web Ref No 2535972 • Beds 2 • Baths 2 • Parking 3

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



NEWLANDS

R5 300 000

Secure townhouse.

Situated on a sought-after road, this lock-'n-leave is secure and spacious with a mountain view and a manageable garden. Enter to the sound of the flowing fountain set within the sun-catching courtyard. Close to schools, UCT and amenities.

Web Ref No 2463612 • Beds 3 • Baths 2 • Garages 2

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



CLAREMONT UPPER R9 400 000

Eclectic family home.

Generous accommodation and attention to detail form the basis for an understated country ambience and family lifestyle. Natural earthy products, original wooden floors, clay tiles, travertine stone, wooden beams and architraves, are a perfect foil for the contemporary. Stack-back doors in the conservatory, opening onto a private garden, ideal for entertaining friends and family.

Web Ref No 2402707 • Beds 4 • Baths 5 • Parking 6

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



NEWLANDS R7 600 000

A place to call home.

Set in the leafy "Vineyard" pocket, this home has clearly provided a happy environment for a family to grow in. With a mature garden, tree-house, sunny pool area and a lovely park and playground nearby, this is an urban paradise.

Web Ref No 2513657 • Beds 3 • Baths 2 • Garages 2 • Parking 3

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



WYNBERG R4 850 000

Historical splendour in Chelsea.

"The Armoury" caringly restored throughout with yesteryear's charm and character features. This distinguished home offers exclusive finishes, generous open-plan living/dining room and kitchen. Perfect, picturesque, treed garden.

Web Ref No 2504972 • Beds 2 • Baths 2 • Garages 1 • Parking 1

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



THE ALDRO

34 WELLINGTON AVENUE, WYNBERG

Urban living with open spaces.

Located in Wellington Avenue, just 300 metres from the buzz of Chelsea Villages with its boutiques and restaurants, such as Erawan, Four and Twenty and Café Verdi, The Aldro is also minutes away from Constantia Village, Virgin Active and within easy access of the M3.

Images are artists' impression

For further information, contact:

developments@greeff.co.za

Lana Holt: 071 035 9458

Priced from R2 950 000 incl VAT

NO TRANSFER DUTY

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WYNBERG UPPER

R2 950 000

Lock-'n-leave in prime area.

Light-filled, splendid, north-facing, lock 'n leave with wonderful mountain views. Wooden floors, generous open-plan living and dining rooms with sliding doors to a pretty balcony overlooking lush treed greenery. Modern kitchen and bathrooms. Neutral finishes and aluminium windows throughout.

Web Ref No 2424402 • Beds 3 • Baths 2 • Garages 1 • Parking 1

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



CLAREMONT UPPER

R2 995 000

Enchanting cottage—excellent position.

Tastefully renovated, beautiful, character, semi-detached cottage. Charming with modern amenities. Excellent security! Restored wooden floors. Entrance hall. Study with fireplace. Lounge with fireplace. Beautiful modern kitchen. Front undercover porch. Quaint back courtyard. Electric gates. Alarm.

Web Ref No 2445710 • Beds 2 • Baths 3 • Parking 2

Mariella Peretti - 082 357 4602 - mariella@greeff.co.za

Charles Silbert - 082 555 4286 - charles@greeff.co.za



WYNBERG UPPER

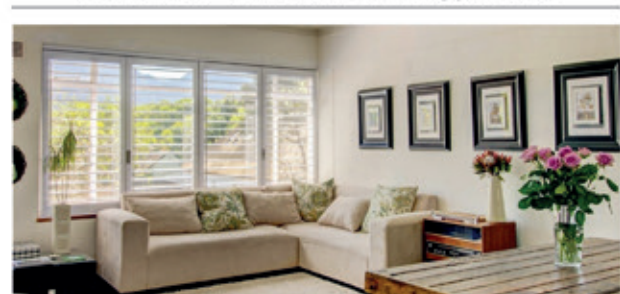
R2 350 000

Top floor, renovated apartment.

Impeccable lock 'n leave situated in a lush treed avenue. Quality finishes throughout. Light-filled bedrooms, an ideal chef's kitchen. Spacious bathroom with over-sized shower. Neutral grey tones throughout. Enjoy the spectacular mountain views and sunsets from your 6m² balcony.

Web Ref No 2451442 • Beds 2 • Baths 1 • Parking 1

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



WYNBERG UPPER

R2 150 000

Charming, north-facing apartment.

A light-filled, immaculate lock-'n-leave, with picturesque mountain views. Open-plan, generous living and dining room with feature fireplace. Beautifully renovated, sunny apartment with attention to detail and neutral colour tones. Refurbished wooden floors and American shutters. Excellent security. Off-street parking.

Web Ref No 2484240 • Beds 2 • Baths 1 • Parking 1

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


RONDEBOSCH
R7 900 000

Family home in prime spot.

Well-designed home with quality finishes. Beautiful solid beech floors in the open-plan light-filled lounge with fireplace. Separate study adjacent to the lounge. English country-style kitchen is spacious enough for those informal kitchen suppers, plus separate scullery and laundry. Entertainment patio is undercover and overlooks the pool and pretty landscaped garden.

Web Ref No 2411218 • Beds 4 • Baths 3 • Garages 2 • Parking 2

Anne Wilkinson - 073 035 6461 - anne@greeff.co.za


RONDEBOSCH
R5 900 000

Ideal for the extended family - 3 options.

Comfortable, light family home in sought-after Golden Mile, zoned for schools. Low-maintenance garden with pool and outdoor entertainment area, perfect for sizzling summer days. All this for only R 5 900 000. Separate two-bedroom cottage, with own entrance and parking. Yours for R2 650 000. Both properties above, have been sectionalised. Can be bought separately as priced above, or both for R7 999 000.

Web Ref No 2515690 • Beds 4 • Baths 2

Anne Wilkinson - 073 035 6461 - anne@greeff.co.za

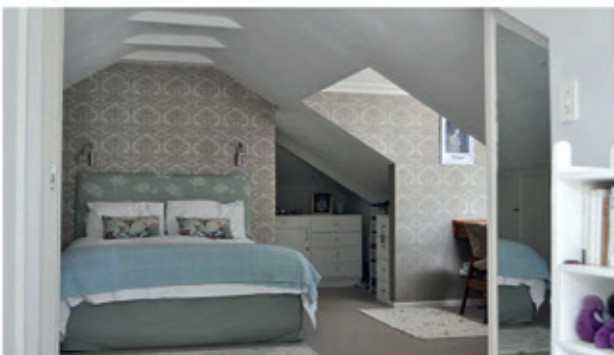

RONDEBOSCH
R4 950 000

Ideal for a young family.

Close to some of the best schools in Rondebosch, only minutes from shopping centres. Well maintained with two spacious outdoor entertainment areas. Open-plan kitchen to dining room with fireplace. Central open-plan study area. Work-from-home / entertainment area plus family room / bachelor pad / staff quarters, separate laundry area and pool.

Web Ref No 2371071 • Beds 3 • Baths 3 • Garages 3

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


RONDEBOSCH
R4 550 000

Yesteryear gem in Rondebosch village.

Stylishly decorated Victorian-style house in the village. This is a deceptively spacious family home in the highly sought-after Rondebosch Village. Close to UCT, and in the catchment area for Rondebosch Boys School, this delightful house is a must to view.

Web Ref No 2484399 • Beds 3 • Baths 2 • Parking 2

Anne Wilkinson - 073 035 6461 - anne@greeff.co.za



RONDEBOSCH EAST R3 695 000

Prestigious, positioned in the Avenues.

Unique and exquisite home, with wide porcelain tiled entrance into an inviting living room fitted with a cosy fireplace, with sliding doors leading to an undercover entertainment room with built-in braai overlooking a well-established garden. Open-plan, fully fitted, eat-in kitchen. A fully self-contained, modern, two-bedroomed apartment.

Web Ref No 2518105 • Beds 5 • Baths 3 • Garages 1 • Parking 2

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



CLAREMONT

R3 600 000

Good mountain views.

Imaginatively designed double-storey house close to Golden Grove school. Brand new kitchen and granite tops plus open-plan study. Warm entertainment areas and single garage with outside room plus two car parking on site.

Web Ref No 2391105 • Beds 3 • Baths 2 • Garages 1 • Parking 2

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



ROSEBANK

R3 500 000

WOW! Just look at this!

Offering "on a silver platter", this ultra-stylish, ultra-modern architect-designed pad. A cottage, masterfully designed to owners' specifications, allowing for fun, spacious lifestyle. Open-plan living, dining and kitchen. Quick commute to the city, perfect too for UCT and leading teaching hospitals.

Web Ref No 2468036 • Beds 2 • Baths 2 • Parking 1

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



ROSEBANK

R3 250 000

Spacious, safe, secure, unusual!

Quick access to City, UCT, Med School, Jamie Shuttle. Three double beds, each with own bathroom, fully-applianced kitchen, direct-access garage and parking, double-volume living room and open-plan dining room. A great 'lock 'n go', so practically suited for academics, Millennials, or a clever rental investment.

Web Ref No 2445648 • Beds 3 • Baths 3.5 • Garages 1 • Parking 1

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

THE PALMS
OTTERY



Artists' Impression

Priced from **R995 000** incl VAT
NO TRANSFER DUTY

A unique opportunity for first-time buyers and investors

Defined by clean and contemporary architectural lines, The Palms is located in the Ferness Estate area of Ottery, and offers an affordable living solution, combined with the peace of mind of security, in the south east suburbs, where community life is thriving and property values are climbing.

The residents of Ottery enjoy excellent access to various amenities, including schools. Ottery is also renowned for its abundant shopping opportunities, which include China Town, the Ottery Centre and the Ottery Value Centre. The community is also serviced by a police station, a driving license testing centre and easy access to public transport.

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

Shahieda Bardien 084 512 4845 | Jordan Beya 078 346 2995 | David E Miller 082 820 6166



YOUR LEGAL ISSUES

STBB

DECEASED ESTATES

SPOUSE GRANTING POWER OF ATTORNEY PASSES AWAY

Q

If I give my spouse a power of attorney to operate on my banking accounts, will he or she still be able to continue to operate these accounts after I die?

A

In terms of our law, a Power of Attorney granted by a person during his or her lifetime becomes null and void when the person who granted it dies. In addition, once a person has passed away no one is legally permitted to deal with any assets in that person's estate except an executor in whose favour the Master of the High Court has issued Letters of Executorship.

> For assistance in all aspects relating to the administration of deceased estates, contact our offices for a consultation on info@stbb.co.za or on www.stbb.co.za.



SECTIONAL TITLE

JUST CHANGE THE RULES!

Pete and Jane own a sectional title unit in a quiet residential scheme. With their children away studying, and with a view to bolstering their retirement savings, they decide to make the now empty accommodation available as Airbnb rental.

All goes well until a note from the trustees arrives, advising that due to complaints received from other owners, they plan to pass a resolution to create a new conduct rule prohibiting short term letting.

It is not so simple. Whether it relates to Airbnb, keeping of pets, the use of visitors' parking bays or any other such provisions, conduct rules in a sectional title scheme can only be amended or varied after a special resolution to this effect has been passed by the owners. In addition, it must be noted that the new rule will only become effective once it has been submitted to and approved by the office of the Community Scheme Ombud.

> Contact the sectional title scheme experts at STBB for first-class assistance in sectional title matters.

COMMERCIAL LAW | CONVEYANCING | CONSTRUCTION LAW
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Illovo 011 219 6200 | Fourways 010 001 2632 | Centurion 012 001 1546 | Bedfordview 011 453 0577

FREQUENTLY ASKED QUESTIONS

AM I ENTITLED TO MAINTENANCE AFTER DIVORCE?

Our common law provides that spouses have a reciprocal duty to support each other during their marriage, which includes financial support. This reciprocal duty ends when the marriage is terminated either by death or divorce. In the event of death, the Maintenance of Surviving Spouses Act allows the surviving spouse to claim reasonable maintenance from the deceased's estate.

The Divorce Act, on the other hand, makes provision for a spouse to claim maintenance on divorce. Our law does not recognize an automatic right to spousal maintenance post divorce and the Divorce Act states that a court may grant an order for spousal maintenance. The factors that the court will take into account when determining whether or not a maintenance order should be made include: the financial means, earning capacity, financial obligations, needs and age of both spouses, the duration of the marriage, the spouses' standard of living prior to the divorce, their conduct relating to the breakdown of the marriage and any factor that the court deems relevant.

➤ **For more information, contact the
STBB Family Law Department.**

CHANGING SURNAMES

In terms of the Births and Deaths Registrations Act, no person may assume or describe themselves under any surname other than that recorded in the formal population register, or under which such a person was granted permanent residence in South Africa. Certain exceptions apply, for example:

- a. a woman, after her marriage, may assume the surname of her husband;
- b. a married or divorced woman or widow, may revert to her maiden surname or any prior surname which she legally bore; and
- c. a woman, married or divorced, may join any prior legally held surname to her married name, to form a double-barrelled surname.

A surname may also be amended by making application to the relevant Director General in the prescribed form and showing good cause for the change. If approved the change must be published in the Government Gazette.


DIEP RIVER **R3 200 000**

Elegant, stylish, Chelsea Cottage.

Ideal option for a busy career person wanting to invest in a prime area that offers great investment growth. Live hassle-free with no grass to cut, enjoy superb outdoor entertainment facilities with decking and heated pool and benefit from a modernised character cottage. Excellent security and garaging.

Web Ref No 2401357 • Beds 2 • Baths 2 • Garages 1 • Parking 1

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


PLUMSTEAD **R3 195 000**

Character home on double Erf.

Positioned above the line, this much-loved, well-maintained character home, with sprung wooden floors is full of personality. The house is set at the front of the property, with sizeable lawned garden, mature trees and pool.

Web Ref No 2075948 • Beds 4 • Baths 2 • Garages 3 • Parking 4

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


PLUMSTEAD **R2 950 000**

A breath of fresh air.

A home full of personality, with wooden floors, high ceilings, cottage pane windows and a beautiful patio overlooking garden and pool. A home to raise your kids in.

Web Ref No 2280749 • Beds 4 • Baths 2 • Parking 2

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


ELFINDALE **R2 350 000**

Characterful family home.

This warm four-bedroom, two-bathroom home oozes character of yesteryear. Generous living spaces downstairs, with bedrooms upstairs offering beautiful mountain views and sunlight streaming through. A must to view.

Web Ref No 2480404 • Beds 4 • Baths 2 • Garages 1

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


PLUMSTEAD **R1 895 000**

The perfect starter cottage.

Two-bed character semi on large erf of 565m², includes lounge with wood-burning fireplace, dining room and bathroom with shower and bath, 1.5 garages with ample off-street parking. The perfect starter home for first-time buyers offering plenty of scope and grounds to develop the house further

Web Ref No 2535701 • Beds 2 • Baths 1 • Garages 1.5 • Parking 3

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



WYNBERG **R3 250 000**

Luxury and mountain views.

Open-plan home offers excellent living and light-filled dining space. An ideal chef's kitchen is finished with lime-washed oak cupboards and includes breakfast nook. Expansive entertainment area and double garaging. Second spacious lounge area boasts fireplace.

Web Ref No 2498886 • Beds 4.5 • Baths 4.5 • Garages 2

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



WYNBERG **R2 245 000**

Charming character home.

Well-maintained home in quiet Wynberg Upper cul-de-sac. Offering feature fireplace, high ceilings and solid wooden flooring. Spacious bedrooms with built-in cupboards. Large eat-in chef's kitchen.

Web Ref No 2446422 • Beds 2 • Baths 2 • Garages 1 • Parking 1

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



WYNBERG **R2 395 000**

Investment opportunity.

Massive 850m² corner property has GR4 zoning and can be easily subdivided into a multiple, passive-income-generating product. Plus: studio apartment with kitchenette and bathroom. Very central with schools surrounding and public transport.

Web Ref No 2461830 • Beds 2 • Baths 1

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



SOUTHFIELD **R1 695 000**

Investment pickup.

Secure home with laminated floors and built-in cupboards. Entertainment-size living room. PLUS: a self-contained flatlet comprising one bathroom, two bedrooms and a kitchen - perfect for providing extra accommodation and adding value to a potential investment.

Web Ref No 2294701 • Beds 3 • Baths 2 • Garages 3

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



WYNBERG **R1 495 000**

A unique and spacious Townhouse duplex.

The living room is light and bright with tiled flooring. Modern tiled kitchen boasts ample cupboards, built-in stove and is plumbed for an appliance. The three spacious bedrooms feature tiled flooring, two with built-in cupboards.

Web Ref No 2500126 • Beds 3 • Baths 2 • Parking 1

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



OTTERY **R950 000**

Perfect starter home.

Adorable two-bedroom semi in Devon Place - a security complex comprising 26 houses. Large tiled living space, decorator's dream kitchen with ample cupboard space, laminated flooring. Both bedrooms with built-in cupboards and second bedroom with wall heating panel. Tiled bathroom.

Web Ref No 24811731 • Beds 2 • Baths 1 • Parking 1

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


CLAREMONT UPPER R5 995 000

Penthouse with a view.

This penthouse offers luxury and lifestyle. Large windows allow sunlight to cascade throughout. Fully air-conditioned with under-floor and tile heating. Large living room and dining area leads to an outside patio along with a private pool and lounge area.

Web Ref No 2369117 • Beds 2 • Baths 2 • Parking 2


NEWLANDS R4 300 000

Fantastic family home.

North-facing townhouse in a niche security complex. Large windows, lots of light. Modern, open-plan kitchen and lounge with glass sliding doors to patio and garden – perfect for entertaining friends and family. Plumbed for two appliances. Gas stove, oven and fridge.

Web Ref No 2456562 • Beds 3 • Baths 2.5 • Garages 2


CLAREMONT UPPER R3 900 000

Spacious and contemporary.

North-facing, ground floor apartment in walking distance to Cavendish Square. Open-plan living and dining room with wooden flooring. Separate, beautiful kitchen, granite countertops, ample cupboard space, eye-level oven, plumbed for three appliances.

Web Ref No 2430069 • Beds 2 • Baths 1 • Parking 1


CLAREMONT UPPER R3 495 000

Top of the range.

This north-facing apartment in a peaceful leafy avenue, a stone's throw from Cavendish is modern, open plan and has a Juliet balcony. Great security features, conveniently positioned close to all amenities and easy access to the M3. Do not miss out on this one.

Web Ref No 2426580 • Beds 2 • Baths 2.5 • Parking 2


CLAREMONT UPPER R2 995 000

Calling all investors.

Excellent position, this sleek, modern apartment has an open-plan kitchen with granite countertops, built-in oven, stove and hob, leading to a spacious living area embraced with sliding doors. Abundant natural light. Sliding door opens onto a balcony.

Web Ref No 2461858 • Beds 3 • Baths 2 • Parking 2


KENILWORTH UPPER R2 695 000

Large, family-friendly apartment.

This north-west facing, light, corner unit is superbly located. Features: newly renovated bathrooms, open-plan living and dining area to balcony with fantastic mountain views, large separate kitchen plumbed for two appliances. Great security with electric fencing.

Web Ref No 2486245 • Beds 3 • Baths 1.5 • Parking 1

GREEFF RENTALS



— A WISE MAN ONCE TOLD ME —

If you are sick, see a doctor.
If you need advice, seek a lawyer.

If you want to rent out your home, speak to Greeff Rentals.

Contact our team for all your rental needs.
Greeff House, 59 Doordrift Road, Constantia
(021) 794-1295 or rentals@greeff.co.za

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We put the 'personal' back into rentals!

GREEFF
RENTALS

CHRISTIE'S
INTERNATIONAL REAL ESTATE

MASTER OF LIGHT

KNOWN FOR HIS LIGHT-PAINTING METHOD OF PHOTOGRAPHY, THOMAS HALLATSCHKE CRAFTS BOTH NATURAL AND ARTIFICIAL LIGHT INTO UNIQUE AND SPECTACULAR INTERPRETATIONS OF THE SPACES HE SHOOTS.

Widely recognised for his interior and architectural photography in the hospitality industry, Thomas shoots most of Greeff Properties' developments and luxury homes.

His compositions are nothing short of breathtaking - "Thomas's photography communicates far more than crisp, hi res, authentic information about the spaces

he shoots; it offers depth and multi dimensionality and is moody and evocative," says Hedi Lampert, Editor OUTLOOK Magazine.

"I strive to create photos which tell a story and provoke the observer into a deeper exploration of the image," says Thomas.

Thomas is painstaking about every property he shoots; "I visualise the forms and texture in their best light long before I choose my lens and set up my spotlights, umbrellas, beauty dishes and camera," he says. "All locations possess unique characteristics and strengths, and it is my daily challenge and joy to capture the most inspiring views, vantage points and angles in every assignment."

"My photos aren't simply produced in the camera - they are created in both, my mind and in my heart." ■



Best Photos 4 You specialises in photography for the architectural, interior design, hospitality and real estate industries - both residential and commercial.

CONTACT Thomas Hallatschek +27 079 867 0089 • thomas@bestphotos4you.com • www.bestphotos4you.com


ZWAANSWYK R19 950 000

Splendour in beautiful Zwaanswyk.

Without doubt this is the best site in the Southern Suburbs. This impressive, light filled residence offers mesmerising views. Set on 6217m² – the Mediterranean-style home overlooks the pools set in exotic and indigenous gardens. A borehole with irrigation systems and storage tanks meet all water requirements.

Web Ref No 1767781 • Beds 5 • Baths 5.5 • Garages 2 • Parking 6

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


SILWERSTEEN EST R19 800 000

Finest family living.

Perched way above the Southern Suburbs on the slopes of Steenberg Mountain, with uninterrupted panoramic views to the Hottentots Holland Mountains, this covetable property is located in the exclusive, high-security Silversteen Estate.

Web Ref No 2392786 • Beds 6 • Baths 5 • Garages 2 • Parking 2

Bruce Durham – 082 380 1880 – bruce.durham@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley.barnes@greeff.co.za


NIEUWE STEENBERG R10 750 000

Sophisticated executive townhouse.

Immaculate lock-up and go in prestigious security estate. Situated in the tranquil leafy Constantia Valley. Water tanks and heat-pump for energy and water saving. Newly landscaped garden. All the bedrooms are en suite, with a man cave on the bottom level.

Web Ref No 2513556 • Beds 3 • Baths 4 • Garages 4

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

TOKAI R6 300 000

French-style country home.

Renovated throughout, with stone floor, eat-in kitchen, open-plan lounge / dining room with marble fireplace and doors to pretty garden and undercover patio stretching the length of the house. Kids TV room.

Web Ref No 2411080 • Beds 3 • Baths 3 • Garages 1 • Parking 2

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



STEENBERG GOLF EST. R14 750 000

Edge of the fairways.

Immaculate charming home with formal and informal living areas, seamless flow to the entertainment patio with concertina doors to the private deck, patio and sparkling pool. Large study with fire-place. Staff quarters too. A fantastic lifestyle in a secure setting.

Web Ref No 2231403 • Beds 3 • Baths 3 • Garages 2 • Parking 2

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



STEENBERG GOLF EST. R10 995 000

Fantastic lifestyle-secure setting.

Features: open-plan lounge, dining area and fully fitted kitchen with separate laundry and entrance from the double garage, fitted study, easily converted into a third bedroom, beautiful sunroom running the length of the house, allowing all-year entertaining. Lounge leads to the undercover patio, deck and pool, neat garden and mountain views.

Web Ref No 2477793 • Beds 2 • Baths 3 • Garages 2 • Parking 2

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



ZWAANSWYK From R8 950 000

Downsize to luxury.

Kids out of the house, but still too young or independent for a retirement village? Downsize to a spacious dream home in a top-security gated estate comprising 18 luxury, double-storey, uniquely conceived homes with mountain and valley views.

Web Ref No 1399516 • Beds 3 • Baths 2 • Garages 2

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


NOORDHOEK
R5 695 000

Excellent layout for family.

Great accommodation in this Lake Michelle secure estate home comprising open-plan kitchen, lounge and dining room, to an under-cover patio around a central courtyard with pool. Guest bedroom with en suite shower/loo. This is a young home, built in 2014. Owners relocating. This home has a big heart.

Web Ref No 2432134 • Beds 4 • Baths 3 • Garages 2

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


NOORDHOEK
R5 750 000

Move right in, relax and enjoy.

This recently renovated home has an uncluttered, fresh appeal sure to delight the senses. Enjoy open-plan living with a large lounge area offering sweeping ocean views, laundry and storage area just off the kitchen. The lower level features an entrance hall along with a slightly separate 'boot room', third bedroom and bathroom which offers direct access into the home via the garage. Walk up the floating, wooden staircase to find the master bedroom, complete with walk-in dressing room and full en suite with Victorian bath.

Web Ref No 2522463 • Beds 3 • Baths 3 • Garages 2 • Parking 2

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

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NOORDHOEK

R6 950 000

Lake Michelle Secure Estate.

Set on a pond, with beautiful views of the lake from the living and outdoor areas, this home is offered with all appliances, furnishings and fittings. With double-vaulted, high ceilings and exposed trusses, there is abundant light. The extra-length windows and doors add to the feeling of space. North-facing and sunny, with beautiful flow to the outdoor Balau deck and garden surrounding the pool. There is also an extra-length double garage, with direct access into the home. A real gem!

Web Ref No 2455923 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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



NOORDHOEK

R4 995 000

Pure perfection.

Rustic coastal style, spacious, open-plan living areas, double-volume ceilings and white 'beach' washed floors. Sublime views, looking out over a waterway toward the mountains. Open-plan kitchen/dining room plus a large separate scullery. No maintenance required, this home is in immaculate condition. Set in Lake Michelle Secure Estate.

Web Ref No 2246719 • Beds 3 • Baths 2.5 • Garages 2

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



FISH HOEK

R7 450 000

'Highway lifestyle'.

Features: Commanding mountain and ocean views, direct lift access to extra-large double garage, wine cellar, massage room/gym/ additional accommodation and shower, deck and pool and stone stairwell connecting all three levels. Open-plan lounge with fire place, master suite on third floor with fire place, dressing room and en suite. Alarm system.

Web Ref No 2485822 • Beds 5 • Baths 5 • Garages 2

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


FISH HOEK
R4 250 000

Perfect vantage point.

This light and bright three-storey home, set against the Fish Hoek mountain side offers separate two-bedroomed flat, breathtaking views of the mountains and False Bay from almost every room, including the patios and the newly developed, generous back garden.

Web Ref No 2360608 • Beds 4 • Baths 3.5 • Garages 3 • Parking 3

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


FISH HOEK
R3 850 000

Low maintenance-great views.

All-seasons living in this double storey with wooden staircase, open-plan living, patio with retractable awning and generous dining room and lounge, flowing to the glass-enclosed entertainment room with a built-in braai. Double garages have direct access into the house.

Web Ref No 2387252 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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

FISH HOEK
R3 800 000

Mountainside dual-living.

This spacious, north-facing, well-built family home is positioned above the road, with views of the surrounding mountains and ocean. Features: dining room/lounge with fireplace, deck, garden and separate, large, one-bedroom flat, with modern kitchen and lounge.

Web Ref No 2424580 • Beds 3 • Baths 2 • Garages 2

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

FISH HOEK
R3 350 000

Much loved family home.

Neat and welcoming, north-facing in a well-established, walled garden, with a sun-splashed swimming pool. Lounge with dual fire place, shared with family room. Wind-sheltered entertainment patio leading to pool. Single garage and separate, secure entrance for additional vehicles. Alarm system.

Web Ref No 2142650 • Beds 4 • Baths 2 • Garages 1

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

MILKWOOD
R1 750 000

Character, secure and spacious.

Well-maintained, north-facing cottage with fabulous flow from lounge, kitchen to outdoor entertainment area and front garden. Fully enclosed garden with sparkling pool and water feature. In a gated estate towards the end of the cul-de-sac. Move right in.

Web Ref No 2419197 • Beds 3 • Baths 2 • Parking 2

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

COME HOME TO CAPE CAPRI ESTATE

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- 55 Freehold opportunities
- Erf sizes range from 440m² to 480m²
- Option of 2 or 3 bedrooms, single or double-storey
- Cape vernacular architectural references and contemporary finishes
- Gas hobs, solar geysers and energy-saving lighting
- Landscaped, private space with indigenous flora and water retention areas.

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• Bruce Durham 082 380 1880 • Tracy Munnik 082 412 8401



CAPRI **R3 250 000**

Entertainer's delight.

A magnificent, modern family home with wonderful views. Features: north-facing entertainment patio, a light-filled, central, open-plan living room, formal dining room and spacious kitchen with separate scullery. Indigenous garden set on a 1 164m² plot.

Web Ref No 2485877 • Beds 3 • Baths 2 • Garages 2

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



CAPRI **R2 295 000**

Beautiful, spacious north-facing.

In secure Capri Village. Open-plan lounge/dining and kitchen. Laminated flooring throughout. Entertainment/braai room leading to sunny covered patio. Large garden with heated pool. Double garage with direct access to the house. Fully fenced and alarmed.

Web Ref No 2409839 • Beds 4 • Baths 2 • Garages 2

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



FISH HOEK **R2 100 000**

Avenue cottage.

This spacious two-bedroom "fixer upper" cottage in the Avenues, is close to the schools and within walking distance of the beach and other amenities.

Web Ref No 2445616 • Beds 2 • Baths 1 • Garages 1 • Parking 2

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



FISH HOEK **R1 995 000**

Quality townhouse-immaculate.

Open-plan lounge and dining area leads out to a sun room designed for entertaining, well-appointed kitchen has plumbing for two appliances. North-facing main bedroom with a balcony has mountain views.

Web Ref No 2385434 • Beds 3 • Baths 2 • Garages 1 • Parking 1

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


SIMON'S TOWN **R12 500 000**

Spectacular allure-entertainer's dream.

Set in the wind-free heart of Simon's Town with uninterrupted False Bay coastline views. The modern, two-bedroom villa comprises open-plan living on two levels and separate, self-contained, one-bedroom cottage, swimming pool, outside bath and fire-pit, all set on 1300m² erf with a landscaped garden. There are exciting expansion opportunities with plans approved to realise them.

Web Ref No 2294506 • Beds 3 • Baths 3 • Garages 2

Tracy Cope - 083 213 9517 - tracycope@greeff.co.za

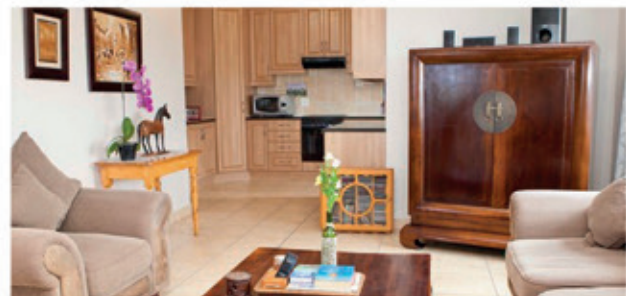

SIMON'S TOWN **R10 000 000**

Historical and beautifully restored.

Sir Herbert Baker homestead designed circa 1898. Generous proportions and sea views over the yacht basin. Six bedrooms, three reception rooms, four bathrooms and sophisticated modern country kitchen complete with butler's pantry and eight-seater table. A double-volume caretaker cottage and single garage set under the trees of a picturesque garden.

Web Ref No 2268607 • Beds 6 • Baths 3.5 • Garages 1 • Parking 2

Tracy Cope - 083 213 9517 - tracycope@greeff.co.za


SIMON'S TOWN **R6 770 000**

Bountiful Tuscan style home.

Generous accommodation for a large family or split living in two distinct homes, each with kitchen, garages and spacious bedrooms and patios. Exceptional opportunity and multiple features. Truly must be seen to be marvelled over.

Web Ref No 2173324 • Beds 7 • Baths 5 • Garages 4

Tracy Cope - 083 213 9517 - tracycope@greeff.co.za



GLENCAIRN **R4 495 000**

Mountainside, architectural gem.

Positioned high on the slopes of Glencairn, this modern gem offers panoramic valley and ocean views and striking open-plan interior design. Classic, contemporary kitchen, exquisite bathrooms, feature staircase, pool deck and much more. Truly a world-class luxury home, which must be viewed to be appreciated in all its splendour.

Web Ref No 2268143 • Beds 4 • Baths 4 • Garages 2

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



MARINA DA GAMA **R3 950 000**

Modern home on the water.

Open-plan living spaces and large balconies overlooking north and west on water. The state-of-the-art kitchen comes with all appliances. Electrical shutters on all the windows and downstairs balcony for security, or for shade from the sun in summer. Fully alarmed. A must see.

Web Ref No 2374332 • Beds 4 • Baths 2.5 • Garages 2

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



FISH HOEK **R1 750 000**

Quality apartment.

This two-bed apartment in sought-after "Highgate" complex will suit those looking for the ideal lock-up and go.

Web Ref No 2523625 • Beds 2 • Baths 2 • Garages 1

Rob Mustart - 083 230 2291 - rob.mustart@greeff.co.za
Hazel Tappan - 072 698 1313 - hazel@greeff.co.za

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KALK BAY **R13 500 000**

Beautiful, versatile seaview home.

Overlooking Wooley's Pool, with extensive views of False Bay. Beautifully preserved, original Kalk Bay home. Features two kitchens, four lounges, two dining rooms and a study. Split into two homes with two staircases, interlinked to make one very large family home. Airbnb or sectional title possibilities. Added feature of a large parking area. An opportunity not to be missed.

Web Ref No 2446632 • Beds 4 • Baths 4 • Garages 2 • Parking 2



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



KALK BAY **R11 950 000**

Practical luxury in Kalk Bay.

Situated on the best road in Kalk Bay, with breathtaking ocean views. High-quality finishes, large open-plan living room, dining room and gourmet kitchen, boasting oak flooring throughout. A large wood-burning fireplace. Covered patios with panoramic views. Downstairs, a large, two-bedroomed, one-bathroomed, guest suite with kitchenette, for family visits, or Airbnb bookings. Many more features.

Web Ref No 2306924 • Beds 6 • Baths 5 • Garages 2



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



ST JAMES **R6 500 000**

Exciting new vacant land.

In St James on the mountain side, 3 703m² vacant land is in the process of being subdivided into two plots. This prime residential land between Boyes Drive and Main Rd is an opportunity to build your dream home/s, with unobstructed views across False Bay. Four garages on Main Road are included with the land.

Web Ref No 2377161 • Garages 4



KOMMETJIE

R25 000 000

Luxury beach house with endless views.

Just steps from the beach, north-facing and set on a double stand with unlimited views across the ocean to Hout Bay and Table Mountain. The 600m² of immaculately designed home offer wonderfully comfortable living with two spacious living areas, complete with fireplaces for cosy winters. Features include: cigar lounge, large deck overlooking the ocean, pizza oven, and so much more. Garden comprises a sparkling pool, outdoor shower, and beachfront access. Secure with aluminium stacking doors and windows leading to outdoor entertainment areas, and includes a separate laundry and a double garage. This is by far one of the finest properties Kommetjie has to offer.

Web Ref No 2118426 • Beds 6 • Baths 5 • Garages 2 • Parking 1

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



KOMMETJIE

R16 995 000

Artistic home in a spectacular beach position.

Enjoy sweeping 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-clad 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 walk-in pantry.

Web Ref No 1088868 • Beds 4 • Baths 4.5 • Garages 2 • Parking 3

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


KOMMETJIE
R9 950 000

Exceptional seaview home.

Modern home with fireplace in main bedroom. Open-plan living area to kitchen. Scullery, pantry and laundry. Boasting two lounges, one with fireplace and opening to entertainment patio with built-in braai and pool and with lovely sea/mountain views, a study or second formal lounge. A double garage with direct access into the home and separate storeroom.

Web Ref No 2342781 • Beds 3 • Baths 3 • Garages 2 • Parking 2

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


KLEIN SLANGKOP
R9 950 000

New modern beach house.

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

Web Ref No 1717462 • Beds 5 • Baths 4 • Garages 1 • Parking 2

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

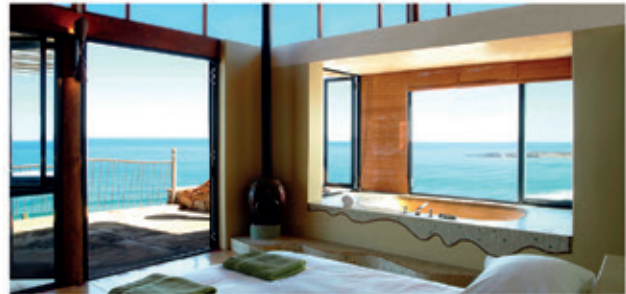

KLEIN SLANGKOP
R9 500 000

Modern simplicity in eco estate.

Immaculate, light modern beach home in elevated position with ocean and mountain views. The open living area flows to lounge, with its double-volume ceiling and leads to a covered deck. Downstairs, two-bedroomed, self-contained private apartment with kitchenette/dining-lounge area, with own entrance and a covered veranda.

Web Ref No 2472706 • Beds 3 • Baths 3 • Garages 2

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



SCARBOROUGH R8 000 000

Mountainside architectural delight.

Magnificent 180° views of the Atlantic Ocean from a large, wraparound deck, designed to maximise the exceptional sea and mountain views. The master bedroom offers a unique, built-in tub for two with unending sea views and an outdoor private shower.

Web Ref No 2265437 • Beds 3 • Baths 2.5 • Parking 3

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



KOMMETJIE R7 975 000

Luxury thatch beach splendour.

Secure, with immaculate finishes. Travertine tile floors throughout living areas and kitchen. Wonderful flow to three bedrooms downstairs - one opens out to the patio, pool and garden. Under-floor heating and welcoming wood-burning fireplace. Pool and a braai entertainment area. Cosy cottage for dual living or work from home. Beachfront access to Long Beach.

Web Ref No 2453315 • Beds 5 • Baths 3 • Garages 2 • Parking 2

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



SCARBOROUGH R7 500 000

Once in a lifetime!

Few have the chance to live on the front row overlooking 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

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

BLUEWATER ESTATE R2 995 000

New home-move right in!

North-facing with open-plan living areas. Features: a Caesarstone kitchen, separate scullery, gas hob with extractor fan and under-counter oven. Wind-protected covered patio with a built-in braai. The double-volume lounge with wood-burning fireplace creates the ambience for the long winter evenings.

Web Ref No 2288405 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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

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KLEIN SLANGKOP **R7 900 000**

Great investment close to the beach.

Currently earning R500 000 - R600 000 annually as a four-star holiday rental unit, which could continue if the new owner wishes. Surrounded by nature, the home offers open-plan living. Option to purchase furnished.

Web Ref No 2184847 • Beds 4 • Baths 3

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



KOMMETJIE **R6 950 000**

Beach lifestyle home.

Panoramic views with upstairs entry to spacious, living/dining area with bay window seat overlooking the ocean. Open-plan kitchen, flows to large, covered entertainment/braai area. View of Chapman's Peak and surrounding hills. All bedrooms on the ground floor level with the master en suite bedroom opening to a wooden deck and pool. Extra: cosy bedsitter/cottage and Jacuzzi.

Web Ref No 2473232 • Beds 3 • Baths 3

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



SCARBOROUGH **R6 250 000**

Peace and tranquillity.

Spacious home on a double plot bordering the Nature Reserve and Wetlands, just a short walk to the beautiful Scarborough Beach. Open-plan living area and kitchen with good flow to the covered entertainment patio with built-in braai. Move right in and enjoy the peace and tranquillity of this beautiful home and surrounds.

Web Ref No 2076339 • Beds 5 • Baths 3.5 • Parking 4

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


KOMMETJIE R5 390 000

Mountainside views and huge income.

Two separate homes, divided into four units with a total of two double garages. The property is set high up against the Slangkop mountains with unobstructed views of both mountain and sea. Fully enclosed, landscaped garden with a pool, and natural rock braai setting.

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

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


KOMMETJIE R4 995 000

Close to the ocean.

Family home offers 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


SCARBOROUGH R4 950 000

Views from hidden gem.

Mountain and sea views from almost every room and versatile sunny decks surrounded by mountain and ocean. Light, glass and timber with timeless finishes. Loft office/studio or fourth bedroom and open-plan living area to seaview pool deck. An indigenous garden too.

Web Ref No 2178519 • Beds 3 • Baths 2 • Garages 1 • Parking 4

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


SCARBOROUGH R4 695 000

A little slice of heaven!

Rare find. Recently been tastefully and cleverly renovated to top notch, modern standards. Every inch of the unbelievable 180° sea, mountain and reserve views has been maximised.

Web Ref No 2447214 • Beds 3 • Baths 3 • Parking 2

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


SCARBOROUGH R4 495 000

Exceptional 180° views.

Beautiful dual-living home with cosy cabin feel, includes a separate income-generating studio, with sea and mountain views. A pool and double garage with remote control access and loads of secure off-street parking. A must-view home.

Web Ref No 2240774 • Beds 3 • Baths 3 • Garages 2 • Parking 3

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


KOMMETJIE R3 550 000

Large plot good position.

Charming family home, in lovely sheltered garden with mountain views. Living areas have Canadian Oak flooring. Separate outside utility room, office with a separate toilet, plenty of off-street parking. Three water tanks for the dry summer months. This is truly an exceptional home.

Web Ref No 2430984 • Beds 3 • Baths 1 • Garages 2 • Parking 3

Jill Russell - 082 468 8212 - kommetjie@greeff.co.za
 Samantha Hawkins - 084 504 3650 - kommetjie@greeff.co.za



BLUEWATER ESTATE R3 995 000

Spacious home in secure setting.

A great opportunity to own a double home with a self-contained, two-level, income-generating flat. Features: A custom-built bar, indoor braai room, large garage with storage space and workbenches.

Beds 4 • Baths 3.5 • Garages 2 • Parking 4

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



KOMMETJIE R3 850 000

Beautifully positioned family home.

This ideal family home, situated on 829m², offers open-plan spacious living with fireplace and screed floors throughout. A generous wooden deck entertainment area with pool and neat sunny garden. Walk to the beach and close to schools and amenities.

Web Ref No 2467174 • Beds 3 • Baths 2 • Parking 4

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



KOMMETJIE R3 700 000

Airbnb/guesthouse opportunity.

Airbnb or guesthouse close to the beach. Spacious open-plan downstairs area, which opens out to the swimming pool and braai area. Outside is a spacious studio, and a cosy flatlet with kitchenette.

Web Ref No 2425543 • Beds 5 • Baths 3 • Garages 2

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



SCARBOROUGH R3 700 000

Location and sea views.

Put your personal stamp on this double-storey, seaview home. The open-plan living area opens out onto a view deck, perfect for the entertainer and for sipping sundowners while watching the spectacular sunsets, the kitchen also offers stunning views.

Web Ref No 2356817 • Beds 3 • Baths 2 • Garages 2 • Parking 4

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



SCARBOROUGH R3 200 000

Cute, cosy coastal cabin.

This well-maintained cabin in a quiet cul-de-sac, within short walking distance to the beach boasts beautiful wood strip flooring, a lovely private back garden, plus a front lawn with an easily accessed garage. Move quickly - will be snapped up.

Web Ref No 2487417 • Beds 2 • Baths 1 • Garages 1 • Parking 3

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



BLUEWATER ESTATE R3 150 000

Secure, private family living.

Spacious master-built home in exclusive four-home gated security estate, within Imhoff's Gift. Features: two lounges, open-plan kitchen, living room with fireplace, covered patio and sparkling pool. A double auto garage with direct access and established garden for a relaxed lifestyle.

Web Ref No 1601350 • Beds 4 • Baths 2 • Garages 2

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



Artists' impression

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For further information, contact: developments@greeff.co.za
Willi Schalk: 072 211 1753

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- Three bedrooms
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- Open-plan lounge/ dining/ kitchen with lovely outdoor flow onto a covered deck, running the full length of the home
- Built-in braai on the ground level
- Double garages. (One-unit with a single garage)
- Fully enclosed gardens
- Drying yard



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R5 950 000

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Business potential; Set on a double plot, with established garden in sought-after OLD KOM. Family lounge leads to a large pool and covered braai area. Garden log cabin makes a wonderful artist's studio. EU-style PVC tilt functional, safe, maintenance-free windows. Can be sold with furniture.

Web Ref No 852779 • Beds 5 • Baths 5.5 • Garages 2 • Parking 1

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VREDEHOEK

R10 850 000

Prime position maximum potential.

Super spacious, renovated 1950's home situated in a quiet cul-de-sac at the top of Vredehoek, on arguably the best road. The upper level is a self-contained four-bed, three-bath home with an up-to-date entertainer's kitchen, glorious living and dining room leading to an expansive balcony the full length of the home. From the balcony you look out over the city, harbour, Lion's Head and Signal Hill. The pièce de résistance is the lower level which is a substantial home office, but could easily become a second home for granny and grandpa or a valuable asset to let out or simply an extension to the existing home. A connecting staircase is already in place. This exciting project has two road access points. So many options,

Web Ref No 1824493 • Beds 4 • Baths 3 • Garages 2

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



ORANJEZICHT

R6 595 000

Secure estate living.

Live a secure lifestyle in this immaculate apartment in the exclusive La Montagne estate, high up in Oranjezicht. Ideal lock-up-and-go with 24-hour security and a lift for ease of access. Open-plan kitchen to dining room and living room all flowing to a large balcony with views towards Lion's Head and the City centre. A rare opportunity to acquire a beautiful home.

Web Ref No 2242963 • Beds 3 • Baths 2 • Garages 1

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


BREDE VALLEY **R8 600 000**
 Luxurious lifestyle farm.

Comfort, luxury and space, offering 13 bedrooms in 6 dwellings, plus office and pool, this property would make an excellent guest farm. A generous water allocation, storage in two dams, 4 ha lucerne and 2 ha grazing – ideal to keep horses. Close to Robertson and in eye shot of the 18-hole Silwerstrand Golf course.

Web Ref No 2505412 • Beds 13 • Baths 7.5 • Garages 2

Carrick Campbell – 072 693 4052 – carrick@greeff.co.za | Aimee Campbell – 071 502 3517 – aimee@greeff.co.za


BREDE VALLEY **R6 200 000**
 Boutique vineyard farm.

Historic homestead with vineyards for boutique wines, set on 2 ha of agricultural and landscaped grounds. Ample water through borehole and scheme water – all garden and vineyard under irrigation. Restored double-storey Georgian homestead with dual-living accommodation, office and pool. A unique property just 3 km before the village of McGregor.

Beds 3 • Baths 3 • Parking 2

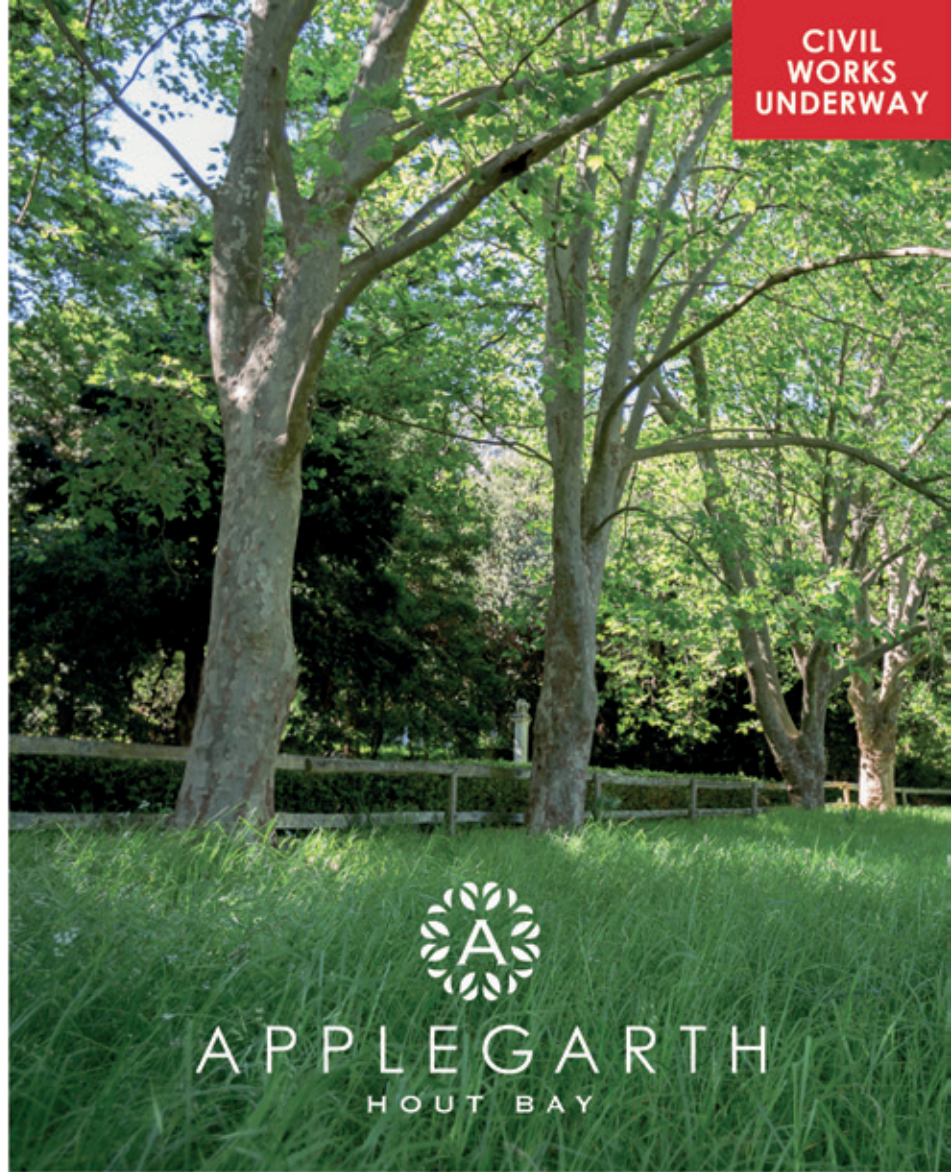
Carrick Campbell – 072 693 4052 – carrick@greeff.co.za | Aimee Campbell – 071 502 3517 – aimee@greeff.co.za


BREDE VALLEY **R2 500 000**
 McGregor contemporary country charmer.

A fresh take on country living; comfort and style for those seeking a contemporary country getaway or home. Generous proportions in the open-plan living area with freestanding, wood-fired stove. A large covered patio and a secondary entertaining patio next to the pool provide summer entertaining options. Beautiful established garden and vegetable beds.

Web Ref No 2417814 • Beds 2 • Baths 2 • Garages 2

Carrick Campbell – 072 693 4052 – carrick@greeff.co.za | Aimee Campbell – 071 502 3517 – aimee@greeff.co.za



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**LLANDUDNO****R15 500 000**

The best address! North facing.

Beautiful ocean and mountain views from this refurbished family home - ideal for easy living. Pool with lovely entertainment area for al fresco enjoyment. Additional wind-protected braai area conveniently situated off the kitchen. Self-contained flat with steam room.

Web Ref No 773702 • Beds 3 • Baths 3 • Garages 2

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

**HOUT BAY****R5 995 000**

Townhouse at best address.

Townhouse-styled home boasts an amazing lifestyle in a special spot. Pretty garden on the north side and seaview patios to the south. Accommodation is spacious, interesting and well-proportioned, well fitted kitchen with scullery alongside and open-plan living. Separate studio apartment with living area, kitchen, bedroom and bathroom.

Web Ref No 2470574 • Beds 4 • Baths 3 • Garages 2 • Parking 3

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

**HOUT BAY****R3 870 000**

Modern double-storey home.

Comfortable living in this manageable home with great security and a low-maintenance garden. Large windows and doors create light and bright interiors, boasting open-plan living to the large entertainment patio, built-in braai and pool. Ideal lock-up-and-go home for those starting out, scaling down or perfect as a holiday home!

Web Ref No 2420092 • Beds 3 • Baths 2 • Garages 1 • Parking 2

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

**HOUT BAY****R3 500 000**

Rare beachfront opportunity.

With spectacular sea and mountain views in The Village complex, situated right on the beachfront of Hout Bay, you're in walking distance to restaurants and shops and you'll feel like you're on holiday 365 days of the year.

Web Ref No 2522575 • Beds 1 • Baths 1 • Parking 1

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



HOUT BAY R8 995 000

French-inspired seaview villa.

Immaculate, spacious family home with breathtaking sea and mountain views. Fabulous open-plan living and entertainment areas with feature lofted ceilings opening to covered patios, garden and pool. Plus staff quarters.

Web Ref No 2295735 • Beds 4 • Baths 4 • Garages 2 • Parking 1

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



HOUT BAY R4 850 000

Versatile modern home.

Dual-living or work-from-home, ideally for family with teens, a couple, homebased business or Airbnb from ground floor apartment. Light and bright with quality fixtures including newly replaced aluminium windows and doors throughout. Garden and heated splash pool for summer sundowners. Exceptional mountain views.

Web Ref No 2537700 • Beds 4 • Baths 2 • Parking 2

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



HOUT BAY R4 395 000

Sunny family home in rural setting.

Low-maintenance family living in this beautifully positioned, private home enjoying wonderful vistas across the valley, excellent all-day sunshine and a delightful, informal garden, complete with winter stream and well under a weeping willow at the bottom of the garden. Bonus: A totally separate apartment/studio.

Web Ref No 2462397 • Beds 3 • Baths 2 • Parking 2

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



HOUT BAY R3 500 000

Seaview stunner - walk to beach.

Perfect lock-up-and-go living. Stylish unit in sought-after White Sands. Lounge / dining areas - both leading out to balconies with sea views galore. Direct access from single garage. Pretty indigenous garden. Huge communal pool and squash courts.

Web Ref No 2434723 • Beds 2 • Baths 2 • Garages 1 • Parking 2

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



HOUT BAY R3 250 000

Bright, in quiet cul-de-sac.

A delightful, north-facing home with beautiful mountain views in Penzance. Great indoor/outdoor flow to small, well-maintained garden and sparkling saltwater pool.

Web Ref No 2458246 • Beds 3 • Baths 2 • Garages 1 • Parking 4

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



HOUT BAY R1 695 000

Beautifully presented-well maintained.

Superbly renovated, 58m² ground floor, one-bed apartment with quality fixtures and fittings, all in a neutral colour palette. Generously sized lounge/dining room flows to private paved patio. All the windows and doors are aluminium for low maintenance.

Web Ref No 2420053 • Beds 1 • Baths 1 • Parking 1

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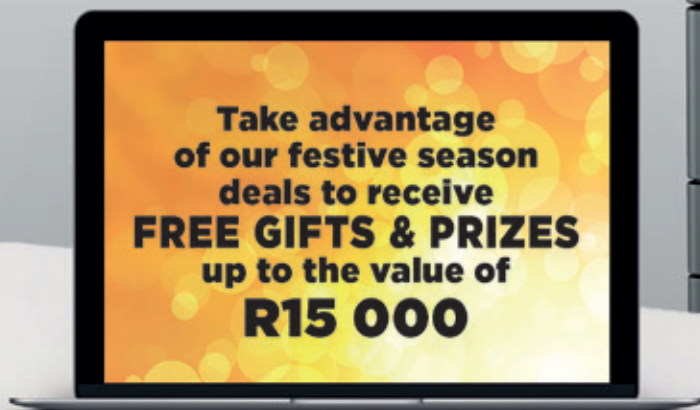
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DIVERSIFICATION

YOUR GUIDE TO INVESTING IN THE UK WHILE LIVING IN SOUTH AFRICA.

BY ANDREW WALKER, CHIEF COMMERCIAL OFFICER OF UNITED KINGDOM PROPERTY PARTNERS

United Kingdom Property Partners was formed to assist South Africans in diversifying their investments, and our track record shows that in spite of the 2007/2008 recession, as well as jitters around Brexit, the UK remains a good option for your offshore funds.

Robert Kiyosaki says, "The best form of Asset Protection is to get your funds into another jurisdiction." There are numerous reasons why the UK is an excellent bet – these are my personal views:

1. Mortgage Lending: The UK base rate is currently 0.25%, and we are borrowing money at an interest rate of between 4% and 6%, unlike in South Africa, where we are borrowing money at 10.5%.

2. Currency Strength: The Pound is the fourth most-traded currency in the foreign exchange market.

3. Positive Cash Flow: At UKPP cash flow is king! The prices of the properties in which we are currently investing, coupled with the cost of borrowing money, means we're achieving positive cash flow.

4. Diversification: My family is still young, and I would like to have more than one option for the future, which is why I personally believe it's a good idea to diversify into the UK. One of the questions I get asked a lot is: "I am currently living in South Africa, can I invest in the UK and will I be able to get lending in the UK?"

The answer is certainly YES! United Kingdom Property Partners can assist you in three different ways:

1. We can partner with you.
2. You invest via our Loan Agreements.
3. We find property deals for you in the UK.

Over the last 12 years I have personally been involved in over 500 UK property transactions in the North East Lincolnshire area – one of our main areas for investment. It is located 3.5 hours north of London.

Through trial and error I have built up an excellent local power team, which includes:

1. Solicitor to do the legal work for you.
2. Accountant to set up your business and do your annual accounts.
3. Three building teams to ensure we always get the most competitive rate!
4. Management Agency to let your property out and to give you piece of mind.
5. Money movers to get your funds off shore.

When partnering with the United Kingdom Property Partners, we take care of all of the above for you. Please contact us so we can arrange a coffee meeting to give you all the details. ■

HOT PROPERTY TIP

Since 2008 we have not seen much Capital Growth in Grimsby, which is why it's a fantastic place to invest, as we believe in the maxim 'buy when the market is low'. Rents, on the other hand, have gone up, which has boosted our yields.

We're clearly not the only ones who are thinking this way, based on the following headlines:

"There needs to be a reason for people to come back' - Huge backing for £100m plan to transform Grimsby." *Grimsby Telegraph*

"Dong Energy plans world's largest wind farm repair hub at Grimsby." *The Guardian*



Take a look at one of our current property deals to get an idea of our investment choices

STRATEGY

To obtain: 4 Self-contained, 2-bedroom flats.

PROJECT

The landlord seeks to retire and is offloading part of his portfolio. This deal is off-market.

INITIAL CASH INVESTMENT	£147,100
Purchase price	£120,000
Stamp duty	£3,600
Refurbishment	£15,000
Project management	£1,500
Surveys & valuations	£2,000
Mortgage arrangement	£1,000
Solicitor costs including searches	£4,000

END VALUATION **£160,000**

MORTGAGE LENDING (70% LOAN TO VALUE) **£112,000**

EQUITY REALISATION (30% OF VALUE) **£48,000**

INVESTMENT AFTER REFINANCE **£35,100**

CAPITAL AVAILABLE FOR RE-INVESTMENT **£112,000**

CASHFLOW AFTER REFINANCE	
Monthly Rental	£1,480
4 x 2-bedrooms flats at £370 per calendar month	
Monthly operating costs	£886
Mortgage (6% per annum interest only)	£560
Management (12% of rental)	£178
Maintenance, insurance, gas certification	£148

MONTHLY NET PROFIT **£594**

TARGET RETURN ON INVESTMENT **20%**



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GIVING BACK

WHETHER GIVING TO CHARITY IS PHILANTHROPIC OR PUBLICITY SEEKING, FORGET THE SEMANTICS, "JUST GET OUT AND DO SOME GOOD," WRITES IAN KILBRIDE. CEO AND CHAIRMAN OF WARWICK WEALTH

All four of our children have thoroughly enjoyed, or are still benefiting from, a school whose motto is simply, "We shall give back". At first, I must admit, I found the line a little obvious and cheesy, but I now think that, if nothing else, it has always reminded my wife and I that as parents, we should ensure our children are considerate to other people's needs and grow up to be adults who will also be kind, as well as generous of spirit and their time, willing always to help anyone less fortunate than themselves.

It is an old and accepted adage that charity begins at home, and yet at 55 years old I still have no idea what that means! So, I have simply assumed it to be: Ensure that your own family are safe, housed and fed. After that look to others and do what you can to make their lives better. Rotary and Masonic Clubs also hold that you should take care of your home and business and then deliver charity. I assume that this all means the same thing, look after your loved ones, then your own source of security and then use that solid base to do positive things.

Jews, Christians, Muslims, Buddhists and most other religions encourage their followers to do good deeds and there are thousands of examples, from all creeds, of followers putting others before themselves, however, no religion has a monopoly on doing good. Today it's often hard to differentiate philanthropy from publicity, then again perhaps it does not matter, as long as the end result is that the less fortunate garner some benefit that they otherwise would never have enjoyed.

I am, personally, a very lucky man, and regardless of what the future brings, I have always worked diligently, and thus enjoyed a fair degree of good fortune. I knew very early on in my adult life that I had "to give back". More importantly my upbringing, in an English, working class, Anglican home meant I often saw and experienced both sides of what was needed. Yet these needs were, and still remain, neglected by those who have the means, but not the sense of decency, understanding or desire to assist the most vulnerable and disadvantaged.

I have now been in business paying my own way for 25 years. I have lived more of my life in Africa than in Europe and I have seen more natural talent, humility and ability in African scholars than I have in many English private schools.

Warwick, of which I am CEO and Chairman in Africa, deals with thousands of clients who live, as we would say in Lancashire, a "comfortable life", and I am also delighted that they have always supported the company's "community" projects.

Spirit Education Foundation, was founded in memory of my sister Louise, during the month of our first free elections, back in April 1994, and over the last 23 years, it has educated hundreds of scholars and funded thousands of years of education for children from disadvantaged backgrounds. Its largest sponsor has always been Warwick. Warwick also support the 'Big Issue' in Cape Town, as well as the Spirit Wildlife Fund—established by my wife Jooles Kilbride, an animal activist—dedicated to saving the lives of young rhinos.

Supported by four Warwick directors, I am the chairman of Lord's Taverners SA (LTSA), the UK Patron being Prince Philip and the



President Sir Michael Parkinson. LTSA offers a 'Sporting Chance' to disabled and disadvantaged children in South Africa—it is an amazing organisation.

The 'Spirit Foundation International' (SPI), which I am also very proud to chair, supports disadvantaged children in the north west of England, via Everton, in the Community (EITC) and the Everton Free School (EFS). It also helps fund 'Warwick University in Africa', a scheme which sends Warwick University graduates to teach in township schools in Africa – predominantly South Africa, Ghana and Tanzania.

I would therefore like to take a moment to thank everyone, including the generous staff and clients of Warwick who assist Warwick, Spirit, LTSA, EITC, EFS, Warwick in Africa, the Big Issue and also the 'Little Optimist' – a charity run by Greg Bertish, a remarkable man committed to the Red Cross Children's Hospital.

If I am ever asked, "So what can I do?" I answer as I did to my friend Greg, "Just go out and do some good," because that is all we can ever hope to achieve. ■

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