

OUT

ISSUE 39

LOOK

CAPE PROPERTY & LIFESTYLE



Over 200 fine properties for sale, including lock-up-and-go development opportunities

**Luxury Western Cape escapes • Delectable dining with figs**

**YOUR COMPLIMENTARY ISSUE**

**GREEFF**

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

*Where it counts*



## *Leonardo's Salvator Mundi makes auction history*

Christie's sells the rediscovered masterpiece by the Renaissance master for an historic \$450,312,500, obliterating the previous world record for the most expensive work of art sold at auction.

**A**s the world's oldest and largest auction house, Christie's enjoys a massive sphere of global influence, connecting buyers and sellers of fine art. It was a logical step to move into the realm of property and today, Christie's International Real Estate sets the standard in the marketing of distinctive properties. As the Western Cape's unique Christie's International Real Estate affiliate, Greeff subscribes to and indeed embodies the exceptional levels of expertise and professionalism you'd expect, and is the overwhelming choice for a growing number of discerning buyers and sellers.

Let us put a red "sold" dot "where it counts" – on your property.

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# OUTLOOK 2018

BY MICHAEL GREEFF

CEO GREEFF CHRISTIES



As I reflect on the past 17 years, it's been an amazing journey since I started Greeff Properties, initially on my own, and then with one other agent, from my dining room table. I am immensely proud of the company's achievements over the years and particularly of our revenue in 2017, which was the highest, we've ever achieved, and puts us in the running as a leader in Western Cape real estate.

More than anything, however, I am grateful to our supporters – the loyal clients who have returned to Greeff time and again and the growing number of new clients we are attracting.

More and more sellers are entrusting the sale of their homes to Greeff agents and this magazine is proof positive of that, with close to 200 properties on offer, including the multiple units for sale within the numerous developments we are marketing. Speaking of developments, here too, Greeff has firmly established itself as a top choice for developers seeking to partner with an estate agency known to deliver.

You will see our new branding and signage roll out by 18 April. We felt it was time for a fresh new look, which also encompasses what we stand for. With our point of departure being Greeff's affiliation to global property giant, Christie's International Real Estate, being a recognition of integrity, exceptional standards of practice and ongoing successful sales performance by our agents, we have chosen to incorporate a red dot within our new branding.

The significance of this

lies in the symbol's universal meaning; a red dot on a piece of fine art indicates that it is SOLD. As the world's oldest and most respected auction house Christie's is synonymous with fine art and fine real estate, and more importantly the successful sales of these. Greeff Christie's is by association, and indeed by performance also synonymous with successful sales. This is down to a combination of solid leadership, targeted marketing and of course agents who are hand-picked not only for outstanding achievements in their areas, but for their extensive sphere of influence within their particular regions of operation. This powerful combination gives you, the seller the best chance to achieve your best possible price in the shortest possible time.

Other exciting news is that Greeff has recently expanded into new regions including the Western Seaboard and Paarl and is soon to have a footprint in Somerset West, so look out for Greeff signage in these areas and do contact us if this is where you are planning to sell or buy real estate.

The average selling price of properties in the Western Cape continues to grow. When comparing selling prices from January to end of December 2017 with the same period in 2016, we saw an increase of 7.25% in the average selling price across all areas. This is a healthy growth in any asset bracket.

Looking at the performance in specific areas, which, among others, contributed to this figure, the South Eastern Suburbs showed the highest growth with the average selling price increasing by 14%. Following

closely was City Bowl, where the average selling price grew by 13.2%. The Western Seaboard is up there with an increase in the average selling price of 12%. In False Bay, the average selling price grew by 10%, in Hout Bay by 7.8%, in Constantiaberg by 6.8% and in the Southern Suburbs by 3.3%.

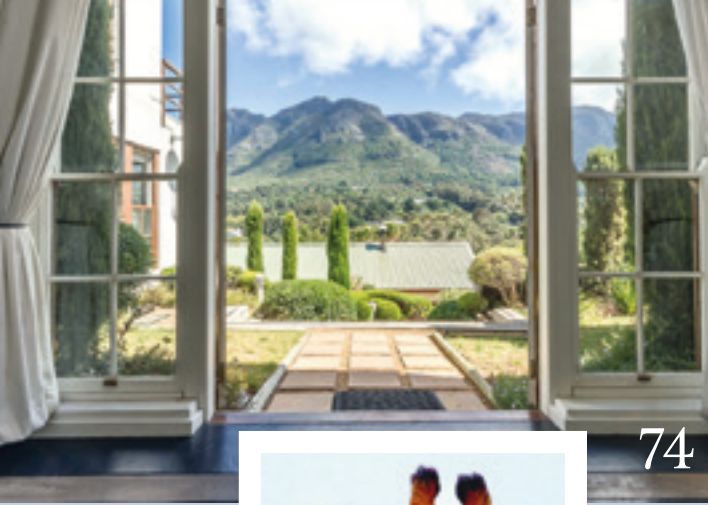
These figures in some cases indicate a flattening out of the growth curve, but this is just a balancing out and a normal reaction to prices, which were in some cases over inflated. The property market is still healthy, and we are positive about 2018.

Greeff Christie's Rentals division reports healthy revenues for 2017, an indication that the Greeff brand is trusted among an increasing number of landlords wishing to capitalise on their investments and place the management of a most valuable asset in the hands of a truly professional outfit.

Our training programmes and ongoing education ensure that our agents stay at the top of their game. We are welcoming an increasing number of young graduates into the company, a testimony to the fact that Greeff Christie's is cutting edge and relevant, yet we're proud to continue to embrace the old-fashioned values, which have always defined us. The personal is still prime, we will always engage with clients and put their wishes first, listen carefully and deliver. We're there "Where it counts."

Enjoy this issue.





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**WE'VE GONE DIGITAL!**  
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[borndigitalmedia.com](http://borndigitalmedia.com)

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*Acknowledge  
potential*

*Get on  
the ladder*

*Secure your  
family's future*

*Lock up  
and go*

*Recognise  
opportunity*

*Have your feet in  
the sand*

*Sectional title  
freedom*

*To Let*

*Embrace  
life*



**W**hen global technology and connections meet expert local property specialists, the result is Greeff Christie's International Real Estate, the Western Cape's fastest growing property group. Year after year, more and more sellers connect to the qualified buyers on our extensive data base.

Whatever you're selling, we've got the buyers.

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*Where it counts*

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# ROVOS RAIL

BESPOKE TRAIN SAFARIS

*Recapture the romance and atmosphere of a bygone era as you step aboard the wood-panelled coaches and enjoy fine cuisine in five-star luxury*

Since its establishment in 1989, Rovos Rail has earned an international reputation for its truly world-class travel experiences. Bespoke train safaris through the heart of Africa combine magnificent scenery with the glamour and excitement of the golden age of leisure travel. In a series of journeys lasting from 48 hours to 15 days, Rovos Rail links some of the sub-continent's greatest destinations. The beautifully rebuilt trains carry a maximum of 72 passengers in 36 superbly appointed suites and are also available for charter, 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*



**RIGHT & BOTTOM:**

Whether you prefer tapas, natural wines and craft beer or a full sit-down dining experience, you will find it at Origins.

**BELOW:** 10 Individually designed Premier Suites at The Marine offer mesmerising views over the expansive ocean vista surrounding the hotel.



# A GEM IN THE HERMANUS CROWN

ONE OF SOUTH AFRICA'S MOST SPECTACULAR SEASIDE HOTELS, THE MARINE, TAKES ITS PLACE IN THE LIZ MCGRATH COLLECTION AS ONE OF THREE ICONIC PROPERTIES.



Renowned for whale watching, beaches and nature, as well as its food and wine scene, Hermanus ticks all the boxes. In addition, the town boasts a proud and palpable history, a thriving art scene, inspiring boutique and market shopping and a busy programme of festivals, concerts and events. The surrounding Overberg is defined by striking natural contrasts, from the verdant green apple orchards of Elgin to the sweeping, achingly bright yellow canola fields of Caledon, and the rugged, mountainous coast where marine life flourishes.

Located on Hermanus' famous cliff path, overlooking the breathtaking Walker Bay, the hotel offers visitors the unique opportunity to experience the finest land-based whale watching in the world, from June to November each year. Guests are able to view these majestic creatures, as well as pods of dolphin from the comfort of their own seaview room. In addition, the hotel is just a stone's throw from one of the largest densities of the endangered Great White Shark. The Overberg region is also home to a selection of fynbos species and is a haven for adventure sport seekers, offering a host of activities, including hiking, mountain biking and marine sports.

Overseen by award-winning, Group Executive Chef, Peter Tempelhoff, The Marine is renowned for its fare, from sumptuous breakfasts at the elegant 1920's-style Pavilion restaurant, to mouth-watering lunches and dinners at the vibrant Origins at The Marine, where guests can expect relaxed social dining in the comfortable surrounds of a modern, kitchen-focused restaurant. 'Everyday' favourites, are prepared with an Asian twist by Head Chef Tronette Dippenaar, a proud ambassador for

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The Marine, Main Road, Hermanus, 7200, Overberg, Western Cape, South Africa

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the impressive bounty of the Overberg – her focus is always on local flavours and fresh ingredients. The hotel's gourmet offering is rounded off with the Sun Lounge & Bar – the perfect spot for High Tea and sun-downers.

The Marine's 40 elegantly appointed rooms and suites comprise Double Rooms, Luxury Doubles with Sea View and Premier Suites. Following the day's activities, guests may wish to take a refreshing dip in The Marine's pool, located in the hotel's tranquil courtyard, or indulge their senses in the Tidal Pool, which can be accessed from the cliff path.

Looking for even more relaxation? The serene surroundings of the Carchele Beauty Spa, offering a range of wellness facilities and bespoke signature treatments, present the perfect place to unwind and rejuvenate body, mind and soul. Why not indulge in a little shopping? The Collection Boutique boasts an elegant range of precious items from acclaimed South African designers.

Children of all ages are very welcome at The Marine, with special treats for little ones and exclusive family offers par for the course.

#### PLAN YOUR NEXT BIG EVENT

With its spectacular cliffside setting, unforgettable views of Walker Bay, world-class facilities and a diverse selection of luxury rooms, set in glorious surroundings, The Marine is the perfect venue for one-of-a-kind events and memorable honeymoons. The hotel's unique indoor and outdoor locations, including The Terrace Room and The Greens, make for the most romantic of weddings – be it a small, family-focused, destination wedding or a lavish affair for 100 guests. The Marine also presents the perfect environment for corporate events, with numerous incentives and tailor-made packages to get creative juices flowing. Whatever the requirements, the hotel's experienced events team will make sure that guests' visions are brought to life. ■



**ABOVE:** The Marine is one of South Africa's most spectacular sea-side hotels. Located on Hermanus' famous cliff path, overlooking the breathtaking Walker Bay.

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# GARDEN ROUTE SAFARI ESCAPE

GONDWANA PRIVATE GAME RESERVE  
OFFERS AN AUTHENTIC MALARIA-FREE  
AFRICAN SAFARI EXPERIENCE LESS THAN  
A FOUR-HOUR DRIVE FROM CAPE TOWN  
INTERNATIONAL AIRPORT.

WORDS AND PHOTOGRAPHY BY HEDI LAMPERT

## GETTING THERE

Gondwana is 25 minutes outside Mossel Bay and a scenic four-hour drive from Cape Town. George Airport is only a 45-minute drive from the game reserve (transfers can be arranged) with daily flights from Johannesburg International Airport (JNB, O. R. Tambo) and Cape Town International Airport (CPT).

There were still stars in the sky when the wake-up alarm sounded, but a lie-in was not an option. We were soon drinking coffee and munching rusks before bundling into the open Landrovers for the first game drive of the day. We squeezed beanie-clad heads through the neck holes of wind-breaking ponchos, wrapped blankets around our legs and set off.

Our intrepid and highly informative guide had received a message that the lion were on the move and it soon became clear, no path, however untravelled, was off limits. The vehicle teetered down virtually vertical trails, splashed through riverbeds, bounced over rocks and lurched in and out of gullies. With our core muscles thoroughly worked, we finally spotted the pride - adolescent cubs frolicking in the dewy long grass and a regal, if not disdainful male. Later, we were treated to close-ups with Rhino, a happy hippo couple with the dearest little ears and whiskers and a gang of splendid juvenile giraffe. There were also herds of buck, baboon, buffalo and lots of birds. During our two-day stay we certainly got to see all that the reserve offered and from time to time, right in the camp; Zebra munched grass outside reception and curious buck gazed at us two metres from our rondawel patio. Thrilling it would indeed have been to have actually





seen the elephant responsible for the mountainous dropping on the stairs leading down to our rondawel, then again, probably best we didn't.

**ACCOMMODATION**

Luxurious accommodation and generous board is part of every package at Gondwana Private Game Reserve. Stay in Kwena Lodge, a modern and luxurious twist on the traditional Khoi-San dwelling. 14 Open-plan suites are nestled into the breathtaking natural surroundings with 180-degree views, sky lights for star gazing, fireplaces and deep baths in which to relax upon returning from a bracing evening game drive. Family or group accommodation for Safari Holidays is provided in 12 spacious and luxurious bush villas (three- and four-bedroom configurations), which are privately situated, each with spectacular, uninterrupted views from their expansive wooden decks.

**ACTIVITIES**

Two daily game drives, mountain biking, hikes, Africology spa treatments and the popular Junior Ranger program.

**CLOSE TO GONDWANA**

Championship golf courses at Pinnacle Point, Pezula, Oubaa and Fancourt, excellent swimming and surfing beaches and the enticing coastal towns of Mossel Bay, Knysna and Plettenberg Bay.

**SOMETHING DIFFERENT**

Take an active role in Wildlife Conservation and enroll in the Tented Eco Camp Program. Throughout this three or five-night program you will engage in activities vital to ensuring the welfare of the wildlife and vegetation in the Park. You will try your hand at being a game ranger and experience the ultimate bush getaway deep in the heart of Gondwana at the charming new Tented Eco Camp. ■

**TOP LEFT:**

Gondwana Game Reserve is the only free-ranging Big 5 private wildlife reserve in the Southern Cape.

**BOTTOM LEFT:**

A gang of adolescent giraffe enjoys an early morning amble.

**BELOW:**

The nature reserve hosts a unique and beautiful combination of Fynbos and grass plains.



THE RESERVE IS HOME TO THE LION, WHITE RHINO, ELAND, RED HARTEBEEST, ENDANGERED CAPE MOUNTAIN ZEBRA, SPRINGBOK, KUDU, AS WELL AS THE ELEPHANT, AMONG OTHERS.



DELICATELY  
SWEET AND SO,  
SO PRETTY, FIGS  
ADD EXOTIC CHIC  
TO ANY DISH.

PRODUCTION AND RECIPES  
BY ALISON BODENSTEIN  
AND HEDI LAMPERT

STYLING AND PHOTOGRAPHY  
HEDI LAMPERT

FLATBREAD WITH  
GOAT'S CHEESE, SERRANO  
HAM AND GRILLED FIGS





GIVE A  
FIG



## FLATBREAD WITH GOAT'S CHEESE, SERRANO HAM AND GRILLED FIGS

(page 10)

Quick, easy, delicious and impressive. Makes 4 large or 6 small portions

### FLATBREAD

- + 2 cups flour
- + 1/2 cup milk
- + 1/4 cup buttermilk
- + 50g butter
- + 1/2 tsp salt
- + 2 Tbs olive oil (for frying)

Place butter and milk in a saucepan and heat just until butter has melted. Add to flour and salt, along with buttermilk. Knead gently until dough comes together. This only takes about two minutes. Form dough into a ball, cover with clingwrap and leave to rest for 30 minutes at room temperature. Divide the dough into four or six balls, depending on your size preference. Roll each ball into an oval shape about 2 mm thick.

Heat olive oil in a pan and fry bread for about a minute on each side. You should get some lovely golden brown spots and a crisp outer layer

### TOPPING

- + 8 slices Serrano ham or prosciutto
- + 320g chevin goat's cheese
- + 4 fresh figs sliced

### DRESSING

- + 2 tsp honey
- + 30 ml lemon juice
- + 4 Tbs olive oil
- + 1 tsp dried mixed herbs

Allowing one flatbread per person, place flatbread on a baking tray and top with Serrano ham, goats cheese and sliced figs. Combine dressing ingredients, and brush onto the flatbread and toppings. Place under the grill for a few minutes until cheese starts to bubble and turn slightly golden. Remove from grill and garnish with microgreens, pomegranate rubies and edible flowers – we used flowering rosemary and coriander.



## GRIDDLED HALOUMI AND FIG WITH QUINOA SALAD

Perfect as a light lunch or starter Serves 4

### SALAD

- + 320g haloumi cheese
- + 4 figs
- + 1 cup quinoa
- + 2 cups water (add more if required during cooking)
- + 2 tsp powdered vegetable stock
- + 1 cup cherry tomatoes
- + 1 Israeli cucumber
- + 1 red pepper
- + 1 yellow pepper
- + 1/2 cup fresh coriander leaves
- + 8 garlic chives
- + 1/2 cup pomegranate rubies

### DRESSING

- + 2 tsp honey
- + Juice of 1 lemon
- + 1/2 cup olive oil
- + 2 cloves garlic diced into tiny pieces

Mix all dressing ingredients together and set aside. Prepare the quinoa according to the package instructions, but add stock powder to the water. When done, leave to cool to room temperature. In the meantime finely dice tomatoes, peppers and cucumber. Tear the coriander leaves roughly and snip the chives. Combine all ingredients and add most of the dressing – stir through. A few tsp of the dressing may be used to brush the haloumi and figs before griddling. Place skewered haloumi and halved figs on a hot griddle pan or under a grill. As soon as cheese starts to melt and turn golden, remove from heat. Plate the quinoa salad and serve with the warm griddled haloumi and fig alongside. Drizzle some balsamic vinegar if desired.





**DUCK BREAST  
WITH CHINESE FIVE  
SPICE, FIGS AND  
CARROT PURÉE**



FRESH FIGS WITH  
WHITE CHOCOLATE SAUCE  
AND WALNUT BRITTLE





## DUCK BREAST WITH CHINESE FIVE SPICE, FIGS AND CARROT PURÉE

(page 13)

Delicious and seriously impressive, from the repertoire of top Cape Town catering specialist, Alison Bodenstien.

Serves 4

### CARROT PUREE

- + 2 Tbs butter
- + 1 1/2 cups carrot juice (store bought)
- + 1 1/2 Tbs white wine vinegar
- + 5 medium carrots, sliced
- + 1 1/2 cups water
- + 2 cm freshly grated ginger
- + 2 Tbs cream (optional)

Boil 2 Tbs butter with carrot juice, vinegar, carrots, ginger, salt, pepper and water in a saucepan for about 20 minutes until tender. Purée in a blender until smooth and add cream if desired. Keep warm.

### DUCK BREASTS

- + 4 duck breasts
- + Chinese 5-Spice
- + salt and pepper

Set oven to 180°C. Generously coat 4 duck breasts with Chinese 5-Spice, some salt and pepper. On a hot (but not searing) griddle pan, place the breasts skin side down for four to five minutes, turn and repeat for three minutes. Place in a heated oven for five minutes to cook through. Keep warm and slice on the diagonal for serving. Reserve the juices that escape for use in the glaze.

### CITRUS AND FIG GLAZE

- + juice of 2 oranges
- + 2 tsp honey
- + knob of butter
- + orange zest
- + 4 fresh figs sliced
- + 4 star anise
- + pinch of saffron
- + salt and pepper
- + 1/2 cup water

Place the reserved juices from the duck in a saucepan. To this, add all the glaze ingredients. Gently simmer and reduce sauce. Adjust flavouring to suit taste.

Arrange sliced duck breasts in alternate layers with carrot purée and figs, forming a stack. Finish with a duck breast and a slice of fig. Spoon glaze over stack. Garnish with star anise and micro herbs. Serve warm.

## FRESH FIGS WITH WHITE CHOCOLATE SAUCE AND WALNUT BRITTLE

A simple and superb end to a meal.

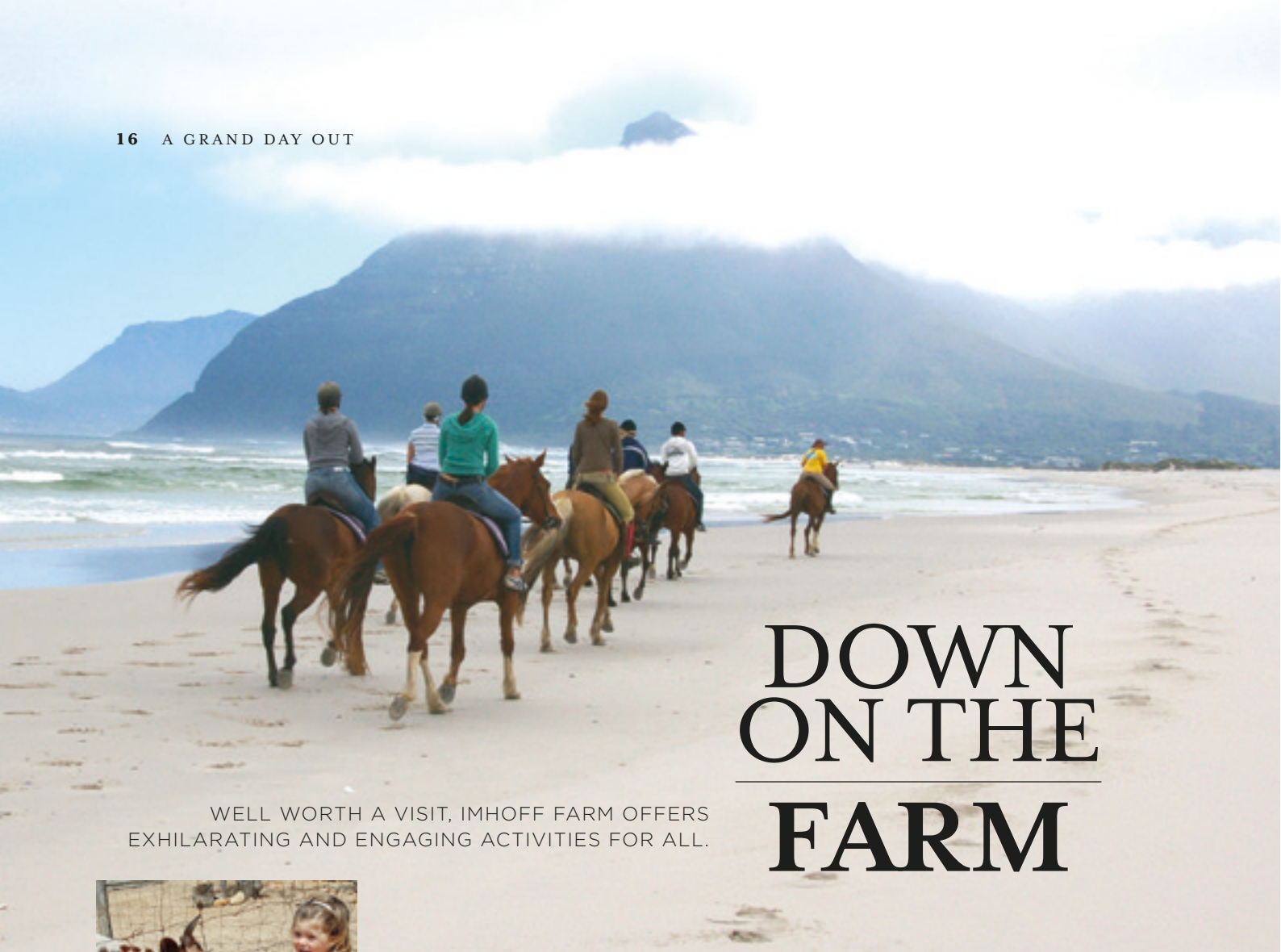
Serves 4

- + 12 fresh figs
- + 200 g white chocolate
- + 250 full cream Greek yogurt
- + 1 vanilla pod
- + 1/2 tsp black volcanic salt
- + 3/4 cup sugar
- + 1/2 cup walnuts

Roughly chop or break walnuts and place on a piece of baking paper or non-stick foil. Place sugar in a heavy bottomed saucepan over high heat. Sugar will dissolve, bubble and start to turn golden. Remove from heat and immediately pour molten sugar over the nuts. Allow to cool and harden.

Melt chocolate in a bowl placed over hot water. Stir until smooth. Remove from heat. Scrape the seeds from 1 vanilla pod, add to melted chocolate and stir in yogurt until combined.

Slice figs and place under a hot grill until just starting to bubble. Serve figs sprinkled with a few grains of black volcanic salt, smashed walnut brittle and the white chocolate sauce on the side. Dollop generously and be transported! ■



# DOWN ON THE FARM

WELL WORTH A VISIT, IMHOFF FARM OFFERS EXHILARATING AND ENGAGING ACTIVITIES FOR ALL.



**TOP:** Dream come true - horseback riding in the surf on one of the world's most breathtaking beaches.

**ABOVE:** Fun for all ages with the adorable tenants of the Higgedly Piggledy farmyard.

## HORSE RIDING

Few experiences rival the thrill of horseback riding through the surf – particularly when it's breaking onto one of the Western Cape's most exquisite beaches.

Guided horseback rides, 1 hour 45 minutes long, leave from Imhoff Farm Kommetjie, and follow a trail along the wetlands to emerge on Noordhoek beach with its sweeping views along the wetlands, beach and mountains of Chapmans Peak through to Hout Bay. Booking is essential.

**Tel:** 082 774 1191

**Email:** horseriding@iafrica.com

**Website:** www.horseriding.co.za

## HIGGEDLY PIGGEDLY FARMYARD

A delight for young and old. A R20.00 per person entry is charged, which helps us provide the best possible care for the animals. If kids are not walking yet, entrance is free!

Great for parties, choose either the morning slot until 13:00, or the afternoon slot from 14:00. R50/hour venue fee

applies for only as many hours as you need. There is an undercover space for 40 people, and you may decorate and cater as you please.

**Tel:** 021 783 4545

**Email:** info@bluewatercafe.co.za

## MILKWOOD MAZE

Milkwood Maze is an interactive new 3D maze at Imhoff Farm – a great outing of fun for the whole family.

Take a tour of Southern Africa, travelling to our neighbouring countries of Namibia, Botswana, Zimbabwe and Mozambique – each destination is represented by a flag. Look out for different animals and learn about African animal conservation along the way.

Perfect for groups, team building, and birthday parties, the double-storey wooden structure has beautiful views of Imhoff Farm, Noordhoek Beach and the mountains beyond.

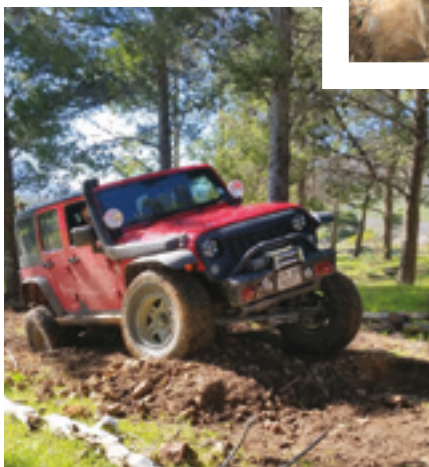
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**Email:** milkwoodmaze@gmail.com



**IMHOFF FARM**  
KOMMETJIE





**IMHOFF SNAKE PARK**

Hailed as one of the Beautiful South’s ‘must do’s’, Imhoff’s Snake Park is a reptile sanctuary and rehabilitation centre. It’s also an excellent destination for anyone interested in observing and learning about some of the most fascinating reptile species.

Shaun is usually on hand to divulge fascinating facts about the animals. The park contributes to saving species from extinction and protecting their natural environment.

Special educational events for schools and fun shows for birthday parties.

**Tel:** 083 643 3103 / 083 244 5194

**Email:** bodingtontracey7@gmail.com

**PAINTBALL GAMES**

Sneaking through the bush. All’s quiet, where is everyone? A twig snaps to your right. You sink slowly to the ground scanning the bush. Nothing but your heart beating, sweat trickling down your spine, eyes and ears straining to pinpoint movement or sound. Bang, zzzzziiip. A paintball whips past your shoulder. Dive, roll onto your knees Another paintball splatters against the tree next to your head. Duck!! Laughter to your left. Spin, movement, shoot. Splat!! “Ouch” and your opponent is out of the game. You have survived your first contact in a Paintball Game!

Come down to Imhoff Farm and join us for a fun-filled, action-packed day!

LASERTAG has both the mental and physical thrill of taking on the ‘enemy’ in a safe, exciting and environmentally friendly way. We play in a bush field offering a varied terrain; a rest area under the shelter of pine trees, a section of thick bush for the sneaky shooters and an open grassland area with minimal bush for the leopard crawlers – a truly tactical field with something for everyone!

Kids Parties (age 6 and up) – Family Groups – Hen parties – Corporate Team Building Events – All welcome.

**Tel:** 066 471 6014

**Email:** info@actionpaintball.co.za

**Website:** www.actionpaintball.co.za or www.lasertag.co.za

**TOP RIGHT:** Creepy or beautiful? Whatever your take on reptiles, you’ll be fascinated by the collection at Imhoff Snake Park.

**TOP LEFT:** Be a part of the mystery in the most thrilling game of all in Milkwood Maze.

**ABOVE:** Paintball and Lasertag for the ultimate in adrenalin-laced fun.

**LEFT:** Test your off-road vehicle to the max on the challenging Gear Up 4x4 track.

**GEAR UP 4X4**

Adrenalin junkies go offroad at Imhoff Farm on tracks offering fun and challenges for all levels. Action packed little tracks catering for beginners to experienced – 4x4 essential. Big rocks, loose rocky terrain and logs, axle twisters, steep up and down hills. Beautiful surrounding and views. Lots of trees for shade, so come and test your vehicle.

Bookings are essential.

**Tel:** 065 875 5396

**Email:** Bookings@gearup4x4.co.za

# JOIN THE CLUB

KELVIN GROVE IS THE ULTIMATE VENUE AT WHICH TO ENJOY SPORT, ENTERTAIN FRIENDS OR MEET NEW PEOPLE.



Kids at Kelvin Grove benefit from tuition by top tennis coaches.

For more than 90 years, Kelvin Grove has offered members an exclusive social and sports Club. With affordable rates, a family-friendly policy, and more sport and leisure activities than can be found at today's newest and most up-to-date city and suburban exercise centres, the venue draws members from all over the peninsula.

## THE FITNESS CENTRE

At Kelvin Grove fitness centre, you'll find a friendly and inviting atmosphere with a wide range of cardio and strength training equipment, plus a stretching and floor exercises area. Pilates classes are offered and the rugby field is a great space for runners.

Whether your goal is general fitness, weight loss, toning, core and strength training, functional fitness, or sports-specific training, qualified trainers are on hand to motivate and guide you towards your goals in a most enjoyable way.

Open Monday to Sunday (including public holidays) from 05:00 to 21:00 with personal trainers available on request.

## TENNIS

Home to eleven tennis courts, eight of which are floodlit courts and one, a practise court, Kelvin is proud to be associated with various national and international tennis tournaments and events.

Social tennis is played every first Sunday of each month. Kelvin is also renowned for its Tennis Academy, manned by top coaches and attended by a growing number of kids.

## SQUASH

The Club has eight squash courts which are well patronised and members may make





reservations up to 48 hours in advance by phoning the reception during office hours. Kelvin is proud to be associated with various national and international squash events.

#### OTHER SPORTS

Bowls, cricket and croquet.

#### OTHER FACILITIES AND ACTIVITIES

+ **Terrace Restaurant:** This is the Club's fine dining restaurant. It is an attractive venue for members wishing to enjoy lunch or dinner in an upmarket and unrushed setting. In summer, al fresco lunches are served on the outside patio in a more informal atmosphere.

+ **Sushi & Champagne Bar:** Enjoy a drink at the bar while watching the chef create some wonderful, freshly made sushi and oriental cuisine. Take away meals can also be arranged.

+ **The Barn:** The family restaurant which caters for members of all ages.

+ **Coffee Shop:** Enjoy Wi-Fi facilities and assorted cakes, treats, snacks and sandwiches served until 18:00.

#### FUNCTIONS

Kelvin Grove is renowned for its function venues and hosts many club events on a regular basis.

- + New Year and Christmas Eve dinners
- + Valentine's Day
- + monthly club luncheons
- + monthly gourmet evenings
- + monthly wine tastings
- + summer balls
- + annual wine festival
- + annual Stormers fundraising dinner and much more...

#### THE WATERSIDE

The Waterside area, the more informal part of the Club, is situated around the Club's swimming pool. This area comprises the Pool Bar, the Waterside Restaurant and an informal braai area under the magnificent magnolia tree, and is close to the fitness centre and Kelvin's sporting facilities.

The Pool Bar is popular on Fridays after work, as it's the ideal spot for a drink with friends, particularly with the variety of live music and DJs. Check the events calendar to see who is playing each Friday.

The Pool Bar and the Waterside Restaurant are the perfect spots to enjoy a light meal and watch your favourite sport on our flat-screen TVs, and are also popular watering holes before and after major sporting events. Please note this area is also a complimentary Wi-Fi hotspot. An all-day breakfast and a light meal can be ordered from the Waterside Restaurant. ■



**LEFT TOP:** The Pool Bar and the Waterside Restaurant are the perfect spots to enjoy a light meal and watch your favourite sport on flat-screen TVs.

**LEFT MIDDLE:** Events and club activities are a favourite at Kelvin Grove.

**TOP:** Kelvin Grove has many wonderful facilities to offer its members in secure surroundings.

**ABOVE:** Kelvin Grove boasts a fully equipped gym with top-of-the-range equipment.

# COMFORT AND STYLE



**1**



**2**



**3**



**4**



**5**



**6**



**7**



- 1** Karoo Patio Armchair **2** Karoo Corner Unit  
**3** Karoo Ottoman **4** Karoo Right Arm Unit  
**5** Karoo Middle Unit **6** Karoo Left Arm Unit  
**7** Karoo Coffee Table

CHELSEA GARDEN & HOME ARE SOLE DISTRIBUTORS OF THE EXCLUSIVE BENCHMARK RANGE OF OUTDOOR FURNITURE IN SOLID IROKO TIMBER. THE RANGE INCLUDES TABLES, CHAIRS, GARDEN BENCHES, MODULAR CORNER UNITS AND POOLSIDE LOUNGERS.

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GARDEN & HOME



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Aesthetically true to the original wood with its natural and variegated surface textures, nuanced shading, delicate grain details and elongated proportions.

200X1200mm | Made in Spain

UNBEATABLE VALUE. R395 per sqm incl vat.

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# ITALCOTTO





# DO YOU TRUST **THE WATER** YOU DRINK?

---

**DAM LEVELS ARE  
LOW. EMOTIONS  
ARE HIGH.  
LET'S KEEP OUR  
GOOD HEALTH  
CONSISTENT.**

**S**ince we started our business in South Africa in the early 1990s we have been selling products that help you live healthily and sustainably.

Our water purifiers and coolers use the world's best materials to give you the healthiest drinking water. And, at this critical point in time, when our dams are running dry and any long-term, large-scale infrastructural solutions do not appear to be on the horizon, it is arguably the most important time to install a purifier.

Water quality deteriorates when dam levels are low. When they are low and temperatures rise, blue/green algae blossoms tend to form in our dams. This results in the forming of Geosmins, causing the water to taste increasingly earthy. Geosmins are not harmful, but when these Geosmins and any other organic matter react with chlorine, harmful carcinogens could form.

These carcinogens and chemicals can be easily removed from the municipally supplied tap water by purifying it with a quality water purifier. The better the technology used inside the purifier and the larger the media bed, the more you can be certain that you are not subjecting yourself or your loved ones to the chlorine, other chemicals, disinfectant by-products and bacteria that could be present.

We do not use reverse osmosis technology to purify the drinking water. Reverse osmosis is known to waste up to 3 litres for every 1 litre of purified water. Instead, our H2O International water purifiers use the world's leading and unique GAC/ KDF®/Riolyte® technology that does not waste a single drop of water. Visit one of our outlets and ask to do a taste test. Visit [www.h2o.co.za](http://www.h2o.co.za) and contact us today. ■

**WATER PURIFICATION PITCHER**

- + HaloPure™ technology – tested and certified by NSF International and WQA
- + LCD indicator tracks water usage and indicates when to replace filter
- + 99.9% bacteria and virus reduction



*An overview of H2O products*

**US4-S UNDER-COUNTER WATER PURIFIER**

- + Includes a 1 Micron Polypropylene pre-sediment filter
- + Low maintenance GAC/KDF®/Riolyte® replaceable cartridge unit
- + Expected maximum capacity: 132 000l



**PCT PORTABLE COUNTERTOP WATER PURIFIER**

- + 5-stage filtration and purification
- + Maintenance free GAC/KDF®/Riolyte® one use purifier
- + Expected maximum capacity: 11 350l



**RV-RC APPLIANCE AND FRIDGE FILTER**

- + To be installed with fridges, appliances and bottleless dispensers
- + Maintenance free GAC/KDF®/Riolyte®
- + Expected maximum capacity: 6 000l





**AFTER**



**BEFORE**

At Cape Spray, we specialise in the spray painting of kitchen and bedroom cupboards as well as indoor and outdoor furniture. We spray real wood, veneer, MDF, Melamine, steel and cane furniture.

Available in matt, satin and high gloss finishes.

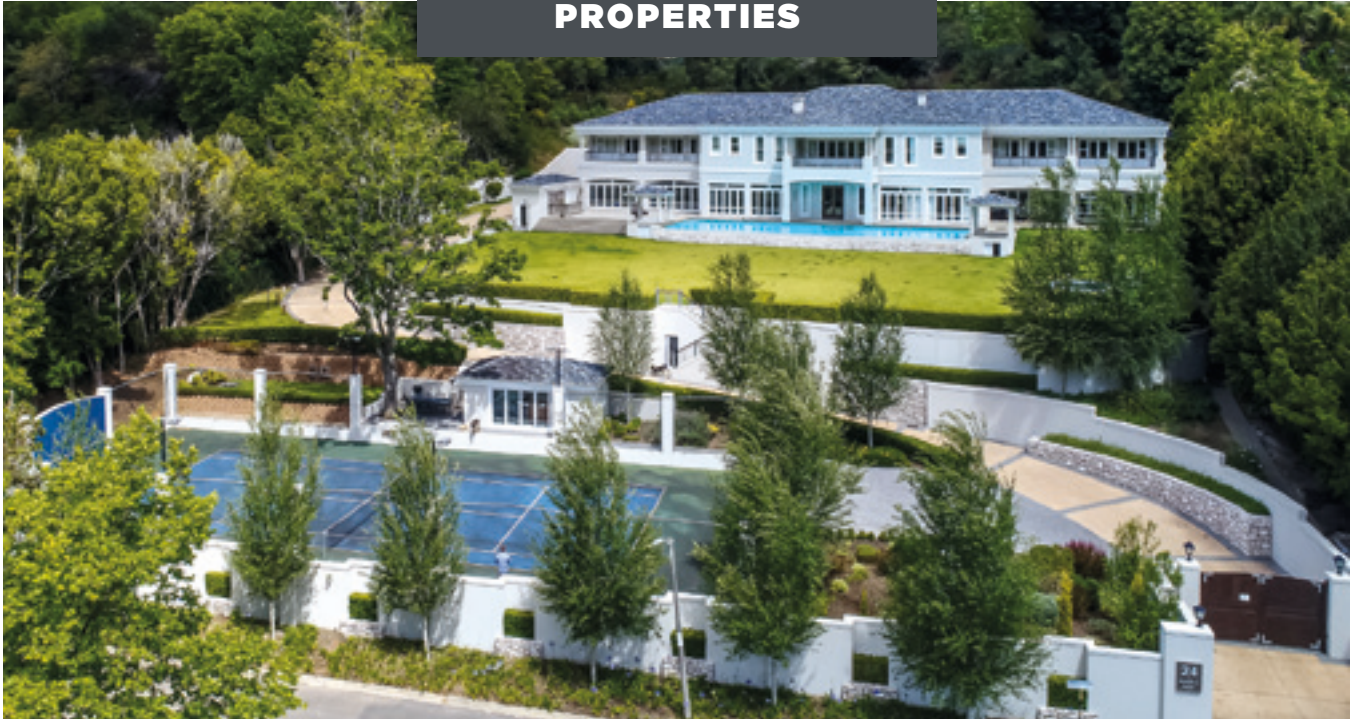
Contact us for a free quote.

Why replace when you can easily respray to a good-as-new and strikingly beautiful finish?

TRANSFORM YOUR SPACE WITH CAPE SPRAY

**CAPE SPRAY**

Cape Spray • Contact : Clint Thwaites • Tel: 071 397 4028 • Email : [capespray@gmail.com](mailto:capespray@gmail.com)



*Distinctive, luxurious  
residence*



●  
**BISHOPSCOURT**  
**R100 000 000**

Web Ref No 2587913

Beds 8

Baths 8

Garages 4

Parking 13

Set against a dramatic mountain backdrop, this lavish home offers an exceptional lifestyle. Positioned on 7708m<sup>2</sup> of landscaped garden and rolling lawns, with tennis court, pavilion and gate house. The impressive, triple-volume entrance hall includes two guest cloakrooms. Both the formal sitting room and interleading, fourteen-seater dining room have doors to the terrace, as does the indoor party room with bar and barbeque. Additional amenities: snooker room, eight-seater cinema, one-bedroomed guest flat with separate entrance, large high-tech kitchen with scullery, laundry, pantry and breakfast room and a gymnasium. Second guest apartment has two bedrooms, two bathrooms, living/dining and spacious kitchen, and in addition, a luxurious guest suite. Upstairs four generous bedrooms plus a music room. Pool, Jacuzzi, change room with shower and toilet. A separate suite for staff members. Borehole.

Debbie Woods – 082 578 4181 – [debbie@greeff.co.za](mailto:debbie@greeff.co.za) | Rob Maspero – 083 447 6660 – [rob@greeff.co.za](mailto:rob@greeff.co.za)

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# SIGNATURE PROPERTIES



## *Fashionable home with an edgy touch*



### **BISHOPSCOURT** **R24 500 000**

Web Ref No 2658206

Beds 5

Baths 5

Garages 2

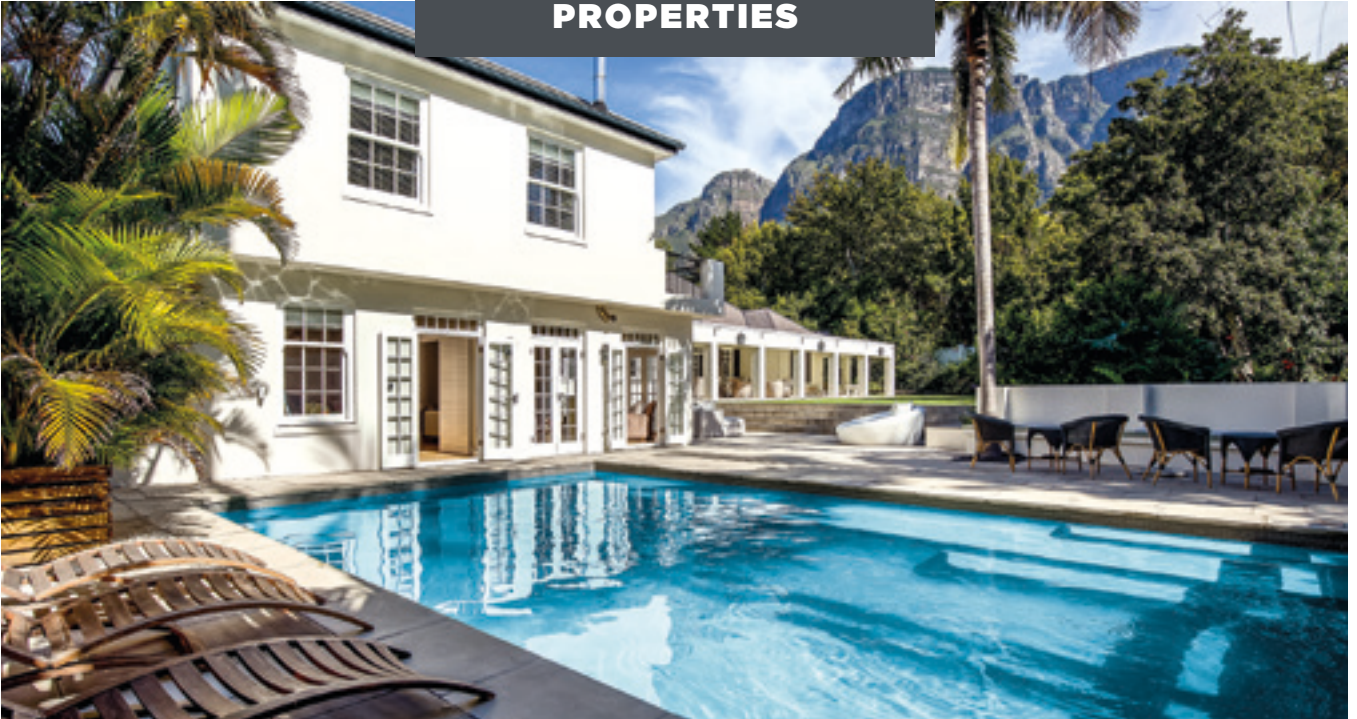
This tastefully remodelled 802m<sup>2</sup> home, in the style of Frank Lloyd Wright, is set in a lush 2 308m<sup>2</sup> garden with wellpoint and 5 000ℓ water storage tank. Abundant natural light with an atmosphere of calm pervades. Versatile, generous accommodation and a variety of reception areas offer many options for the larger family. Downstairs, three-bedroom suites plus a TV room, family room, study/library and a covered patio leading to the garden and pool. Upstairs are two further bedroom suites, a formal lounge with inspirational mountain cameos and a dining room, plus open-plan, designer kitchen, with separate scullery and laundry. Additional features: state-of-the-art security system, underfloor heating, irrigation system, double garage with direct access, gym room/staffroom and bathroom, plus a refurbished floodlit tennis court.

Debbie Woods - 082 578 4181 - [debbie@greeff.co.za](mailto:debbie@greeff.co.za) | Rob Maspero - 083 447 6660 - [rob@greeff.co.za](mailto:rob@greeff.co.za)

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*Classic contemporary,  
with a river running through it*



**NEWLANDS**  
**R19 850 000**

Beds 6  
Baths 6  
Garages 2  
Parking 3

Set on a sprawling 1 880m<sup>2</sup> this home is, undoubtedly, the single most splendid in all of Fernwood. Boasting privacy and perfect, uninterrupted mountain views, this north-facing property is sun-drenched. Enjoy watching the children play on the expansive and perfect lawn, in the pool or stream, from your grand upstairs balcony or from the numerous sitting areas on the wraparound, covered, stoep. With double-volume spaces and an entertainer's kitchen and scullery, this home is warm and inviting and absolutely on point. The children have their own light, bright and large play room and separate TV room, complete with own bathroom. With six en suite bedrooms, two playrooms, three lounge areas and a study, nothing has been spared. This is a home to celebrate. A sunken 8 000ℓ water tank cavity has been cleverly created, under the imminent streamside deck, to store an abundance of the spring water. Viewings by appointment only. On an exclusive mandate with Greeff Properties

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

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# SIGNATURE PROPERTIES



*Enjoy exquisite mountain  
and sea views*



●  
**NOORDHOEK**  
**R11 500 000**

Web Ref No 2654800

Beds 4

Baths 4.5

Garages 2

Parking 2

With outstanding views of Chapman's Peak and the ocean, the home is built with top-of-the-range finishes and is totally sheltered from any south-easterly winds. An open-plan living area features a dining room and lounge, separated by a double-sided enclosed fireplace, which leads to an additional family room complete with a gas fireplace. A study with beautiful mountain and garden views leads just off the family room.

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

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*Stately residence  
in parklike grounds*



**BISHOPSCOURT**  
**R49 000 000**

Web Ref No 2357238

Beds 5

Baths 4

Garages 2

Lavish interiors, beautiful wooden floors, strikingly detailed, double-volume ceilings, plus imported fixtures. Luxurious and serene main suite with his and hers bathroom and dressing room. A private sitting room. Four additional bedrooms provide luxury family and guest accommodation. Six reception rooms, each with own character and mood. A deep terrace invites long languid lunches overlooking the verdant borehole-watered lawns. Grecian style pergola, impressive swimming pool and majestic mountain backdrop and views. Downstairs garden room, office wine cellar and two-roomed staff apartment plus a state-of-the-art kitchen, laundry, butler's pantry and elevator.

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## *Georgian-style family home*



### **BISHOPSCOURT** **POA**

Web Ref No 2592163

Beds 5

Baths 4

Garages 3

Parking 4

Country feel in the heart of stylish Bishopscourt, with superb mountain views, private, lush garden, covered veranda leading to the pool - perfect for al fresco dining or simply relaxing. The four reception areas with seamless flow for grand-scale entertaining. Spacious private study and dream kitchen with central island and separate pantry. Upstairs are five bedrooms and four bathrooms. The sumptuous main suite boasts a dressing room. Three garages and multiple parking, a three-bedroomed staff flat and excellent security. A truly spectacular home for the discerning buyer.

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## *Versatile, quiet country living*

Enjoy relaxation and peace in this verdant rural setting sheltered by mature trees; the English-brick, bungalow-style home being nestled comfortably on 3 500m<sup>2</sup>. Packed with potential, this rustic charmer offers super flow to a lovely patio with views across the tennis court to the Constantia Valley and mountains. The house has three bedrooms and a study or fourth bedroom, plus a pool and fabulous, separate, two-bedroomed cottage – fully equipped and well appointed.

● **BISHOPSCOURT R14 000 000** Web Ref No 2596262 • Beds 5 • Baths 3 • Garages 2

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



## *Character in Hen & Chicken*

Experience a relaxed and easy lifestyle in this divine, versatile Georgian. Upstairs is a fabulous open-plan kitchen, living space and study, with superb balcony, plus two bedrooms en suite. Then downstairs are three bedrooms and two bathrooms with kitchen and living room opening to the garden and pool. The bedroom options offer terrific letting potential or an ideal dual-living scenario. The north-facing views are excellent and the garden is just perfectly sized to give one the feeling of space, yet not be too water intensive or command too much maintenance.

● **UPPER CLAREMONT R10 750 000** Web Ref No 2709892 • Beds 5 • Baths 4 • Garages 4

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# COME HOME TO WYCOMBE PLACE

## CONSTANTIA UPPER

Priced from R12 250 000 incl VAT  
**4 SOLD** NO TRANSFER DUTY

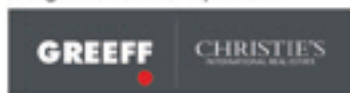


The verdant, tranquil and highly sought-after Constantia valley is to be home to a new, exclusive gated estate of only six units. Defined by classic architectural lines with a vernacular feel, and spacious, thoughtfully designed interiors with top finishings and fittings, Wycombe Place is a truly desirable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



[www.wycombeplace.co.za](http://www.wycombeplace.co.za)

For further information, contact: [developments@greeff.co.za](mailto: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

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 Paradax alarm systems and high-definition security cameras • Swimming pools optional • Landscaping by Alan Dawson Gardens • North-facing • Excellent mountain views
- NHBRC registered and guaranteed

## 26 ON BROMMAERT



Priced from R10 500 000  
 incl VAT NO TRANSFER DUTY

Estimated completions: June 2018

Images are artists' impression



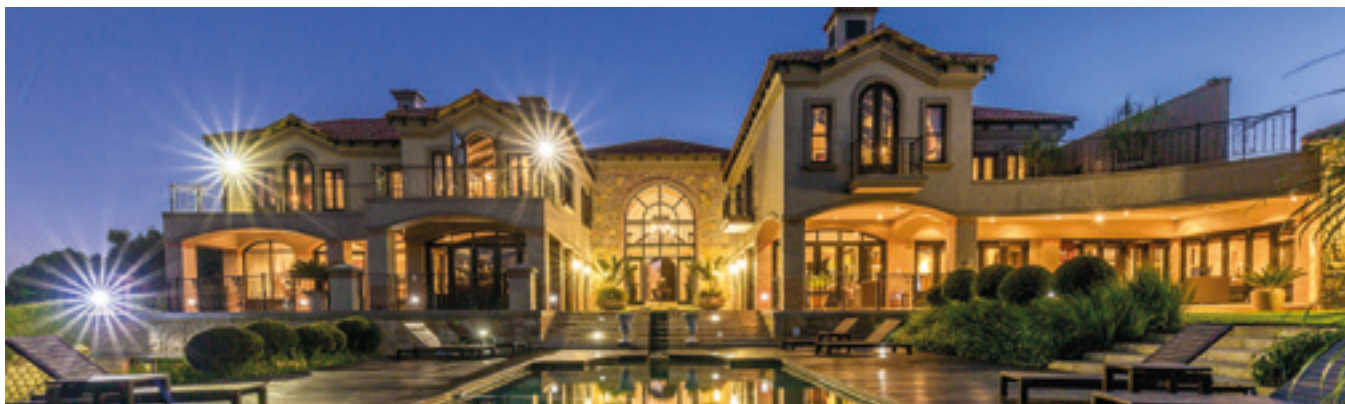
[www.26onbrommaert.co.za](http://www.26onbrommaert.co.za)

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### *Uncompromising elegance*

Exquisite villa encompassing 1 426m<sup>2</sup> of living space, set in prime Constantia on an impressive 9 938m<sup>2</sup>, enjoys endless views. No expense has been spared to ensure comfort on all levels offering meticulous attention to detail and finishes of the highest standard. Luxury features include: the convenience of a generator, state-of-the-art security, an exceptional chef's eat-in kitchen, wine tasting room, entertainment room, outside braai room with bar and built-in gas braai, surround sound, stunning water features and pool in a two-borehole watered garden.

● **CONSTANTIA UPPER R55 000 000** Web Ref No 2114877 • Beds 5 • Baths 5 • Garages 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



### *Contemporary masterpiece*

Architecturally outstanding on 8 617m<sup>2</sup>, an expression of pure style. Designed to provide a luxurious level of comfort, ultimate privacy and security, this home enjoys a privileged position with access to Groot Constantia vineyards. A combination of space and light, which filters through the ceiling-high windows and double-volume doors. Formal and informal lounges, a luxurious outside entertainment room, office, study, five en suite bedrooms and an Italian open-plan kitchen and tennis court. The benefits are too numerous to mention. Opportunity to purchase abutting erf with tennis court on 6 000m<sup>2</sup> at asking price of R12 million.

● **CONSTANTIA UPPER R35 000 000** Web Ref No 2679172 • Beds 5 • Baths 5 • Garages 3

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## *Majestic proportions and panoramic views*

Enjoy opulent living with breathtaking views! This architecturally striking home set on a superb 9 668m<sup>2</sup> offers an unsurpassed level of comfort, and will appeal to both local and international investors. There are five en suite bedrooms with lounging areas, five sumptuous reception areas with a state-of-the-art glass pub with mood lighting, open gym, chef's kitchen, double staff quarters and three garages. Glass fold-back doors open to beautifully landscaped lawns and pool, from where the lovely surrounding scenery can be fully appreciated. Hot summer days can be enjoyed by the outdoor pool with soothing water feature or in the private Jacuzzi located on the balcony of the main suite, encapsulating breathtaking 360-degree mountain and seaviews.

● **CONSTANTIA UPPER R27 950 000** Web Ref No 2248796 • Beds 5 • Baths 5 • Garages 3 • Parking 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



## *Exclusive Silverhurst security estate*

Recently decorated double-storey home with oak engineered wooden floors, open-plan kitchen to living room and dining area, offers both casual and formal entertaining, all leading to the landscaped garden with pool and mountain views. North-facing undercover veranda leading from the upstairs landing and bedrooms creates a sense of good outdoor living spaces. 24-Hour gate-guarded security and high technology systems. There are 6/7 acres of private garden featuring a dam from which the estate's gardens and lawns are watered, as well as the beautifully landscaped Knott garden and a selection of walking paths where one can meander around in a peaceful environment. There are two grass tennis courts, a clubhouse and tennis pavilion with two cloakrooms, showers and a kitchenette.

● **CONSTANTIA UPPER R22 000 000** Web Ref No 2651667 • Beds 5 • Baths 3.5 • 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



## *Spectacular modern interior*

Designed to enjoy the views and maximise on light and space, this spectacular home is perfect for memorable entertaining. The ultimate in casual living with an open-flow living area leading to the verandas in a professionally landscaped garden with borehole and 5 000ℓ tank and pool. Generator for back-up electricity during power failure. Magnificent quiet location the heart of Constantia within easy distance to Constantia Village shopping centre and the False Bay Sports Club, with Virgin Active, tennis club, bowling green and cricket club.

● **CONSTANTIA UPPER R16 900 000** Web Ref No 2606378 • Beds 5 • Baths 5.5 • 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

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## *Enviably location in The Avenues*

This magnificent north-facing villa is perfectly positioned on 2 521m<sup>2</sup> in the sought-after Avenues of Constantia. Filled with charm and soul, it embraces breathtaking mountain views. The beautiful borehole-watered garden boasts delightful outdoor areas to be enjoyed. With versatile accommodation, this home is a must-see.

● **CONSTANTIA UPPER R17 950 000** Web Ref No 2700485 • Beds 5 • Baths 4 • 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



## *Cape Dutch with a difference*

A magnificent borehole-watered garden with rolling lawns bordered by trees and colourful shrubs invites you to this gorgeous home with Cape Dutch façade and open-plan modern interior. Versatile, with five bedrooms, this home is great for entertaining and outdoor living. Central location within easy proximity to restaurants, Constantia Village and Constantia's amenities.

● **CONSTANTIA UPPER R15 500 000** Web Ref No 2697131 • Beds 5 • Baths 5

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



## *Exclusive High Constantia Estate*

Set in one of the most secure, private and exclusive estates, High Constantia is a sought-after security estate of 19 architecturally designed homes with the emphasis on security, style and peace, it boasts natural fynbos gardens and private walkways. This north-facing home features beautiful open-plan lounge and dining room with double-volume wooden ceilings. These rooms flow seamlessly onto the stunning undercover veranda/entertainment area with underground wine cellar, built-in braai and rotisserie. This estate is superbly located within close-proximity to the world-renowned Groot Constantia Estate and within walking distance to the High Constantia Shopping Centre.

● **CONSTANTIA UPPER R14 950 000** Web Ref No 2457146 • Beds 4 • Baths 3.5 • 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

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### ● **CONSTANTIA UPPER R14 750 000**

#### **Fabulous versatile family home**

Set on 2 780m<sup>2</sup> in the sought-after Avenues of Constantia is this beautiful family home. 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

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 R14 500 000**

#### **Peaceful, private, refreshingly modern**

Income-generating possibility with two self-contained outside suites and upmarket staff suite. Designed for total relaxation, this pristine and versatile family home is great for indoor/outdoor living, enjoying mountain views and a professionally landscaped garden. Close to country walks.

Web Ref No 2662156 • Beds 6 • Baths 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



### ● **CONSTANTIA UPPER R12 750 000**

#### **Contemporary living in the Avenues**

Magnificent north-facing mountain views set the tone for this versatile family home, designed for total relaxation in the Avenues of Constantia Upper. Easy living at a good address with spacious entertainment areas opening to the patios, pool and outdoor Jacuzzi set in a beautifully landscaped country garden, bordered by a selection of newly planted citrus trees.

Web Ref No 2516902 • Beds 5 • Baths 4 • Garages 2 • Parking 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 R12 700 000**

#### **Stylish security**

New Court at Alphen comprises 17 sectional title residences - no. 5 is the largest. Generous accommodation with large open-plan lounge and dining room, separate family room and study. Four-bedrooms and bathrooms on first floor and large versatile loft room on the upper floor with tea station, shower suite, skylights and two balconies. A lock-up-and-go home in a unique 24-hour security complex. Luxury meets historic elegance.

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

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## ● **CONSTANTIA R14 200 000**

### Down a quiet country lane

Seldom found and tucked away, this character home provides many opportunities; from private guest home or as a large family home, to a work-from-home, plus space for an extended family. Quietly positioned down a gravel road in rural Constantia

Web Ref No 2571017 • Beds 6 • Baths 5 • Garages 3

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



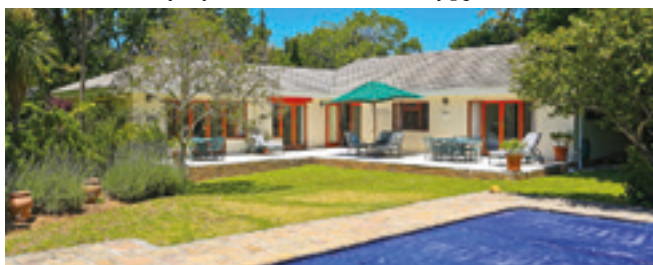
## ● **CONSTANTIA UPPER R9 750000**

### Hidden gem in tranquil setting

Charming, privately-set family home in highly sought-after location. Character filled with open-plan flow and exquisite garden lifts this home above the norm. This versatile five-bedroomed home will appeal to those who enjoy character and an abundance of space. Close to country walks and Constantia's amenities.

Web Ref No 2667917 • Beds 5 • 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 R7 500 000**

### Make this your own!

This light and bright, immaculate, north-facing family home set in a lush treed 1700m<sup>2</sup> garden in the heart of Constantia Upper has been thoughtfully designed, with French doors opening from the reception rooms to the sunny wraparound patio to the garden with pool. Enjoy as is, or redesign to suit your unique lifestyle. A tempting buy in the heart of Constantia.

Web Ref No 2571455 • Beds 3 • Baths 2.5 • 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



## ● **NOVA CONSTANTIA R5 400 000**

### Lock up and go

Secure, spacious and sun-filled, this property also offers a great indoor/outdoor flow from the reception rooms and main bedroom to the north-facing patio and garden. Added features are the high ceiling and access to a gated communal park-like garden with pool.

Web Ref No 2686540 • Beds 2 • Baths 2 • Garages 1 • Parking 1

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



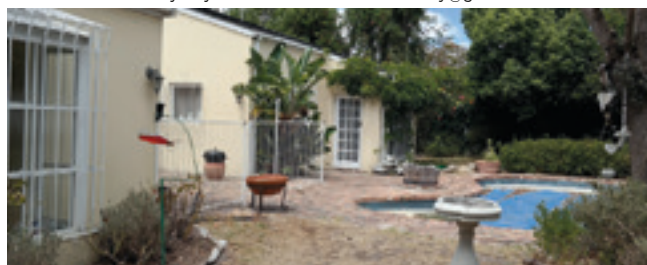
## ● **CONSTANTIA R5 950 000**

### Secure with extra accommodation

A home that provides 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. Within walking distance of shul. A great family home in 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 R4 900 000**

### Secure family home

Accommodation for the larger family or work-from-home. Good security, quiet position, with easy access to hospitals, schools, shops, mountain walks and other recreational facilities. Within walking distance of shul. A great family home in a lovely position.

Web Ref No 2637655 • Beds 5 • Baths 3 • Garages 2

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

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# GREEFF DEVELOPMENTS

## ● CLAREMONT UPPER 8 495 000 incl VAT NO TRANSFER DUTY

Web Ref No ND35

With an enviable address, located close to Herschel and Western Province Preparatory School, Thelma is a luxury offering designed for living. Here, classic architectural references define the exterior, while the interiors boast contemporary lines and quality features and finishes.

- 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

Paul Upton | 071 610 8088  
developments@greeff.co.za



## ● CLAREMONT UPPER R18 500 000 incl VAT NO TRANSFER DUTY

Web Ref No ND39

Struben is set in the distinguished and sought-after Hen and Chicken estate of Claremont Upper. This scintillating residential development is a stone's throw from Newlands and Claremont CBD.

Struben is made up of three exclusive four-bedroom homes with en suites, featuring elegant, imported fittings in bathrooms, state-of-the-art appliances in kitchens, with a plethora of open living space enhanced by its alluring location and secure living environment.

Paul Upton: 071 610 8088  
developments@greeff.co.za



## ● NEWLANDS R6 495 000 incl VAT NO TRANSFER DUTY

Web Ref No ND36

A bespoke gated development. House sizes range from 233m<sup>2</sup> to 240m<sup>2</sup> and are within walking distance of Cavendish Square and Newlands cricket and rugby grounds. This secure development boasts superb, luxury finishes, a designer kitchen, with separate scullery, flow onto the entertainer's garden, complete with perfect mountain views. Close to established Southern Suburbs schools, these lock-and-go's have much appeal.

Construction commenced, occupation in May 2018.

developments@greeff.co.za  
Paul Upton: 071 610 8088



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# GREEFF DEVELOPMENTS

● **NEWLANDS R8 850 000 incl VAT no transfer duty**  
Web Ref No ND42

This security estate features homes of three or four bedrooms per unit with four bathrooms, offering an extremely attractive proposition.



developments@greeff.co.za

Paul Upton: 071 610 8088 and David E Miller: 082 820 6166.

● **CONSTANTIA R6 500 000 incl VAT no transfer duty**  
Web Ref No ND23

A development of four, free-standing homes on a verdant erf in the highly sought-after Constantia area.  
Construction commenced, completion date: Mid 2019



developments@greeff.co.za

David E Miller 082 820 6166

Anthony Snyman 083 821 1279 | Jean Kerr 082 975 8427

● **WYNBERG UPPER R2 950 000**  
**incl VAT no transfer duty** Web Ref No ND29

## THE ALDRO

Located in Wellington Avenue, just 300 metres from the buzz of Chelsea Villages with its boutiques and restaurants.



developments@greeff.co.za

Lana Holt: 071 035 9458 | Paul Upton 071 610 8088

● **IMHOFF'S GIFT R2 699 480**  
**incl VAT no transfer duty** Web Ref No ND27

Situated on the north-west side of sought-after Imhoff's Gift, a small, exclusive security estate offers an enclave of seven upmarket, semi-detached homes.

developments@greeff.co.za

Willi Schalk: 072 211 1753



● **KENILWORTH FROM R1 800 000**  
**incl VAT no transfer duty** Web Ref No ND37

## THE WENTWORTH

Conscientiously  
designed for  
convenience



developments@greeff.co.za

Tim Greeff: 083 642 4848 | Micheal Greenwood: 076 070 5551

● **Capri R1 795 000 incl VAT no transfer duty**  
Web Ref No ND2

Two- and three-bedroomed homes in a security estate.

developments@greeff.co.za

Brenda Dickinson 083 270 7491 | Paul Upton 071 610 8088



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## *Prime Newlands village*

Built to lavish proportions, this unique property is truly a grand home. With high ceilings and extra-large rooms, this home provides one with a sense of space and opulence, with clean lines, grace and sophistication. Three kitchens, a cinema room, four large suites, five bathrooms, a security guard on patrol, American shutters, a perfect pool and deck with mountain views, a large study, two generous lounges and a perfect French-style manicured garden, set in the heart of the best neighbourhood. This is exceptional real estate.

● **NEWLANDS R18 900 000** Web Ref No 2280500 • Beds 4 • Baths 4 • Garages 2 • Parking 2

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



## *Classic Newlands Village*

With a very spacious, open-plan living area opening onto a north-facing pool and patio, set in the heart of the village, this home is quintessentially "Newlands". Well-maintained with all the amenities of a family home, although easy to manage and secure. Priced to sell.

● **NEWLANDS R7 500 000** Web Ref No 2663830 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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



## *Renovation opportunity on Melba*

A large home with four bedrooms, double-volume spaces and a great mountain view. Flanked directly by the Vineyard hotel, surrounded by top schools and less than a five-minute stroll to the Melissa's hub, this is an ideal location. A great home, as is, for students, or alternatively, for a renovation project. Viewings by appointment only.

● **NEWLANDS R7 500 000** Web Ref No 2680136 • Beds 4 • Baths 3 • Parking 3

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

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● **NEWLANDS R8 900 000**

**Pristine home with expansive views**

Spacious, very well-appointed, lock-and-go home. Two lounge areas on separate levels and four spacious bedrooms. Set in prestigious Fernwood one can enjoy the views for miles, as well as the beautiful clean environment of this natural area. Furthermore you are a hop and a skip from town and great schools. Low-maintenance, water-wise garden.

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

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



● **NEWLANDS R7 200 000**

**A place to call home**

Set in the leafy "Vineyard" pocket, this home has clearly provided a happy environment for a family in which to grow - lovingly tended to, peaceful and serene. With a mature garden, tree-house, sunny pool area and a lovely park and playground nearby, this is an urban paradise, with a prospering vegetable garden and large watertank to complete the picture. Room to modernise or develop this property/land, which is on a generous erf of 975m<sup>2</sup>.

Web Ref No 2513657 • Beds 4 • Baths 2 • Garages 2 • Parking 3

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



● **NEWLANDS R5 400 000**

**Views forever**

With views across Cape Town and a very large open-plan living area, complete with a pool and patio, this home has much to offer. Double garage and excellent security.

Web Ref No 2603019 • Beds 2 • Baths 2 • Garages 2 • Parking 1

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

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● **CLAREMONT UPPER R8 600 000** (incl VAT & Transfer Duty)  
**Secure townhouse with views**

Luxury living within a secure enclave of four homes. Elegant architectural lines, working wooden sash windows and shutters. Set in South-Easter free pocket, close to leading schools. Energy-efficient, environmentally friendly design, including double-glazed windows, heat pumps, LED lights and water storage. Excellent security – high-tech audio-visual system, electric fencing and security gate.

Web Ref No 2643666 • Beds 3 • Baths 3 • Garages 2

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



● **CLAREMONT UPPER R8 500 000**  
**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 2501016 • Beds 4 • Baths 5 • Parking 8

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



● **CLAREMONT UPPER R7 950 000**  
**Timeless Victorian with contemporary flair**

An exquisite Victorian gem, tastefully refurbished in keeping with an ageless era, yet modernised to the highest standards. Maximising light and sun, this beautiful home offers all the olde-world characteristics of high ceilings, large windows and wooden floors, combined with all the essential modern-day luxuries, bringing the masterpiece effortlessly together in palettes of white, grey and black. A wow factor!

Web Ref No 2618526 • Beds 3 • Baths 3 • Parking 2

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



● **CLAREMONT UPPER R7 350 000**  
**Exquisite townhouse with gated security**

A beautifully presented home, boasting excellent proportions, is situated in a sought-after, gated, security complex in the heart of Claremont Upper. Quick access to the M3, Claremont CBD, schools and hospitals. Well maintained, communal driveway and garden beds pave the way to the gate house and the homes, of which there are only eight. Neutral palettes, contemporary finishes and open-plan design make this a most desirable home. Move right in!

Beds 3 • Baths 3 • Garages 2

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

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### *French country chic*

Beautifully appointed home set in a magical, child-friendly garden, with rolling lawns, jungle-gym and fabulous, five-metre pool. Extensive accommodation, including a separate downstairs suite, ideal for extended family or dual living. Generous entertainment spaces, wine room and pizza oven with doors to the level garden. Also a study, upstairs pyjama-lounge, library, plush double staff suite, borehole, sophisticated security system, generator and UPS system, plus heat-pump and solar heating for the house and pool. Close to leading schools.

● **KENILWORTH UPPER R23 500 000** Web Ref No 1657147 • Beds 6 • Baths 6 • Garages 4

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



### *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. In addition, a sparkling pool, wraparound balcony, artist's studio, staff accommodation and double carport. This much-loved home exudes character and charm.

● **KENILWORTH UPPER R8 500 000** 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



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● **RONDEBOSCH R6 500 000** Web Ref No 2515690 • Beds 4 • Baths 2 • Garages 1

Jacqui Wood - 083 724 2934 - jacqui@greeff.co.za

## *Experience storybook architecture!*

Prime property in the Golden Mile Rondebosch. Well hidden, and extremely private, in an established garden, it offers a grand lifestyle. A creeper-covered portico leads to a world of understated elegance. A formal living room leads to a dining room opening onto a covered patio. Second paved patio overlooks the garden and pool. Master suite with uninterrupted mountain views. A secret door opens onto a rooftop patio garden. Full domestic accommodation.



● **RONDEBOSCH R5 900 000**  
**Low-maintenance family home**

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. Double garage with direct access.

Web Ref No 2515690 • Beds 4 • Baths 2 • Garages 2

Jacqui Wood - 083 724 2934 - jacqui@greeff.co.za



● **KENILWORTH UPPER R4 500 000**  
**Perfect lock-and-go**

Neat and compact townhouse in gated complex close to all amenities. Small manageable garden with mountain views. Lounge open-plan to dining and kitchen. Modern kitchen, plus separate scullery. Guest toilet.

Web Ref No 2614422 • Beds 3 • Baths 2.5 • Garages 1 • Parking 1

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



● **CLAREMONT R4 200 000**  
**Rondebosch Boys' catchment with guest suite**

Neat and light with views of Devil's Peak. Water-wise garden. Separate-entrance guest suite/work-from-home with en suite and laundry. Compact office and storeroom. Gas fireplace, solar geyser and 2,500l rainwater tank.

Web Ref No 2653315 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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



● **RONDEBOSCH R2 500 000**  
**The best kept secret!**

What a modern surprise! Architect-designed to maximise easy, open-plan living. A compact cottage, centrally located for UCT, walking distance to shops and public transport, great as a starter home, or a perfect lock-'n-go!

Web Ref No 2628128 • Beds 1 • Baths 1

Mark Shagam - 083 272 4004 - mark@greeff.co.za |  
Jacqui Wood - 083 724 2934 - jacqui@greeff.co.za

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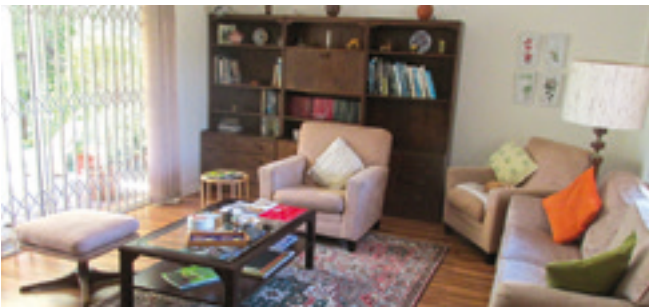


*Two for the price of one*

What value! Totally renovated to the highest standard. Delightful in every way. Comfortable sitting room, dining room with easy flow to wraparound, undercover entertainment area. Three bedrooms with built-in cupboards, main en suite and family bathrooms. Direct access from spacious double garage into stunning kitchen, with loads of units, oven and hob. Rewired and replumbed. Lovely floors and aluminium windows. Separate income-generating cottage, presented to the highest standard, with exposed beams and good flow to courtyard and entertainment area. Fully alarmed, beams, electric fence. A delightful property.

● **RONDEBOSCH R4 950 000** Web Ref No 2644298 • Beds 3 • Baths 3 • Garages 2 • Parking 2

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



● **RONDEBOSCH R3 950 000**

**Best position - great opportunity**

Scope to make additions. Three reception rooms with excellent flow to outside entertainment and open-plan living to kitchen. Many features - built-in surround sound and burglar alarm. Why not add a granny flat?

Web Ref No 2657362 • Beds 3 • Baths 2

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



● **RONDEBOSCH R3 600 000**

**Starting up or slowing down**

L-shaped suntrap in a desirable quiet area. Lounge with fireplace. Separate dining room and open-plan living with kitchen. Three bedrooms, family bathroom, plus main en suite. Small garden.

Web Ref No 2654145 • Beds 3 • Baths 2

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



● **CRAWFORD R2 795 000**

**Secure in good position**

Well-positioned home offers: Spacious enclosed entertainment area with stack doors to undercover braai area, overlooking sparkling swimming pool. Income-generating, two-bedroomed, self-contained flatlet.

Web Ref No 2540239 • Beds 3 • Baths 2 • Garages 2 • Parking 3

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



● **CRAWFORD R2 495 000**

**Sought-after Haywood Road**

Walk to places of worship, parks and shopping centres. Excellent indoor/outdoor flow to undercover entertainment area and pool in lush, manicured garden. Fully fitted kitchen, tandem garage and solar-powered geyser.

Web Ref No 2688390 • Beds 3 • Baths 2.5 • Garages 2 • Parking 3

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



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### ● CLAREMONT UPPER R 3 900 000

#### Bright & spacious

This north-facing ground floor apartment is located within walking distance to Cavendish Square. Situated on a leafy street, this property boasts three spacious bedrooms with built-in cupboards and one newly renovated modern bathroom with a large shower and bathtub.

Web Ref No 2629900 • Beds 3 • Baths 1.5 • Garages 1

Michael Greenwood - 076 070 5551 - m.greenwood@greeff.co.za |  
Greg McDonald - 073 141 9668 - greg@greeff.co.za |  
Tim Greeff - 083 642 4848 - tim@greeff.co.za



### ● OBSERVATORY R3 200 000

#### Modern penthouse apartment

Set in the hub of trendy Observatory, this penthouse duplex apartment offers more than most. Three generous bedrooms, two en suite bathrooms (one full bathroom). Open-plan living room with spacious veranda boasting fantastic views. Great 24-hour security and two underground parkings.

Beds 3 • Baths 3.5 • Parking 2

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



### ● CLAREMONT UPPER R2 995 000

#### Pinnacle of modern living

This apartment is located in the heart of Claremont Upper. Sleek finishes throughout with a private balcony. Two spacious bedrooms with built-in cupboards windows and two bathrooms. Open-plan living area and modern kitchen is perfect for entertaining.

Web Ref No 2716975 • Beds 2 • Baths 2 • Parking 1

Michael Greenwood - 076 070 5551 - m.greenwood@greeff.co.za |  
Greg McDonald - 073 141 9668 - greg@greeff.co.za |  
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### ● RONDEBOSCH VILLAGE R2 850 000

#### Spacious with a view

This apartment is superbly located in the heart of Rondebosch Village. Three spacious bedrooms boast built-in cupboards and large windows allowing light to cascade throughout. Bright living area leads out onto enclosed balcony with wonderful views of the mountain.

Web Ref No 2710577 • Beds 3 • Baths 1 • Garages 1 • Parking 1

Michael Greenwood - 076 070 5551 - m.greenwood@greeff.co.za |  
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● **RONDEBOSCH VILLAGE R2 850 000**

**Rare opportunity in Rondebosch!**

This apartment is located in the heart of Rondebosch Village. Parquet flooring and large windows. Open-plan kitchen and living room lead out onto large 50m<sup>2</sup> private balcony.

Web Ref No 2695159 • Beds 4 • Baths 2 • Parking 2

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



● **HARFIELD VILLAGE R2 550 000**

**Spacious in a fantastic location!**

This home boasts two generously proportioned bedrooms with built-in cupboards, high ceilings, beautiful Oregon pine floors and two bathrooms. Open-plan kitchen, living and dining.

Web Ref No 2706321 • Beds 2 • Baths 2 • Parking 2

Michael Greenwood - 076 070 5551 - m.greenwood@greeff.co.za |  
Greg McDonald - 073 141 9668 - greg@greeff.co.za |  
Tim Greeff - 083 642 4848 - tim@greeff.co.za



● **HARFIELD VILLAGE R2 495 000**

**Location and leisure**

Tastefully designed home boasts two spacious bedrooms with built-in cupboards, high ceilings and generous full bathroom. Open-plan kitchen, living and dining room lead out onto private outside area.

Web Ref No 2697313 • Beds 2 • Baths 1 • Garages 1

Michael Greenwood - 076 070 5551 - m.greenwood@greeff.co.za |  
Greg McDonald - 073 141 9668 - greg@greeff.co.za |  
Tim Greeff - 083 642 4848 - tim@greeff.co.za



● **WYNBERG UPPER R2 450 000**

**Immaculate finishes with a view**

Two spacious bedrooms boast built-in cupboards and large windows. One newly renovated bathroom with large walk-in shower. Open-plan kitchen/living area with high ceilings. Balcony with wonderful views.

Web Ref No 2668116 • Beds 2 • Baths 1 • Garages 1 • Parking 1

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



● **ROSEBANK R2 150 000**

**Charming duplex**

Open-plan kitchen with Caesarstone counter tops and immaculate finishes. Large living area with high ceilings and parquet flooring. One bedroom upstairs with brand new, modern en suite bathroom.

Web Ref No 2706485 • Beds 1 • Baths 1 • Parking 1

Tim Greeff - 083 642 4848 - tim@greeff.co.za |  
Michele Marais - 083 928 2013 - michele@greeff.co.za



● **WYNBERG UPPER R1 995 000**

**Modern and sleek "The Chelsea"**

Located in the sought-after "Chelsea Village." Two bedrooms with built-in cupboards, high ceilings and a large window allowing light to cascade throughout. One modern bathroom with top-of-the-range finishes.

Web Ref No 2655363 • Beds 2 • Baths 1 • Parking 2

Michael Greenwood - 076 070 5551 - m.greenwood@greeff.co.za |  
Greg McDonald - 073 141 9668 - greg@greeff.co.za |  
Tim Greeff - 083 642 4848 - tim@greeff.co.za

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● **WYNBERG UPPER R4 350 000** Web Ref No 2351205 • Beds 2 • Baths 2 • Parking 1

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

## *A heritage beauty*

Enviably corner position, luxury duplex apartment. Charm, character, high-volume ceilings and sash windows. Double-volume hallway with its chequered floors and banister stairway leads to the first level with chic, open-plan living and dining, with gourmet kitchen area superbly appointed for entertaining. French doors from the living area to an extra-length balcony overlooking the soul of the village. First level boasts a stylish generous en suite, a full Victorian bathroom and bedroom. The second level houses a light-filled en suite bedroom. Solid wood flooring, exquisite chandeliers and superb finishes.



● **WYNBERG UPPER R4 250 000** Web Ref No 2551303 • Beds 3 • Baths 3 • Garages 2

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

## *Contemporary penthouse panoramic views*

Penthouse/duplex in small development. Perfect lock-'n-leave offering a young couple/professional, scaling down couple or traveller, a convenient lifestyle. Light-filled with its high ceilings and neutral tone finishes. Beautifully appointed, open-plan kitchen with ample cupboard space and built-in oven and hob. Living room and dining rooms with feature wood-burning fireplace and access to a Juliette balcony. Patio with built-in braai and views. State-of-the-art security, technology connectivity in each unit, solar-powered geyser, heat pumps and back-up emergency power for common areas. Penthouse vacant and available to move in.



● **WYNBERG UPPER R3 800 000** Web Ref No 2628361 • Beds 3 • Baths 2 • Garages 2

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

## *A Victorian gem in Chelsea*

Original stone and wooden floors, chandeliers, sash windows and wonderful wooden doors with Venetian pane-glass inserts. Traditional sun-filled steep and wide entrance hall. The vintage flavour, eat-in, country-style kitchen with feature fireplace has easy flow to the outside entertainment area with its privacy walls, built-in braai and lush treed setting. Generous light-filled main en suite bedroom and bathroom complemented with Victorian bath leads to the enchanting treed garden. Good sized second and third bedroom. Second unique bathroom leads to a tranquil terrace. Picturesque courtyard with water feature. Good security.

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## *Chelsea lock-and-leave*

Pretty garden frontage, welcoming and charming townhouse offers an open-plan living room with a feature fireplace. Well-appointed kitchen. Generous secluded entertainment area leads off the dining area. Upstairs: three bedrooms, two bathrooms main suite. Neutral tones throughout this immaculate home. Includes basement utility room or playroom and two secure basement parking bays. Excellent security.

● **WYNBERG UPPER R3 680 000** Web Ref No 2561026 • Beds 3 • Baths 2 • Parking 2

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



## *Luxurious lock-'n-leave*

A north-facing complex surrounded by greenery, offers a comfortable lifestyle. Beautifully appointed with top quality finishes and neutral tones. Excellent flow. Open-plan living and dining areas with access to a generous terrace. A splendid kitchen. Top security, technology connectivity, energy-efficient with solar powered geyser, heat pumps and back-up emergency power for common areas. Just move in to this light-filled apartment.

● **WYNBERG UPPER R2 950 000** Web Ref No 2653498 • Beds 2 • Baths 2 • Parking 2

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



## *Lock-'n-leave in prime area*

Light-filled, 123m<sup>2</sup>, splendid, north-facing apartment with wonderful mountain views. Wooden floors, generous open-plan living and dining room offers charm and sunlight with sliding doors to a pretty potted balcony, overlooking lush treed greenery. Modern kitchen and three generous light-filled bedrooms. Two modern bathrooms with neutral finishes and aluminium windows throughout.

● **WYNBERG UPPER R2 750 000** Web Ref No 2424402 • Beds 3 • Baths 2 • Garages 1 • Parking 1

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

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## Georgian-style executive home

Set in central Kreupelbosch, framed by the Constantiaberg mountain range, a short distance from Sweet Valley Primary, a haven of tranquility with quick access to Constantia Village and close-by amenities, all adds to the appeal of this home of substance. The combination of a low-maintenance exterior, characterful white sash windows, happy doors, stack-back doors and an expansive interior with fresh neutral tones, stylish fixtures and elegant chandeliers, works beautifully.

● **BERGVLIET/KREUPELBOSCH R4 995 000** Web Ref No 2645971 • Beds 5 • Baths 2 • Garages 2 • Parking 2

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



● **BERGVLIET R3 050 000**

### Delightful downscaler

This fastidiously maintained, beautifully presented townhouse is set in the much sought-after "Dreyersdal Farm Road Village". Move straight in. Excellent security, open-plan living, great entertainment facilities, mountain views, ample accommodation, pristine bathrooms, generous garaging. Sweet Valley zone too!

Web Ref No 2610931 • Beds 3 • Baths 2 • Garages 1 • Parking 4

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



● **BERGVLIET R2 800 000**

### A hidden treasure

Gem in lower Bergvliet. Lounge with fireplace, cosy farm-style kitchen and dining room. Enclosed patio with built-in braai overlooks generous, level garden with wellpoint. Larger than average single garage. Additional room with plumbing connection. Land has potential for subdivision.

Web Ref No 2480404 • Beds 3 • Baths 1 • Garages 1

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



● **PLUMSTEAD R2 900 000**

### Setting the standard

Beautifully appointed, upmarket, apartment in 24-hour security complex. North facing with panoramic mountain views from the fourth floor, top quality finishes. Open-plan kitchen to lounge/dining and sliding doors to balcony. Private store room, gym, laundry and swimming pool in complex.

Web Ref No 2656456 • Beds 2 • Baths 2 • Parking 2

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



● **RETREAT R1 800 000**

### Family home plus two flatlets

Peaceful and private. Fully fitted kitchen with granite tops and water filter. Dining area with sliding doors to beautiful Balau deck. Storage room, borehole, pool with water feature. Electric fencing, security cameras with DVR monitor, garden beams, alarm. Aluminium windows throughout.

Web Ref No 2650275 • Beds 3 • Baths 1 • Garages 1

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

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● **ZEEKOEVLEI R3 390 000** Web Ref No 2643314 • Beds 4 • Baths 3 • Garages 2

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

## *Easy living on the water's edge*

This relaxed family home is ideal for easy living and enjoys breath-taking mountain and lake views from the living areas and bedrooms. Situated in the best part of Zeekoevlei, the home offers four generous bedrooms, three bathrooms, two reception rooms, wood-burning fireplace, gas and solar geysers, solar heated pool, covered entertainment area, wellpoint plus two work-from-home offices. Extras: Domestic accommodation, outside toilet, double garage, plus separate work area with direct access into the home, alarm system. Come and have a look.



● **WYNBERG R2 750 000**

### **Elegant two bedroom home**

Be delighted by this sun-filled, newly renovated cottage. The spacious semi-detached space is accented by slim, tall windows. The lounge has a unique fireplace and French doors leading to the garden. The kitchen has maximum lighting, created by aluminium stack-back doors, and also leads to the brick-paved garden.

Web Ref No 2704134 • Beds 2 • Baths 2 • Garages 1 • Parking 1

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



● **SOUTHFIELD R2 600 000**

### **A designed masterpiece**

Stylishly renovated home with interesting textures and flooring. Mobile kitchen island, granite tops, plus a walk-in pantry. Both the lounge and TV room have fireplaces. Patio leads to pool and braai area with stack-back doors. Perfect fit for modern family.

Web Ref No 2586672 • Beds 3 • Baths 2.5 • Parking 3

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



● **OTTERY R1 695 000**

### **Stylish duplex with luxury finishes**

Sophisticated townhouse with striking modern features, large, brick-paved garden and cosy firepit. Kitchen with Caesarstone countertops and ample cupboard space is plumbed for appliances. Laminated flooring and built-in cupboards. Stylish finishes.

Web Ref No 2679422 • Beds 3 • Baths 2.5 • Garages 1 • Parking 1

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



● **OTTERY R1 395 000**

### **Very central with maximum security**

Classic home in a safe and quiet cul-de-sac. Lounge with fireplace and dining area, with laminated floor. Stylish kitchen, granite tops, plumbed for an appliance and ample cupboard space. Main bedroom has a carpeted walk-in closet with adjacent en suite. Large, paved, slate backyard. Tandem garage as well as a single garage with storage capacity.

Web Ref No 2714547 • Beds 3 • Baths 2 • Garages 2

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

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### *Georgian classic, gorgeous views*

Double-storey home measuring approximately 600m<sup>2</sup> plus 70m<sup>2</sup> of garage and staff suite. Tall ceiling heights throughout, open-plan flow between kitchen, dining and living area - flowing out to a spacious covered patio overlooking a pool. Garden with automated irrigation, borehole. Views of False Bay and mountains. Lounges with wood-burning fireplaces. Solid suspended poplar wood flooring, underfloor heating, plus a separate, newly renovated, 72m<sup>2</sup>, open-plan cottage with own entrance and garden. Heat pumps, solar panels and LED lighting throughout.

● **ZWAANSWYK R24 800 000** Web Ref No 2498256 • Beds 6 • Baths 6 • Garages 2

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



### *Executive elegance*

This immaculate home has been completely modernised, light, bright, spacious, open-plan living area with wood-burning fireplace and concertina doors to the entertainment patio and pool, for a seamless flow from inside to out. A gourmet kitchen, large pantry and separate utility room. Two studies plus a TV room. Guest room with separate entrance, currently utilised as staff quarters.

● **STEENBERG GOLF EST. R19 800 000** Web Ref No 2609644 • Beds 4 • Baths 4.5 • Garages 2 • Parking 2

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

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### *Edge of the fairways*

This immaculate home oozes charm and sophistication. With formal and informal living areas, all rooms are well proportioned and there is a seamless flow to the entertainment patio with concertina doors to the private deck, patio and sparkling pool. Three bedrooms, all en suite and a guest loo, plus a large study with fireplace. This home also boasts staff quarters and offers a fantastic lifestyle in a secure setting.

● **STEENBERG GOLF EST. R13 995 000** 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



### *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. Parking for four cars. Open-plan kitchen leading out to private garden. Fibre optic WiFi and underfloor heating. Close to top schools, golf courses, shops, and restaurants.

● **NIEUWE STEENBERG R 10 750 000** Web Ref No 2513556 • Beds 3 • Baths 4 • Garages 4

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## ● NEW COURT AT STEENBERG R 8 590 000

### Sophisticated executive townhouse

Sparkling new lock-up-and-go in prestigious security estate. Situated in the tranquil, leafy Constantia Valley, the estate offers 24-hour security, clubhouse with swimming pool, full-time caretaker, together with flourishing vegetable garden. Rural feel and still close to top schools, golf courses, shops and restaurants.

Web Ref No 2275476 • Beds 3 • Baths 2.5 • Garages 2 • Parking 2

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Karen Little - 083 261 8849 - [karen@greeff.co.za](mailto:karen@greeff.co.za)



## ● KIRSTENHOF R3 350 000

### Water-wise home plus flat

Quietly positioned in a cul-de-sac. Open-plan living with a gorgeous kitchen, good size lounge with doors to the pretty, low-maintenance garden. Third bedroom is currently used as a study and has its own entrance. A huge bonus is the self-contained, one-bed flat, ideal income generator or work from home. Two parkings behind a security gate. A GREAT OPPORTUNITY! DON'T MISS OUT!

Web Ref No 2623544 • Beds 3 • Baths 2 • Parking 3

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Mandy Evans - 082 600 8846 - [mandy@greeff.co.za](mailto:mandy@greeff.co.za)

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### ● CHAPMANS BAY ESTATE R6 800 000

#### A brand new home in a secure estate

Set in Chapman's Bay Estate, this one-year-old home has been built to the highest standard. Featuring four bedrooms, three bathrooms (two of which are en suite) a light-filled, open-plan area, dining and kitchen space, which opens out to an undercover north-facing patio with built-in braai. Beautiful mountain and sea views are visible from just about every aspect of the home. Special features include shutter blinds throughout the home and a slow combustion fireplace in the lounge.

Web Ref No 2692127 • Beds 4 • Baths 3.5 • Garages 2

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



### ● NOORDHOEK R6 445 000

#### Clean modern lines

If you are looking for a large, well-priced family home with both sea and mountain views - this is it. With four beds, four and half bathrooms, extensive open-plan living, two family rooms for entertaining, double garage for two cars with work space and extra parking, a swimming pool, 15 000 litres of water storage and BONUS: This home runs on solar electricity! This is the perfect family home.

Web Ref No 2589468 • Beds 4 • Baths 4.5 • Garages 2 • Parking 4

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



### ● NOORDHOEK R4 450 000

#### A bit of olde world charm

Close to Ou Kaapse weg, this character home is versatile enough for a growing family or for those scaling down. Spacious and charming, with high ceilings, wooden floors and sash windows. The kitchen boasts a separate scullery and laundry area. Direct entrance via the double garage. North-facing garden filled with indigenous plants and astroturf surrounding the jungle gym. A solar-heated, salt water pool and Balau deck, undercover braai area, built-in benches, table and chairs all enhance the al fresco dining area.

Web Ref No 2688157 • Beds 4 • Baths 2 • Garages 2 • Parking 2

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



### ● CHAPMANS BAY ESTATE R4 295 000

#### Townhouse with loads of extras

On a large plot, opposite public open place, with unobstructed views. Downstairs open-plan living/dining area with slow combustion fireplace. Kitchen is open-plan to the living area, and dining area opens onto entertainment patio with pergola covering and pool, surrounded by Balau decking. LED lighting and vinyl flooring throughout, tiles in the bathrooms. Garden with indigenous water-wise plants, plus own wellpoint.

Web Ref No 2705794 • Beds 3 • Baths 2 • Garages 1

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## *Mountainside home by the sea*

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.

● **FISH HOEK R7 450 000** Web Ref No 2485822 • Beds 5 • Baths 5 • Garages 2

Sandra vd Merwe - 083 235 5351 - [sandra@greeff.co.za](mailto:sandra@greeff.co.za) | Hazel Tappan - 072 698 1313 - [hazel@greeff.co.za](mailto:hazel@greeff.co.za)



## *Well-loved mountainside home*

Bursting with character, superb mountain views from the secure gated patio and spacious, lush garden. Plus: separate garden and studio flatlet with kitchenette as well as a double garage with work bench, fitted alarm and outside beams.

● **FISH HOEK R2 750 000** Web Ref No 2621991 • Beds 4 • Baths 2 • Garages 2

Hazel Tappan - 072 698 1313 - [hazel@greeff.co.za](mailto:hazel@greeff.co.za) | Sandra vd Merwe - 083 235 5351 - [sandra@greeff.co.za](mailto:sandra@greeff.co.za)



## *Newly renovated*

Situated on a large erf within the Fish Hoek school belt, conveniently close to the Vallyland shopping centre. Tastefully modernised, light-filled, with modern bathrooms. High ceiling, an open-plan kitchen/dining room and lounge finished with feature fireplace. Extra 19m<sup>2</sup> "SPACE" awaits your decision and creativity!

● **FISH HOEK R2 550 000** Web Ref No 2624967 • Beds 3 • Baths 2 • Garages 1

Sandra vd Merwe - 083 235 5351 - [sandra@greeff.co.za](mailto:sandra@greeff.co.za) | Hazel Tappan - 072 698 1313 - [hazel@greeff.co.za](mailto:hazel@greeff.co.za)

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● **GLENCAIRN R2 450 000**

**The one for you**

This home offers plenty of accommodation with a spacious loft bedroom with en suite and separate office. Downstairs comprises three spacious bedrooms all with built-in cupboards, main en suite and family bathroom. Spacious open-plan lounge, dining room and kitchen. The property offers the potential for dual living and is fenced with a single garage.

Web Ref No 2682885 • Beds 4 • Baths 3 • Garages 1 • Parking 1

Tracy Cope - 083 213 9517 - [tracycope@greeff.co.za](mailto:tracycope@greeff.co.za) |  
Dan Pienaar - 084 970 3999 - [dan@greeff.co.za](mailto:dan@greeff.co.za)



● **FISH HOEK R2 325 000**

**Honey for the money**

Enjoying GR2 status, in an elevated position, you will find this sun-splashed property with a waterwise enclosed garden. Walk-through enclosed sunroom which leads into a generous lounge and built-in fireplace, two bedrooms, a separate dining room or third bedroom, single garage and parking for three vehicles.

Web Ref No 2694215 • Beds 3 • Baths 1 • Garages 1

Hazel Tappan - 072 698 1313 - [hazel@greeff.co.za](mailto:hazel@greeff.co.za) |  
Sandra vd Merwe - 083 235 5351 - [sandra@greeff.co.za](mailto:sandra@greeff.co.za)



● **FISH HOEK R2 300 000**

**Central Avenue home**

Walk to library, beachfront, shops and schools - ideal for the young family or those looking to scale down. Open-plan lounge, dining area and kitchen. Sunken lounge with fireplace. Light parquet flooring throughout and Magna burglar bars for added security. Staff quarters with shower and toilet.

Web Ref No 2654347 • Beds 3 • Baths 2 • Garages 1 • Parking 2

Rob Mustart - 083 230 2291 - [rob.mustart@greeff.co.za](mailto:rob.mustart@greeff.co.za)



● **SUN VALLEY R2 195 000**

**Family home with separate flatlet**

Lovely secure family home with separate cottage - ideal for work from home or extra income. Situated in a secure cul-de-sac in the sought-after area Hazelwood Park. Close to Sun Valley school. This home is ready to move right in.

Web Ref No 2627654 • Beds 3 • Baths 2 • Garages 1

Tracy Munnik - 082 412 8401 - [tracy@greeff.co.za](mailto:tracy@greeff.co.za)

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## *Negotiable price – registered guesthouse*

Beautiful period property remodelled into a very successful 4-star guest house. If you require a 10-bedroomed home this property is easily reconverted. Eight, en suite, luxury guest rooms, with flat screen TV and connections for WIFI. Large lounge on the 1st floor and a dining facility for 20 people overlooking the terrace. An extensive designer kitchen with SMEG double oven, eight gas burners, an eight-seater table. The family accommodation includes a spacious dining room with fireplace and a large lounge, two large bedrooms and one bathroom.

● **LAKESIDE R16 500 000** Web Ref No 2601297 • Beds 10 • Baths 9 • Parking 10

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



## *Mountainside home has it all*

Luxurious finishes, sweeping views from sea to mountainside. Four levels, the top level directly off the road and garden. Luxurious lounging/dining area and a sun room, with phenomenal views across the vlei to the sea. Top-of-the-range kitchen and a second lounge. Extensive family room with laundry area. All bedrooms have access to the balcony. The third level houses a 250m<sup>2</sup> one-bedroom apartment complete with lounge/dining area and kitchen, it has a separate entrance, own large balcony and is currently tenanted. Fourth level is fully wired and plumbed.

● **LAKESIDE R6 950 000** Web Ref No 2614895 • Beds 4 • Baths 4 • Garages 2 • Parking 3

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



## *All your family needs*

The home comprises a modern, spacious kitchen, scullery, pantry cupboard and door to a drying yard. The kitchen opens to the dining area which sits between the TV room and lounge. The TV rooms open to the pool and outside entertainment area, complete with a pizza oven and built-in braai area, while the formal lounge, equipped with an air conditioning system for those warm summer days, opens to an enclosed garden patio. Behind double garage is an office space, equipped with a toilet and air conditioning system.

● **LAKESIDE R3 200 000** Web Ref No 2702058 • Beds 3 • Baths 2 • Garages 2

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## *Beautiful, versatile seaview home*

Overlooking Wooley's Pool, with extensive views of False Bay. Perfect for the extended family. 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. Alternatively, consider Airbnb. Wonderful opportunity.

● **KALK BAY R11 500 000** 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



## *Character-filled home*

Lovingly maintained for 50 years. Updated kitchen and renovated bathroom. Well-preserved Oregon pine floors. The original fireplaces are still in place and the ambience of the home is relaxed with spacious rooms and high ceilings. There is room to improve and to grow. Two studies, two lounges and a lounging patio, free from the prevailing winds. Views across the water and a double garage.

● **KALK BAY R7 950 000** Web Ref No 2544922 • Beds 4 • Baths 2 • Garages 2

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



## *Family nest for summer time*

Perfect for al fresco entertaining, this lovely home is on the sought-after Park Island Way on Park Island, in the Marina. Enjoy those long hot summer nights for indoor/outdoor living and entertaining. This home is very secure with burglar bars throughout, an alarm and beams on the outside, as well as 24-hour Marina security, just outside the front door. Correctly priced to sell, this is a must to view.

● **MARINA DA GAMA R2 395 000** Web Ref No 2455025 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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

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## *Luxury beach house with 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 600m<sup>2</sup> 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. Sparkling pool, outdoor shower and beachfront access. Secure with aluminium stacking doors and windows leading to outdoor entertainment areas. Separate laundry. The best Kommetjie has to offer.

● **KOMMETJIE R21 900 000** Web Ref No 2118426 • Beds 6 • Baths 5 • Garages 2 • Parking 4

Jansen Myburgh - 076 572 2406 - jansen@villagehomes.co.za | Amy Burton - 081 795 3790 - amy@villagehomes.co.za



## *Spectacular beach position*

Enjoy 180° 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.

● **KOMMETJIE R16 995 000** Web Ref No 1088868 • Beds 4 • Baths 4.5 • Garages 2 • Parking 3 • Land 839m<sup>2</sup>

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



## *Only meters from the beach*

Newly renovated home nestled in a leafy Milkwood area and only one row back from Kommetjie's famous surfing beach. Ideal place for taking your daily stroll along the beach or enjoy surfing. The established garden and pool offer space for children to play and the "Braai Master" is perfect for entertaining friends and family. From the balcony you can observe the rhythmic movement of the sea and enjoy the beautiful sunsets, with the Chapman's Peak mountains in the distance.

● **KOMMETJIE R8 250 000** Web Ref No 2699704 • Beds 4 • Baths 2.5 • Garages 1 • Parking 3

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

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### ● KOMMETJIE R7 995 000

#### Sea views and location

Fantastic sea views a stone's throw away from the beach, this thatched home offers old-world charm with space for the extended family. Features: tiled open-plan dining room, lounge and family room with indoor braai and flow to patio and garden. Roomy kitchen, separate scullery and laundry. Spectacular main suite with outstanding views, and access to wraparound Balau decked balcony. PVC window and door frames for coastal endurance. Tandem garage with direct access and off-street parking.

Web Ref No 2601255 • Beds 6 • Baths 5 • Garages 2 • Parking 2

Willi Schalk - 072 211 1753 - willi@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

Jansen Myburgh - 076 572 2406 - jansen@villagehomes.co.za |  
Amy Burton - 081 795 3790 - amy@villagehomes.co.za



### ● KOMMETJIE R6 950 000

#### Beach lifestyle home

Panoramic view 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



### ● KOMMETJIE R4 200 000

#### Perfectly located with views

Spacious family home, perfectly located with living area opening out to a wooden view deck and garden. The spacious dining area, with bamboo flooring and fireplace, opens out to the wraparound balcony with sea and mountain views. A second floor includes two bedrooms, a full bathroom and large lounge. The ground floor two bedrooms and an open-plan kitchen/lounge/dining area, leading out to a private garden, which can be used as income-generating holiday accommodation.

Web Ref No 2581862 • Beds 4 • Baths 4 • Garages 2 • Parking 2

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# MAKE WATER

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## BWC 70L Water from Air Generator

### Spec Overview

**Make:** BWC 70L  
**Production:** 70 Litres per day  
**Dehumidification:** 40L/D (27C/60%RH)  
**Dehumidify capacity:** 70L/D (30C/80%RH)  
**Voltage:** 220V/50Hz  
**Rated Power:** 700W  
**Rated Current:** 3.2A  
**MAX Power:** 820W

**MAX Current:** 3.8A  
**MAX condensing pressure:** 3.6MPa  
**MAX evaporating pressure:** 1.2MPa  
**MAX pressure of condenser and evaporator:** 3.6MP  
**Refrigerant:** R410a/420g  
**Fuse size:** F type, 2A, 250V  
**Dimensions:** (W\*D\*H) – 460\*302\*710 mm  
**DB Level:** 40dba

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### ● KOMMETJIE R3 850 000

#### Beautifully positioned family home

This ideal family home, situated on 829m<sup>2</sup>, 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 250 000

#### Large plot in 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 2 • Garages 2 • Parking 3

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



### ● KOMMETJIE R2 250 000

#### Well priced near beach

Charming, neat and very well-presented cottage nestled under the trees, with enormous potential to grow into a comfortable family home. The living areas are open plan - the lounge with fireplace opens onto the patio and garden. The superb contemporary kitchen boasts porcelain counter tops, gas hob and a breakfast island. Private attractive enclosed garden with large established trees, a double garage and garden shed.

Web Ref No 2573028 • Beds 3 • Baths 1 • Garages 2 • Parking 1

Jansen Myburgh 076 572 2406 jansen@villagehomes.co.za |  
Amy Burton - 081 795 3790 - amy@villagehomes.co.za



### ● KOMMETJIE R1 995 000

#### Lock-up-and-go

On large plot of 542m<sup>2</sup>, with potential to expand. Semi-detached, two-bedroom, one-bathroom sectional title unit, with the option to go up a storey for sea views. Large enclosed and private garden, with borehole and a double garage and off-street parking. Excellent security with burglar bars and alarm system, and is situated in a quiet area, a short walk from the primary school.

Web Ref No 2635572 • Beds 2 • Baths 1 • Garages 2

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## ADDING ON TO YOUR SECTIONAL TITLE UNIT? HERE'S HOW TO DO IT

In many ways, sectional title ownership is more complex than conventional title ownership. This is because, when a purchaser buys into a sectional title scheme, he becomes part of a closed community which is governed by particular legislation (the Sectional Titles Act) and rules that aim to balance the interests of all the owners in the scheme. Common law rules relating to neighbour law are also applicable.

For example, were an owner is desirous of extending his unit, be it by way of extending into the small hallway adjacent to his apartment or by enclosing the balcony, it generally impacts on the balance of rights of all owners in the scheme and involves more red tape than is often appreciated.

### HOW DOES IT WORK?

Any alteration that increases a unit's boundaries or floor area is considered an 'extension', in which event the Sectional Titles Act prescribes the following steps:

#### Step 1

Obtain the body corporate's consent by way of passing a special resolution. For this purpose, the trustees must be approached to call a special general meeting, on 30 days' notice, at which meeting the proposed extension can be considered and approved by passing a special resolution.

To pass a special resolution at a meeting, it is required that:

- notice of the meeting, specifying the proposed resolution, must be sent to all persons entitled to attend general meetings, giving at least 30 days notice (unless the trustees have decided that shorter notice is appropriate);
- at the meeting a quorum of persons entitled to vote must be present or represented; and
- of those present or represented and entitled to vote, 75% in number (by show of hands) and in value must vote in favour of the resolution.

For assistance in this process, contact Martin Sheard at [martins@stbb.co.za](mailto:martins@stbb.co.za) or on [www.stbb.co.za](http://www.stbb.co.za) or telephonically at 021 673 4700.

It is otherwise also possible to obtain a special resolution by having three quarters of the owners (in number and value) sign a "round robin" resolution.

#### Step 2

The owner must then have building plans prepared and submitted to the local authority for authorisation and building can commence thereafter. As soon as the building works are completed to the point that they can be measured, the owner must instruct a land surveyor or architect to draw up a draft sectional plan of extension and submit this plan to the Surveyor General (SG) for approval. (A sectional plan is different from a building or site plan. By law, it must indicate the dimensions of the section, ie the length, width and height of a section. This is why it can only be drawn up once the building works have neared completion. The boundaries of a section and the owner's ownership are accordingly clearly delineated on such a plan.)

#### Step 3

Once the SG has approved this plan, the owner must instruct a conveyancer to register the amended sectional title plan in the Deeds Office. At the same time, the change in the unit's extent will be noted against the owner's title deed in the deeds office records. If a bank holds a mortgage bond over the section, the bank's consent must also be submitted.

#### Step 4

A further administrative issue that may arise is where the planned extension will change the unit's shareholding in the common property by more than 10%. (The shareholding is determined by the section's floor area in relation to the floor area of all the sections in the scheme). If so, the conveyancer must obtain the consent of each bondholder holding bonds over units in the scheme. This is understandably a huge task in large schemes!



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your sale transaction,  
contact

**MARTIN  
SHEARD**

(021) 673 4700  
[martins@stbb.co.za](mailto:martins@stbb.co.za)



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## *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 lead to dining area and modern fitted kitchen with separate scullery. Unobstructed views.

● **KLEIN SLANGKOP R9 950 000** Web Ref No 1717462 • Beds 5 • Baths 4 • Garages 1 • Parking 2

Willi Schalk 072 211 1753 [willi@villagehomes.co.za](mailto:willi@villagehomes.co.za)



## *Modern simplicity in eco estate*

Immaculate, light, modern beach home set in an elevated position. 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.

● **KLEIN SLANGKOP R9 500 000** Web Ref No 2472706 • Beds 3 • Baths 3 • Garages 2

Willi Schalk 072 211 1753 [willi@villagehomes.co.za](mailto:willi@villagehomes.co.za)



## *Magnificent views — natural setting*

This spectacular front-row plot on the Table Mountain Reserve in Klein Slangkop Private Estate is the last one left in this position. Magnificent views. Amazing, natural setting with the sound of the sea, in the midst of a large variety of birds and wildlife. If you love nature, then it does not get better than this! Spacious stand. 24-Hour gated access private estate. Low Levies. Building guidelines apply (maximum 450m<sup>2</sup> home, of which maximum 70m<sup>2</sup> allowed on the first floor). Relaxed, soul-fed lifestyle.

● **KLEIN SLANGKOP R3 000 000** Web Ref No 2584160

Jansen Myburgh 076 572 2406 [jansen@villagehomes.co.za](mailto:jansen@villagehomes.co.za) | Amy Burton - 081 795 3790 - [amy@villagehomes.co.za](mailto:amy@villagehomes.co.za)

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### ● IMHOFF'S GIFT R4 495 000

#### Unique home with spectacular views

Spectacular views of the Wildevoeel Vlei and bordering the Table Mountain National Park range. This double-storey home with living area opening to patio with views of mountains, ocean and garden below. Pool and separate studio/work-from-home office. Kitchen open plan to dining area, outdoor bath/shower. The entrance to Imhoff's Gift is via a 24-hr security check point with roaming guards, electric perimeter fence and cameras.

Web Ref No 2603852 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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



### ● BLUEWATER ESTATE R3 995 000

#### Spacious, secure double storey

Own a home with a self-contained, two-level, income-generating flat, within the safe perimeters of Bluewater Estate. Two spacious upstairs en suite bedrooms open out to a large covered deck with spectacular views of ocean, lake and mountain range. All living areas - kitchen, lounge/dining area and bar, have direct access to the glass-enclosed indoor braai room, flowing to the outside entertainment area and pool.

Web Ref No 2430465 • Beds 4 • Baths 4.5 • Garages 2 • Parking 4

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



### ● BLUEWATER ESTATE R3 495 000

#### Relaxed and secure lifestyle

On a corner stand with views of the Wildevoeel Vlei. The front of the home displays a spectacular manicured garden, bordering the wrap-around covered patio. A well-appointed open-plan kitchen/dining area and lounge, have direct access to the wind-protected patio creating an easy flow for entertaining friends and family. High ceilings and north-facing direction of the house guarantees space and light.

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

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



### ● BLUEWATER ESTATE R3 500 000

#### Beautiful position in secure estate

North-facing, double-storey family home, offers maximum sunshine, which can be enjoyed on the patio with lovely views stretching to Hout Bay. Open-plan kitchen, living area, three bedrooms and two bathrooms. Come and enjoy the relaxed lifestyle close to the lake and bordering the Table Mountain National Park range.

Web Ref No 2601488 • Beds 3 • Baths 2 • Garages 2 • Parking 3

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

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## *Once-in-a-lifetime opportunity*

This “once-in-a-lifetime” opportunity to live on the front row overlooking the Cape Point Nature Reserve, from a large, spectacularly built home with beautiful walnut wood floors, travertine tiles and high-spec German PVC windows and doors, extending out to the surrounding beauty and views. Not to be missed. Adding value to this amazing property is the fact that it is prepared for water restrictions, housing out-of-sight water tanks with the capability of holding 20 000 litres of rain water.

● **SCARBOROUGH/MISTY CLIFFS R6 500 000** Web Ref No 174329 • Beds 5 • Baths 3.5 • Garages 2

Jansen Myburgh 076 572 2406 jansen@villagehomes.co.za | Amy Burton - 081 795 3790 - amy@villagehomes.co.za



## *Beautiful, bright beach home*

Perfectly situated in a quiet cul-de-sac and on the enviable side of the main road, in a sought-after area of Scarborough. This gorgeous, well maintained, light and airy home boasts a high-beamed ceiling and large picture windows for exquisite seaviews from lounge areas and balcony. Beautiful secluded enclosed garden, neat kitchen with solid wood cupboards and counter tops. Move right in and start enjoying the seaside and laid-back Scarborough lifestyle in this fabulous cosy home. (Optional extra – a selection of furniture).

● **SCARBOROUGH/MISTY CLIFFS R4 600 000** Web Ref No 1966133 • Beds 3 • Baths 2.5 • Garages 1 • Parking 1

Amy Burton - 081 795 3790 - amy@villagehomes.co.za | Jansen Myburgh 076 572 2406 jansen@villagehomes.co.za



## *Exceptional 180° views*

Beautiful dual-living home with a 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.

● **SCARBOROUGH/MISTY CLIFFS R4 450 000** Web Ref No 2240774 • Beds 3 • Baths 3 • Garages 2 • Parking 3

Amy Burton - 081 795 3790 - amy@villagehomes.co.za | Jansen Myburgh 076 572 2406 jansen@villagehomes.co.za

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### ● TAMBOERSKLOOF R12 500 000

#### Panoramic mountain views

If it's peace and tranquility you're looking for in your new home, then this one has it all. Situated at the end of a cul-de-sac, this modern home is up to date and in a perfect move-in condition, with wonderful accommodation. It is only walking distance to the nature reserve on the slopes of Signal Hill or the Blue Café where you can enjoy a morning coffee.

Web Ref No 2649291 • Beds 4 • Baths 4.5 • Garages 2 • Parking 3

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



### ● HIGGOVALE R7 595 000

#### Quiet and peaceful

A superb opportunity to own a townhouse in a much sought-after and very exclusive gated complex. Enjoy the peaceful and secure lifestyle this low-maintenance lock-up-and-go home has to offer. There is a large front terrace with spectacular Table Mountain views, while the dining room leads out to a large back garden which is private and sheltered. The communal swimming pool and sauna in an enclosed garden area add to the appeal.

Web Ref No 2644358 • Beds 3 • Baths 2.5 • Garages 2

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



### ● CITY BOWL Offers from R3 995 000

#### Ultimate city-centre living

Welcome to a one of a kind, sophisticated inner city home. Spacious is an understatement. This modern and contemporary apartment exceeds any expectations one might have when seeking an investment opportunity in the beautiful Mother City.

Web Ref No 2633415 • Beds 2 • Baths 2.5 • Parking 1

Cedric Le Bon - 076 440 1489 | Philip Malan - 083 251 6267



### ● VREDEHOEK Offers from R3 775 000

#### Top floor designer panache!

Open your front door and step inside this one-of-a-kind masterpiece with enchanting views from every window! This newly renovated apartment has been perfectly designed to let in ample natural sunlight and create a warm space perfect for relaxation and entertaining alike.

Web Ref No 2669294 • Beds 2 • Baths 1 • Parking 1

Marthinus Botha - 082 924 9798 | Alex Bolton - 082 497 0194 |  
Christine Charlton - 083 452 9568

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### ● SUNSET BEACH R8 700 000

#### Spectacular home for the entertainer

A striking entrance hall sets the tone for the rest of the house. The winner is the royal master suite with grand walk-in closet and bathroom in Hollywood style. Featuring four en suite bedrooms, one is a guest suite with separate entrance. Top class finishes throughout with attention to detail. Modern kitchen with 6-plate gas stove in the scullery. Covered patios, both upstairs and downstairs for entertainment. Three built-in braais, swimming pool, plus small spa pool. Low-maintenance garden.

Web Ref No 2681700 • Beds 4 • Baths 5.5 • Garages 2 • Parking 4

Carin Rolstone - 082 254 6144 - carin@greeff.co.za |  
Sulamiet Dreyer - 083 244 9997 - sulamiet@greeff.co.za



### ● SUNSET BEACH R8 500 000

#### Luxury beach lifestyle home

Modern simplicity sets the tone for this home, starting with double-volume entrance hall facing majestic staircase. This U-shaped home has been designed for easy flow. Four beds, five baths, plus granny flat with own entrance and kitchenette. Entertainment rooms, patios with views of Table Mountain and indoor swimming pool, plus wellpoint and three water tanks with grey water filtration system.

Web Ref No 2688523 • Beds 5 • Baths 6 • Garages 2 • Parking 2

Carin Rolstone - 082 254 6144 - carin@greeff.co.za |  
Sulamiet Dreyer - 083 244 9997 - sulamiet@greeff.co.za



### ● MILNERTON R7 900 000

#### Victorian charm

Built in 1904 with high pressed ceilings, wooden flooring and lush carpeting. Currently run as a B&B, this property features a striking entrance hall, summer lounge, winter lounge, breakfast room, grand dining room, office/study, gourmet kitchen with own cosy TV corner, spacious laundry/scullery, solar-heated pool, double-storey apartment and north-facing veranda. Special features include borehole, irrigation, double-glazing on some windows, DSTV connection and shaving points to all rooms.

Web Ref No 2655112 • Beds 5 • Baths 5 • Garages 2 • Parking 13

Carin Rolstone - 082 254 6144 - carin@greeff.co.za



### ● SUNSET BEACH R7 750 000

#### Steps from the beach

Millionaires Mile in Sunset Beach offers this glorious family home. A light entrance hall introduces you to a formal lounge, open-plan dining room and modern renovated kitchen with scullery, a TV room, en suite guest suite, large covered patio with built-in braai, and a calming rock pool. The grand staircase leads to four en suite bedrooms, and a spiral staircase leads you to a rooftop patio to enjoy views of Table Mountain and sounds of the ocean.

Web Ref No 2653722 • Beds 5 • Baths 5 • Garages 2 • Parking 3

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### ● WEST BEACH R4 800 000

#### Immaculate home close to beach

Perfect, low-maintenance home on 1 034m<sup>2</sup> stand. Open-plan lounge, dining area and kitchen. Braai room, study and utility room. Double-volume ceilings create great special effects. Two double garages, pool and approved plans for 100m<sup>2</sup> cottage. Top class finishes and fittings plus excellent security

Web Ref No 2673675 • Beds 4 • Baths 2.5 • Garages 4 • Parking 4

Carin Rolstone - 082 254 6144 - carin@greeff.co.za |  
Sulamiet Dreyer - 083 244 9997 - sulamiet@greeff.co.za



### ● WEST BEACH R3 250 000

#### Private living in cul-de-sac

This stylish, immaculate home is hidden in West Beach. Entering through the gate, you enter an oasis of peace and calm, with pool, water feature and spacious covered veranda with built-in braai. Spacious entrance hall, lounge, dining room and study. Three-bed with doors out to pool area, plus two baths. An extra-wide passage creates amazing space. Excellent security and double garage. Scullery, laundry and storage.

Web Ref No 2698275 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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Sulamiet Dreyer - 083 244 9997 - sulamiet@greeff.co.za



### ● BLOUBERGSTRAND R2 995 000

#### Perfection a stone's throw from the beach

Ideal starter home, lock-up-and-go holiday home, retirement cottage, or simply a wise investment choice in sought-after location close to Dolphin Beach Hotel. Renovated with style throughout, featuring a modern kitchen with centre island, patios off the dining room and lounge, each with a built-in braai. Low-maintenance garden and private courtyards.

Web Ref No 2675400 • Beds 3 • Baths 2 • Garages 1 • Parking 1

Carin Rolstone - 082 254 6144 - carin@greeff.co.za |  
Sulamiet Dreyer - 083 244 9997 - sulamiet@greeff.co.za



### ● BLOUBERGSTRAND R1 995 000

#### Walk to the beach

Immaculate 86m<sup>2</sup> apartment/penthouse with two garages, storage and views! This apartment is spotless and features a modern kitchen, new laminate flooring to bedrooms and underfloor heating to lounge and bathrooms. The patio has been enclosed with glass sliding windows, and features a braai/fireplace. Unbelievable space!

Web Ref No 2669507 • Beds 2 • Baths 2 • Garages 2

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Sulamiet Dreyer - 083 244 9997 - sulamiet@greeff.co.za

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### ● HOUT BAY R13 500 000

#### A truly unique home

For the discerning buyer, this magnificent home, privately situated on top of Tierboskloof Estate exudes warmth and character and enjoys panoramic sea and mountain views. Bonuses include a separate three-bedroom cottage and basement parking for 10 vehicles for the car enthusiast.

Web Ref No 2681309 • Beds 6 • Baths 4 • Garages 2 • Parking 10

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



### ● HOUT BAY R9 500 000

#### Tierboskloof stunner – sea views

High up and nestled against a nature reserve in top security estate – immaculate, double-storey, family home, with magnificent views of the ocean, mountains and harbour. Downstairs self-contained, two-bed flat with own entrance and patio. Natural mountain pool with rock waterfall feature enjoys beautiful sea and beach vistas. Access to tennis and squash court, pool, clubhouse and nature walks.

Web Ref No 2600410 • Beds 4 • Baths 3 • Garages 2 • Parking 2

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



### ● HOUT BAY R7 750 000

#### Home becomes one with nature

Spectacular, unusual home has 360° views. Indigenous garden merges with the natural fynbos and gives direct access to the Bokkemanskloof trail. The site is bordered by a perennial stream and landscaped with natural stone walls and paths. The top level is a double-volume lounge with a wood-burning fireplace, leading to an open-plan fully-fitted kitchen. 3m-High windows allow full views of the Vlakkenberg cliffs and Orankekloof. Large covered wooden deck, pond and more.

Web Ref No 2613443 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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



### ● HOUT BAY R6 800 000

#### Artistic flair

Situated in a private, gated cul-de-sac in prime Bokkemanskloof, this property enjoys a lush, green environment, north sun and beautiful views across the valley. Delightful modern and trendy main house and cottage offer a wonderful lifestyle.

Web Ref No 2648344 • Beds 4 • Baths 4 • Garages 4

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

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### ● HOUT BAY R5 600 000

#### Modern day living at its best

Lovely renovated family home situated in a quiet area of Baviaanskloof. Easy-going lifestyle with a good flow from reception areas spilling onto undercover patio with built-in barbeque and overlooking pool. Fully enclosed garden provides privacy and seclusion. Open-plan kitchen with granite tops. Lounge with feature wall and freestanding wood-burning fireplace. Newly built light and bright flatlet with separate entrance. Stack doors open to 20m<sup>2</sup> balcony with ocean views. Ideal for extra income. Web Ref No 2636099 • Beds 4 • Baths 3 • Garages 2 • Parking 2

Meryl Butt - 084 922 1016 - meryl@greeff.co.za



### ● HOUT BAY R5 495 000

#### Best address with seaviews

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, well proportioned, versatile and open plan. 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 R5 100 000

#### Out of Africa

Charming thatch home in popular Kronenzicht at the top of a quiet cul de sac. Magnificent 360-degree valley and mountain views. Exposed beams and screed floor throughout the house. Wide staircase leads to the upstairs with large landing area. Secure parking and double garage with storeroom and direct access to the house. This property offers the perfect lifestyle with mountain walks on your doorstep and both Hout Bay and Llandudno beach in close proximity.

Web Ref No 2620097 • Beds 3 • Baths 2 • Garages 2

Meryl Butt - 084 922 1016 - meryl@greeff.co.za



### ● HOUT BAY R3 850 000

#### Upmarket townhouse

Lock-up-and-leave, double-storey townhouse in Seaglade complex, fabulously upgraded and immaculately presented in a sunny position, mountain views from every angle as well as views of the bay from the garden and upstairs. Tastefully modernised. Alarm system, external beams and the complex provides gated intercom access and dog patrols at night, covered by the levy. Communal pool and tennis court as well as borehole water for maintaining gardens.

Web Ref No 2605553 • Beds 3 • Baths 2 • Garages 1 • Parking 1

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

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● **HOUT BAY R4 395 000**

**Family living in a garden of Eden**

Low-maintenance family living in this beautifully positioned, private home. Wonderful vistas across the valley, all-day sunshine, informal garden complete with winter stream and well. Shaker-style kitchen with granite tops and freestanding gas/electric range. Separate apartment/studio situated downstairs.

Web Ref No 2462397 • Beds 3 • Baths 2 • Parking 4

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



● **HOUT BAY R3 695 000**

**Immaculate family home - Penzance**

Elevated, sunny and wind-protected, with mountain views. Spacious, open living areas, double-volume ceiling, wood-burning fireplace, wooden deck, pool and garden. Large kitchen with free-standing SMEG gas stove, stainless-steel countertops, plus laundry. Outside guest suite or work-from-home potential with store room. Water-saving features.

Web Ref No 2633508 • Beds 4 • Baths 3 • Garages 2 • Parking 2

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



● **HOUT BAY R3 600 000**

**Ultimate lock-up lifestyle**

Glorious views over the Constantiaberg and Chapmans Peak Drive. Spacious open-plan lounge with wood-burning fireplace and door out to wooden balcony. Fully fitted kitchen with space for all appliances. Communal pool, squash court and gardens.

Web Ref No 2610268 • Beds 4 • Baths 2 • Garages 2 • Parking 2

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



● **HOUT BAY R3 500 000**

**Charming hidden gem in sought-after Scott Estate**

The perfect lock-up-and-go cottage with all the features you would need. A bright and sunny open-plan lounge with French doors leading to a water wise garden and solar heated pool. Lounge also features a wood-burning fireplace, ideal for cold and wet winters.

Web Ref No 2682882 • Beds 3 • Baths 2 • Garages 2

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



● **HOUT BAY R2 650 000**

**Sought-after townhouse with garage**

This wonderfully renovated unit is what you have been looking for. Swimming pool, laundry facility and parking bays for visitors in secure Princess Beach complex which is in easy walking distance to beach, shops and restaurants.

Web Ref No 2686405 • Beds 2 • Baths 1 • Garages 1

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



● **HOUT BAY R1 995 000**

**Central seaview apartment**

Spacious apartment, with light and bright interiors - an ideal lock-up-and-go holiday pad! Spacious apartment with light and bright interiors offering open-plan living and very spacious, well-appointed kitchen, secure parking bay, ideal Airbnb property.

Web Ref No 2596778 • Beds 2 • Baths 2 • Parking 1

Lindsay E Goodman - 0826381758 - lindsay@greeff.co.za

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● **MCGREGOR R24 000 000**

**Lords guest house**

Set on a hill, this luxury private retreat/residence, built in true Scottish tradition stands proud on the Koeningsrivier hills over-looking McGregor. Built entirely from stone, age-old craftsmanship meets elegance, creating a haven of comfort and luxury. Perfect for an extended family or corporate getaway.

Web Ref No 2502589 • Beds 11 • Baths 1 • Garages 2

Carrick Campbell - 071 502 3517 - carrick@greeff.co.za



● **MCGREGOR R5 950 000**

**Charming boutique wine farm**

Historic Georgian farmhouse on a beautiful little wine farm in the McGregor valley. A truly unique offering. The original homestead has been fully renovated but has retained its rustic and charming interior. The land is mostly planted with vineyards - an opportunity to create your own wine label?

Web Ref No 2660300 • Beds 3 • Baths 3

Carrick Campbell - 071 502 3517 - carrick@greeff.co.za



● **MCGREGOR R2 950 000**

**Guest house opportunity**

Renovated, historic home with Victorian exterior. Open-style living offering three bedrooms (all en suite), all with separate entrances, accommodating six guests. Open-plan kitchen/dining area, lounge, front, wraparound, farm-style veranda and back courtyard with braai area. Separate winter lounge with fireplace and sun room.

Web Ref No 2619474 • Beds 3 • Baths 3

Carrick Campbell - 071 502 3517 - carrick@greeff.co.za



● **MCGREGOR R2 850 000**

**Quaint country residence**

Situated in the upper part of the village, within walking distance of restaurants and coffee shops, this country home has a lot on offer. The house boasts character and charm, and its undercover patio, overlooking the lap pool is perfect for summer entertaining.

Beds 3 • Baths 2

Carrick Campbell - 071 502 3517 - carrick@greeff.co.za



● **ROBERTSON R2 500 000**

**Character country living**

Oregon pine floors, sash windows and a Godin fireplace. The kitchen, dining area and lounge are open-plan. The dining area being at the heart of it all, leads peacefully out onto a gorgeous undercover patio with loads of natural light. This quaint country home is a must see.

Web Ref No 2624948 • Beds 3 • Baths 2

Aimee Campbell - 072 693 4052 - aimee@greeff.co.za



● **ROBERTSON R2 300 000**

**Spacious entertainer in tranquil Robertson**

Folding slide doors opening out onto a patio off the large kitchen. Built-in braai and pool, large modern kitchen with granite tops, spacious bedrooms with built-in cupboards, high quality finishes in the bathrooms. Formal lounge and family lounge. Mountain views from the garden.

Web Ref No 2619270 • Beds 4 • Baths 3 • Garages 3 • Parking 2

Aimee Campbell - 072 693 4052 - aimee@greeff.co.za

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# INSIDER CHRONICLES

A HANDFUL OF SHARES DROVE THE MARKET HIGHER IN 2017.  
 BY ADRIAN MEAGER, GENERAL MANAGER OF WARWICK ASSET MANAGEMENT



**2017** Proved to be a very eventful year for the South African economy. We witnessed a cabinet reshuffle, the downgrading of our local and foreign credit rating, a technical recession, business confidence at multi-year lows, unemployment at a 13-year high, questionable economic policies, the election of Cyril Ramaphosa as ANC president, Viceroy’s speculative reports and the list goes on...

Although most of these events appeared to be negative, we saw the local stock exchange record a gain of 20.95% for 2017. So, where have these returns been generated, given that the local economy is in such a precarious position right now? The answer lies with a few companies which generate most of their earnings offshore, and make up a substantial portion of the JSE All Share Index (ALSI).

The JSE ALSI is a very concentrated index, and even though there are 167 shares making up the index, the top 10 shares account for more than half (c.55%) of the entire index by value. Out of those 10 shares, only two companies (Standard Bank and FirstRand), can be classified as companies with the majority of their exposure to the South African economy. This starts to give us a better understanding of why the ALSI performed so well last year, while the South African economy grew less than 0.6%.

Below are the top 10 shares, along with their current weightings in the index and their returns achieved in 2017:

COMPANY	CURRENT ALSI WEIGHTING	RETURN
Naspers	19.40%	71.46%
Richemont	7.53%	23.15%
BHP Billiton	6.88%	14.57%
Anglo American	3.33%	31.02%
Standard Bank	3.27%	28.94%
MTN Group	3.24%	8.27%
Sasol	3.12%	7.34%
FirstRand Limited	2.84%	26.48%
British American Tobacco PLC	2.62%	6.54%
Old Mutual	2.42%	10.34%

\*  
**RISK MANAGEMENT FORMS AN INTEGRAL PART OF OUR OVERALL INVESTMENT PROCESS.**

If we consider the respective index weightings of these shares at the start of the year and the returns they generated in 2017, we will notice that more than three quarters of the ALSI’s 20.95% gain can be attributed to the top five shares in the index: Naspers, Richemont, BHP Billiton, Anglo American and Standard Bank. No wonder investors are questioning their individual portfolio returns when they see the index having performed so well. But the index as a whole has not performed that well and it is this handful of shares that drove the JSE ALSI to record highs in 2017. If you remove the impact of Naspers’ performance from the ALSI’s returns, we see a different picture, with returns significantly lower at c9.2% for 2017.

Although most of our clients have been exposed to Naspers, Richemont, MTN Group, Sasol, FirstRand, and British American Tobacco for the last few years and have enjoyed the gains generated by these quality companies, we are acutely aware of the concentration risk they now present to the index, and as such we are not prepared to take on this risk at present, by taking an overweight position.

At Warwick Asset Management, we not only have a duty to our clients to outperform our benchmark, but more importantly, we also have a duty to manage risk. Unfortunately, risk is something clients often forget when they see the market climbing higher, but it is not something we can overlook. Risk management forms an integral part of our overall investment process as we continue to search for investment opportunities we feel will provide attractive risk-adjusted return for our clients. ■



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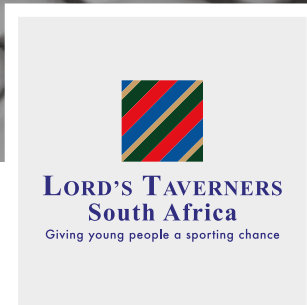
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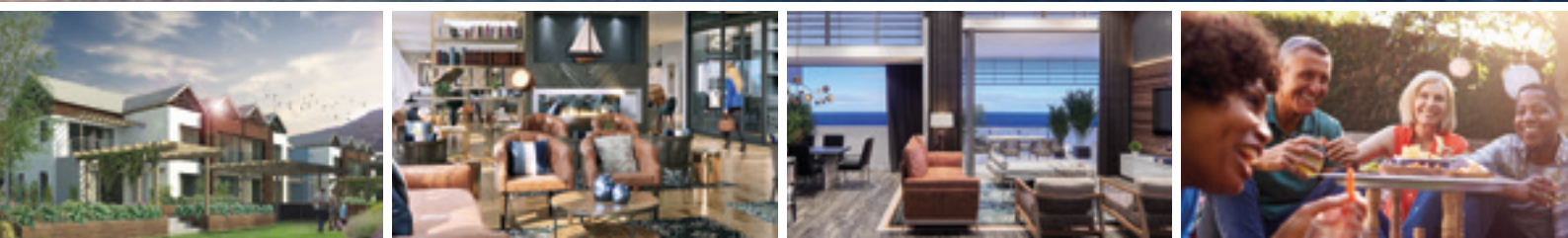


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