

OUT

ISSUE 40

LOOK

CAPE PROPERTY & LIFESTYLE



Over 150 fine properties for sale – view our leafy suburbs, coastal, city & winelands collection.  
Gingerlicious recipes including the best ever flu-busting soup!

YOUR COMPLIMENTARY ISSUE

**GREEFF**

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

*Where it counts*



## *Get on the ladder*

**G**etting into the property market can be a daunting and frustrating process. At Greeff Christie's International Real Estate, our agents will partner with you every step of the way, from helping you find your starter home to linking you with the financing to set you on your way.

Take the first step of your adventure into home ownership with  
Greeff Christie's International Real Estate.

**GREEFF**

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*Where it counts*

# LOOKING AHEAD

BY MICHAEL GREEFF

CEO GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE

**W**ith the welcome rains of the past few weeks, the Cape is looking spectacular again and we expect an upturn in the property market.

It's been all systems go at Greeff Christie's International Real Estate, with our agents selling properties across the economic spectrum, from one-bedroom sectional title units and smaller free-standing homes in the southern and south eastern suburbs through to luxury residences in Constantia Upper and Bishopscourt.

Our footprint is also steadily growing across the greater Cape Peninsula and indeed the Western Cape. We are in the process of expanding Greeff's reach to include not just City Bowl and surrounds but the greater Observatory and Woodstock areas as well as Salt River, Rugby, Maitland, Kensington, Windermere, Walmer Estate and University Estate. This new Greeff office is based in Observatory. There is huge growth and investment potential in these suburbs and a dynamic, professional team is already in place.

Greeff is also making inroads into the hospitality sector with a new Leisure Division. Manned by Ursula Edwards and Dan Pienaar, both with expertise, knowledge and experience in this particular arena, Greeff is now selling guesthouses, B&B's, restaurants and hotels across the Western Cape. Tourism continues to be a driving force in the province's economy, and purchasing a hospitality property is a great investment in that it provides a cash flow, and is a tax efficient vehicle. The sector is popular among "retirees" or those looking to escape the corporate rat race, and many foreigners are drawn to the idea of owning a B&B or guesthouse in the Cape.

Our development division continues to grow, thanks to our excellent track record; Greeff is known for expertise, thoroughness and successful performance in this sector – just two recent examples are a complete sellout of The Palms in Ottery (value R102 million) and another "all sold" at The Aldro in Wynberg.



Sectional Title continues to be a growing sector in the property market across the peninsula, and Greeff is very active in this arena, with a team of energetic, devoted and award-winning young professionals achieving excellent prices for sales on a regular basis, thus building an enviable track record. If you're looking for a return on an investment, this is an excellent option, with a 20% increase in the average selling price over the past five years, and a healthy demand for rentals.

I am immensely proud of all our agents and wish to thank each and every one of them for the consistent hard work, dedication and professionalism that have become synonymous with Greeff Christie's International Real Estate.

I am also particularly grateful to our clients and especially to those who remain loyal to us and continue to refer us to friends and colleagues. We will always strive to exceed your expectations "where it counts."

And finally, with land redistribution at the forefront of everyone's concerns, Greeff addressed the issue head on by inviting ANC Member of Parliament, Cameron Dugmore and National Executive Committee Member, Ronald Lamola to our offices so we could question them directly and these are the answers we received: "The public is advised to remain calm and collected and to only act on the facts." It was then confirmed by them that land expropriation without compensation will not affect the general public in the residential market. The ANC is currently looking at open spaces, sports fields and community spaces.

Wishing you a hopefully rainy, wonderful remaining winter. ■

\*

CONSISTENT  
HARD WORK,  
DEDICATION AND  
PROFESSIONALISM  
HAVE BECOME  
SYNONYMOUS  
WITH GREEFF  
CHRISTIE'S  
INTERNATIONAL  
REAL ESTATE.



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**KENILWORTH HEAD OFFICE** 021 763 4120  
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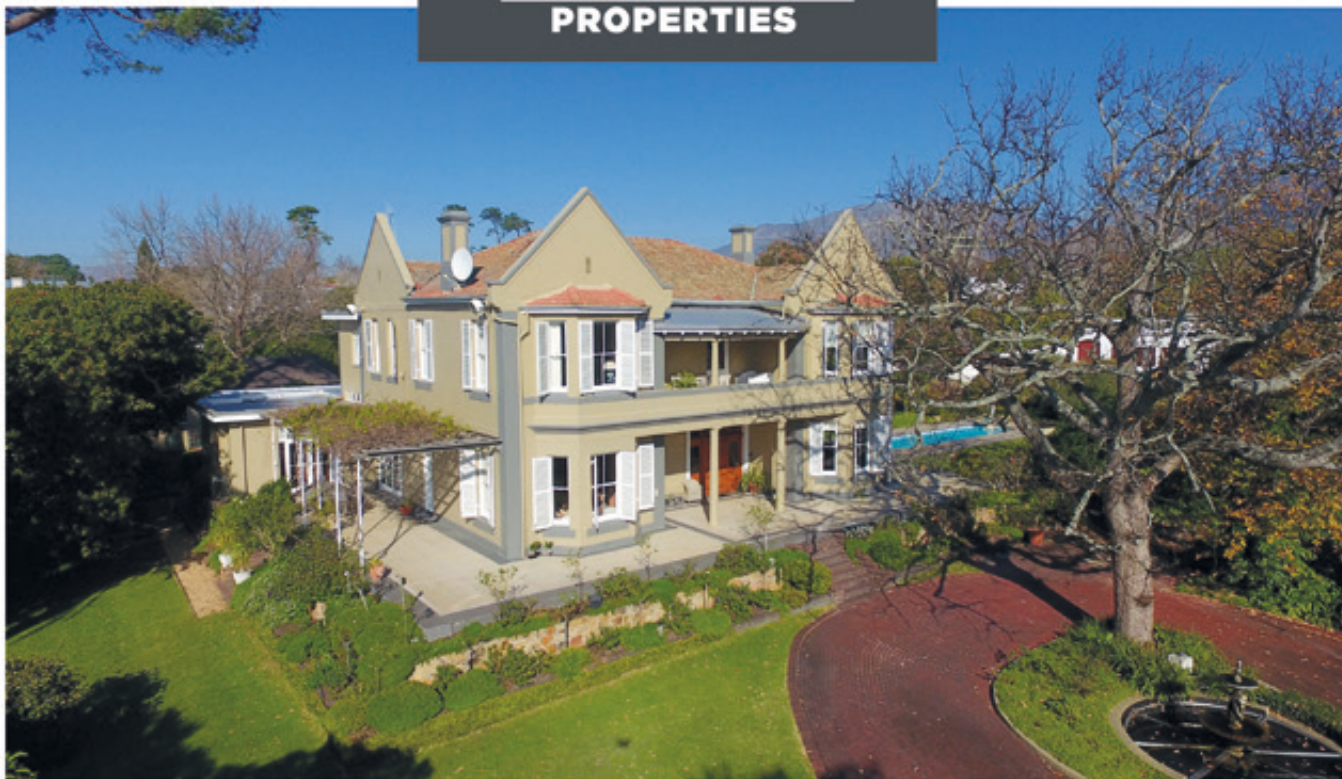
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*A classic Victorian in  
a magical setting*



**COSTANTIA UPPER**  
**R24 000 000**

Web Ref No 2790163  
Beds 5  
Baths 3  
Garages 5

This stately home in pristine condition has large reception rooms flowing to the covered patio and is ideal for grand-scale entertaining. With generous accommodation as well as a self-contained cottage, it is perfect for the extended family. The home is set in a beautifully landscaped garden with mature trees, a classic design pool with fountain feature and mountain views. Feel the peace and tranquility as you enter the elegant gates and formal tree-lined driveway to circular driveway, with fountain feature, to the stairs leading to the front door.

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*Where it counts*

# SIGNATURE PROPERTIES



## *Sheer opulence in premier Constantia Estate*



### **CONSTANTIA UPPER** **R55 000 000**

Web Ref No 2839984

Beds 5  
Baths 5  
Garages 5  
Parking 5

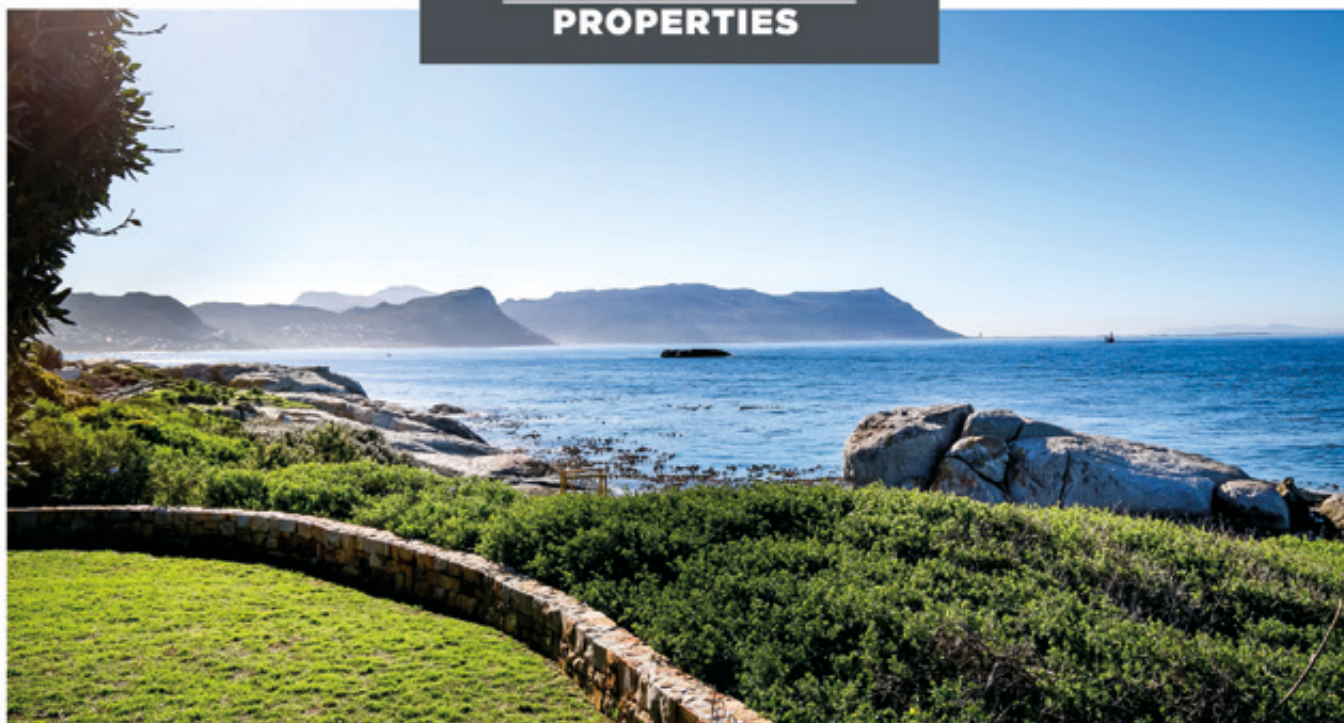
Set on 4 000m<sup>2</sup> of luxurious rolling lawns, this magnificent 2 000m<sup>2</sup> villa is built to exacting standards. A meticulously landscaped garden boasts strikingly beautiful bougainvillea, tall Cypress trees, topiary, water features, cobbled pathways and latticed walls garlanded by vines. No expense has been spared to ensure comfort on every possible level. Highlights include: the grand double-volume entrance hall with marble staircase, pendant chandeliers, decorative ceiling inlays, ornate carpentry, as well as state-of-the-art technology and security. Enjoy a peaceful and protected lifestyle in this premier security estate, with round-the-clock, manned security gate. The approx. 7 acres of private ground features a dam from which the estate's gardens are irrigated, along with the carefully landscaped Knott garden and a selection of walking paths, along which one can while away the hours in perfect serenity. The estate features two grass tennis courts, a clubhouse and tennis pavilion with two cloakrooms, showers and a kitchenette.

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**GREEFF**

**CHRISTIE'S**  
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*Where it counts*



*Luxurious exclusive  
family home*



**SIMONS TOWN**  
**R19 200 000**

Web Ref No 2858694  
Beds 5  
Baths 3  
Garages 2  
Parking 4

Magnificent sea-front family home, set between Boulders and Windmill Beach, offers dual living for an extended family or ideal for an exclusive guesthouse. When entering this spectacular home, you are met with a luxury open-plan kitchen, dining area and sunken lounge, all with uninterrupted sea views. The lounge opens onto a wind-sheltered spacious entertainer's balcony to be enjoyed all year round with a retractable awning. The living area is kept warm in winter with underfloor heating and the gas fireplace in the lounge. The sea-facing main bedroom, with en suite bathroom, is located on ground level and opens onto a spacious balcony. This level offers a guest bedroom with en suite bathroom, guest loo and a study or family room, which opens to a charming courtyard - with a Chinese Elm tree as a focal point.

Dan Pienaar - 084 970 3999 - dan@greeff.co.za



*Where it counts*

# SIGNATURE PROPERTIES



*Stately home complete with  
own water supply*



**NEWLANDS**  
**R13 200 000**

Web Ref No 2845251  
Beds 5  
Baths 4  
Garages 2  
Parking 6

Built to lavish proportions and set on a large erf of 1 788m<sup>2</sup>, this grand home boasts three reception areas, five large bedrooms (three en suite), a two-roomed basement space, ideal for teens, staff or for work from home. Reception rooms flow onto the brand new courtyard and entertainment area complete with covered games space. Large patio with a retractable cover. This home is completely off the water grid via a borehole and filtration system. This is an extremely well-insulated home, with solid doors, windows and three fireplaces. All finishes are tasteful and of superb quality.

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## *Erinvale Golf Estate*



### **SOMERSET WEST**

**R16 700 000**

Web Ref No 2766104

Beds 4

Baths 4

Garages 3

Parking 3

Located in the best spot in Erinvale Golf Estate, with the Helderberg Mountains as your backyard, this spectacular home boasts views of Lourensford Farm. This home was designed by Stefan Antonii and has stood the test of time. If you are looking for peace, privacy and ultimate tranquility, then this must be your first and last stop.

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# A WORLD OF FLAVOURS

AT THE CELLARS-HOHNORT EACH CAREFULLY CRAFTED DISH IS MATCHED WITH THE FINEST CAPE WINES, AND CHARMING SERVICE.

**T**he five-star Cellars-Hohenort, a member of Relais & Châteaux, is located in the historical Constantia Valley. The hotel's 51 guest rooms and suites boast breathtaking views of Table Mountain and the property's award-winning gardens. Greenhouse, the flagship restaurant of The Liz McGrath Collection, run by Executive Chef Peter Tempelhoff, has ranked as one of the Top 10 Restaurants in the country by the prestigious 'Eat Out Mercedes-Benz Restaurant Awards' for seven years running.

At Greenhouse, local ingredients and great African fables come together in an innovative 'Experience' tasting menu series that takes guests on a truly unique culinary journey. Together with their talented team, chefs are focused on fresh ingredients and their origin. For the ultimate dining experience, let expert Sommelier Michelle Michaels, advise on pairing your meal with the perfect wine from an extensive wine list.

**ABOVE:**  
Greenhouse Braai  
Bokkie

## WINTER FARE

Join the Greenhouse team as they take you on a winter culinary journey and indulge in the new lunch or dinner dining options. Enjoy a three-course Lunch Winter Special for R395 or R645 with wines, per person, available on Friday and Saturday, from 12h00 to 14h00.

The Reduced Tasting Menu is available for dinner at R750 plus R275 should you wish to indulge in the accompanying wines. Pricing is per person from Tuesday to Thursday, from 18h00 to 20h45. Winter specials are by reservation only and valid until end of August 2018, and will run alongside the Provenance menu.

## LIGHT AND LUSCIOUS

At The Conservatory, guests may expect an eclectic, light and abundant menu, featuring uncomplicated, yet perfectly executed food served in the most idyllic garden setting. Choose from three special locations - the main dining section, with glorious views of the historical garden and its ancient Camphor trees, the 'breakfast



The Greenhouse  
Restaurant Atlantic Tuna.

room' or the terrace overlooking the garden. Together with Head Chef Paul Nash, Executive Chef Peter Tempelhoff has created a classic menu with a focus on firm favourites, including some of Liz McGrath's personal recipes. Working in perfect harmony with the natural setting, The Conservatory incorporates fresh produce picked from The Cellars-Hohenort's very own gardens whenever possible, including Peter's personal star ingredient – local fynbos. Afternoon Tea is of course another favourite.

#### BECOME A CHEF FOR A DAY

Greenhouse at The Cellars-Hohenort is offering an opportunity for culinary enthusiasts or budding young chefs to become a chef for a day. The programme will offer first-hand experience of being a chef followed by a dining experience in the Greenhouse restaurant. The chef for a day will work in the kitchen at the various food preparation stations, assisting to prepare multiple award-winning dishes, while learning professional skills and techniques. After a day of working, learning and observing, the chef for a day will dine in Greenhouse to experience either a four-course lunch experience or the 12-course Greenhouse experience dinner menu. This programme is ideal for couples to spend quality time together, honing their fine dining skills, or for future chefs who would like to experience life in a professional kitchen, before making the commitment of a chef school. Available on Saturdays between August and September 2018, each session is capped at a maximum of two people. ■



**TOP LEFT:**  
Afternoon tea at The Cellars-Hohenort is always a genteel affair.  
**ABOVE:** Greenhouse Head Chef Ashley Moss and Greenhouse Exec Chef Peter Tempelhoff (right).  
**RIGHT:**  
The Cellars-Hohenort Conservatory Interior.



RESERVATIONS: +27(0)217945535 • [reservations@collectionmcgrath.com](mailto:reservations@collectionmcgrath.com)

Fancy a fragrant Hibiscus brew? Or...Aloe Vera, Dragonfruit, Ginger, Hibiscus, Lemongrass, Tangerine-Orange granulate and Sunflowers, blended into a heady combination called, Love Me Tender - difficult not to become smitten.

**HERBAL FRUIT AND FLOWER TEAS**

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**DRAWER ATTENTION...** Freshen your decor up with a selection of new knobs. Priced from R30 to R50 from Poetry. 021 671 5254  
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**DENIM JACKET** in ballet pink! Too gorgeous for words. R999 from Poetry. 021 671 5254  
www.poetrystores.co.za

# IN THE PINK

THERE ARE SO MANY WAYS TO LOVE THIS WINTER'S FAVOURITE SHADE AT CAVENDISH SQUARE.

PHOTOGRAPHY BY ERIN KEMPER

It's never too early for a girl to make a start on shoe shopping. **VICTORIA'S GLITTER PUMPS**. R539 from Baby Belle. 021 671 0303



Keep your feet cool and show off your socks in these **NIKE AIR MAX 97 ULTRA '17'S** in Particle Rose. Leather and textile unite in undisputed style for a lighter feel and a sleeker look. R2 799 from Archive. 021 671 9666



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Deliciously different - **CHILI STRAWBERRY IN DARK CHOCOLATE** by Tomes, exclusive to Poetry. 80g slab R40  
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So cool in ice cream pastels, these **SWATCH SHADES** are the result of a collaboration between the Swiss watchmaker and the Italian Safilo Group - world leader in premium eyewear.  
 From R855 at Swatch.  
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Cuddle time with a beautifully **HAND-CROCHETED THROW** in dusty pink. R2 499 from Baby Belle.  
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Any time is teatime with this delightful **PINKY PINK FLAT TEAPOT**.  
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ALL THE ITEMS ON THESE PAGES ARE AVAILABLE FROM CAVENDISH SQUARE / [www.cavendish.co.za](http://www.cavendish.co.za)



## IT MIGHT BE RAINING CATS AND DOGS OUTSIDE, BUT THANKS TO MASTER CRAFTS MEN, OUR FAMILY IS HOME AND DRY.

With a reputation for quality workmanship and superior technical ability, MCM is your first and only port of call for roof repairs, waterproofing and renovations.

Master Crafts Men was established in 2001 by Bodo Hoffmann and Dirk Lehmeier, both qualified German Tradesmen with extensive experience at leading construction firms in South Africa.

All projects are overseen by Bodo Hoffmann and his management team.

### SERVICES:

- **Waterproofing:** Flat Roofs; Parking Decks; Balconies; Joint Sealing; Expansion Joints; Walls; Full-bores; Retaining Walls; Planters
- **Roofing:** Timber Boarded Roofs; Roof Understructures; Parapets
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- **Structural Repairs:** Spalling Concrete Repair; Concrete Restoration; Plaster Repairs
- **Renovations:** Apartments; Bathrooms; Minor building extensions

MASTER CRAFTS MEN

# MCM

Painting, Decorating, Waterproofing, Structural Repairs & Renovations



2.4m Edwardian bench

1.8m Huguenot  
swing bench

## SITTING PRETTY

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

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

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

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

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



3m Curved bench



1.8m The Charleston bench



1.8m Doncaster bench



2.1m Huguenot bench

**CHELSEA**  
GARDEN & HOME

• Prices upon request

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# YOU'RE INVITED TO JOIN

KELVIN GROVE IS ALL ABOUT ENJOYING SPORT, ENTERTAINMENT AND RESTAURANTS AS WELL AS MEETING OLD FRIENDS AND MAKING NEW ONES IN A SECURE ENVIRONMENT DESIGNED FOR THE ENTIRE FAMILY.



## TENNIS

Kelvin is proud to be associated with various national and international tennis tournaments and events. The club boasts eleven tennis courts including eight floodlit courts and one practise court. Courts may be reserved through the reception office, or members can book online through the club's online booking system.

Social tennis is played on Sunday mornings.

Kelvin is renowned for its Junior Tennis Academy manned by top coaches offering group and private coaching throughout the year to all ages and levels. During the holidays the academy also offers junior clinics.

For the first time in the history of the club we have introduced a new category for children between ages of 10-15; enrol in one of the coaching sporting academies at Kelvin and become a member. This category of membership entitles the child to full access of that specific sporting facility and its amenities. These young members will also receive a free meal in the Barn Restaurant, once a year during their birthday month.

## OTHER SPORTS

Bowls, cricket, croquet and squash.

## OTHER FACILITIES AND ACTIVITIES

### 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 DJ's. Check the events calendar to see who is playing each Friday.



**THE COFFEE SHOP**

Kelvin's own Coffee Shop has Wi-Fi facilities and offers assorted cakes, treats, snacks and sandwiches served until 18:00.

Enjoy freshly brewed coffee and tea in a relaxed atmosphere while keeping in touch with your family and friends via the internet facilities available. In winter, enjoy the warmth of a crackling fire while reading the newspaper or watching the flat screen.

**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. Its large windows face the back of Table Mountain and Devil's Peak and overlook the beautifully landscaped gardens around the pool. It appeals not only to businessmen, but also to female members who use it as a popular, safe meeting place for a quiet lunch or dinner in dignified surroundings.

The restaurant is the perfect venue for that special celebration or for a romantic dinner for two. From steaming hot soups and delectable mains, to decadent desserts – The Terrace's new winter menu has it all! In summer al fresco lunches are served on the outside patio in a more informal atmosphere. Freshly made sushi and oriental cuisine is available in this restaurant. The restaurant offers daily lunch and dinners. (Closed for dinner on Sundays and closed all day on Mondays).

**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.

**FUNCTIONS**

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

- + New Year and Christmas Eve dinners
- + monthly club luncheons
- + monthly gourmet evenings
- + monthly wine tastings
- + winter balls
- + annual wine festival
- + annual Stormers fundraising dinner
- + and much more... ■

For more information contact Kelvin Grove Club on 021 658 4500/1 or email [reception@kelvingrove.co.za](mailto:reception@kelvingrove.co.za)



**CRUNCHY STIR-FRY  
WITH NOODLES AND  
GINGER PEANUT SAUCE**



DELICIOUS,  
DISTINGUISHING  
AND GOOD  
FOR YOU, THIS  
HUMBLE ROOT IS  
THE WAY TO GO.

RECIPES, PRODUCTION,  
STYLING AND PHOTOGRAPHY  
BY HEDI LAMPERT

# IT'S A GINGER THING



**GINGER SOY OSTRICH  
STEAK ON ROASTED  
SWEET POTATO**

## CRUNCHY STIR-FRY WITH NOODLES AND GINGER PEANUT SAUCE

(Page 16)

Fresh and zingy with a good dose of heat, and irresistible for fans of peanut butter! Really quick to prepare too.

Serves 4

### INGREDIENTS

- + 2 cups each sugar snap peas and baby corn
- + 4 heads baby bok choy
- + 4 round nests thin flat noodles such as tagliatelle or Chinese egg noodles
- + 2 Tbs sunflower or canola oil
- + 2 cloves garlic finely chopped
- + ½ red chili
- + ½ tsp grated fresh ginger
- + 1 Tbs honey
- + 1 Tbs soya sauce
- + 4 Tbs peanut butter
- + ½ tsp Nam Pla (Thai fish sauce)
- + A little extra oil (see method)
- + 2 lemons

### METHOD

Prepare the noodles according to the package instructions, drain and set aside.

Heat 2 Tbs oil in a wok on high setting. Add garlic, chili and ginger. Stir for a minute, taking care not to let the garlic burn. Add bok choy leaves, corn and sugar snaps and toss for a minute or two until the bok choy just starts wilting, but maintains its crunch. Remove the vegetables from the wok, set aside. Place honey, soya sauce, peanut butter and Nam Pla in the hot wok, reduce the heat and stir until smooth and combined. If the mixture becomes too thick, drizzle with a little extra oil and stir while wok is removed from the heat. Add noodles to the sauce, toss through on low heat, then plate 4 portions. Now add veggies to the wok, toss to pick up any traces of sauce and flavour, and plate with the noodles. Drizzle each plate with extra oil if required, add a squeeze of fresh lemon and serve immediately with additional lemon wedges.

## GINGER SOY OSTRICH STEAK ON ROASTED SWEET POTATO

Juicy, tender steaks packed with flavour and garnished with lip-smacking crispy fried onions – it's a dish you'll do again and again.

Serves 4

- + 500g ostrich steak portions

### MARINADE INGREDIENTS

- + 1½ Tbs soya sauce
- + 1 Tbs Worcestershire sauce
- + 1 tsp chutney
- + 1 tsp grated fresh ginger
- + 1 garlic clove, finely chopped
- + ½ red chili, finely sliced (deseeded if you prefer less heat)

### BASE AND TOPPING INGREDIENTS

- + 1 large orange sweet potato
- + 1 Tbs sunflower or canola oil for roasting
- + 2 large onions
- + 4 Tbs flour
- + Sea salt and white pepper
- + Oil for deep frying (about 1 cup in a medium saucepan)
- + 1 Tbs sesame oil
- + 2 ripe avocados
- + 2 large tomatoes

### METHOD

Combine marinade ingredients in a glass bowl, immerse ostrich steaks, cover the bowl with cling wrap and refrigerate for an hour or two. (You can refrigerate overnight too, the flavour will be even better).

Set your oven to 180 degrees C. Place baking paper in a roasting pan. Peel the sweet potato and slice lengthways into 4 x 7 to 10 mm thick portions. Place in the baking pan and brush each side with the sunflower or canola oil. Sprinkle with salt and bake for about 30 minutes or until tender and starting to turn golden brown on the edges.

While the sweet potato is baking, pour enough oil into a heavy bottomed saucepan to deep fry the onions, which must be thinly sliced into rings and sprinkled with flour, a good grinding of sea salt and a shake of white pepper.

Fry in batches and remove with a slotted spoon to drain on kitchen paper towel. Each batch should take no more than a minute to reach light, golden brown crispiness.

On a high setting, heat 1 Tbs sesame oil in a wok and add ostrich steaks. Be careful as oil will spit. Sear the steaks for three minutes on each side to acquire a good colour and caramelisation, while meat remains rare inside. Remove steaks and allow to rest for five minutes. In the meantime, place tomato slices in the hot wok and sear each side to soften and caramelize.

Serve steaks atop roasted sweet potato slices and garnish with the tomato slices, sliced avocado and a heaping of crispy onion rings.

**Cooks note:** You can create a delectable sauce with the remaining marinade; heat in the wok until bubbling and add 3 Tbs fresh cream. Turn off heat and stir until smooth. Pour a little over each steak or serve in a side dish.





### SPICED PUMPKIN PHYLLO PARCELS WITH GINGER HONEY DRIZZLE

Buttery, crispy phyllo parcels with a surprisingly divine creamy pumpkin filling. Prepare to lick your fingers, these are too good to waste time on table manners.

Makes 12

#### FILLING INGREDIENTS

- + 250g pumpkin chunks (peeled)
- + ¼ cup all-purpose flour
- + 1 Tbs melted butter
- + 1 Tbs sugar
- + ¼ tsp salt
- + ½ tsp ground cinnamon
- + ½ tsp ground nutmeg
- + ¼ tsp all spice
- + a sprinkling of white pepper
- + 1 egg
- + ¼ cup cream

#### PASTRY & TOPPING INGREDIENTS

- + Phyllo pastry (see method below for amount)
- + 2 Tbs melted butter
- + 3 Tbs honey
- + 1 tsp fresh ginger grated
- + ½ cup chopped pistachio nuts

#### METHOD

Steam pumpkin until tender and remove from heat. Allow to cool a little and combine with the remaining filling ingredients. Blend until smooth adjusting your seasoning to taste.

Place a sheet of non-stick baking paper into a baking tray. Heat oven to 180 degrees C.

Place three sheets of phyllo pastry, one on top of the other, each layer brushed with melted butter. Using a kitchen scissors, cut into eight equal-sized rectangles of three layers each. Place three more sheets of phyllo on top of each other, but you will only be using half, so cut the three in half vertically, and brush three half sheets with butter, layer them and snip into four equal sized rectangles. Wrap and freeze the unused pastry for another day. Laying each rectangle vertically, place 1½ Tbs of pumpkin filling about two thirds of the way down in the centre of the pastry. Fold each of the long sides inwards making two "hems", then fold the pastry over, away from yourself, three times to enclose the pastry into a little rectangular parcel. Place seam side down on the baking tray. When all the pastry is filled and folded, bake for 20 to 25 minutes. In the meantime, gently heat the honey and stir in the fresh ginger. Drizzle over warm pastries, sprinkle with pistachios and gorge!

**Cook's note:** Heavenly served with a dollop of sour cream or crème fraîche.



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### GINGER CHICKEN SOUP WITH GARLIC AND CHILI

Serves 4

#### INGREDIENTS

- + 1 boneless and skinless chicken breast
- + 1 large onion
- + 2 tsp grated fresh ginger
- + 40ml lemon juice
- + ½ red chili
- + 4 large cloves garlic
- + Leaves of 4 celery stalks
- + 1 Tbs olive oil
- + 3 large carrots
- + 1 large tomato
- + 1 litre chicken stock
- + 1 Tbs honey
- + 1 tsp Nam Pla (Thai fish sauce)
- + Fresh coriander and extra chili to serve (optional)

#### METHOD

Chop onion, garlic and tomato and slice the carrots into rounds. Heat oil in a large heavy bottomed pot and add onions, garlic, tomato, ginger and chili. Cook for about one minute, stirring regularly, then add chicken breast and cook for another minute, stirring so all sides of the chicken are slightly seared. Add carrots, celery leaves, lemon juice, honey, Nam Pla and chicken stock. Bring to the boil, then reduce heat, cover and simmer for 30 minutes or until carrots are soft and chicken is tender and breaks easily. Season with salt and pepper if required. Serve steaming hot with fresh coriander and a sprinkling of thinly sliced chili. ■



**SPICED PUMPKIN  
PHYLLO PARCELS  
WITH GINGER  
HONEY DRIZZLE**

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*Stately residence in  
parklike grounds*



**BISHOPSCOURT**  
**R42 000 000**

Web Ref No 2357238

Beds 5  
Baths 4  
Garages 2  
Parking 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 its 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.

Debbie Chalmers 082 871 6278 [debbie.chalmers@greeff.co.za](mailto:debbie.chalmers@greeff.co.za) | Debbie Woods 082 578 4181 [debbie@greeff.co.za](mailto:debbie@greeff.co.za)

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## *Build memories*

This home offers great value with a country feel. A welcome retreat for those who cherish privacy, mountain views and tranquility. Easily updated, this single-storey home offers everything for the modern family. Spacious receptions rooms, indoor pizza oven and braai, built-in bar, gym, mini cricket pitch/tennis wall, swimming pool and a fabulous covered terrace, plus staff accommodation.

● **BISHOPSCOURT R16 900 000** Web Ref No 2745477 • Beds 6 • Baths 5 • Garages 3 • Parking 5

Debbie Woods 082 578 4181 [debbie@greeff.co.za](mailto:debbie@greeff.co.za) | Debbie Chalmers 082 871 6278 [debbie.chalmers@greeff.co.za](mailto:debbie.chalmers@greeff.co.za)



## *A magnificent elevated 2 acres*

Exceptional mountain, valley and distant sea views from this elevated five-bedroomed home, with pool, in prime Spilhaus in Constantia Upper. Rebuild or major renovation required to add value to this prestige position. Option to build two sectional title homes to optimise investment. Live in one and sell the other.

● **CONSTANTIA UPPER R16 000 000** Web Ref No 2887001 • Beds 5 • Baths 4 • Garages 2 • Parking 5

Marie Durr - 083 269 8608 - [marie@greeff.co.za](mailto:marie@greeff.co.za) | Ashley Barnes - 083 261 3996 - [ashley@greeff.co.za](mailto:ashley@greeff.co.za) | Cheryl Teubes - 082 457 9980 - [cheryl@greeff.co.za](mailto:cheryl@greeff.co.za)

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## Spectacular homestead

'Buitenzorg' - a magnificent Cape Dutch Homestead, on 18 926m<sup>2</sup> of glorious land, is set in one of the most desirable positions in the Constantia Valley. Elegance and style typify the excellent standard throughout this luxuriously appointed country manor overlooking the famous Groot Constantia wine farm, embracing panoramic views of vineyards and mountains. Features include high ceilings, sash windows, a two-bedroomed cottage, pool, tennis court, stabling, borehole with auto irrigation and state-of-the-art security. A bonus is the direct access to the vineyards for country walks.

● **CONSTANTIA UPPER R65 000 000** Web Ref No 2371095 • Beds 5 • Baths 5 • Garages 5

Marie Durr - 083 269 8608 - marie@greeff.co.za | Ashley Barnes - 083 261 3996 - ashley@greeff.co.za | Cheryl Teubes - 082 457 9980 - cheryl@greeff.co.za



## Contemporary masterpiece

Architecturally outstanding, this spectacular home on 8 617m<sup>2</sup> is an expression of pure style. Designed to provide a luxurious level of comfort, ultimate privacy and security, it enjoys a privileged position with access to Groot Constantia vineyards. A combination of light and space filter through the ceiling-high windows and double-volume doors. The home boasts formal and informal lounges, 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.

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

Marie Durr - 083 269 8608 - marie@greeff.co.za | Ashley Barnes - 083 261 3996 - ashley@greeff.co.za | Cheryl Teubes - 082 457 9980 - cheryl@greeff.co.za

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## *A home to steal your heart*



### **CONSTANTIA UPPER**

**R13 800 000**

Web Ref No 2908492

Beds 4

Baths 4

Garages 2

Reception 3

Studies 2

Set on over half an acre with elevated views in a quiet, leafy neighbourhood in the Avenues of Upper Constantia, this warm, characterful farm-style home is great for family living. The entertainment rooms and all-season veranda enjoy the beautiful surroundings of the landscaped garden with a sparkling pool and uninterrupted mountain views. This versatile property has ideal accommodation for the growing family. Bonus: Borehole water. Property off the grid.

Marie Durr - 083 269 8608 - marie@greeff.co.za | Ashley Barnes - 083 261 3996 - ashley@greeff.co.za | Cheryl Teubes - 082 457 9980 - cheryl@greeff.co.za

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## Silverhurst Estate

Nestled on 1 400m<sup>2</sup> in a quiet cul-de-sac, this sunny and bright English-style country home offers a lock-up-and-go lifestyle. Includes two elegant reception rooms, study and double garage with direct access. 24-Hour, gate-guarded security and high technology systems. Six acres of private grounds featuring a dam which irrigates the estate's gardens. Walking paths, two grass tennis courts, a clubhouse and tennis pavilion with cloakrooms, showers and a kitchenette. Near to some of the country's most celebrated wine estates and within close proximity to leading schools, shopping centres and a selection of excellent restaurants.

● **CONSTANTIA UPPER R14 500 000** Web Ref No 2860432 • Beds 3 • Baths 3.5 • Garages 2

Marie Durr - 083 269 8608 - marie@greeff.co.za | Ashley Barnes - 083 261 3996 - ashley@greeff.co.za | Cheryl Teubes - 082 457 9980 - cheryl@greeff.co.za



## Classic Georgian

This distinguished Georgian situated in a quiet avenue offers the security and lifestyle of an elegant London townhouse. Underfloor heating, well-proportioned rooms, high ceilings and quality workmanship are the hallmarks of this exceptional home with three reception rooms, three en suite bedrooms, plus a guest suite or teenage pad with own sitting room, wine cellar, double garage and formal pool. Borehole water is a bonus. Easy access to country walks and Constantia's amenities.

● **CONSTANTIA UPPER R14 000 000** Web Ref No 2855623 • Beds 4 • Baths 4 • Garages 2

Marie Durr - 083 269 8608 - marie@greeff.co.za | Ashley Barnes - 083 261 3996 - ashley@greeff.co.za | Cheryl Teubes - 082 457 9980 - cheryl@greeff.co.za

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## *Classic security estate*

Experience a relaxed and easy lifestyle in this beautifully appointed home in a 24-hour security estate of three, boasting quality finishes and generous proportions throughout. Reception rooms open through fold-back doors to a spacious, all-season, north-facing veranda, perfect for entertaining. Added feature is the two-bedroomed guest cottage/work-from-home or granny flat with two bedrooms, kitchenette and sitting area.

● **CONSTANTIA UPPER R17 995 000** Web Ref No 2787785 • Beds 4 • Baths 4 • Garages 3

Marie Durr - 083 269 8608 - marie@greeff.co.za | Ashley Barnes - 083 261 3996 - ashley@greeff.co.za | Cheryl Teubes - 082 457 9980 - cheryl@greeff.co.za



## *Stylish security at Alphen*

Built around a new square which echoes the original farmyard, or werf, around which the historic complex was constructed, New Court at Alphen comprises 17 sectional title residences. Three-bedroomed, well-designed, lock-up-and-go home in a unique 24-hour security complex. A truly once-in-a-lifetime opportunity to enjoy this unique blend of contemporary luxury and historic elegance.

● **CONSTANTIA UPPER R11 750 000** Web Ref No 2531812 • Beds 3 • Baths 3 • Parking 2

Marie Durr - 083 269 8608 - marie@greeff.co.za | Ashley Barnes - 083 261 3996 - ashley@greeff.co.za | Cheryl Teubes - 082 457 9980 - cheryl@greeff.co.za

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## *Relaxed modern living*

Set on 2 780m<sup>2</sup> in the sought-after Avenues of Constantia is this beautifully renovated home with self-contained flatlet. The spacious open-plan reception rooms flow seamlessly to the pool and lush borehole watered garden. Additional features include shutter blinds, work-from-home/studio/entertainment or family room, two-car-garaging, staff accommodation and a floodlit tennis court. View and feel the magic!

● **CONSTANTIA UPPER R14 75 000** Web Ref No 2474390 • Beds 5 • Baths 5 • Garages 2 • Parking 2

Marie Durr - 083 269 8608 - marie@greeff.co.za | Ashley Barnes - 083 261 3996 - ashley@greeff.co.za | Cheryl Teubes - 082 457 9980 - cheryl@greeff.co.za



## *Stylish in secure estate*

Embrace a lifestyle of comfort and space in this beautifully designed, picture-perfect, three-bedroomed home with water features and lush borehole watered garden. The garden is filled with roses, fig, lime and lemon trees, as well as a magnificent flourishing vegetable garden with tomatoes, eggplants, spinach and beans to name a few. The Estate features natural gardens, pond features, walkways and an abundance of birdlife, all to be enjoyed in a tranquil setting.

● **CONSTANTIA UPPER R16 900 000** Web Ref No 2721098 • Beds 3 • Baths 3 • Garages 2

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● **WYCOMBE PLACE, CONSTANTIA UPPER** From R13 250 000 incl VAT, no transfer duty

Web Ref No ND25

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

Additional features include:

- State-of-the-art security
- Fibre optic connectivity
- HD TV/Dstv network
- LED lighting throughout
- Smeg oven and hob
- Hansgrohe sanitary fittings
- Geberit cisterns
- Guard house
- Automated irrigation and borehole water
- Landscaped gardens
- Solar heating to all geysers
- North-facing homes
- Electric fencing

[developments@greeff.co.za](mailto:developments@greeff.co.za)

Paul Upton: 071 610 8088 | Cheryl Teubes 082 457 9980



● **26 ON BROMMAERT , CONSTANTIA UPPER** From R12 250 000 incl VAT, no transfer duty

Web Ref No ND26

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.

Homes range in size from 394m<sup>2</sup> to 437m<sup>2</sup>. Erf sizes range in size from 524m<sup>2</sup> to 740m<sup>2</sup>

[developments@greeff.co.za](mailto:developments@greeff.co.za)

Paul Upton: 071 610 8088 | Cheryl Teubes 082 457 9980



● **OLD KENDAL ROAD , CONSTANTIA** R5 995 000 incl VAT, no transfer duty

Web Ref No ND23

Located in the sought-after area of Constantia and within close proximity to the M3, are newly-built homes in a contemporary, vernacular style. These homes are made up of three bedrooms, two bathrooms, a guest bathroom and an outside toilet with access to the garden.

Breath-taking mountain views are to be enjoyed from the undercover patio area with a level, landscaped garden.

On your doorstep is access to the Constantiaberg Medi Clinic, Herzlia Constantia Primary and a Montessori preschool, making this the ideal area for families.

[developments@greeff.co.za](mailto:developments@greeff.co.za) | David E Miller 082 820 6166

Anthony Snyman 083 821 1279 | Jean Kerr 082 975 8427





## *Anyone for tennis?*

Surrounded by beautiful mountain views this generous family home has it all. Well-designed, offering excellent accommodation, plus an emphasis on entertainment, including a tennis court. Superb mountain views and convenience add desirability to this property.

● **CONSTANTIA R7 495 000** Web Ref No 2872844 • Beds 5 • Baths 3 • Garages 2 • Parking 2  
Jean Kerr - 082 975 8427 - jean@greeff.co.za | Anthony Snyman - 083 621 1279 - anthony@greeff.co.za



## *Prime position*

Offers the discerning family a relaxed lifestyle, mountain views, safe environment, great entertainment facilities, stylish kitchen and bathrooms, generous accommodation, double garage with direct access, garden offering space for kids to play in and ... and just a short walk away from Sweet Valley Primary School. Plenty of metreage on which to build a granny flat. Such a pleasure to offer a prestigious family home in this gem of an area!

● **BERGVLIET (Kreupelbosch) R4 995 000** Web Ref No 2645971 • Beds 5 • Baths 2 • Garages 2 • Parking 2  
Roz van der Walt - 0832787269 - roz@greeff.co.za



## *Invitation to one lucky family*

Here's your chance to move your family into the heart of Kreupelbosch! This immaculate character home is the essence of a family home - spacious living areas, fabulous flow to entertainment patio and pool, eat-in kitchen, generous accommodation, staff accommodation, double garage, loads of secure off-street parking and plenty of garden for cricket or rugby. The surroundings are tranquil, just a short walk to Sweet Valley School, and the elevated setting has breathtaking wrap-around mountain views. Offers great convenience with proximity to all conveniences and quick access to main routes.

● **BERGVLIET (Kreupelbosch) R4 500 000** Web Ref No 2756591 • Beds 4 • Baths 2 • Garages 2 • Parking 3  
Roz van der Walt - 0832787269 - roz@greeff.co.za

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## *Enviably enclave*

An iconic house designed by renowned architect Adèle Naudé Santos and built in 1972, well ahead of its time in concept. Private, secure, wonderful living and entertainment spaces. Great flow from the family room out to the covered patio, pool and lush garden.

- **KENILWORTH UPPER R6 900 000** Web Ref No 2474729 • Beds 4 • Baths 3 • Garages 4  
Debbie Woods 082 578 4181 debbie@greeff.co.za | Debbie Chalmers 082 871 6278 debbie.chalmers@greeff.co.za



## *Stylish lock and go*

Warm home with fabulous entertainment spaces, opens to a minimalist decked and potted garden with solar-heated pool. A cosy sunroom is flanked by two bedrooms (main en suite) and a practical mezzanine study/work space is tucked away above the living room with slow combustion fireplace. Spacious double garage with workshop area and direct access to the utility kitchen, plus gardener's toilet make this home an ideal lock-up-and-go.

- **KENILWORTH UPPER R4 950 000** Web Ref No 2866782 • Beds 2 • Baths 2 • Garages 2 • Parking 2  
Debbie Chalmers 082 871 6278 debbie.chalmers@greeff.co.za | Debbie Woods 082 578 4181 debbie@greeff.co.za



## *Perfect lock and go*

Neat and compact townhouse in gated complex close to all amenities. Small manageable garden with mountain views. Entrance hall with tile flooring. Lounge open plan to dining and kitchen. Modern kitchen with granite tops, electric hob and oven, plus separate scullery. Guest toilet. Fireplace. Guest room with en suite shower. Upstairs: Three bedrooms - main with air-conditioner and en suite. Family bathroom. Extras: chlorinated pool. Excellent security.

- **KENILWORTH UPPER R4 800 000** Web Ref No 2614422 • Beds 3 • Baths 2 • Garages 1 • Parking 1  
Mariella Peretti - 082 357 4602 - mariella@greeff.co.za | Charles Silbert - 082 555 4286 - charles@greeff.co.za

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## *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.

● **CLAREMONT UPPER R8 500 000** 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



## *Georgian-style townhouse with views*

This spectacularly pristine townhouse in sought-after Eyton Road is beautifully appointed and ticks all the boxes. Conveniently situated - quick access to M3, close to Cavendish and Claremont CBD, a stone's throw from Wet Pups school and Grove catchment area. Excellent proportions, with super-high ceilings.

● **CLAREMONT UPPER R7 500 000** Web Ref No 2863488 • Beds 3 • Baths 2 • Garages 2

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



## *Timeless Victorian elegance 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-worldie 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. Definitely possesses that wow factor!

● **CLAREMONT UPPER R7 450 000** 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

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## *Classic contemporary, with a river running through it*

Set on 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. With double-volume spaces and an entertainer's kitchen and scullery, this home is warm and inviting. A light, bright and large play room and separate TV room, complete with bathroom. Six large, en suite bedrooms, two playrooms, three lounges and a study. A sunken 8000L water tank cavity has been created under the streamside deck to store spring water. A photovoltaic system keeps electrical consumption extremely low, by converting solar energy directly into electricity.

● **NEWLANDS R19 850 000** Web Ref No 2732291 • Beds 6 • Baths 6 • Garages 2 • Parking 3

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



## *Classic family home opposite Westerford*

Set on 976m<sup>2</sup>, with four reception rooms, large garden and pool, this home is designed for family life. Kitchen flows onto both the dining area and one of the many living spaces, which open up onto the lush garden and pool area. With four reception rooms, four bedrooms plus a separate flatlet, which is ideal for a teen pad or student let etc. Situated in ever desirable prime suburbia and directly opposite one of the best schools in the Cape, this property has much to offer.

● **NEWLANDS R11 500 000** Web Ref No 2860894 • Beds 4 • Baths 2 • Garages 2 • Parking 3

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



## *Double stand in prime Newlands Village*

Live the life, in the heart of the village, with of the best coffee shops and restaurants in town, a moment away. Beautifully finished, with plenty of living space and a large garden, this home presents a lifestyle choice. Further boasting a large separate flatlet, with a lounge and bedroom, which opens onto the large garden and patio. Bright, light, open and in the hub.

● **NEWLANDS R10 600 000** Beds 4 • Baths 3 • Garages 1 • Parking 1

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

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## *Elegant, secure mountain lodge*

With lots of spacious accommodation, this elevated home is very secure and has a glamorous atmosphere. With views and great entertainment areas, plenty of fireplaces, fantastic staff/guest accommodation, this home offers much. Enter directly via double garage onto two floors of large bedrooms and bathrooms. On the top floor there are views and a flowing, living and entertainment area.

● **NEWLANDS R7 950 000** Web Ref No 2754172 • Beds 4 • Baths 3 • Garages 2 • Parking 2  
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



## *FULLY renovated lock and go*

Situated in the heart of Cape Town's most sought-after area, this home is in pristine condition with great views. Sun drenched, easy to manage, with great entertainment spaces, solar-heated pool, pizza oven and built-in-braai. An all-seasons home with double-sided fireplace in the lounge.

● **NEWLANDS R6 990 000** Web Ref No 2775771 • Beds 3 • Baths 2 • Garages 1  
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



## *Hiddingh home to be taken into the new*

Well-positioned for quick access to Town, leading schools, parks and UCT, this home is solid with a lovely garden and pool. Enjoy watching squirrels in the well-maintained, mature garden from your covered patio. Great value, with much potential to develop in ever popular Hiddingh.

● **NEWLANDS R5 950 000** Web Ref No 2842340 • Beds 3 • Baths 2 • Garages 2 • Parking 2  
Donna Norgarb - 071 602 7518 - donna@greeff.co.za

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## *We've achieved top price in Rosebank once again*

Dating from the early 1900s, this Cape homestead with grand proportions offers modern conveniences. Seldom is an opportunity offered to acquire such an extraordinary family home, set in a tranquil park-like garden. Reception rooms of ambassadorial proportions with flow to sprawling borehole-fed lawns and architectural, heated swimming pool. The main bedroom is baronial with his and hers dressing rooms, study and en suite, plus two sets of French doors leading to a generous patio and garden.

● **ROSEBANK R8 200 000** Web Ref No 2798687 • Beds 5 • Baths 4 • Garages 2 • Parking 3  
Mark Shagam - 083 272 4004 - mark@greeff.co.za



## *The ultimate in secure, townhouse living*

This modern, generously proportioned, three-storey townhouse, situated at a prestigious address, is part of a secure, intimate 10-unit gated community. Aesthetically pleasing, and most gracious in style, with large, open-plan entry/living/dining/kitchen with separate scullery, plus guest loo. A luxuriously sprawling main bedroom suite plus two further bedrooms, family bathroom, and basement comprising double garage, storage and laundry. Extras include quality appliances, energy-saving heat-pump system, small pool, fireplace, tiled flooring, automated irrigation, security gateman and electric fencing.

● **NEWLANDS R6 500 000** Web Ref No 2750036 • Beds 3 • Baths 3 • Garages 2  
Mark Shagam - 083 272 4004 - mark@greeff.co.za



## *Two erven*

Interesting opportunity? Two adjoining fixer-uppers offering a combined size of 770m<sup>2</sup> and GR4 ZONING. The sky's the limit!

● **LITTLE MOWBRAY R5 525 000** Web Ref No 2858372 & 2828154  
Mark Shagam - 083 272 4004 - mark@greeff.co.za

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## *Yesteryear's charm offers that special magic*

Inviting and impeccable, this lovingly restored home offers ideal living. Close proximity to all amenities and in exclusive schools' catchment area. A splendid Provençal-style home sensitively renovated from the meticulous finishing and restoration of the original period features to the evident small details. This light-filled double-storey, blue shuttered home welcomes you with its ambience of a wide hallway, staircase, high ceilings, wooden flooring and magnificent chandeliers.

● **WYNBERG UPPER R6 850 000** Web Ref No 2844796 • Beds 3 • Baths 2.5 • Garages 2 • Parking 2  
Lana Holt - 071 035 9458 - lana@greeff.co.za



● **WYNBERG UPPER R4 350 000**  
**A heritage beauty**

Enviably corner position, luxury duplex apartment. Charm, character, high-volume ceilings and sash windows. Solid wood flooring, exquisite chandeliers and superb finishes. Double-volume hallway, chequered floors, chic open-plan living and dining with gourmet kitchen superbly appointed for entertaining. French doors to an extra-length balcony.

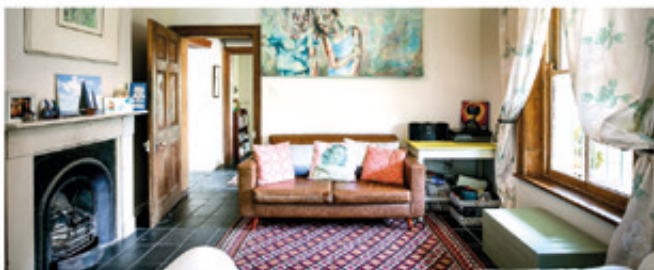
Web Ref No 2351205 • Beds 2 • Baths 2  
Lana Holt - 071 035 9458 - lana@greeff.co.za



● **WYNBERG UPPER R3 850 000**  
**Eclectic charm in the village**

Positioned in Chelsea Village, north facing townhouse. Open-plan living room with wood-burning fireplace, dining room and kitchen with SMEG appliances, light wooden floors and neutral palette throughout. French doors leading to veranda and exclusive, good-sized sunny garden – an ideal entertaining area. PLUS .... study, double garage and single parking bay, excellent security. Don't miss this one!

Web Ref No 2907973 • Beds 3 • Baths 2 • Garages 2 • Parking 1  
Lana Holt - 071 035 9458 - lana@greeff.co.za



● **WYNBERG UPPER R3 800 000**  
**A Victorian gem in Chelsea**

Original stone and wooden floors, chandeliers, sash windows and wooden doors with Venetian pane-glass inserts. Traditional sun-filled stoep. The vintage eat-in, country style kitchen with feature fireplace flows to outside entertainment area with privacy walls, built-in braai and treed setting. Picturesque courtyard with water feature. Good security.

Web Ref No 2628361 • Beds 3 • Baths 2 • Garages 2  
Lana Holt - 071 035 9458 - lana@greeff.co.za



● **WYNBERG UPPER R3 250 000**  
**The perfect haven**

Light, warm, immaculate townhouse. Open-plan living, dining and kitchen with view of charming garden. Chef's kitchen is the heart of the home. Generous bedrooms, with immaculate carpeting throughout. Easy access from the automated garage with space to create a second secure parking. Perimeter fencing, beams and alarm.

Web Ref No 2794287 • Beds 3 • Baths 2 • Garages 1  
Lana Holt - 071 035 9458 - lana@greeff.co.za

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## *Style, workmanship and class*

Only the best in this high-class home. Spacious, well designed, sunny and everything at your fingertips. Huge lounge, dining room and study accommodating grand style entertaining. A state-of-the-art kitchen, with world-class appliances surely steals the show. Open-plan family area with fireplace. Three bedrooms with built-in cupboards, luxurious main bedroom with marble tile finishes. Family bathroom with excellent finishes. Huge utility room with loads of built-in cupboards. Large double garage with tiled floors and direct access to home. Matching the quality of interior, the exterior of the property is geared for outdoor living with its high-end finishes.

● **RONDEBOSCH R4 995 000** Web Ref No 2712475 • Beds 3 • Baths 2 • Garages 2  
Val Petzold - 083 625 0433 - val@greeff.co.za



## *Only the best will do*

Deliciously updated to the very highest standard. Calm, relaxing interior. Lovely position with three bedrooms, quality main en suite and family bathroom. Remodelled kitchen, double garage with direct access. Neat garden, entertainment area and good security.

● **RONDEBOSCH R3 995 000** Web Ref No 2719080 • Beds 3 • Baths 2 • Garages 2  
Val Petzold - 083 625 0433 - val@greeff.co.za



● **CLAREMONT VILLAGE R2 950 000**  
Newly renovated home

Spacious bedrooms with ample built-in cupboards, modern bathrooms with top-of-the-range finishes. Open-plan kitchen with abundant counter and cupboard space. Dining room flows to outside braai area. Alarm system, electric fencing, outside beams and Clear Vu Burglar Bars. Three under-cover secure parking bays and an easy-to-maintain garden with Astro turf.

Web Ref No 2838496 • Beds 3 • Baths 2 • Parking 3  
Michael Greenwood - 076 070 5551 - m.greenwood@greeff.co.za  
Tim Greeff - 083 642 4848 - tim@greeff.co.za  
Greg McDonald - 073 141 9668 - greg@greeff.co.za



● **CLAREMONT R2 900 000**  
Brand new release

This rare ground floor unit in sought-after Malborough Park offers direct access to the beautifully manicured communal gardens. Boasting two sizeable bedrooms, one and half bathrooms and a lovely living area, which leads onto a private balcony overlooking lush surrounds and offering mountain views. 24-Hour security and communal pool.

Web Ref No 2912897 • Beds 2 • Baths 1.5 • Garages 1  
Michael Greenwood - 076 070 5551 - m.greenwood@greeff.co.za  
Tim Greeff - 083 642 4848 - tim@greeff.co.za  
Greg McDonald - 073 141 9668 - greg@greeff.co.za

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## *Luxury defined*

This tastefully designed, north-facing apartment is superbly located on Oak Avenue in Kenilworth Upper. Three large bedrooms and two full bathrooms (main with gorgeous walk-in closet and en suite bathroom). Immaculate open-plan kitchen with top-of-the-range finishes and appliances. Spacious open-plan dining and living room is complemented by uninterrupted views of the mountain. Equipped with an entertainment system, underfloor heating in the bathrooms and solid oak wooden flooring throughout. Offers not only the Cape Town luxury lifestyle, but also a central location close to all main amenities and major routes.

● **KENILWORTH UPPER R7 995 000** Web Ref No 2886187 • Beds 3 • Baths 2 • Garages 1

Michael Greenwood - 076 070 5551 - m.greenwood@greeff.co.za | Tim Greeff - 083 642 4848 - tim@greeff.co.za  
Garrick Sutton - 076 154 2808 - garrick@greeff.co.za



## *Penthouse living with a view*

Step into this tastefully designed apartment, located in the sought-after block, Ecklenberg. Large rooms, high ceilings and mountain views from every room, give this apartment a feeling of spaciousness and elevated living. Stylish open-plan kitchen with scullery and pantry leads to the dining room and second lounge, perfect for entertaining and family living. Three bedrooms with built-in cupboards and an additional study which is currently being used as a fourth bedroom. Two full bathrooms (main en suite) and a guest bathroom.

● **RONDEBOSCH R7 350 000** Web Ref No 2884884 • Beds 3 • Baths 2.5 • Garages 3

Michael Greenwood - 076 070 5551 - m.greenwood@greeff.co.za | Tim Greeff - 083 642 4848 - tim@greeff.co.za  
Garrick Sutton - 076 154 2808 - garrick@greeff.co.za



## *Get your 'in' at Intaba*

Beautiful apartment in one of the most sought-after Claremont blocks. Two large bedrooms, carpeted with built-in cupboards, large windows and access to the outside area through the main bedroom. Two modern bathrooms. Spacious open-plan kitchen with granite countertops, plumbing for two appliances. Open-plan living/dining area leads to a sun-filled patio. 24-Hour manned security, CCTV and two underground parking bays.

● **CLAREMONT UPPER R3 995 000** Web Ref No 2818657 • Beds 2 • Baths 2 • Parking 2

Michael Greenwood - 076 070 5551 - m.greenwood@greeff.co.za | Tim Greeff - 083 642 4848 - tim@greeff.co.za  
Garrick Sutton - 076 154 2808 - garrick@greeff.co.za

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### ● KENILWORTH UPPER R3 750 000

#### Lush Greenfields!

Immaculate, light, north-westerly facing townhouse. The large living area leads onto a private garden. The large main bedroom boasts an en suite. Greenfields offers great security, with electric fencing on the perimeter, a large communal pool and entertainment area. This unit comes with a storage room, JoJo tanks and ample space for all your living requirements.

Web Ref No 2846779 • Beds 3 • Baths 2.5 • Garages 1 • Parking 2  
 Michael Greenwood -076 070 5551 - m.greenwood@greeff.co.za  
 Tim Greeff - 083 642 4848 - tim@greeff.co.za  
 Garrick Sutton - 076 154 2808 - garrick@greeff.co.za



### ● KENILWORTH UPPER R2 995 000

#### Super garden duplex

Spacious duplex with large bedrooms. Sizeable kitchen with ample counter and cupboard space. Beautiful dining room with high ceilings leads to a garden patio area. Additional one-bedroom, one-bathroom detached living quarters. Large sun-filled lounge and living room leads to a beautifully manicured garden with pergola. Great security with electric fencing and CCTV. Perfect for a young family or first-time buyer!

Web Ref No 2875925 • Beds 3 • Baths 3 • Garages 3  
 Michael Greenwood -076 070 5551 - m.greenwood@greeff.co.za  
 Tim Greeff - 083 642 4848 - tim@greeff.co.za  
 Garrick Sutton - 076 154 2808 - garrick@greeff.co.za



### ● CLAREMONT R2 750 000

#### Modern, stylish central apartment

Situated in a peaceful, leafy avenue, a great investment opportunity with healthy demand for rentals. Open-plan kitchen leads into the dining and living room area with views of the mountain. Two bedrooms, each with an en suite. Guest toilet. Off-street secure parking. Great security, conveniently positioned close to all amenities and M3 access. A one-of-a-kind opportunity.

Web Ref No 2845430 • Beds 2 • Baths 2.5 • Parking 2  
 Michael Greenwood -076 070 5551 - m.greenwood@greeff.co.za  
 Tim Greeff - 083 642 4848 - tim@greeff.co.za  
 Garrick Sutton - 076 154 2808 - garrick@greeff.co.za



### ● KENILWORTH R2 750 000

#### Jesmond gem

Spacious semi-detached home in sought-after Kenilworth. The ground-floor comprises the main living space with wood-burning fireplace and double doors out to a sunny courtyard, perfect for entertaining. Large newly renovated kitchen with gas hob, is plumbed for two appliances. Three generously sized bedrooms, upstairs a beautifully renovated full bathroom. The main bedroom has doors leading onto a private balcony. Great security. Secure parking bay behind gates. A must see.

Web Ref No 2905679 • Beds 3 • Baths 1.5 • Garages 1 • Parking 1  
 Michael Greenwood -076 070 5551 - m.greenwood@greeff.co.za  
 Tim Greeff - 083 642 4848 - tim@greeff.co.za  
 Garrick Sutton - 076 154 2808 - garrick@greeff.co.za

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### ● **NEWLANDS R4 750 000**

**Pretty, perfect and modern**

Exquisite townhouse superbly located in Newlands. Upstairs, sizeable bedrooms with built-in cupboards. Bathrooms with top-of-the-range finishes. Downstairs open-plan kitchen with SMEG appliances and large dining area. The lounge, with gas fireplace leads outside to a covered patio, finished with frameless glass doors. Lush communal garden. Tiles throughout, air conditioning and great security with two garages in secure gated complex.

Web Ref No 2888196 • Beds 3 • Baths 2 • Garages 2

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



### ● **CLAREMONT UPPER R2 495 000**

**Quadruple the fun at The Quadrant**

Modern top floor unit is superbly located. One carpeted bedroom with built-in cupboards leads out to a sunny balcony with wonderful views. One bathroom with modern finishes. Large open-plan kitchen is plumbed for two appliances and boasts ample cupboard and counter space. Open-plan living and dining room leads outside to the large balcony, perfect for entertaining. Ideal for the young professional or first-time buyer!

Web Ref No 2822379 • Beds 1 • Baths 1 • Parking 1

Michael Greenwood - 076 070 5551 - m.greenwood@greeff.co.za  
Tim Greeff - 083 642 4848 - tim@greeff.co.za  
Garrick Sutton - 076 154 2808 - garrick@greeff.co.za

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## *Secure and exclusive townhouse in Newlands*

● **KILDARE PLACE, NEWLANDS** From R10 750 000 incl VAT, no transfer duty

Web Ref No ND47

Kildare Place in Newlands is designed to introduce fresh and airy contemporary design flair while seeking to achieve real estate assets with a classic and enduring quality. The interior design solutions offer a carefully co-ordinated palette of materials, finishes and accessories. The open-plan living spaces transition from the generous living rooms to sophisticated kitchens, both with wide sliding door access onto the lifestyle courtyards that allow for the introduction of plunge pools and Zen-inspired landscaping.

[developments@greeff.co.za](mailto:developments@greeff.co.za) | Paul Upton | 071 610 8088



## *Where unique design and bespoke finishes meet*

● **CRESCENT ROAD, CLAREMONT UPPER** From R2 995 000 incl VAT, no transfer duty

Experience cutting edge design in Claremont's newest development. Designed to optimise space, each apartment is unique with its own subtle variations. Crescent Road is secluded enough to be private, yet close enough to be connected to the vibey inner city. Delight in the detail with Smeg appliances, high-speed internet points, generous, charcoal powder-coated floor-to-ceiling aluminium windows and doors, electric perimeter fencing, CCTV cameras and off-site monitoring.

[developments@greeff.co.za](mailto:developments@greeff.co.za)

Michael Greenwood: 076 070 5551 | Tim Greeff: 083 642 4848 | Paul Upton: 071 610 8088 | David E Miller: 082 820 6166



## *Enjoy secure estate living in this tranquil pocket of Newlands*

● **MONA CRESCENT, NEWLANDS** R8 000 000 incl VAT, no transfer duty

Web Ref No ND42

Located in the popular catchment area of several top schools in the Claremont and Newlands hub, these homes feature three bedrooms all en suite, a study, modern kitchen finished to the highest standard, as well as a separate scullery plumbed for appliances. The lounge/dining areas enjoy direct access to a private north-facing patio. All homes have secure basement garages and store rooms, with open-plan living at ground level.

[developments@greeff.co.za](mailto:developments@greeff.co.za)

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



## *Conscientiously designed for convenience*

● **THE WENTWORTH, KENILWORTH** From R1 950 000 incl VAT, no transfer duty

Web Ref No ND37

Located in the lush, city-slick area of Kenilworth, The Wentworth is a fantastic choice for the first-time homeowner or investor.

Comprising one- and two-bedroom apartments, as well as three x two-bedroom, duplex apartments and two full bathrooms, featuring contemporary living spaces. The Wentworth has all the components of a modern home.

[developments@greeff.co.za](mailto:developments@greeff.co.za)

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

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### ● **ORANJEZICHT R12 995 000**

#### Gorgeous guest house

Original Victorian guest house in Oranjezicht's upper avenue's, with magnificent mountain views from suites and decks. Lower level offers a large dining room with high ceiling and fireplace. Each of three spacious en suite bedrooms opens onto the wraparound deck, perfect for 'al fresco' dining. Three further en suite rooms with original Oregon floors, high ceilings and vast sash windows.

Web Ref No 2855503 • Beds 7 • Baths 8

Gregory Kruyer - 065 989 7438 - greg@greeffcity.co.za  
Ryan Greeff - 072 759 6249 - ryang@greeffcity.co.za



### ● **CAPE TOWN CITY CENTRE R7 795 999**

#### Penthouse apartment with breathtaking views

Experience opulent living with this unique opportunity to own the entire top floor of the well-loved Market House building. This luxuriously appointed two-bedroom penthouse has exceptional high-end finishes throughout and every effort has been made to ensure a truly modern and unique living environment. An expansive wraparound terrace provides panoramic views of Table Mountain and the city skyline.

Web Ref No 2874006 • Beds 2 • Baths 3

Phillip Malan - 083 251 6267 - philip@greeffcity.co.za  
Cedric Le Bon - 076 440 1489 - cedric@greeffcity.co.za



### ● **VREDEHOEK R7 495 000**

#### The perfect family home!

Character-filled, spacious and stunning family home, right in the heart of sought-after Vredehoek! Contemporary, open-plan designed living areas, with abundant natural light from the rooftop skylights, open onto a quaint and tranquil courtyard. A large living and dining area is complemented with a complete kitchen, perfect for the avid chef, along with a breakfast bar and ample cupboard space.

Web Ref No 2874924 • Beds 4 • Baths 3 • Garages 1

Alex Bolton - 082 497 0194 - alex@greeffcity.co.za  
Christine Charlton - 083 452 9568 - christine@greeffcity.co.za  
Marthinus Botha - 082 924 9798 - marthinus@greeffcity.co.za



### ● **VREDEHOEK R5 450 000**

#### Trendy award-winning lifestyle home

Contemporary, immaculate, award winning *House and Leisure* home offering incredible value and views. Large welcoming entrance hall, plus lounge and dining room with seamless flow onto entertainment deck with splash pool overlooking the garden. An eat-in kitchen cleverly designed to maximise space with an adjoining laundry room/scullery. The master-suite offers city views and walk-in closet. Two beautifully finished en suites.

Web Ref No 2817714 • Beds 2 • Baths 2.5

Gregory Kruyer - 065 989 7438 - greg@greeffcity.co.za  
Ryan Greeff - 072 759 6249 - ryang@greeffcity.co.za

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### ● **ELFINDALE R3 100 000**

#### Beautifully positioned family home

Generous accommodation and attention to detail form the basis for this superb home. Four bedrooms and four bathrooms, all beautifully finished. A fully fitted kitchen with granite tops is open to dining and lounge areas. Catch it while you can!

Web Ref No 2844423 • Beds 4 • Baths 4 • Garages 2

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



### ● **LANSDOWNE R2 200 000**

#### Large family home

Suited for investors, a larger family, dual living or live in one while renting two flatlets. Main house offers large living areas and separate TV room. Further features include a well-fitted eat-in kitchen, a one-bedroomed unit with kitchen and bathroom, plus a flatlet with private entrance, spacious living room, large bedroom with built-in cupboards, well-fitted kitchen and family bathroom.

Web Ref No 2798471 • Beds 5 • Baths 3 • Parking 4

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



### ● **HEATHFIELD R1 995 000**

#### King of the curb

This traditional beauty in Heathfield is perfect for a growing family or as dual living. The home comprises four/five spacious bedrooms, two bathrooms, open-plan lounge and dining plus study. Complete with double garage, well point, alarm system with perimeter beams. This is the next move.

Web Ref No 2738935 • Beds 4 • Baths 4 • Garages 2

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



### ● **ZEEKOEIVLEI R1 300 000**

#### Warm family home

Light, bright family home with open-plan lounge, kitchen and dining room. Three bedrooms, and two bathrooms. The home offers generously proportioned living areas and undercover entertainment area that leads to swimming pool.

Web Ref No 2798575 • Beds 3 • Baths 2 • Garages 1 • Parking 3

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

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● **PLUMSTEAD R2 950 000** Web Ref No 2878017 • Beds 3 • Baths 4 • Garages 1 • Parking 1  
Kurt Wucherpfennig - 082 897 6130 - kurt@greeff.co.za

## Beauty in brick

Tastefully renovated in neutral tones, this beautifully renovated home offers a fully renovated bathroom for each of its three bedrooms. Chic granite tops with the open-plan kitchen and white-washed laminate floors complete the look, and easy indoor-outdoor flow is accomplished with undercover outdoor bar and entertainment area.



● **WYNBERG R2 750 000**  
Elegant renovated home

Delightful, renovated semi-detached cottage. Lounge area with unique fireplace and French doors leading to an outside area and to the back garden. A main bathroom located close to the dining room/kitchen area has maximum lighting created by aluminium stackback doors leading to the beautiful garden area, finished with brick paving.

Web Ref No 2704134 • Beds 2 • Baths 2 • Garages 1 • Parking 1  
Jordan Beya - 078 346 2995 - jordan@greeff.co.za



● **OTTERY R2 575 000**  
A show place

Double-storey home comprises four bedrooms and bathrooms, dining room, kitchen, bathroom and laundry room on the lower floor. On the upper level, a voluminous lounge and bathroom with unique features. In addition, a flatlet is situated on the property consisting of a lounge, kitchen and cosy bathroom.

Web Ref No 2832843 • Beds 5 • Baths 5 • Garages 2 • Parking 5  
Jordan Beya - 078 346 2995 - jordan@greeff.co.za



● **SOUTHFIELD R1 895 000**  
Warm and welcoming

Well-appointed semi-detached home with undeniable appeal. Tiled entrance hall leads to a bright living/dining room with feature window. Fully-fitted kitchen leads to a sunroom with adjacent laundry area and French doors out to patio and sparkling pool. Additional features include an entertainment patio, built-in braai area, single garage and carport.

Web Ref No 2736358 • Beds 3 • Baths 1,5 • Garages 1 • Parking 2  
Jordan Beya - 078 346 2995 - jordan@greeff.co.za



● **OTTERY R1 200 000**  
Easy on the eye

Three-bedroom home is located in the up-and-coming Turf Hall Estate, consisting of an open-plan lounge and kitchen. Laminated flooring covers the lounge area through to the bedrooms. All bedrooms include built-in cupboards. Full bathroom. A side door in the kitchen leads to the garage and back garden.

Web Ref No 2897118 • Beds 3 • Baths 1 • Garages 1 • Parking 2  
Jordan Beya - 078 346 2995 - jordan@greeff.co.za

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*Georgian classic,  
gorgeous views*



**ZWAANSWYK**  
**R23 900 000**

Web Ref No 2498256  
Beds 6  
Baths 6  
Garages 2

Double-storey home measuring approximately 600m<sup>2</sup> plus 70m<sup>2</sup> of garage and staff suite. High ceilings throughout, open-plan flow between kitchen, dining and living area - flowing out to a spacious covered patio overlooking a wonderful pool. An acre garden with fully automated irrigation from own borehole. Views of False Bay and mountains. Formal and second lounges with wood-burning fireplaces. Solid suspended poplar wood flooring, underfloor heating, staff suite, 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.

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

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## Beautiful farmhouse-style home, full of character

This gorgeous home will knock your socks off! Spacious fully fitted eat-in/live-in kitchen, open-plan to lounge plus formal lounge. Pretty north-facing undercover patio with drop-down blinds, creating another room. Well-established garden, sparkling pool and mountain views, perfect for the entertainer. Staff quarters and many more extras, including own water, solar heated geyser with gas geysers for backup, make this home so very special. Must be seen to be appreciated.

● **DENNENDAL R5 900 000** Web Ref No 2809313 • Beds 4 • Baths 2 • Garages 2 • Parking 2  
 Karen Little - 083 261 8849 - karen@greeff.co.za | Mandy Evans - 082 600 8846 - mandy@greeff.co.za



● **TOKAI R4 550 000**  
 Entertainers delight. Must view

Solid home with easy flow for entertaining inside and out, year round. Spacious, sunny dining area with built-in braai, plus second formal lounge. Separate Jacuzzi room. Impressive kitchen with built-in eating area. Parking for many cars, space for the boat and all the toys. Neat, low-maintenance garden, borehole, plus outside toilet.

Web Ref No 2868462 • Beds 4 • Baths 2 • Garages 2 • Parking 6  
 Karen Little - 083 261 8849 - karen@greeff.co.za  
 Mandy Evans - 082 600 8846 - mandy@greeff.co.za



● **KIRSTENHOF R3 225 000**

Home sweet home - bring granny

Quietly positioned in a cul-de-sac a perfect starter or scale-down home offering open-plan living with a lovely kitchen, good size lounge with doors to the pretty, low-maintenance garden. Third bedroom with its own entrance. Self-contained one-bed flat - income generator or work from home. Two secure parkings.

Web Ref No 2623544 • Beds 3 • Baths 2 • Garages 2  
 Karen Little - 083 261 8849 - karen@greeff.co.za  
 Mandy Evans - 082 600 8846 - mandy@greeff.co.za



● **KIRSTENHOF R2 800 000**  
 The perfect starter or scale-down home

Delightful property in the heart of Klein Wassenaar, with two newly renovated bathrooms. Open-plan, modern kitchen and lounge, with second reception braai room. Sparkling pool. Two generous garages and parking for two cars. Wellpoint with filtration system into house - off the municipal water grid. Walking distance to a family playground.

Web Ref No 2838046 • Beds 4 • Baths 2 • Garages 2 • Parking 2  
 Karen Little - 083 261 8849 - karen@greeff.co.za  
 Mandy Evans - 082 600 8846 - mandy@greeff.co.za



● **TOKAI R2 200 000**

Starters or settlers

Immaculate three-bed apartment with stunning views in sought-after Tokai Villas. Close to Food Lovers Market, beaches, Builders Warehouse and much more. One automated garage and one extra parking.

Web Ref No 2866507 • Beds 3 • Baths 2 • Garages 1 • Parking 1  
 Mandy Evans - 082 600 8846 - mandy@greeff.co.za  
 Karen Little - 083 261 8849 - karen@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 ESTATE R13 995 000** Web Ref No 2231403 • Beds 3 • Baths 3.5 • Garages 2 • Parking 2

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



● **NOORDHOEK R6 450 000**

### Position perfect!

North-facing and with beautiful views of the lake and the mountain. This home is in perfect condition. Featuring a spacious lounge with double-volume ceiling and a slow-combustion fireplace, a separate dining area leading to the state-of-the-art new kitchen and several amazing features. Move in and enjoy life on the lake.

Web Ref No 2768936 • Beds 3 • Baths 2 • Garages 2 • Parking 5

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



● **NOORDHOEK R5 695 000**

### Peace and tranquillity

Perfectly found in this sunny and secluded spot, this home is well-shaped to offer protection from south-easterly breezes whilst enjoying fabulous ocean and mountain views. This home includes three bedrooms, undercover veranda and pool, a fully fitted family bathroom as well as a full main en suite bathroom and double garage.

Web Ref No 2644910 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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### ● NOORDHOEK R6 950 000

#### Five star finishes

'Move-in-and-live' family home in beautiful Lake Michelle secure estate, on a waterway. North-facing, mountain views, lake views from the upstairs, areas. Lounge with slow-combustion wood-burning fireplace, large dining room open-plan to well-fitted kitchen with separate scullery and laundry. On the lower level is the master bedroom with full en suite bathroom, guest toilet and double garage with direct access. The living areas have sliding doors onto the garden and pool. Upper level with three bedrooms and full bathroom, large home office or 'man cave' with beautiful views. This is perfect family home with easy flow and in lovely condition.

Web Ref No 2819958 • Beds 3 • Baths 2 • Garages 2 • Parking 2  
Dale Gremels - 082 539 9393 - dale@greeff.co.za



### ● NOORDHOEK R6 490 000

#### Superb sea and mountain views

Elevated, classy, thatched home set up a panhandle driveway with gorgeous ocean views from the undercover wraparound veranda. The ground floor comprises an entrance hall, guest toilet, large open-plan dining room to kitchen with scullery and lounge with fireplace. On this level, also a large study/office and TV/family room. Lower level includes a guest suite, comprising bedroom and bathroom (shower/loo).

Web Ref No 2692163 • Beds 4 • Baths 3.5 • Garages 2  
Dale Gremels - 082 539 9393 - dale@greeff.co.za



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## *Must see mountainside home*

Luxurious finishes in this four-level home with 360-degree views. The first opens to a lounge/dining area, a sun room and braai area. This level also has a second lounge and top-of-the-range kitchen. The second level houses the bedroom area with three beautiful en suites, family room and balcony views. The third is home to a two-bedroom apartment with lounge/dining area and kitchen. The en suite bedroom is currently tenanted. A fourth level is incomplete but 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 | Russell Cape - 072 951 8466 - russell@greeff.co.za



## *Awaiting my new owner*

Enjoy contemporary living in a 24-hour secure estate in Klein Welgemeend. Features include an open-plan reception area and ceiling-high windows with enviable views. A striking entrance hall boasts feature lighting and guest cloakroom. Further up-to-the-minute features include WIFI access points, light dimmers, Caesarstone tops and Smeg appliances in the kitchen. Four bedrooms feature built-in cupboards, two of which are en suite. The main bedroom boasts a patio balcony and study/dressing room. The second bedroom also has an additional lounge.

● **LAKESIDE R6 495 000** Web Ref No 2785289 • Beds 4 • Baths 3.5 • Garages 2 • Parking 2

Heather Cape - 083 320 6302 - hmcape@greeff.co.za | Russell Cape - 072 951 8466 - russell@greeff.co.za

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### *Early 20th century Edwardian*

In the heart of St James there is a beautiful Edwardian home for the asking. This home is part of our heritage and would be a significant purchase for the discerning buyer. Picture perfect, it comprises three expansive bedrooms and three bathrooms with three reception rooms. All beautifully proportioned with high ceilings and original detailing. Large double garage, off-street parking and a large pool room, which has been utilised as a holiday let. Good-sized garden with a large deep pool. The home itself has grand views of the ocean. Put this package together and you have an enviable property.

● **ST JAMES R12 999 000** Web Ref No 2860927 • Beds 3 • Baths 3 • Garages 2

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



### *Beautiful and 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 R10 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@greeff.co.za

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## Modern home with a touch of cottage

Situated between mountain and sea in sought-after Kalk Bay, this property has a modern open-plan design with Oregon pine floors, leaded-light windows, high ceilings and a cast-iron wood-burning stove in the lounge. The modern kitchen has a gas hob, eye-level oven, dishwasher and washing machine points and granite counter tops. Easy flow through the dining and lounging spaces into the courtyard garden. The second floor houses private space with the main bedroom, walk-in closet and en suite bathroom. Walk out onto a large balcony for those morning coffees or sunset drinks to take in the glorious mountain and sea views.

● **KALK BAY R5 400 000** Web Ref No 2703155 • Beds 3 • Baths 2 • Garages 2 • Parking 1

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



● **FISH HOEK R2 995 000**

### Much-loved family home

Positioned on the lower mountain side, this neat, north-facing family home, is set in a well-established, walled garden, with a sun-splashed pool. A lavish lounge shares a fireplace with the warm family room, both opening to the wind-sheltered entertainment patio, formal dining room, kitchen and passage to bedrooms.

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

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



● **FISH HOEK R2 450 000**

### Retirement lifestyle

Spacious north-facing, in one of the most sought-after complexes and will suit anyone wanting to downsize or those looking for a lock-up-and-go. Generous lounge enjoys the afternoon sun. The single garage is accessible through the study/utility room which flows from the lounge. A small yard. Communal swimming pool and clubhouse.

Web Ref No 2743906 • Beds 2 • Baths 2 • Garages 1 • Parking 1

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



● **FISH HOEK R2 385 000**

### English cottage-style charm

This charming two-storey, warm family home boasts a lounge with bay window and fireplace. A dining room and separate kitchen, which opens to the walled back garden. Study and guest cloakroom. A newly paved stairway leads from the entrance hall to second floor and bedrooms.

Web Ref No 2741565 • Beds 3 • Baths 1.5 • Garages 1 • Parking 1

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



● **MUIZENBERG R2 200 000**

### Call this yours

Close to Muizenberg High School, beach and Surfer's Corner, this substantial home, complete with a one-bedroom flat with separate entrance, and stunning mountain views is priced to sell. Large lounge and dining room, spacious kitchen and covered entertainment area. Separate TV room/ study currently used as a bar entertainment area.

Web Ref No 2764455 • Beds 3 • Baths 3 • Parking 6

Heather Cape - 083 320 6302 - hmcape@greeff.co.za  
Russell Cape - 072 951 8466 - russell@greeff.co.za

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## Substantial lifestyle

Situated in one of the most idyllic, sought-after locations, this extraordinary north-east-positioned property comprises impressive aspects which complement an enviable seaside lifestyle. Offering open-plan living, generous accommodation and finished to an exceptional standard, with glass folding doors optimising natural light throughout. The entertainment room features a wine cellar, massage room/gym/ additional accommodation, shower bathroom and opens up to the deck and pool.

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

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



● **SIMONS TOWN R3 900 000**

### Delightful lock-and-go

Perched above Simons Town with breathtaking naval harbour and False Bay views. Double storey with lounge, dining room, spacious fitted kitchen and separate scullery. Lounge and dining room flow to the front veranda while two bedrooms upstairs lead to the viewing balcony. Spacious covered patio on the south side is sheltered and ideal for entertaining. Established enclosed garden.

Web Ref No 2805673 • Beds 3 • Baths 2.5 • Garages 1  
Tom Shenfield - 083 331 3988 - tom@greeff.co.za



● **SIMONS TOWN R2 100 000**

### Bay View Heights

Immaculate double-storey unit comprises open-plan lounge flowing to the delightful viewing balcony, dining room leads to the sheltered patio at the back and fitted kitchen. Upstairs three double bedrooms (MES) and two bathrooms. The third bedroom has been fitted out as an office. The back patio is ideal for entertaining. Alarm system, burglar bars and security gates.

Web Ref No 2800642 • Beds 3 • Baths 2 • Garages 1 • Parking 1  
Tom Shenfield - 083 331 3988 - tom@greeff.co.za

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## SELLING YOUR HOME: SHOULD YOU GRANT LENIENCY TO THE BUYER TO MEET DEADLINES?

There's no law prohibiting one party in an agreement to grant some leniency to the other party in complying with the terms of their agreement. Imagine you sell your interest in a close corporation (with your residential home as the corporation's sole asset) to P and making the agreement subject to a suspensive condition that P must obtain confirmation of loan approval by a certain date. But a few days before the due date for the loan approval, P tells you that he needs more time and, in contemplation of helping along the transaction, you agree orally that he can have another 30 days.

Without warning, P changes tack and, before expiry of the additional 30 days, walks away from the agreement. He states that he was entitled to do so because the suspensive condition was not met as he could not get financing within the initial period agreed to. You argue that he has no right to do so, as the period in which to obtain financing was extended.

The scenario above is similar to the facts in the matter of *Dreyer v Lubbe*. Upholding P's argument, the Western Cape High Court noted that the written agreement between the parties had a clause stating that no variation of any terms of

the agreement would be valid unless reduced to writing and signed by the parties. (This is often referred to as a 'non variation' clause and is commonly included in agreements.) As such, the oral variation of a material term was invalid. Therefor the deadline stipulated in the suspensive condition had to be met in the period initially stated, failing which, the agreement lapsed in its entirety when P failed to get loan approval by the date stipulated.

The judgment highlights the requirement that where parties seek to grant leniency or amend terms of an agreement, they must be careful to do so within the confines of their agreement. In this instance, if they had agreed to the extension and recorded this in writing, in a document signed by both, the extension would have been valid and P would have had to do whatever was reasonably required to obtain the financing.

Agreements have many particularities and potential pitfalls. Have an expert property attorney on your side to make sure your transaction runs smoothly all the way.

Contact us at [info@stbb.co.za](mailto:info@stbb.co.za)

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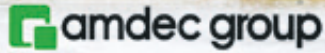
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## *Spectacular beach position*



●  
**KOMMETJIE**  
**R16 995 000**

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

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.

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

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*Luxury thatched  
beach splendour*



**KOMMETJIE**  
**R7 975 000**

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

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.

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

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### *Fantastic sea views & location*

A stone's throw away from the beach, this thatched home offers old world charm with space for the extended family. Large, tiled open-plan dining room, lounge and family room with indoor braai flows easily to the patio and outdoor garden. The kitchen has ample wooden cupboard space and is large enough for family meals and has a separate scullery and laundry. The upstairs main bedroom is "fit for royalty" with outstanding views, a full en suite bathroom, dressing room and access to the wraparound Balau decked balcony. Special features include PVC window and door frames for coastal endurance.

● **KOMMETJIE R7 250 000** Web Ref No 2601255 • Beds 6 • Baths 5 • Garages 2 • Parking 2  
Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



### *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.

● **KOMMETJIE R6 750 000** Web Ref No 2473232 • Beds 3 • Baths 3  
Willi Schalk - 072 211 1753 willi@villagehomes.co.za

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SOLD



### Perfectly located with views

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

● **KOMETJIE R4 200 000** Web Ref No 2581862 • Beds 4 • Baths 4 • Garages 2 • Parking 2  
Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



### ● **CAPRI R1 850 000** Charming cottage

Situated in a quiet cul-de-sac, private and secure. Beautiful two-bed cottage remodelled to perfection. All the work has been done for you. A great open-floor plan with good flow, living room leading onto a wooden deck with sea views.

Web Ref No 2770451 • Beds 2 • Baths 2 • Garages 2  
Tracy Munnik - 082 412 8401 - tracy@greeff.co.za



### ● **CAPRI R1 725 000** Large level plot with endless possibilities

Enjoy stunning sea views from this plot with huge potential. Possible to sub-divide. 2 543m<sup>2</sup>.

Web Ref No 2635572 • Beds 2 • Baths 1  
Tracy Munnik - 082 412 8401 - tracy@greeff.co.za

### ● **CAPE CAPRI ESTATE, CAPRI** From R1 885 000 incl VAT, no transfer duty

Web Ref No ND2

Set on 5.6 hectares in a magnificent valley with mountain views, Cape Capri Estate will offer residents a safe and secure village lifestyle. Perfectly located within a few minutes' drive from beaches, numerous schools and False Bay Hospital.

Features include:

- Gated estate with 24-hour manned security.
- Erf sizes ranging from 440m<sup>2</sup> to 480m<sup>2</sup>.
- Cape vernacular architectural references and contemporary finishes.
- Gas hobs, solar geysers and energy-saving lighting.
- Landscaped private space with indigenous flora.





● **KLEIN SLANGKOP R9 500 000**

**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.

Web Ref No 2472706 • Beds 3 • Baths 3 • Garages 2  
Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



● **IMHOFF'S GIFT R6 500 000**

**Overlooking the lake**

An exceptional property on two erven in a secure lifestyle estate, overlooking the lake, the Reserve and Table Mountain range. Perfectly designed for family living, additional guests and the love of the outdoors, with living areas and master bedroom all opening out to the Balau deck and pool. Two guest suites plus domestic quarters make it an ideal family or entertainment home.

Web Ref No 2571349 • Beds 5 • Baths 5 • Parking 2  
Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



● **IMHOFF'S GIFT R4 650 000**

**Exceptional home with lake and sea views**

Designed for family living, spacious, sunny lounge leads to a Balau deck and pool. Landscaped garden with automated well and a pond. Spacious kitchen and dining room plus a mezzanine family room with views. Separate guest or income-generating cottage with living area opening to a patio, kitchen with newly fitted appliances, a loft bedroom with views and a lovely bathroom.

Web Ref No 2824847 • Beds 4 • Baths 3 • Parking 2  
Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



● **IMHOFF'S GIFT R4 450 000**

**Exceptional home with lake and mountain views**

Work from home and enjoy views from your pool deck. Open-plan kitchen boasts bamboo counter tops, a separate scullery/pantry/laundry room, flows to dining/living room, opens to the covered entertainment area. A pizza oven, outside shower and toilet, garden with wellpoint and a sunken trampoline are a few of the features. Great family home.

Web Ref No 2750234 • Beds 5 • Baths 2.5 • Garages 2 • Parking 2  
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● **BLUEWATER ESTATE R3 995 000**

**Spacious, secure double storey**

Two upstairs en suite bedrooms open to a large covered deck with spectacular views of ocean, lake and mountain range. All living areas - kitchen, lounge/dining area and bar, enjoy direct access to the glass-enclosed indoor braai room, with frameless, glass stacking doors, flowing to the outside entertainment area with a salt-chlorinated pool. **BONUS:** self-contained, two-level, income-generating flat.

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**

**Modern, secure family home**

Modern family home perfectly positioned on a corner plot in secure Bluewater Estate, with views across Wildevoel Vlei to the sea and mountains. Offering three bedrooms (main en suite), two bathrooms, designer kitchen, open-plan living area with good flow to wind-protected, covered entertainment area. A double garage with direct access and large garden complete this desirable home.

Web Ref No 2665252 • Beds 3 • Baths 2 • Garages 2 • Parking 2  
Willi Schalk 072 211 1753 willi@villagehomes.co.za



● **KLEIN SLANGKOP R3 000 000**

**Magnificent views - natural setting**

This large 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. 24-Hour gated access private estate. Low Levies. Building guidelines apply.

Web Ref No 2584160

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

● **THE AVIARY, IMHOFF'S GIFT, KOMMETJIE  
R2 699 480 incl VAT, no transfer duty**



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.

Web Ref No ND27

**developments@greeff.co.za**  
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## *Surrounded by nature with spectacular views*

Live in a spectacular setting, bordering Scarborough coastline, in this majestic and naturally attractive abode. Surrounded by a magical indigenous garden complete with fynbos rockery and a hand-crafted salt-water pool. Four expansive bedrooms with the master bedroom opening up onto a wooden veranda with breathtaking views. Wooden and screed flooring throughout, lends an organic yet contemporary feel. The expansive, open-plan kitchen boasts polished concrete counter tops, a gas hob and flows smoothly into a roomy dining area. The corner plot is almost double in volume. Paradise just waiting for you to make it your own.

● **SCARBOROUGH/MISTY CLIFFS R5 800 000** Web Ref No 2732512 • Beds 4 • Baths 3.5 • Parking 5  
Amy Burton - 082 795 3790 - amy@villagehomes.co.za | Jansen Myburgh - 076 572 2406 - jansen@villagehomes.co.za



## *Expansive views and outdoor living in pristine condition*

This warm and sunny, move-in ready home on a larger than average plot, maximises views of the ocean, mountains, and nature reserve, with the living area and tasteful kitchen being upstairs. Beautifully maintained, with a large indigenous garden, the idyllic, quiet Scarborough environment can be enjoyed from either the upstairs balcony, or the two downstairs outdoor living spaces - one of which is undercover, and the other of which has a pool surrounded by a Balau deck, plus a gazebo with built-in seating area. The beach is also just a short stroll past the nature reserve.

● **SCARBOROUGH/MISTY CLIFFS R4 250 000** Web Ref No 2584290 • Beds 3 • Baths 2.5 • Garages 1  
Amy Burton - 082 795 3790 - amy@villagehomes.co.za | Jansen Myburgh - 076 572 2406 - jansen@villagehomes.co.za



## *A spectacular piece of heaven awaits!*

This absolutely magnificent slice of land is situated in a quiet cul-de-sac, overlooking the beautiful bay of Misty Cliffs, and bordered by lush and densely fynbos-encrusted mountains. An actual piece of paradise, the stand itself comprises a substantial 782m<sup>2</sup> and offers the potential owner endless sea and mountain views across the sublime Misty Cliffs and Scarborough coastline. It comes complete with approved plans for a truly magnificent house, which will take advantage of the surrounding beauty and 360 degree views.

● **SCARBOROUGH/MISTY CLIFFS R3 500 000** Web Ref No 2844502 • Beds 3 • Baths 2.5 • Garages 1  
Amy Burton - 082 795 3790 - amy@villagehomes.co.za | Jansen Myburgh - 076 572 2406 - jansen@villagehomes.co.za

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## *Industrial chic with characterful edge*

Set on 2 000m<sup>2</sup> of lush mature garden, this home is filled with innumerable unique and special features, spacious bedrooms – all en suite, large living rooms, wooden floors, plus private entertainment courtyard with pool, two garages and great security.

● **HOUT BAY R6 995 000** Web Ref No 2868352 • Beds 3 • Baths 4 • Garages 2

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

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## *Fabulous new seaview find*

This beautiful home set in an elevated, quiet and protected cul-de-sac captures sea views, wonderful north sun and vistas up to the back of the Twelve Apostles. The property boasts comfortable, relaxed living on two levels with more formal living downstairs.

● **HOUT BAY R5 850 000** Web Ref No 2782957 • Beds 3 • Baths 2 • Garages 2 • Study  
Glenda Woods - 082 853 4070 - glendaw@greeff.co.za



## *Out of Africa*

Thatched home with oodles of character and charm. Located in popular Kronenzicht at the end of a quiet cul de sac. Magnificent valley and mountain views. This home is ideal for those who like something different and love being surrounded by nature.

● **HOUT BAY R4 950 000** Web Ref No 2620097 • Beds 3 • Baths 2 • Garages 2  
Meryl Butt - 084 922 1016 - meryl@greeff.co.za

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## *A real gem*

Immaculate and newly renovated. Beautifully presented detached townhouse in popular and sought-after security complex. Private garden with lovely mountain views. Open-plan living with lounge flowing onto patio. Fireplace for those cold winter nights. Wonderful kitchen in which to exercise your culinary skills. Enjoy the easy living this home offers.

● **HOUT BAY R4 500 000** Web Ref No 2841806 • Beds 3 • Baths 2 • Garages 2  
Meryl Butt - 084 922 1016 - meryl@greeff.co.za



## *Easy living stylish residence*

Move in and enjoy easy, secure living with great mountain views in the popular Villa Di Legno estate, boasting 24-hour manned security. This bespoke townhouse offers all the necessary modern-day conveniences you need for a comfortable lock-up-and-go lifestyle.

● **HOUT BAY R4 350 000** Web Ref No 2733011 • Beds 3 • Baths 3 • Garages 2  
Lindsay Goodman - 082 638 1758 - lindsay@greeff.co.za



## *Sea and mountain views*

North-facing, sunny, light and bright apartment boasting two spacious bedrooms en suite and generous sized living areas. One designated parking plus 24-hour security at the complex.

● **HOUT BAY R1 400 000** Web Ref No 2891147 • Beds 2 • Baths 2 • Parking 1  
Friedel McLachlan - 0823209473 - friedel@greeff.co.za

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● **HOUT BAY R2 100 000**

**Spacious ground-floor garden apartment**

Lovely unit in the heart of Beach Estate. Living area displays a sense of warmth and has a door opening onto exclusive enclosed garden in which to sit and enjoy the sun. Large kitchen with eat-in counter. Within walking distance to MyCiti bus route, shops, restaurants and beach.

Web Ref No 2852914 • Beds 2 • Baths 1 • Parking 1  
Meryl Butt - 084 922 1016 - meryl@greeff.co.za



● **HOUT BAY R1 850 000**

**Spacious apartment with glorious views**

Bright open-plan spaces leading to a generous balcony and offering two bedrooms - one upstairs with en suite bathroom and the other downstairs with a full adjacent bathroom. Secure parking bay and big storage room and very near a MyCiti bus stop, this is the perfect pad for all seasons.

Web Ref No 2703301 • Beds 2 • Baths 2 • Parking 1  
Jennifer Cluver - 082 871 9323 - jennifer@greeff.co.za



● **BLOUBERGSTRAND R13 950 000**

**Investment opportunity**

Recently renovated, this well-designed home lends itself to dual living, Airbnb, or simply for a large family. Featuring en suite bedrooms on multiple levels, each level has its own lounge and bar area, with exquisite views of the ocean, Table Mountain or overlooking the pool. The penthouse suite upstairs is a fully self-contained flat complete with own modern kitchen.

Web Ref No 2769600 • Beds 7 • Baths 8 • Garages 2 • Parking 6  
Carin Rolstone 082 254 6144 carin@greeff.co.za  
Sulamiet Dreyer 083 244 9997 sulamiet@greeff.co.za



● **WEST BEACH R4 750 000**

**Immaculate family home**

Low-maintenance family home with spacious open-plan entertainment areas, a study, utility room, pool, plus two double garages! There are approved plans for a 100m<sup>2</sup> two-bedroom granny-flat on this spacious stand. Top-class finishes, renovations and excellent security. An ideal lock-up-and-go holiday home. Spacious entrance hall leads into open-plan lounge, modern kitchen with scullery and dining room opening to a braai room.

Web Ref No 2673675 • Beds 4 • Baths 3.5 • Garages 4 • Parking 4  
Carin Rolstone 082 254 6144 carin@greeff.co.za  
Sulamiet Dreyer 083 244 9997 sulamiet@greeff.co.za

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### ● WEST BEACH R4 600 000

#### Immaculate beauty in the heart of West Beach

A family home in a quiet road. Perfect and immaculate in every way! Featuring a massive main suite upstairs with own enclosed balcony, spacious enough for a private lounge or study. A solar-heated pool, fire-places, low-maintenance garden, spacious double garage, water filtration system, parking for four vehicles and top-of-the-range security completes this striking family home.

Web Ref No 2760496 • Beds 4 • Baths 2 • Garages 2 • Parking 4

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



### ● WEST BEACH R3 495 000

#### Low-maintenance home with flatlet

Double-storey home boasts a 37m<sup>2</sup> flatlet with separate entrance, which could be an income-generator or office space. Upstairs features three spacious bedrooms, two bathrooms and a pyjama lounge. Downstairs offers a guest cloak room, kitchen, braai room, dining area and lounge. Double garage with storage space. Two driveways provide ample visitors' parking.

Web Ref No 2755920 • Beds 3 • Baths 3 • Garages 2

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



### ● PARKLANDS R3 295 000

#### Tuscan villa offering dual living

Incredible double-storey villa situated on a large corner stand. Grand entrance hall, guest cloak room, modern kitchen, dining room, braai room and private lounge. Upstairs features a cinema lounge with balcony, study, three bedrooms and two bathrooms. The double-storey flatlet offers a spacious lounge/dining/kitchen, bathroom, and upstairs bedroom. Double garage and secure parking. Conveniently situated opposite Blouberg International school.

Web Ref No 2802937 • Beds 4 • Baths 3 • Garages 2

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



### ● PARKLANDS NORTH R2 995 000

#### Excellent value in Parklands North

Double-storey home with spacious open-plan living downstairs. Sliding doors open onto the pool and covered braai area. Guest cloak room, modern kitchen with separate laundry/scullery and direct access into a tiled double garage with single tandem garage. Upstairs, four air-conditioned bedrooms, two en suite bathrooms plus family bathroom. Study boasts a small balcony with beautiful views. Fully walled - excellent security.

Web Ref No 2730236 • Beds 4 • Baths 3 • Garages 3

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

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● **PARKLANDS NORTH R2 795 000**

**Exceptional multi-functional home**

Modern home exceptionally well designed for a home office, with a clear separation between office and home. Spacious study and small lounge or meeting room. Bedrooms and open-plan areas open onto a spacious covered patio with built-in braai. Excellent security. Situated in a quiet established crescent in Parklands North, close to the Virgin Active Gym and other amenities.

Web Ref No 2749523 • Beds 3 • Baths 2 • Garages 2

Carin Rolstone 082 254 6144 [carin@greeff.co.za](mailto:carin@greeff.co.za)  
Sulamiet Dreyer 083 244 9997 [sulamiet@greeff.co.za](mailto:sulamiet@greeff.co.za)



● **BLOUBERG R2 699 000**

**One block from the beachfront in Blouberg**

Located in a small complex in Coral Road, this tastefully renovated unit is the ideal holiday lock-up-and-go. Furniture can be purchased separately, and you're ready for short-term rentals or Airbnb. Upstairs, three bedrooms and two bathrooms, and downstairs, a modern kitchen, dining room, lounge with door to large entertainment patio, guest cloak room, and direct access into the single garage.

Web Ref No 2826209 • Beds 3 • Baths 2 • Garages 1

Carin Rolstone 082 254 6144 [carin@greeff.co.za](mailto:carin@greeff.co.za)  
Sulamiet Dreyer 083 244 9997 [sulamiet@greeff.co.za](mailto:sulamiet@greeff.co.za)



● **PARKLANDS NORTH R2 650 000**

**Modern family home on large corner stand**

A home offering spacious open-plan living with great flow into dining and braai areas. Double-volume ceilings add to the spacious feeling of the lounge. Modern kitchen with direct access into the double garage. Excellent security, and space galore on this stand to extend or add a swimming pool.

Web Ref No 2848993 • Beds 3 • Baths 2 • Garages 2

Carin Rolstone 082 254 6144 [carin@greeff.co.za](mailto:carin@greeff.co.za)



● **BLOUBERG R2 250 000**

**Superb duplex in small complex**

This unit is one of four with resident owners in neat secure complex situated 425m from the beach and walking distance to Blouberg's Marine Circle. Pet friendly. The unit is in mint condition, designed to provide compact yet comfortable living. Perfect for scaling down or starting out. An excellent opportunity to invest in property close to the beach and amenities.

Web Ref No 2847723 • Beds 3 • Baths 1.5 • Garages 1

Carin Rolstone 082 254 6144 [carin@greeff.co.za](mailto:carin@greeff.co.za)  
Sulamiet Dreyer 083 244 9997 [sulamiet@greeff.co.za](mailto:sulamiet@greeff.co.za)

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● **KLAASVOOGDS R6 100 000**

**4.3 Hectare Klaasvoogds Guest Farm**

This picturesque olive farm is tucked down an olive tree-lined driveway in the popular valley of Klaasvoogds, where mountain views rule supreme. The smallholding offers ample accommodation options, including a main Victorian farmhouse, four guest cottages and an historic barn.

Web Ref No 2859662 • Beds 5 • Baths 4

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



● **ROBERTSON R4 300 000**

**Keurkloof Smallholding**

This historic 1906 farmhouse, with its wraparound colonial patio, was once a school and has since been converted into a beautiful home. Set on 6 200m<sup>2</sup>, the property is deep in a mountain kloof and offers unparalleled views of the Langeberg Mountains.

Web Ref No 2853227 • Beds 4 • Baths 3 • Garages 2 • Parking 6

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



● **MCGREGOR R2 700 000**

**Wilderness Farm**

This breathtakingly beautiful 177 hectare farm is only 15km from the quaint country village of McGregor. With a steep mountainous backdrop to the south and layered, distant valley and mountain views to the north, this farm will instantly put you in relax mode. Build your dream off-grid, retreat and escape the city life.

Web Ref No 2846498

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



● **KLAASVOOGDS R1 800 000**

**Klaasvoogds Smallholding**

Set in one of the most sought-after and beautiful valley's in the Western Cape, this 2.2 hectare smallholding offers the ultimate location upon which to build your dream getaway cottage or state-of-the-art home. The property boasts olive groves and a small dam with water rights.

Web Ref No 2808200

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

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● **MCGREGOR R3 400 000**

**Charming country home**

This prime-positioned home offers so much – set back on a 2 747m<sup>2</sup> stand, on the edge of the Krans Nature Reserve, it is a haven of privacy and tranquility. Three bedrooms and two bathrooms, with a separate studio room and separate entrance cottage for overflow guests or weekend rental. Beautiful, established, indigenous garden and pool.

Web Ref No 2620028 • Beds 4 • Baths 3 • Parking 3  
Carrick Campbell - 071 502 3517 - carrick@greeff.co.za



● **ROBERTSON R2 195 000**

**Roodevilla's Estate**

This spacious modern home with large, open-plan living area, flows onto a lovely patio with a built-in braai. Situated in a popular security estate on the outskirts of Robertson, with beautiful mountain views. Close to amenities, park and mountain bike cycling track.

Web Ref No 2861835 • Beds 3 • Baths 2 • Garages 2 • Parking 2  
Carmen du Toit - 081 812 0878 - carmen@greeff.co.za



● **MCGREGOR R1 795 000**

**Little country bolthole**

This stylish lock-up-and-go weekend cottage with private back garden is located in Voortrekker Road. The property is well maintained and is ideal for a weekend retreat in the country or a cosy permanent home.

Web Ref No 2675198 • Beds 2 • Baths 1.5 • Parking 1  
Carrick Campbell - 071 502 3517 - carrick@greeff.co.za



● **SILWERSTRAND ESTATE R1 550 000**

**Perfect little dream**

This three-bedroom townhouse on Silwerstrand Golf Estate has uninterrupted mountain and fairway views and is the ideal holiday lock-up-and-go. An excellent investment property with short-term rental possibilities.

Web Ref No 2797765 • Beds 3 • Baths 2 • Garages 1 • Parking 1  
Aimee Campbell - 072 693 4052 - aimee@greeff.co.za

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### *Expansive home with views*

This lovely home in a well-maintained security estate and built on a corner plot, offers panoramic sea and mountain views with underfloor heating throughout selected areas. The top level has an open-plan entertainment area. Stacker doors open onto the pool and wide, covered balcony. Further features include a well-equipped kitchen, undercover external laundry area and additional downstairs en suite bedroom. The main bedroom has an en suite bathroom, air-conditioning and balcony. Further bedrooms include built-in cupboards. The family bathroom services the two bedrooms.

● **SOMERSET WEST R4 700 000** Web Ref No 2871903 • Beds 4 • Baths 3 • Garages 2 • Parking 2

Loretta Diab - 082 416 6982 - loretta@greeff.co.za | Donne Jacobs - 084 448 4446 - donne@greeff.co.za



### *Charming dual-living home*

Upon entering, you are met with old-world charm and warmth. The home is well-positioned with a front and back garden. Features include an open-plan lounge and dining room with pine flooring and a wood-burning fireplace. Adjacent is a large family kitchen and study area. Three well-proportioned bedrooms have built-in cupboards and carpets. In addition, a flat is separated by a courtyard – perfect for Airbnb. Additional features: double automated garage, Wendy house, drying yard, burglar bars, 2 x 300-litre solar geysers.

● **HELDERVUE R3 590 000** Web Ref No 2776528 • Beds 4 • Baths 3 • Garages 2 • Parking 2

Loretta Diab - 082 416 6982 - loretta@greeff.co.za | Donne Jacobs - 084 448 4446 - donne@greeff.co.za

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# CREATING SHARED VALUE IN SOUTH AFRICA

CAN WE MAKE CAPITALISM MORE BENEFICIAL TO MORE PEOPLE IN SOUTH AFRICA? TIM HUGHES DISCUSSES THE CHALLENGES AND OFFERS A FEW INSIGHTS.

BY TIM HUGHES, DIRECTOR OF CORPORATE AFFAIRS AT WARWICK WEALTH

Capitalism is the worst form of economy, except for all the others. This may have been how Sir Winston Churchill would have captured the myriad challenges facing most social market economies, including that of South Africa. The dilemma we face is that, while capitalism is being scrutinised, blamed and criticised more robustly than at any time since the global financial crisis, the alternative models: socialism, communism, full-blown nationalism or a purely libertarian economic system, all seem to work less well.

While resurgent communists seek full-blown state ownership of the economy, socialists hanker after some never-has-been idyllic, egalitarian worker-led economy, while those on the right of the spectrum seem equally committed to defying Einstein by turning back time, to an exclusive and mythical land of milk and honey. Perhaps the real challenge lies in making capitalism more beneficial for more people in our country. But in order to even begin to achieve this, we may have to reconsider our conventional models and understanding of the roles and indeed rules of business generally and companies more specifically.

Corporate social responsibility under capitalism can be traced at least to the early 17th century with the Quakers' refusal to accept slavery as a form of human capital. Since then, CSR has developed its own codes, its own practices, its own metrics and indeed its own politics! Yet the fundamental conceptual problem with CSR lies in the fact that it is not intrinsic to business, but rather is often an additional or external activity, not fundamentally

linked to the business that funds it. This externalisation of CSR means that companies' commitment to, and relationship with CSR is contingent and often dependent on a host of factors, central to which is company profit. The convention of setting CSR spend at 1% of profit may seem at once generous or miserly, but whatever one's viewpoint, CSR spend equates to the margin of company profit. This may read as axiomatic and obvious, but such thinking is old thinking and arguably less-effective than the new thinking captured in the concept of creating shared value (CSV). CSV seeks to link economic progress with social development. Within the CSV paradigm, there is no trade-off between business competitiveness, growth, and profits, while doing so in a manner that adds value to suppliers, communities and indeed the broader environment.

CSV is not charity, nor is it a social responsibility of companies, rather it is a better way of doing business that ensures that the value chain generates more benefits for all those involved. CSV is not about giving away money, or diverting profits, or giving to charitable causes, but is rather a way of business becoming more aware of how to do business in a way that is sustainable and that ensures the pool of wealth is broadened and deepened. So how can CSV be achieved?

Three core pillars lie at the foundation of CSV. The first pillar requires a rethink of a company's products and markets to focus more on meeting social societal needs. For example, in the food sector, while historically the marketing thrust of processed food has been on flavour, taste, size and visual appeal, this has



led manufactures into a 'self-made' cul-de-sac of blame for obesity, hypertension and other non-communicable diseases. A greater focus on, research into and marketing of tasty and nutritious products leading to healthier customers consuming good food for longer, makes economic, business and social sense. Thereby shared value is created. The second area requiring rethinking is that of value chains. This means not only investing in more energy-efficient and environmentally sound procurement practices, but importantly, investing in communities involved in the value chain, such as small scale farmers, SMMEs and communities integral to the value chain. Ethically sourced coffee is one such example of CSV. The third pillar is linked to the second, and that is for businesses to cluster their operations in such a way as to train, attract and retain skills and suppliers in their local economic environment. This clustering of the value chain within local economic communities can generate greater sustainability, local economic development, security, loyalty and enhance the overall quality of company and product, which, in turn, leads to sustainable company value.

It's time we took a good look at creating more shared value in South Africa. ■



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