

OUT

ISSUE 41

LOOK

CAPE PROPERTY & LIFESTYLE



Over 180 fine Cape properties for sale – view our leafy suburbs, coastal, city and winelands collections.
NEW! Invest in a hospitality property • Fresh and delicious – vegetarian festive fare!

YOUR COMPLIMENTARY ISSUE

GREEFF

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Where it counts

Greeff Christie's International Real Estate is proud to have been selected as an Award winner for Real Estate Marketing in South Africa for the International Property Awards.



If you are thinking of selling and would like your property to be marketed with the same level of service excellence, please do not hesitate to contact any one of our area specialists.



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AWARDS**
REAL ESTATE

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Greeff Properties

2018-2019

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CHRISTIE'S
INTERNATIONAL REAL ESTATE

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EMBRACING THE FUTURE WITH TIMELESS VALUES

BY
MIKE GREEFF

CEO GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE

As 2018 draws to a close, and we take stock of the changes and challenges faced by our industry, we are, more than ever, determined to continue putting into practice our core values. We believe in building lasting relationships and always acting with respect, personal discipline, focus, honesty and integrity.

Greeff specialises in selling property in the Western Cape, and we will continue to grow in this sector, with our qualified and highly trained agents delivering exceptional service and expertise.

In July, I attended the Inman Connect conference in San Francisco – a global event, which saw over 4 000 real estate agents, leaders, CEO's and tech entrepreneurs gather to forge new relationships, explore the latest technology and embrace all the leverage our industry has to offer. More than anything, the trip highlighted to me the need to have superior customer relationship management systems not only to support our agents, but also to deliver outstanding and unmatched service.

With technology at the forefront of society, the real estate sector is not exempt from the steady march of progress and traditional methods of operation run the risk of becoming obsolete. Fortunately, there

is a way to ease the transition and find a symbiosis between the traditional real estate agent's practices and the new wave of data-driven software. To this end, Greeff has embraced the future by choosing to digitally upskill its agents, but with the client's needs at the forefront. In this way, we will offer our clients a more holistic and involved real estate experience.

Greeff, through HubSpot – listed on the New York Stock Exchange – has leveraged world-class communication software in an effort to merge the established values of the past with the technology of the future, and most importantly provide the client with a seamless customer experience. With a reach in over 100 countries, HubSpot has become the tool of choice for industry professionals, with tools on marketing and sales to finetune the means by which we communicate. This personal and people-driven approach is the marriage of cutting-edge, data-driven technology and the traditional, solid values which put people first.

It's interesting to note that United States online real estate company Compass has recently acquired several real estate brokerages in the US – including Conlon Christie's International Real Estate – a fellow affiliate of ours. This move is a strong indicator that while a completely online experience is offered in the hope of providing convenience to a client, the human element remains critical to success. A technological approach, however advanced and effective it may be, is still in need of the influence of a powerful brand, such as Christie's and more pertinently, the expertise and negotiating skills ingrained in the agents themselves.

In terms of media, people still enjoy print – this is evident through statistics released in the Weekend Argus revealing over one million monthly print readers. Therefore, I don't believe this is the time to completely stop print. We see a healthy appetite for print communication, not only in our weekly supplements, but also with clients requesting the OUTLOOK Magazine in hard copy. (There is also an eco-friendly version of the magazine online). We believe print still plays an important role in our business and for the foreseeable future, we will therefore continue to support the need for both digital and print communication.

Greeff has been fortunate to have had a successful year despite varying market conditions. Our results show our market share improved this year, thanks to the top selling prices and significant sales achieved in all areas of our operation. Just one example of many was a home sold by our Constantia Upper team for the highest price ever in the area.

I would like to thank all staff, agents and clients for their support as we continue to strive to provide excellent service.

I wish you all a wonderful festive season, as we then look forward to the National Elections. I am confident they will be well run and our great country will continue to prosper. ■



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WE'VE GONE DIGITAL!
View this issue of OUTLOOK - the Greeff Magazine, as well as past issues, on your computer, smart phone or tablet from anywhere. Visit this address:
greeffmagazine.borndigitalmedia.com



SIGNATURE PROPERTIES



*Spectacular Cape Dutch villa with
contemporary interior*



● **CONSTANTIA UPPER**
R24 000 000

Web Ref No 3050435
Beds 6
Baths 6
Garages 2

This truly elegant Cape Dutch villa of exceptional style, proportions and position is maintained to a very high standard boasting magnificent mountain and vineyard views, appealing to both local and international buyers. Located on the foothills of the Constantiaberg, designed for total relaxation, this pristine and versatile home is great for indoor/outdoor living and enjoys an impressive park-like garden with a designer pool and natural pond. The architecture, landscaping and contemporary interior design are seamlessly fused together with style and finesse. Showcasing open-rafter and elegant block-panelled ceilings, open-flow receptions rooms, modern kitchen and six luxurious en suite bedrooms. Within close proximity to some of the country's most celebrated wine estates; Klein Constantia, Groot Constantia and Buitenverwagting, golf courses, top tier schools, shopping centres and a selection of world-class restaurants.

SIGNATURE PROPERTIES

*Beyond excellence*● **CONSTANTIA UPPER****R29 500 000**

Web Ref No 3088127

Beds 3

Baths 4

Garages 2

Offering comfort and exclusivity seldom found, this stunning home is perfect for memorable entertaining. Rare and desirable, this beautifully appointed, true north-facing abode, with sweeping mountain views, is set on a wind-free 1 906m² of lush, landscaped, formal gardens and manicured lawns in the heart of Constantia. Showcasing exquisite features and high-quality interior finishes throughout, the property offers an exceptional lifestyle, which provides stylish indoor/outdoor living, perfect for entertaining. Interleaving spaces link the chef's open-plan kitchen to spacious living areas fronted by stack-back doors onto the expansive all-seasons veranda. Glass stack-back doors open to the magnificent borehole-watered garden, with classic designed pool and paved outdoor sitting areas and a French-inspired herb garden. Highlights are the high ceilings, stonewall features, lime-washed exposed brickwork, bespoke custom-designed carpentry and oak wood flooring.

SIGNATURE PROPERTIES



Step straight onto the beach!



● **NOORDHOEK**
R32 000 000

Web Ref No 2990119
Beds 5
Baths 5.5
Parking 1

This ultra-modern, sophisticated home overlooks the entire stretch of Noordhoek's iconic Long Beach, with private access right onto the sand. The main home, with American oak flooring, centres around large open-planned living areas. The biggest drawcard is the seamless flow out onto the sea-facing deck with pool and sunken fire-pit. All bedrooms face the ocean and are air-conditioned and en suite with heated towel rails.

SIGNATURE PROPERTIES



A piece of heaven!



● **SOMERSET WEST**

R18 990 000

Web Ref No 2880626

Beds 5

Baths 5

Garages 4

If it's peace, privacy and perfection you're after, then this is the home for you and your family. With 1 100m² under roof and extraordinary views of the Simonsberg Mountain, this well-loved home has everything one could wish for. To mention a few - the landscaped garden with its man-made dam for the keen fisherman, the fountain, underfloor heating and the surround sound to the very spacious bedrooms with their en suites and balconies. Two spacious guests suites off the house can be used for business associates or extended family visits. The north-facing covered patio offers a clear view of the Paarl Monument. Storage rooms aplenty! Walk-in cold room and the super-large scullery/laundry area. Summer and winters are enjoyed in this home. Summer fun on the dam...winter with the underfloor heating and fireplaces.

SIGNATURE PROPERTIES



*Crème de la crème in
premier Silverhurst Estate*

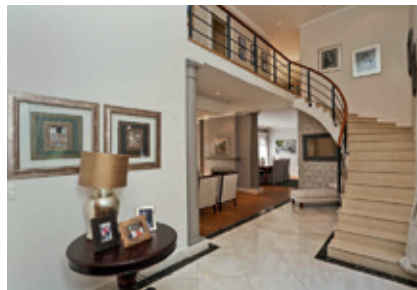
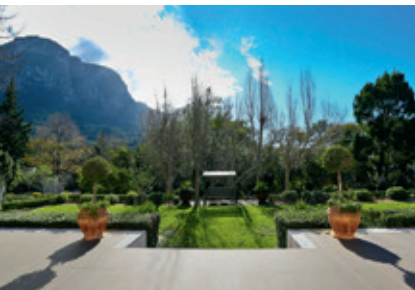


● **CONSTANTIA UPPER**
POA

Web Ref No 2839984
Beds 5
Baths 5
Garages 5
Parking 3
Garden Cottage

Set on 4 000m² of luxurious rolling lawns with fountain features, this magnificent 2 000m² villa is built to exacting standards of taste and quality. The exquisite residence is enhanced by a meticulously landscaped garden, boasting colourful bougainvillea, tall Cypress trees, topiary, water features, cobbled pathways and latticed vines garlanding the walls. 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 Silverhurst Estate in close proximity to some of the country's celebrated wine estates, top tier schools, shopping centres and a selection of world-class restaurants.

SIGNATURE PROPERTIES

*French-style house of stature*

● **BISHOPSCOURT**
R29 995 000

Web Ref No 2880486
Beds 5
Baths 4
Garages 4

An awe-inspiring mountain backdrop frames this striking home. Set in a fabulous garden of terraced lawns, hedge rows and water feature, this trophy property would make a wonderful family retreat. Double-volume spaces, easy flow and user-friendly, open-plan reception areas offer an amiable modern lifestyle. An extensive entertainment room, with built-in braai, bar and snooker room, opens to a lovely deep patio and pool area. Upstairs are five north-facing bedrooms, each with their own private balcony, overlooking the spectacular views, plus an open-plan study or work station. There are staff suites as well as garaging for four cars, plus ample parking. A borehole makes this a water-friendly option, while a generator caters for any power outages. A truly special home for a discerning buyer.



OH YES!

There's always space for another handbag, especially if it's this beauty R2 999, from Fossil on Ground floor near Time Watch Specialist.

SOFT TOUCH

An ultra nourishing trio for hard-working hands - rich in shea butter and shea oil. One-Minute Hand Scrub R250, Dry Skin Hand Cream R395 and Nail & Cuticle Nourishing Oil R250, from L'Occitane.

Images supplied

L'Occitane en Provence has made a commitment for this festive season to focus on avoidable blindness. Every year between 250 000 and 500 000 children go blind due to a Vitamin A deficiency.

Every one Unicef Solidarity Soap sold will allow for a one-year supply of Vitamin A for three children. The Solidarity Soap is available for R65. Find L'Occitane on the First Floor opposite STA Travel.



GET THE BLUES

HEAD TO CAVENDISH SQUARE FOR ALL THE STYLE OF SUMMER.

PHOTOGRAPHY BY ERIN KEMPER & KAYLYN KEMP



**MINIMAL DESIGN
MAXIMUM STYLE**

Urban Dinnerware from Le Creuset in "new neutrals" - four elegant shades with a matte finish. Shop at Le Creuset boutique store in Cavendish Square on the Lower Ground Floor Opposite Dermalogica.

Image supplied



STRAIGHT FROM THE CATWALK
This summer, the trendy are toddling about in the Garden Romper R295 and matching headband R69, from Keedo on the First Floor near opposite Rain. *Image supplied*

SOMETHING TO TWEET ABOUT
Pale Blue, Gemma Orkin Round Server R699, from Poetry on the Lower Ground floor near Col Cacchio.



COOL, WARM AND NATURAL...JUST RIGHT
100% Handwoven Cotton Throw R690 and Bath Sheet R639, from Rain on the Lower ground floor opposite Poetry.



BILLABONG BOARDIES ARE MADE FROM RECYCLED PLASTIC BOTTLES!
Remarkably soft and eco-friendly, this is possibly the best gift ever for the surfer boy in your life. Every pair of Billabong boardshorts is now made with recycled PET, saving millions of plastic bottles from landfill and our oceans. Help save the environment by purchasing smart swimwear at Billabong on the Ground Floor in Cavendish Connect. *Image supplied*

ALL THE ITEMS ON THESE PAGES ARE AVAILABLE FROM CAVENDISH SQUARE / www.cavendish.co.za

FESTIVE FRESH

WE'RE NODDING TO TRADITION WITH THESE GREEN AND RED OFFERINGS, BUT, THEY'LL BRING A NEW AND DELICIOUS TWIST TO YOUR HOLIDAY TABLE.

RECIPES AND PRODUCTION
HEDI LAMPERT AND HELEN GELB
STYLING AND PHOTOGRAPHY
HEDI LAMPERT





**BETROOT
LATKES WITH APPLE
AND DILL
SALSA**

BETROOT LATKES WITH APPLE AND DILL SALSA

A yummy spin on the Chanukkah staple.

Makes 12 to 14 latkes

INGREDIENTS

- + 400g beetroot grated
- + 1 large onion grated
- + 2 large eggs
- + ½ cup flour
- + 1 tsp baking powder
- + ¾ tsp salt
- + a shake of white pepper
- + 2 apples
- + 2 spring onions
- + juice of half a lemon
- + 1 Tbs torn fresh dill
- + spinach leaves and cream cheese to serve.
- + vegetable oil for frying.

METHOD

Slip on a pair of latex gloves and squeeze as much liquid as possible from the combined grated beetroot and onion. Discard the liquid. Add eggs, flour, baking powder and seasoning to the grated veg and mix to combine.

Leave to rest in the fridge while you prepare the apple salsa. Finely dice the apple, slice spring onion into tiny rounds, and combine with lemon juice and dill. Set aside until you're ready to serve.

Cover the base of a frying pan with oil, heat. Once oil has reached sizzling temperature, drop in one tablespoon of the mixture per latke. Flip when the base has become crisp and is starting to brown. Cook until both sides are crisp and browned. Due to the high natural sugar content of beetroot, these latkes burn easily, so, depending on your hob, you might have to cook over a lower heat.

Drain the cooked latkes on paper towel and serve with apple, dill salsa, baby spinach and a dollop of cream cheese.

WATERMELON
GAZPACHO





GREEN VEGGIE
BURGERS

WATERMELON GAZPACHO

(Page 14)

A deliciously refreshing start to a summer meal.

Serves 6

INGREDIENTS

- + 5 cups watermelon chunks (approx. 2,5 cm cubes)
- + 2 celery stalks, roughly chopped
- + 4 medium tomatoes, roughly chopped
- + 1/2 English cucumber, roughly chopped
- + 2 red bell peppers, roughly chopped
- + 2, 5 cm piece of fresh ginger, peeled and chopped
- + 1/2 a red chilli
- + 1 clove of garlic, chopped
- + 1/2 red onion, roughly chopped
- + 1 cup of fresh dill, chopped
- + 1 cup of fresh basil, chopped
- + 1/2 cup of olive oil
- + 3 Tbs red wine vinegar
- + salt and freshly ground pepper to taste
- + a dash or two of Tabasco Sauce (optional)
- + 1/2 cup feta cheese to garnish

METHOD

Set aside a few pieces of cucumber, red pepper, red onion and a few leaves of basil and dill to use as garnish.

Place the remaining ingredients into a blender and pulse until you achieve a soup-like, but still slightly chunky consistency. Taste and adjust seasoning.

Chill in the fridge for two to three hours before serving.

Pour the gazpacho into bowls or glasses. Garnish with the remaining cucumber, red pepper and red onion (finely chopped), basil leaves, dill and crumbled feta cheese.

Serve with crostini – brush slices of baguette with olive oil and place under a grill until crispy.

GREEN VEGGIE BURGERS

(Page 15)

A satisfying, tasty and very moreish way to cut back on the meat.

Serves 6

INGREDIENTS

- + 1 onion chopped
- + 2 cups frozen peas and corn mix
- + 200g broccoli florets
- + 100g spinach
- + 2 Tbs fresh coriander
- + 1 stalk celery chopped
- + 1 Tbs fresh mint chopped
- + 2 tsp cumin
- + 1 tsp salt
- + 1/2 chilli
- + 2 tsp soy sauce
- + Juice of 1 lemon
- + 2 cloves garlic
- + 2 eggs
- + 1 cup oats
- + 1 cup flour
- + olive oil for frying.
- + 6 burger buns
- + lettuce, tomato, red onion, micro greens and mayonnaise for serving

METHOD

Heat a glug of olive oil and fry the chopped onion until translucent. Add finely chopped garlic and fry for one minute. Do not let the garlic burn. Remove the pan from the heat and allow to cool.

Place frozen peas and corn into a pot of water and boil for 5 minutes. Add broccoli florets and boil for a further two minutes. Drain and set aside. Pulse the spinach, coriander, celery, mint, spices and lemon juice in a food processor. Add eggs, cooled onion and garlic and the broccoli, pea and corn mix. Blend until combined. Decant the mixture into a large bowl and mix in the oats. Place in the fridge for 30 minutes.

Sprinkle 1/2 to 1 cup of flour onto a board and shape heaped tablespoonfuls of the mixture into patties, lightly coating each with flour. The patties will be delicate, so work gently and use an egg lifter to transfer them to a pan of hot olive or canola oil. Fry until golden brown on each side. Drain on paper towel and serve on hamburger buns with a good quality mayonnaise, lettuce, red onion, micro greens and tomato.

HINT: stir a little fresh dill into the mayo.

CHOCOLATE, PISTACHIO, CRANBERRY AND HALVA SLICE

An irresistible cross between chocolate salami and rocky road.

Serves 6-8

INGREDIENTS

- + 180g digestive biscuits
- + 80g pistachio nuts coarsely chopped
- + 80g halva chopped
- + 80g cranberries
- + 200g dark chocolate
- + 90g salted butter
- + 1 tsp vanilla essence
- + icing sugar, for coating

METHOD

Combine chocolate and butter and melt in a microwave or in a glass bowl placed over boiling water. Stir until smooth. Add vanilla essence. Break digestive biscuits into small bits, no bigger than 1cm approximately, and stir into the melted chocolate. Add nuts and cranberries and finally, gently combine the halva – you want definite chunks of halva, so don't over stir.

Place the mixture 3cm from the edge of a large sheet of cling wrap. Roll up into a log, twist the ends like a cracker and chill in the fridge until set.

Remove the solid chocolate log from the fridge, allow to thaw for ten minutes. Unwrap, roll in icing sugar and slice. Serve as a dessert with vanilla ice cream or as a decadent teatime (or any-time, for that matter) treat. ■

**CHOCOLATE,
PISTACHIO,
CRANBERRY AND
HALVA SLICE**





LF

LE FRANSCHHOEK

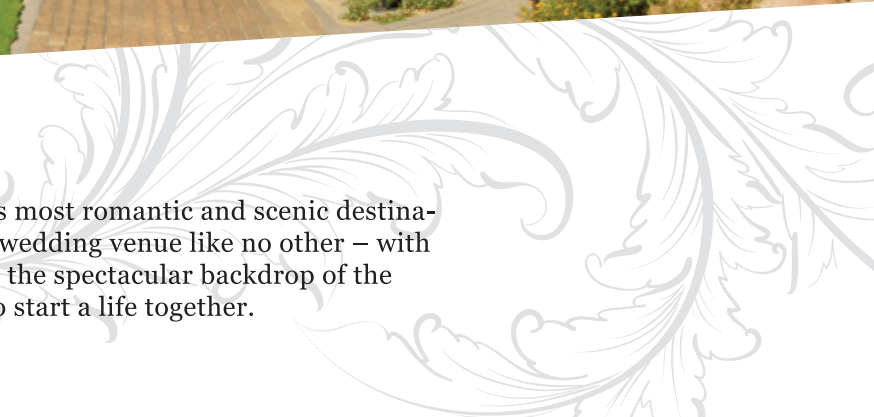
HOTEL & SPA



Le Franschhoek
the ideal wedding venue

Exceptional Franschhoek wedding venue

Le Franschhoek Hotel & Spa is one of the country's most romantic and scenic destinations for your wedding day. This is a Franschhoek wedding venue like no other – with its sophisticated French flair, fairy-tale chapel and the spectacular backdrop of the Franschhoek Mountains, there is no better place to start a life together.





Immaculately manicured gardens filled with colourful flowers, and luscious, peaceful vineyards present excellent photographic opportunities, as well as serene surroundings for your big day. With 61 en-suite rooms and suites, and 18 villas to choose from, guests will also be spoiled for choice when considering wedding accommodation.

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KELVIN GROVE IS THE ULTIMATE VENUE AT WHICH TO ENJOY SPORT, ENTERTAIN FRIENDS OR MEET NEW PEOPLE. HERE A COMMUNITY OF ALL AGES, CULTURES AND CREEDS GATHERS IN A VERY SPECIAL "HOME AWAY FROM HOME".



SPORTING FACILITIES

In keeping with the modern trend towards a healthy, active lifestyle, there are more sport and leisure activities to be enjoyed at Kelvin Grove than can be found at today's newest and most up-to-date city and suburban exercise centres.

Besides having a 15-metre sparkling swimming pool, the Club also offers meticulously maintained greens, a fully managed fitness centre, squash and tennis courts, bowling and croquet greens as well as a rugby field with a cricket pitch.

THE FITNESS CENTRE

At Kelvin Grove fitness centre, we offer a friendly and inviting atmosphere with excellent training experience that meets the health and fitness needs of all members. Whether your goal is general fitness, weight loss, toning, core and strength training, functional fitness, or sports specific training, qualified trainers specialising in all areas of fitness are on hand to devise a customised training plan and motivate you to achieve your goals in a most enjoyable way.

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

We recently completed renovations to create additional space for a dedicated free weights area with a wide range of dumbbells, barbells, plates, benches, stretching and floor exercises area. We also added some exciting, brand new cardio and strength training equipment to the existing collection. The rugby field is ideal for outdoor training and running.



THE CLUB IS NEXT DOOR TO THE WORLD-FAMOUS NEWLANDS CRICKET GROUND AND TEST RUGBY STADIUM, THE HOME OF WESTERN PROVINCE AND THE STORMERS.



JOINING KELVIN GROVE

Individual or Corporate Membership Application forms are available from Reception or from the Membership Department.

MEMBERSHIP BENEFITS

- + Access to all our facilities for one annual subscription fee.
- + Monthly debit order option available for annual subscriptions.
- + Complimentary Little Grove Kids membership for your children and grandchildren between the ages of 3-12 (free ice-cream on your birthday).
- + Free venue hire for your birthday or wedding celebration.
- + Members preferential rates for venue hire when booking a private or corporate function.
- + 10% discount on beverages for all prefunded club accounts.
- + A free bottle of wine in your birthday month when dining at the Terrace restaurant
- + Complimentary cupcake on your birthday.

MARIENDAHL BOARDROOM

Our new Corporate Boardroom is equipped with state-of-the-art tools to assist collaboration and communication for management team meetings. Our completely integrated audio/video system allows you to increase the effectiveness and impression of meetings and presentations.



THE VENUE FEATURES

- + Newly refurbished venue
- + Complimentary hi-speed uncapped Wi-Fi
- + Comfortably seats up to 10 delegates
- + Ergonomic executive high back chairs and boardroom table
- + HD screen with table top HDMI connections
- + Air conditioning
- + Lots of natural light
- + A variety of packages to fit your needs for conferencing, strategy sessions, corporate meetings and more.

TEAM BUILDING

Take a break from the office! Join us for a bespoke team building experience. Whether bowls, croquet, cricket, tennis, soccer or rugby is your thing, we have a you covered. Contact us for more information.

YEAR END FUNCTIONS

Celebrate the end of another year with one of our tailor-made Year-End Function Packages

From an intimate Cocktail & Canape evening to a lavish gala dinner for 350 guests, we have a venue and menu to suit your needs.

Contact the Functions Department at functions@kelvingrove.co.za or 021 658 4500/1 to secure your event today. ■





The Epic EVO
in action.

FREE WHEELING

THE ENTICINGLY STYLISH FREEWHEEL CYCOLOGY FLAGSHIP SHOWROOM IN THE HEART OF KENILWORTH, IS THE WESTERN CAPE'S LEADING ONE-STOP CYCLE EMPORIUM.

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

COME AND TEST A BIKE

Freewheel Cyclopedia has a fleet of test bikes comprising various models including the Epic and Epic EVO, the Stumpjumper ST, Stumpjumper as well as the all-new Specialized Levo E-Bike. For road, come in and test the Tarmac Disc bike.

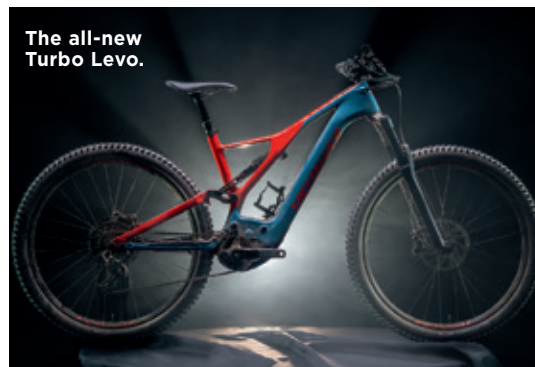
Allow 30 minutes for a fit, which is imperative for the optimal ride, then take the bike for a couple of days.

"We don't believe in forcing you onto your bike. Your bike must fit you," says Freewheel Cyclopedia owner/director Lionel Murray. Using the *Specialized* Body Geometry Fit system to assess individual needs and systematically tailor your bike position and equipment to your body, your ride transforms into a joyous jaunt of comfort, which means you

can stay in the saddle for longer.

The state-of-the-art, high-end service centre is the heart of the shop, servicing all brands of bikes.

Whether you're having your bike fully serviced before your next multi-day stage race, or just want to have a ten-point check to see that everything is in order before the weekend's ride, the service centre staff comprising some of the most qualified technicians in the country subscribe to standards of excellence. "With full support from *Specialized*, our technicians not only have the know-how, but also the experience to perform every task and detail to perfection," says Lionel.



The all-new
Turbo Levo.

THE STATE-OF-THE-ART, HIGH-END SERVICE CENTRE IS THE HEART OF THE SHOP, SERVICING ALL BRANDS OF BIKES.

EPIC EVO – Ride the most playful XC bike on the circuit!

Ripping around between the tape is one way to worship at the altar of speed, but for all the other long, fast rides or marathon races on technical terrain, there's our all-new Epic Expert EVO. So let's dig into the details. First off, the EVO ups the fork travel from 100mm to 120mm. This gives you some relief up front while also slacking-out the front-end by one-degree to 68.5°. Next up, we added a zero-offset dropper post to give you more control on descents, but this design keeps your saddle over the BB on steep climbs. We also put some meat on the tires with a grippy 2.3" Ground Control at the front and a stiffer Fast Trak at the rear with GRID protection at the sidewalls.

The Epic EVO also features our Brain 2.0. Now, it reacts seamlessly to bump forces, it has much more consistent damping performance.

SPECIALIZED TURBO LEVO

The Turbo Levo embodies a design unimaginable 40 years ago – a trail bike with pedal-assisted power. A trail bike that gives you the power to ride everywhere and anywhere.

One of the lightest full suspension E-mountain bikes to touch dirt. With battery capacity increased by a staggering 40%, the bike now gets more distance out of every full charge,

so there's no need to worry about getting caught on the trail without enough juice to get you home – this is cutting edge technology, the likes of which the eMTB world has never seen. We are talking a new custom motor, higher battery capacity and much, much more.

Don't take our word for it – come and test one for yourself. ■

COMFORT AND STYLE



1



2



3



4



5



6



7



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

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

CHELSEA
GARDEN & HOME



Trendy spacious family home



● CLAREMONT UPPER

R16 900 000

Web Ref No 2949507

Beds 4

Baths 4

Garages 3

A tastefully renovated three-storey home available in the highly sought after Hen and Chicken estate. This is a wonderful location, and is close to all leading schools. This light roomy and spacious home offers open-plan living and wonderful entertainment areas opening onto a fabulous pool and covered veranda with a braai area and low-maintenance garden. The second storey boasts three generous en suite bedrooms, an open-plan kitchen, dining room and glamorous bathroom, plus a balcony with beautiful mountain views. Additional features include: a TV room and bar area. Security is excellent and there is the added bonus of staff accommodation and garaging for three cars. An enviable home.

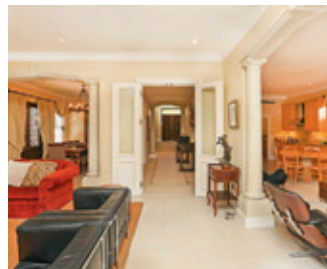


Build memories

This home offers great value with a country feel. A welcome retreat for those who cherish privacy, mountain views and tranquillity. 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 R15 000 000** Web Ref No 2745477 • Beds 6 • Baths 5 • Garages 3

Debbie Woods - 082 578 4181 - debbie@greeff.co.za



Suburban oasis with mountain views

Beautifully designed, luxury, north-facing home. Space and flow for easy entertainment and a relaxed indoor/outdoor lifestyle. Meticulously maintained. Spacious master bedroom, with dressing room and balcony with spectacular mountain views! Two further bedrooms, both en suite – one with French doors to balcony and views! Underfloor heating throughout. Water-wise garden with pool. Alarmed with perimeter beams/electric fencing/burglar bars/Trellidors. Double garage with direct access, plus additional secure parking for two. Close to leading schools, Cavendish Square and Vineyard Hotel.

● **CLAREMONT UPPER R10 750 000** Web Ref No 3009563 • Beds 3 • Baths 3 • Garages 2 • Parking 2

Debbie Woods - 082 578 4181 - debbie@greeff.co.za



Italian-style townhouse, prime position

Distinctive, unique, north-facing home – packed with potential! Generously proportioned throughout with high ceilings and excellent flow. Open-plan lounge/dining room with wood-burning fireplace – French doors to garden. Informal dining/TV room connects to large, well-fitted kitchen. Downstairs cloakroom. Substantial master bedroom with two walk-in closets and full en suite bathroom – mountain views! Three further well-sized bedrooms. Family bathroom. Wraparound, easy-to-maintain garden with water feature. Excellent security – electric fencing/alarm/perimeter beams/Trellidors. Triple garaging (plus storage) with direct access.

● **CLAREMONT UPPER R8 750 000** Web Ref No 3007217 • Beds 4 • Baths 3 • Garages 3 • Parking 2

Debbie Woods - 082 578 4181 - debbie@greeff.co.za



An opportunity to build your perfect home!

845m² Of vacant land with borehole in prime location in Hen and Chicken estate in Claremont Upper. Privacy and views – a blank canvas upon which to make your dreams come true!

● **CLAREMONT UPPER R6 750 000** Web Ref No 2979422

Debbie Woods - 082 578 4181 - debbie@greeff.co.za



*Spectacular views, location
and timeless design*



● **CONSTANTIA UPPER**
R21 000 000

Web Ref No 3112826
Beds 5
Baths 5
Garages 2
Reception 4

This exquisite north-facing, double-storey home on 1 918m² is designed to capture the sun. It exudes luxury and style and offers comfortable family living. Spacious flow is incorporated throughout, allowing for easy entertainment and a relaxed indoor and outdoor lifestyle. Exquisite features include imported chinoiserie wallpaper, solid herringbone oak flooring, antique chandeliers, high ceilings, all-seasons, north-facing veranda embracing the spectacular mountain views, inverter power back up and borehole water, with a full filtration system – this property is off the grid. Plus, a state-of-the-art security system.



*Elegant Victorian in
spectacular setting*



● **CONSTANTIA UPPER**
R24 000 000

Web Ref No 2790163

Beds 5

Baths 3

Garages 5

Separate cottage

This stately home in pristine condition exudes sophistication and style throughout, with large reception rooms flowing to the covered patio, it is ideal for grand-scale entertaining. With generous accommodation featuring wood-burning fireplaces, five well-appointed bedroom suites, a library, billiard room and pyjama lounge as well as a self-contained cottage, it is a perfect fit for the extended family. The home is set on three beautifully manicured erven with mature trees, a classic design pool with fountain feature and mountain views. Five automated garages plus a two-bedroomed staff suite with kitchenette and ample parking for visitors. Private and exclusive.



The ultimate in country living



● **CONSTANTIA UPPER** **R16 500 000**

Web Ref No 3089935
Beds 5
Baths 5
Garages 2

This north-facing Constantia special, set in a leafy, private close offers a relaxed, tranquil country lifestyle. Blissfully spacious with five bedrooms, large open-plan kitchen and reception rooms, flowing onto the sun-filled entertainment veranda and pool area, to the magnificent acre-plus garden, with established trees and picture-book flower gardens. Offering a casually elegant lifestyle, designed for the family who enjoys outdoor living and entertaining. A bonus is the all-weather tennis court and borehole. Within close proximity to country walks and a 'hop and a skip' from the High Constantia Shopping centre and Groot Constantia Wine Estate.



Peaceful, secure and modern



● **CONSTANTIA UPPER**
R13 750 000

Web Ref No 2662156
Beds 6
Baths 4
Parkings 10

A home for all seasons. Designed for total relaxation, this pristine beautifully refurbished family home is great for indoor/outdoor living, enjoying mountain views and a landscaped garden. Income-generating possibility with two self-contained suites and upmarket staff suite. Free flowing sun-filled reception rooms lead onto the pool and outside sitting area with pergola. Borehole water is integrated into the house – off the grid. Central location in a quiet Avenue and within close proximity to country walks.



*Easy relaxed living in
the Avenues*



● **CONSTANTIA UPPER**
R10 500 000

Web Ref No 3086754
Beds 4
Baths 3
Garages 3

Located in a quiet leafy site in the Avenues, is this modern, light and airy, single-storey, four-bedroomed family home. Large open-plan reception rooms flow effortlessly to the extra-long, north-facing veranda overlooking a sparkling pool and verdant garden with lovely views of the mountains. The house is largely on one level, with two small stairs between the different living areas, and three small stairs from the veranda to the swimming pool, making it suitable for children and elderly guests. The property includes an indoor/outdoor barbeque, three-car garaging and sufficient driveway parking for six cars. The property borders a tree-lined greenbelt, which attracts a wide variety of bird species, giving a glorious sense of peace and tranquility as you look across to the mountains.



High Constantia Security Estate



● **CONSTANTIA UPPER** **R14 950 000**

Web Ref No 2457146
Beds 4
Baths 3.5
Garages 2

A sought-after security estate comprising 19 homes with the emphasis on safety, style and peace, boasts natural fynbos gardens and private walkways. This north-facing home features vast open-plan living areas, which flow seamlessly to the all-season verandas, which feature an underground wine-cellar, built-in braai and rotisserie as well as a pizza oven. Enjoy an unbeatable lifestyle and leisurely country living, within easy access to luxurious and historic wine estates, state-of-the-art sporting facilities, golf clubs, country walking trails, equestrian trails, fine-dining restaurants, art galleries, shopping centres and excellent leading schools.



Price, position and views

There is something magical about this superbly presented, refurbished, north-facing home in the heart of Constantia, designed for casual living and entertaining, with spacious rooms throughout. Enjoy peace of mind in this mini security complex of four. Set in a beautiful lawned garden with a pool. This north-facing home has it all.

● **CONSTANTIA UPPER R13 995 000** Web Ref No 3058669 • Beds 4 • Baths 3 • 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



Unlimited potential! Great location!

Garden lovers will enjoy the lush green lawns and colourful treed garden of this inviting five-bedroomed family home offering three spacious reception rooms flowing to the garden patio onto the enchanting, north-facing garden setting with pool. Amazing mountain views are enjoyed from the upper level. The magic touch of an interior decorator will transform this home into a picture of perfection.

● **CONSTANTIA UPPER R8 695 000** Web Ref No 3086828 • Beds 5 • 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



Spectacular north-facing views

This exceptionally spacious five-bedroomed Georgian offers a great lifestyle for those wanting space, privacy and magnificent uncompromised north views and braai verandas, pool and level garden. Borehole water integrated into the house. Great opportunity to personalise this special property and purchase the abutting sectionalised 1 761m² plot for R6.5m.

● **CONSTANTIA UPPER R12 950 000** Web Ref No 3057418 • Beds 5 • Baths 4 • Garages 3

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



Pied-à-terre in Silverhurst Estate

Nestled on 1 400m² in a quiet cul-de sac in premier Silverhurst Estate, this sunny and bright English-style country home offers a lock-up-and-go, peaceful lifestyle, with 24-hour, gate-guarded security and high technology systems. Six acres of private garden featuring a dam. Saunter along a selection of walking paths in a tranquil environment. The property includes two grass tennis courts, a clubhouse and tennis pavilion. Wine estates, leading schools, shopping hubs and award-winning restaurants close by.

● **CONSTANTIA UPPER R11 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



Chic home—mountain views

Elegantly remodelled, north-facing family home in a tranquil location with large-paned sash windows, state-of-the-art kitchen with effortless flow from the reception rooms to the undercover patio and manicured garden with pool. Engineered oak floors, fireplaces and air conditioners. Separate guest cottage suitable to be used as an Airbnb.

● **CONSTANTIA UPPER R10 950 000** Web Ref No 3049465 • Beds 4 • Baths 4 • Garages 2

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



Exclusive lock-up-and-go

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

● **CONSTANTIA UPPER R10 700 000** Web Ref No 2887933 • Beds 3 • Baths 3 • Underground Parking 3
Ashley Barnes - 083 261 3996 - ashley@greeff.co.za | Marie Durr - 083 269 8608 - marie@greeff.co.za | Cheryl Teubes - 082 457 9980 - cheryl@greeff.co.za



● **CONSTANTIA R7 495 000** **Anyone for tennis?**

Surrounded by beautiful mountain views, this generous family home has it all. Well-designed, offering excellent accommodation, emphasising entertainment, including a tennis court. Convenient location adds desirability to this property.

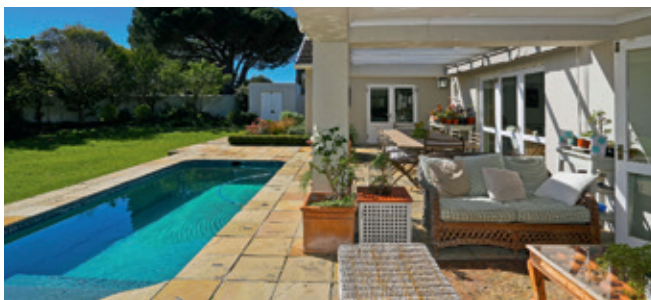
Web Ref No 2872844 • Beds 5 • Baths 3 • Garages 2 • Parking 2
Jean Kerr - 082 975 8427 - jean@greeff.co.za
Jacqui Wood - 083 724 2934 - jacqui@greeff.co.za



● **CONSTANTIA R5 495 000** **Pretty perfect**

Immaculate, single-level family home positioned in a beautiful tranquil garden, which is serviced by a borehole. Open-plan reception areas, leading out onto a north-facing entertainment area. Direct access double garage completes the offering.

Web Ref No 2893458 • Beds 4 • Baths 3 • Garages 2
Jacqui Wood - 083 724 2934 - jacqui@greeff.co.za
Jean Kerr - 082 975 8427 - jean@greeff.co.za



● **BERGVLIED R5 350 000** **A sophisticated touch of Provence**

Family home in walking distance to Sweet Valley School, in quiet tree-lined road. Open-plan lounge/dining room and kitchen lead to the north-facing undercover patio, braai area, pool and garden. Master suite with dressing room. Direct access from garage. Dual-living potential.

Web Ref No 2961113 • Beds 3 • Baths 2 • Garages 2 • Parking 2
Roz van der Walt - 083 278 7269 - roz@greeff.co.za



● **BERGVLIED R3 800 000** **Country-feel charmer in rural setting**

Close to Dreyersdal Farm. Full-length thatched veranda, pretty garden, pool, mountain views, quarry tiles, Oregon doors and architraves, north-facing living areas, pristine kitchen and bathrooms, direct access double garage and excellent security.

Web Ref No 2893091 • Beds 3 • Baths 2 • Garages 2 • Parking 3
Roz van der Walt - 083 278 7269 - roz@greeff.co.za



● **NEWLANDS R11 950 000**

Tasteful beyond

Renovated with such impeccable taste, resulting in a free-flowing home, which is both edgy and completely warm and inviting! A 15m stacking door frame ensures the exterior and interior are seamlessly connected, creating so much space to play.

Web Ref No 3110939 • Beds 4 • Baths 3 • Garages 2 • Study
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



● **NEWLANDS R11 800 000**

A proper home in the Village

Enjoy the benefits of being in the heart of Newlands Village, while living in a spacious home. A welcoming entrance area leads onto the elegant lounge, with a slow burner and three double doors, creating free flow onto the garden, featuring a perfect pool.

Web Ref No 3078000 • Beds 4 • Baths 3 • Parking 4
Donna Norgarb - 071 602 7518 - donna@greeff.co.za

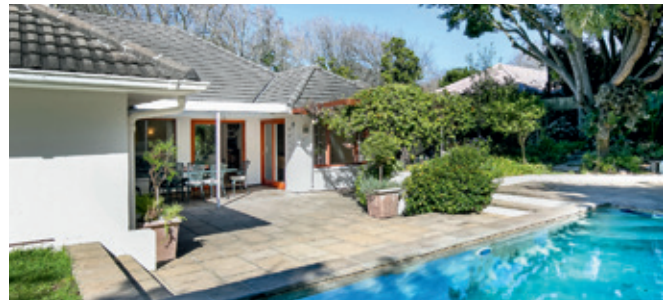


● **NEWLANDS R10 600 000**

Large erf in prime Newlands Village

Live the life, in the heart of the Village. Beautifully finished, with plenty of living space and a large garden, this home is a lifestyle property. Further boasting a large separate flatlet, with a lounge and bedroom. Bright, light, open and in the hub.

Web Ref No 2918697 • Beds 4 • Baths 3 • Garages 1 • Parking 1
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



● **NEWLANDS R8 450 000**

Family home in tranquil Fernwood

Solid family home, great for entertainment with two lounges, pool and Jacuzzi. In immaculate condition, great flow and positioned opposite a beautiful riverside setting. Bedrooms all set in one wing, with a study. Complete with a separate laundry, borehole and a Coalbrook fireplace.

Web Ref No 2959949 • Beds 3 • Baths 3 • Garages 1 • Parking 4
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



● **NEWLANDS R7 986 750 incl VAT, No Transfer Duty**

Urban, north-facing home, on doorstep of schools

This clever design has all you need to suit today's changing lifestyles. Balanced beautifully between a suburban home and a pied-à-terre, one can simply walk out of your front door to SACS and Westerford, the forest for mountain biking or The Creamery. Including VAT, no transfer duty.

Web Ref No 3021542 • Beds 4 • Baths 2 • Garages 2 • Parking 2
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



● **NEWLANDS R7 450 000**

Village pied-à-terre, complete with mountain views

Brand new home on popular Kent Road. Offering two double en suite bedrooms, with mountain views. Enter into the spacious living, kitchen and dining area, complete with a slow burner, opening onto a covered patio, with built-in-braai. Further boasts a separate scullery and study nook.

Web Ref No 3077989 • Beds 2 • Baths 2 • Garages 2
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



● **NEWLANDS R11 950 000**

A Hiddingh home for the modern family (and Granny)

Renovated to the highest quality, complete with shutters and a generous, pristine flatlet, this home simply requires nothing more than for you to move straight in. Set in the heart of popular Hiddingh. A comfortable, super-modern, gorgeous family home, in what is surely, the best neighbourhood in town.

Web Ref No 3003129 • Beds 4 • Baths 3 • Garages 2 • Parking 5
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



● **NEWLANDS R7 900 000**

Sought-after Palmboom Road!

The lovely home has high ceilings, sash windows, two fountains and a bougainvillea-covered patio fit for a wedding reception. Inhabited by artists, academics and families, there is always someone interesting to chat to in the lovely Palmboom Park.

Web Ref No 3107112 • Beds 4 • Baths 4 • Garages 2 • Parking 2
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



● **NEWLANDS R7 450 000**

Open, bright and on top of the hill

A beautiful family home with rental income option. Situated in Fernwood, this home is light and airy, with plenty of space. Complete with a generous study, pool and garden area. Enjoy watching the sunrise from your deck and all the benefits of living in convenient Newlands.

Web Ref No 3045335 • Beds 4 • Baths 3 • Parking 2
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



● **NEWLANDS R 7 250 000**

Investment home in Hiddingh

Located in the most sought-after area in Newlands, this Hiddingh home has pristine interiors. A luscious garden featuring a pool encloses the property which, including four bedrooms, makes it the perfect family home. Further offering a laundry area, pool room and sunny garden with great mountain views.

Web Ref No 3065916 • Beds 4 • Baths 3 • Parking 2
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



● **NEWLANDS R12 900 000**

Stately home complete with own water supply

Built to lavish proportions and set on a large erf of 1 788m², this grand home boasts three reception areas, five large bedrooms (three en suite) and a two-roomed basement space. Reception rooms flow onto brand new courtyard and entertainment area, leading to the pool.

Web Ref No 2845251 • Beds 5 • Baths 4 • Garages 2 • Parking 6
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



● **NEWLANDS R9 500 000**

Elegant Hiddingh home

Beautifully appointed with high ceilings and plenty of light and space, this home is a classic. Enter via a spacious entrance area which flows to the garden creating a lovely line of vision upon arrival. Lovingly maintained, resulting in an environment, which is truly comfortable.

Web Ref No 300238 • Beds 3 • Baths 2 • Garages 2 • Parking 2
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



● **NEWLANDS R7 800 000**

Provençal living in exclusive development

Situated in a small cluster in Newlands, this home is one of three. Enter via a spacious entrance, which flows to the lounge and dining areas. A pristine kitchen opens to the lounge and courtyard. Spacious and light, this home has much to offer, including two carports and parking for six.

Web Ref No 3076698 • Beds 3 • Baths 2 • Garages 1
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



● **NEWLANDS R13 742 000 incl VAT, No Transfer Duty**

Of the best in the Village

Situated on a picturesque Village lane, this classic property has been creatively renovated, by a talented architect. This home offers double-volume spaces, plenty of parking, a separate guest suite, study, large scullery, generous lawn and a brilliant white Cape Dutch style pool. No transfer duty to be paid.

Web Ref No 3075593 • Beds 4 • Baths 3 • Parking 2
Donna Norgarb - 071 602 7518 - donna@greeff.co.za

Debbie Chalmers has joined Greeff Christie's International Real Estate, where it counts... in Claremont/Lynfrae!

Debbie is an accomplished, experienced agent with a highly successful track record in Claremont/Lynfrae. She offers excellent service, integrity, professionalism and expertise.



Debbie Chalmers - 082 871 6278 - debbie.chalmers@greeff.co.za



Prime position in Lynfrae

Substantial north-facing, corner, double-storey property with uninterrupted, spectacular mountain views! Large erf 829m²! Excellent indoor/outdoor flow to expansive garden with pool and water feature. Perfect for the growing family! Generously proportioned throughout. Formal lounge with gas fireplace leads to sun-filled entertainment area. Dining room open plan to kitchen with scullery/laundry. Master bedroom with French doors to garden with beautiful views, walk-through closet and full bathroom en suite with his/her vanities. Three further well-sized bedrooms, full family bathroom, plus study.

● **CLAREMONT / LYNFRAE R6 150 000** Web Ref No 3078922 • Beds 4 • Baths 2 • Parking 2

Debbie Chalmers - 082 871 6278 - debbie.chalmers@greeff.co.za



Much loved family home

Space, versatility and central location. Open-plan dining room/reception area with gas fireplace leads to private, north-facing patio with solar-heated pool, jungle gym and mountain views! Well-fitted kitchen plus scullery/laundry. Spacious master bedroom. Loft storage with ladder. Low-maintenance garden. Excellent security. Undercover carport with direct access.

● **CLAREMONT / LYNFRAE R4 495 000** Web Ref No 3073836 • Beds 3 • Baths 2 • Parking 1

Debbie Chalmers - 082 871 6278 - debbie.chalmers@greeff.co.za

KEEP YOUR WITS ABOUT YOU WHEN A TRUST IS A PARTY TO A PROPERTY SALE AGREEMENT

ONE HAS TO EXERCISE SPECIAL CAUTION WHEN ONE OF THE PARTIES TO AN AGREEMENT IS A TRUST.

Consider the following scenario which a client recently presented: He purchased a sectional title unit that from a trust, duly paid the deposit, obtained mortgage bond approval and timeously settled the transfer and bond registration fees. One trustee represented the trust in signing the sale agreement but it appeared thereafter to have grown cold feet and, alleging a dispute with the body corporate regarding outstanding levies, stalled the transaction. The sale was later cancelled by the purchaser because of the impasse and the trust's apparent breach. On the face of it, despite the dispute with the body corporate, one could hold the trust to the transaction as the levy dispute had no bearing on the trust's obligation in terms of the sale agreement to pass transfer of the property to the purchaser. The trust however had, perhaps unintentionally, held back a trump card and could not be held bound to the agreement. We explain below.

WHAT TO LOOK OUT FOR

The primary formality for sale agreements relating to land is found in section 2(1) of the Alienation of Land Act. This provision requires that such agreements must be in writing, and signed by the parties thereto or their duly authorised agents. Problems that arise with regards to trusts' compliance with this requirement relate to the powers of trustees to enter into the transaction and how they are authorised to represent the trust.

As a first requirement, it must be checked that the trust deed allows its trustees to purchase or sell property. Further, the Supreme Court of Appeal has ruled that in the case of a trust, a deed of sale signed by one or more of the trustees on behalf of the trust will not be valid unless all the trustees have signed the agreement or have, before entering into the agreement, authorised a trustee in writing to sign the agreement on their behalf. In addition, if the trust deed stipulates that agreements must comply with further internal formalities, those must be strictly adhered to.



For expert support in your sale transaction, contact

MARTIN SHEARD

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



One cannot rectify any shortcoming by obtaining the consent or approval of the other trustees afterwards. This is because our law holds that one cannot revive a nullity; if the agreement is not valid at the time of signing, it cannot later be made valid.

A further consideration relates to identifying who the trustees are that must sign. The Trust Property Control Act determines that a person may only act as a trustee if he/she has been authorised to do so in writing by the Master of the High Court. Such authorisation is established when the Master issues the trustee with a Letter of Authority. A person who has not been issued with a Letter of Authority may not validly act as a trustee and any act concluded by such unauthorised person will have no force and effect.

The trump card in the scenario sketched above was the fact that the trustee who signed the agreement did not have a resolution in place authorising him to sign on behalf of the trust. This rendered the agreement void (and meant that the purchaser had to assess whether alternative legal remedies could assist him).

Contact us should you require assistance with a property-related matter to that a professional can attend to every aspect of the matter for you and ensure there are no technical loopholes.

Contact Martin Sheard at STBB Claremont on martins@stbb.co.za or on 021 673 4700 should you require any assistance in a property transaction.

COMMERCIAL LAW | **CONVEYANCING** | CONSTRUCTION LAW
DEVELOPMENT LAW | LABOUR LAW | ESTATES | FAMILY LAW
LITIGATION | PERSONAL INJURIES & 3RD PARTY CLAIMS

www.stbb.co.za

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MORE THAN JUST
THE PAPER WORK

STBB



A home you'll nurture until your kids have kids!

From imposing entrance hall, to whimsical gabled façade, large reception rooms, and option of a 100m² dual-living/grandparent wing/rentable apartment. Each and every room exudes something special, it's a home that's "just a little-out-of-the-box".

● **ROSEBANK R7 950 000** Web Ref No 3072987 • Beds 5 • Baths 3.5 • Parking 4

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



Step into the best mountain view in Rosebank!

This stylish family have excelled in bringing new life and exciting modern interiors to this generous home. Conveniently situated on the neighbourhood greenbelt, where, late afternoons, the local dogs bring their human siblings... and parents too, to run wild, and loving child-minders meet like-minded friends at 10:00am with their young charges at the swings and tractor playground.

● **ROSEBANK R7 500 000** Web Ref No 3085332 • Beds 5 • Baths 3 • Garages 1 • Parking 3

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



● **KENILWORTH UPPER R6 300 000**
Perfect home for entertaining

Exceptionally neat and spacious home with manageable garden. Numerous receptions rooms, with enclosed conservatory flowing onto pool. Lounge, dining room, TV room/playroom, study and four bedrooms. Fully fitted kitchen with separate scullery. Parking for three cars and easy access to schools.

Web Ref No 3050545 • Beds 4 • Baths 3 • Garages 3
Charles Silbert - 082 555 4286 - charles@greeff.co.za
Mariella Peretti - 082 357 4602 - mariella@greeff.co.za



● **KENILWORTH UPPER R6 200 000**
Country living in the suburbs

Characterful farm-style home situated in a beautiful verdant and quiet crescent, close to all amenities and schools. Excellent north orientation with a view of Devil's Peak is an added attraction. The house is sensitively placed at the back of the erf, making full use of the garden and pool area. Olde-worldle ambience, a perfect foil for the presentday luxury fittings.

Web Ref No 2236737 • Beds 4 • Baths 3 • Parking 4
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



● **CLAREMONT UPPER R7 200 000**
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-worlde characteristics of high ceilings, large windows and wooden floors, combined with all the essential modern-day luxuries.

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

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



● **RONDEBOSCH R5 800 000**
An imposing home

This imposing property has undergone some lovely changes. Generously proportioned and remodelled under the skilful eye of present owners. Move-in condition.

Web Ref No 3002994 • Beds 4 • Baths 4 • Parking 1

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



● **RONDEBOSCH R4 900 000**
A wonderful opportunity to own this home

Constructed by one of the leading builders of that time. Positioned on the plot for sunshine and views. Ripe for the next generation to embroider their future design. Teen pad and swimming pool. Well positioned for access to town, dropping off the kids or the staff. Easy, open-plan potential.

Web Ref No 3036452 • Beds 4 • Baths 2 • Garages 1

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



● **RONDEBOSCH VILLAGE R4 800 000**
What more could you want?

Family home in a quiet cul-de-sac in the heart of Rondebosch Village, within walking distance of Rondebosch Boys Preparatory School. A secure property with a direct access double garage, manageable garden, pool and the bonus of a flatlet. Direct access to the neighbouring school fields.

Web Ref No 3025738 • Beds 3 • Baths 2 • Garages 2

Jacqui Wood - 083 724 2934 - jacqui@greeff.co.za
Jean Kerr - 082 975 8427 - jean@greeff.co.za



● MOWBRAY R4 500 000

All the bells and whistles!

A happy and welcoming home with superior fixtures and fittings, aesthetically pleasing, high quality interiors and close to UCT. Manicured garden with outdoor Jacuzzi, covered entertainment area with mountain views. Separate entrance office. Two receptions, open-plan modern kitchen with hidden scullery. Hi-tech perimeter security.

Web Ref No 2927782 • Beds 3 • Baths 2 • Garages 2 • Office
Mark Shagam - 083 272 4004 - mark@greeff.co.za



● CRAWFORD R3 795 000

Prestigious property

Spacious double-storey home offers wide entrance with sliding doors to pool and built-in braai. Well-fitted kitchen with granite countertops and scullery. Luxurious master suite with en suite bathroom enjoying mountain views. A further four bedrooms all with built-in cupboards, plus a private study. Excellent security.

Web Ref No 3077795 • Beds 5 • Baths 5 • Garages 2 • Parking 2
Shahieda Bardien - 084 512 4845 - shahieda@greeff.co.za



● ROSEBANK R3 650 000

Includes two Airbnb units

A Victorian cottage offering a central open-plan living area, farmhouse-style kitchen, two independent, small flatlets, surrounding a central outside courtyard with built-in braai and entertainment area. Quirky roof deck. Known on the hospitality circuit by visiting foreign academics.

Web Ref No 2956448 • Beds 3 • Baths 2 • Flatlets 2
Mark Shagam - 083 272 4004 - mark@greeff.co.za

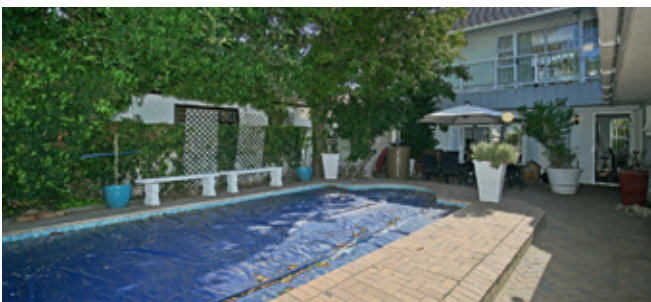


● RONDEBOSCH EAST R3 395 000

Rare charm in "The Avenues"

A spacious corner home set on 685m², offering much of the original woodwork. Four spacious living areas and a farm-style kitchen. Further upper-level apartment, plus staff accommodation – ideal teen pad or granny flat. Walk to Kenilworth Centre, Access Park and places of worship.

Web Ref No 3034578 • Beds 5 • Baths 4 • Garages 2
Shahieda Bardien - 084 512 4845 - shahieda@greeff.co.za



● RONDEBOSCH EAST R3 195 000

Perfectly positioned home

This excellently maintained family home is on the market for the first time in 25 years. The master bedroom has wonderful east-facing views of the pool and is perfect for early risers. This home has excellent indoor-outdoor flow and security features.

Web Ref No 3098297 • Beds 4 • Baths 3 • Garages 2
Shahieda Bardien - 084 512 4845 - shahieda@greeff.co.za



● CRAWFORD R2 950 000 neg

What a rare find! Four beds and good security

This modern family home located in sought-after position and within walking distance to places of worship, parks and shops. Spacious living room with fireplace, dining room and large family cum games room. Fully fitted kitchen. Main bedroom with full en suite bathroom. Fourth bedroom with en suite and kitchenette (this could ideally generate an income as a self-contained flatlet). Lap pool and well established garden.

Web Ref No 3046296 • Beds 4 • Baths 3 • Garages 4
Shahieda Bardien - 084 512 4845 - shahieda@greeff.co.za



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 with uninterrupted views of the mountain. Equipped with an entertainment system, under-floor 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

Tim Greeff - 083 642 4848 - tim@greeff.co.za | Michael Greenwood - 076 070 5551 - m.greenwood@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. Offers from R3 750 000 asking R3 900 000.

● **CLAREMONT R3 750 000** Web Ref No 2997472 • Beds 2 • Baths 2 • Parking 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



● **RONDEBOSCH R3 200 000**
Queensmead – all you need!

This beautiful Rondebosch apartment enjoys two sizeable bedrooms, boasting mountain views. One newly-renovated bathroom with a shower and bathtub. The spacious kitchen is plumbed for two appliances. Open-plan living areas lead out to a private balcony. Good security, one secure parking bay.

Web Ref No 3085748 • Beds 2 • 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



● **CLAREMONT UPPER R2 800 000**
You want The Beaumont!

North-facing apartment. Modern, finishes, well-appointed bedrooms with doors leading to balcony. Open-plan living area, modern kitchen. Secure. 24/7 concierge, CCTV, electric fencing and biometric (fingerprint) access. Laundry room for residents. Basement parking.

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

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



● CLAREMONT UPPER R2 995 000

A+ for the Herschel

Beautiful fifth-floor apartment. Large windows and Juliette balconies. Spacious, open-plan kitchen with granite countertops. Views, 24-hour security, communal rooftop pool/braai area and secure parking.

Web Ref No 3074100 • 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



● KENILWORTH UPPER R2 750 000

Bespoke Squirrel on Oak

North-facing duplex apartment. Open-plan living area and modern kitchen with granite countertops. Mountain views. Large windows and glass sliding door allow abundant light. Alarm system, electric fencing, secure undercover parking.

Web Ref No 3003049 • Beds 3 • Baths 2 • Parking 2

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



● KENILWORTH R2 495 000

We all crave Wargrave

Two sizeable bedrooms with an option for a third. Open plan to living and dining room. Private garden. Perfect for a young family, couple, young professionals or investor. An ideal first home.

Web Ref No 3080149 • Beds 3 • Baths 1

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



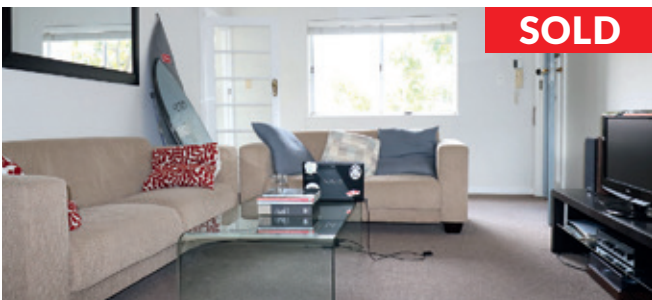
● KENILWORTH UPPER R2 480 000

Let Highbury set you free!

North-facing apartment. Open-plan kitchen to generous living area. Large windows allowing light and mountain views. High ceilings, with beautiful parquet flooring. Security with electric fencing. Storeroom. Close to major routes and amenities.

Web Ref No 3053598 • Beds 2 • Baths 1 • 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



● CLAREMONT UPPER R2 450 000

Your slice of Paradise!

Small block – walk to Cavendish Square. Wooden floors under carpets. Open-plan living and kitchen, spacious balcony, mountain views. Lock-up garage and electric fence. Suits young professionals, first-time buyers and investors.

Web Ref No 3037303 • Beds 2 • Baths 1 • 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



● ROSEBANK R1 995 000

Charming duplex

This well positioned apartment is located in the heart of the academic district in Rosebank right below the Baxter Theatre, UCT Lower Campus and the Jammie Shuttle. Large open-plan living room with beautiful wooden floors throughout and a large bay window, with an abundance of light. Modern kitchen with Caesarstone counter tops, screed floors and brand new appliances.

Web Ref No 3055967 • Beds 1 • Baths 1 • Parking 1

Tim Greeff - 083 642 4848 - tim@greeff.co.za
Garrick Sutton - 076 154 2808 - garrick@greeff.co.za

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- Theodore Roosevelt

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● **KENILWORTH R6 995 000**

Entertainer's dream!

This home boasts a grand open-plan kitchen, lounge and dining area with double-volume exposed beams. Six bedrooms, en suite with a guest bathroom. The sixth bedroom is a separate granny-flat. Beautiful garden with a covered patio and swimming pool. Double garage with extra parking for three cars.

Beds 6 • Baths 6.5 • Garages 2 • Parking 3

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



● **NEWLANDS R3 995 000**

It's Green Oaks, folks!

Gorgeous townhouse located close to all main amenities. Entertainer's dream with a fully equipped open-plan kitchen with SMEG appliances, dining and living area with a gas fireplace. Living areas lead outside to a private garden and covered patio, finished with frameless glass doors, perfect for all seasons. Communal garden. Air conditioning and great security with private access and two garages. Offers from R3 995 000 asking R4 995 000.

Web Ref No 2980295 • Beds 3 • Baths 2 • Garages 2

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

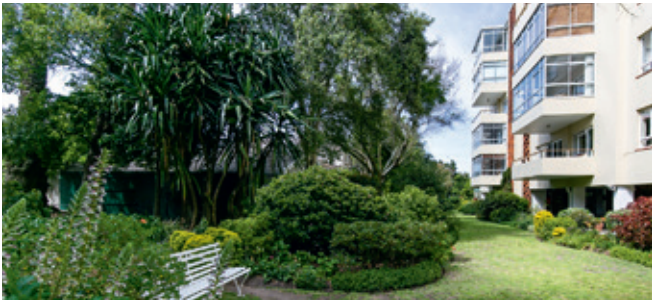


Beautiful home in school catchment area

This aesthetically pleasing home offers all the bells and whistles. French doors open to an entertainers' dream with built-in braai. Swimming pool and lush picturesque treed gardens.

● **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



● **KENILWORTH UPPER R4 550 000**
Generous living in Bergendal

Located in Kenilworth Upper, Bergendal is a highly sought-after complex. This 190m² apartment is north facing and is not only filled with light, but with olde-worlde charm. The three-bedroom unit features restored parquet flooring and a view of the breathtaking gardens. A plus is a double garage.

Web Ref No 3095857 • Beds 3 • Baths 2 • Garages 2

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



● **WYNBERG UPPER R3 950 000**
Luxury penthouse with breathtaking views

Well positioned, with lots of natural light, double-volume, generous bedrooms. Exclusive finishes. Open-plan living and dining leading to expansive outdoor terrace with built-in braai and preparation area. North facing with enviable views, top-of-the-range security.

Web Ref No 2945040 • Beds 3 • Baths 3 • Garages 1 • Parking 1

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



● **WYNBERG UPPER R3 850 000**
A contemporary beauty

Situated in the heart of Chelsea Village, this townhouse is one of four which rarely come onto the market. A chic home welcomes you with natural light, energy and harmonious flow. Interior designed, boasting generous open-plan living and featuring wood-burning fireplace. Attention to detail with American shutters, innovative lighting and solid wooden flooring.

Web Ref No 3102239 • Beds 2 • Baths 1.5 • Garages 1 • Parking 1

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



● **WYNBERG UPPER R3 600 000**
Exquisite north-facing penthouse

Situated at the Emeraldene, in Wynberg Upper, this exquisite north-facing penthouse is a once-in-a-lifetime opportunity. The penthouse comprises two light-filled bedrooms and bathrooms with the main being en suite. Superbly designed, this 123m² lock-and-go features open-plan living which leads to a generously-sized terrace.

Web Ref No 3095731 • Beds 2 • Baths 2 • Garages 1

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



*Position, tranquility,
security, views*



ZWAANSWYK
R24 500 000

Web Ref No 3069563
Beds 6
Baths 6
Garages 2

This double-size plot measures 8 095m². The main house offers huge open-plan kitchen/dining with incredible views. Large, sophisticated, self-contained cottage and staff room. Two stables and land for an arena. Space for horse entrance and parking for the horsebox. Fully irrigated garden with a borehole yielding 40 000L per day. Over 90 newly planted, fruit-bearing trees, 60 olive, established avo, citrus and others. Mature acacia trees and fynbos, plus pool. Security fence with electrified wiring. Approved plans for a new contemporary home on the same foundations.



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Georgian classic, gorgeous views

This grand, Cape Dutch manor house, on four acres, offers the discerning buyer numerous possibilities. Create the perfect family compound, corporate retreat, aesthetic clinic or health spa. En suite accommodation, conference facilities and a wellness centre with luxurious spa facilities, indoor and outdoor pools, a sauna and steam room, treatment rooms and a gymnasium. The Manor comprises spacious accommodation, extensive reception rooms, a professionally equipped kitchen, pools and a host of features unique to a property of this calibre. Private and secure with sweeping views and bordered on two sides by the magnificent Steenberg Golf Estate.

● **ZWAANSWYK POA** Web Ref No 2956091 • Beds 14 • Baths 14 • Parking 18

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



Ample accommodation, position & views

Nestled on the Constantiaberg mountainside, a Georgian classic, with tall ceilings throughout. Spacious formal/informal living areas flow to sunny, wind-sheltered, covered entertainment patio overlooking the pool. Irrigated acre garden with borehole. Beautiful mountain and False Bay views. Gourmet kitchen with centre island, huge scullery and pantry. Formal lounge with wood-burning fireplace. Second lounge with fireplace. Solid suspended poplar wood flooring and underfloor heating. Separate entrance to two bedrooms, lounge and kitchen offers dual living or Airbnb. Income-generating, separate cottage with own entrance. Heat pumps, solar panels and LED lighting throughout.

● **CONSTANTIA VALLEY R23 900 000** Web Ref No 3064462 • Beds 6 • Baths 6 • Garages 2

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



● **STEENBERG GOLF ESTATE R13 995 000**

Elegance on edge of the fairways

Charming, sophisticated, spacious home. Seamless flow to entertainment patio with concertina doors to private deck, patio and pool. Open-plan lounge, fireplace, dining area, fully fitted kitchen, with separate scullery. Large study with fireplace. Staff quarters. Steenberg Golf Estate is just minutes from shops, Reddam School, Constantia vineyards and Tokai Forest.

Web Ref No 2231403 • Beds 3 • Baths 3.5 • Garages 2 • Parking 2

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



● **TOKAI R8 500 000 incl VAT**

Dennendal with dual living

This property includes separate flatlet with own entrance and parking. Two studies, open-plan kitchen/dining with separate scullery. Huge TV/playroom, enclosed patio looking out to the forest and secluded garden. Top security with American Shutters. Wellpoint and state-of-the-art filtration system. Solar geysers and separate outside laundry and staff loo.

Web Ref No 3057095 • Beds 6 • Baths 6 • Garages 2 • Parking 5

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



● **TOKAI R6 250 000**

Beautifully renovated good position

Light, open-plan living areas, seamless flow from inside to outside. Pretty north-facing patio and pool with established garden and wellpoint. Gourmet kitchen with separate utility area and island breakfast bar, leads to TV room with fireplace. Fourth bedroom with own entrance. Garage is plumbed for washing machine and has direct access into the entrance hall.

Web Ref No 2755919 • Beds 4 • Baths 2 • Garages 2

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



● **TOKAI R4 600 000**

Executive elegance plus guest suite

Open-plan living areas with underfloor heating, air conditioning and well-appointed fully fitted kitchen. TV room leads to the spacious under-cover entertainment patio, Koi pond and sparkling salt pool. The main bedroom with own sitting area. Mezzanine study area. Borehole with filtration system, which feeds the house, irrigation system and great security.

Web Ref No 3028807 • Beds 5 • Baths 4 • Garages 2 • Parking 6

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



● **TOKAI R4 395 000**

An entertainer's delight

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 plus... borehole with low-maintenance garden.

Web Ref No 2868462 • Beds 4 • Baths 2 • Garages 2

Karen Little - 083 261 8849 - karen@greeff.co.za

Mandy Evans - 082 600 8846 - mandy@greeff.co.za



● **TOKAI R3 995 000**

Immaculate home in Tokai Village

Beautiful kitchen with centre island and separate scullery. Lovely light lounge with fireplace, flowing to outside north-facing, undercover patio with built-in braai, pretty garden and pool. Good sized bedrooms, with built-in cupboards. Extras include air conditioning and alarm. Must be seen to be appreciated.

Web Ref No 2937301 • Beds 3 • Baths 2 • Garages 2

Mandy Evans - 082 600 8846 - mandy@greeff.co.za

Karen Little - 083 261 8849 - karen@greeff.co.za



● **LOWER BERGVLIET R2 850 000**

A home with soul

Nestled in a quiet cul-de-sac below the main road, lies an unexpected treasure. Set on 851m², this farm-house style home offers four bedrooms, 2.5 bathrooms and a cosy family room, with doors leading out to a beautiful garden and pool. Tandem garaging plus off-street parking complete this ensemble.

Web Ref No 2738935 • Beds 4 • Baths 2.5 • Garages 2

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



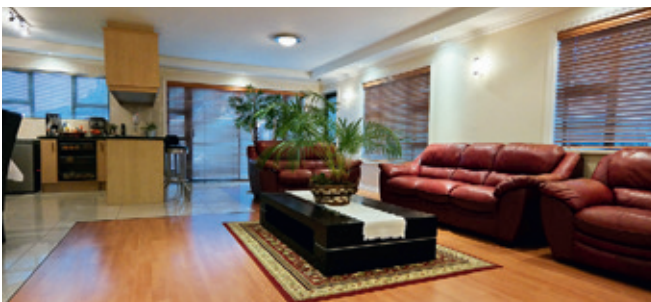
● **PLUMSTEAD R2 300 000**

Family home with "good bones"

Positioned in a quiet street. Massive main bedroom with sprung wooden floors. Spacious open-plan lounge and dining room with wood-burning fireplace, parquet flooring and good light throughout. Kitchen with free-standing gas oven. Enclosed back porch plumbed for washing machine/laundry area. Potential for extended breakfast nook.

Web Ref No 3044053 • Beds 3 • Baths 1.5 • Garages 1 • Parking 3

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



● **FAIRWAYS R2 250 000**

Family paradise

Charming open-plan kitchen, spacious living room and cosy dining area. Porcelain tiled and laminated flooring. Shutters throughout the property suit modern or traditional tastes. This perfect family home is built for security.

Web Ref No 3047311 • Beds 3 • Baths 2.5 • Garages 1 • Parking 3

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



● **OTTERY R1 150 000**

Gorgeous family home

Open-plan dining room and kitchen. The main bedroom has easy access via a sliding door to the tandem garage, located next to the property. Ample parking in front. Additional features include a nearby park for the kids.

Web Ref No 2897118 • Beds 2 • Baths 1 • Parking 2

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



Luxurious family home



● SIMONS TOWN R19 200 000

Web Ref No 2858694
Beds 5
Baths 3
Garages 2

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 – home to a Chinese Elm tree as a focal point.

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● THE BERWICK, WYNBERG UPPER

From R1 695 000 incl VAT, no transfer duty

The Berwick offers 14 exclusive units designed to take in the best of its surroundings, with views across the Constantia Valley to the mountains beyond. A mix of one- and two-bedroom units each enjoy private balconies and parking bays in prime Wynberg Upper and bring to life a blend of sleek, modern features and peaceful surroundings.

In addition, The Berwick enjoys a central location with access to the best of the Wynberg Upper neighbourhood, schools, eateries and sports facilities and suits families of all shapes and sizes.

Features include:

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- Legacy Quartz stone tops
- Suspended ceilings
- Frameless showers and heated towel rails

developments@greeff.co.za

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

Lana Holt: 071 035 9458 | lanah@greeff.co.za

Web Ref No ND50



● MONA CRESCENT, NEWLANDS

R7 995 000 incl VAT, no transfer duty Web Ref No ND42



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

developments@greeff.co.za | David E Miller: 082 820 6166

● THE VELDEN, WYNBERG UPPER

R7 195 000 incl VAT, no transfer duty Web Ref No ND46



Classic, contemporary design along with fittings and finishes of the highest quality, including Smeg appliances and natural oak engineered hardwood floors, define The Velden. Close to completion.

developments@greeff.co.za | Lana Holt: 071 035 9458

● WELTEVREDEN ROAD, CONSTANTIA

R5 995 000 incl VAT, no transfer duty Web Ref No ND23



A development of four (2-sold), free-standing homes on a verdant erf in the highly sought-after Constantia area. The single-storey unit is nearing completion, ready for occupation in early 2019.

developments@greeff.co.za | David E Miller: 082 820 6166
Jean Kerr: 082 975 8427 | Jacqui Wood: 083 724 2934

● THE AVIARY, IMHOFF'S GIFT

R2 699 550 incl VAT, no transfer duty Web Ref No ND27



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

developments@greeff.co.za | Willi Schalk: 072 211 1753

● THE WENTWORTH, KENILWORTH

From R2 600 000 incl VAT, no transfer duty Web Ref No ND37



Consisting of one and two-bedroom apartments as well as 3 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 | Tim Greeff: 083 642 4848 | Michael Greenwood: 076 070 5551

● CRESCENT ROAD, CLAREMONT UPPER

From R2 495 000 incl VAT, no transfer duty Web Ref No ND48



Twenty luxury apartments and two exclusive penthouses, each with their own private balcony and secure parking. Unit sizes range from 74m² to 298m².

developments@greeff.co.za | Tim Greeff: 083 642 4848 | Michael Greenwood: 076 070 5551 | David E Miller: 082 820 6166



Splendid Noordhoek acre



● NOORDHOEK R17 995 000

Web Ref No 3028705
Beds 7
Baths 7
Garages 12

Modern sophistication, space and rural relaxation. Set at the end of a cul-de-sac in popular Noordhoek, with majestic mountain views. Defined by modern, clean lines with immaculate finishes, the home boasts four large family bedrooms, all en suite with lock-up security. High ceilings and polished concrete flooring throughout shared spaces lend an industrial, edgy feel. The horseshoe-shaped design, with deep wraparound veranda leading off from the kitchen, entertainment area and bedrooms, nestles around the swimming pool, leading onto the landscaped garden with a small dam, fully stocked with bream and tilapia. Three well-points service the dam, while the house runs off a water filtration system. Includes a separate guest room, set apart from the main house, plus a separate self-contained cottage at the bottom of the garden, with its own driveway.



Stylish, contemporary family home

Newly built, this versatile home offers six bedrooms and seven bathrooms with extensive accommodation for a large family or visiting guests. Contemporary features are present throughout the home as well as a separate income-producing flatlet. Fabulous sea views.

● **NOORDHOEK R10 900 000** Web Ref No 2946598 • Beds 6 • Baths 7 • Garages 3

Dale Gremels - 082 539 9393 - dale@greeff.co.za | Paul Le Roux - 082 550 4533 - paulr@greeff.co.za



Gracious plus 'wow' factor

Walking through a Century-old, double wooden door, the 'wow factor' comes into play. Looking through the hallway, two reception rooms and balcony to the sweeping views across False Bay, this home has so much to offer. Dual living already in place.

● **SIMONS TOWN R9 500 000** Web Ref No 3010286 • Beds 4 • Baths 5 • Garages 2

Dan Pienaar - 084 970 3999 - dan@greeff.co.za | Clare Dalton - 082 556 4036 - clare@greeff.co.za



Best views in Noordhoek

Excellent accommodation, 180 degree sweeping sea views through the amphitheatre of Silvermine, and dual-living/work-from-home space. The home is north facing and completely wind protected, sitting on just under an acre of land. Recently renovated, the interiors are immaculate with tasteful finishes throughout.

● **NOORDHOEK R7 750 000** Web Ref No 3005747 • Beds 5 • Baths 5 • Garages 2

Paul Le Roux - 082 550 4533 - paulr@greeff.co.za | Dale Gremels - 082 539 9393 - dale@greeff.co.za



Quality in Lake Michelle

Set in beautiful Lake Michelle secure estate, on a waterway, this five-year old home boasts five-star finishes. North facing, and with superb mountain views, this is a 'move-in-and-live' family home with nothing to be done.

● **NOORDHOEK R6 750 000** Web Ref No 2819958 • Beds 4 • Baths 2 • Garages 2

Dale Gremels - 082 539 9393 - dale@greeff.co.za | Paul Le Roux - 082 550 4533 - paulr@greeff.co.za



Brand new in magnificent setting

Set in the upper reaches of Chapman's Bay Estate, with beautiful views of the surrounding wetlands and the sea, this home offers spacious accommodation and the finest of finishes. Four bedrooms, two en suite, plus a family bathroom, open-plan living and separate kitchen with a separate scullery.

● **NOORDHOEK R6 400 000** Web Ref No 2896402 • Beds 4 • Baths 3 • Garages 2

Dale Gremels - 082 539 9393 - dale@greeff.co.za | Paul Le Roux - 082 550 4533 - paulr@greeff.co.za



Position perfect in Lake Michelle

North facing, on the water's edge and with beautiful views of the lake and the mountain, this home features up-to-the-minute finishes including a renovated kitchen, two beautiful bathrooms, study, enclosed front veranda and double garage with workshop. No renovations required!

● **NOORDHOEK R6 200 000** Web Ref No 2768936 • Beds 3 • Baths 2 • Garages 2

Dale Gremels - 082 539 9393 - dale@greeff.co.za | Paul Le Roux - 082 550 4533 - paulr@greeff.co.za



● **FISH HOEK R3 450 000**
North-facing mountainside home

Well-loved home with high ceilings and exposed log beams. A great kitchen with granite countertops and breakfast nook. The lounge opens onto a patio, pool and garden. An entertainment area has a built-in bar opening to a covered patio with Jacuzzi.

Web Ref No 3058959 • Beds 4 • Baths 3 • Garages 2 • Parking 2
Brenda Dickinson - 083 270 7491 - brenda@greeff.co.za



● **MUIZENBERG R2 795 000**
Affordable, elegant, three-storey home

With views across the vlei to the mountains beyond and 173m² of modern, renovated living space. Ground floor – garage and studio apartment with a full modern kitchen. First floor – modern kitchen, large lounge, dining area, guest bathroom and study area. Secure with north-facing balcony.

Web Ref No 3035441 • Beds 4 • Baths 2.5 • Garages 2
Heather Cape - 083 320 6302 - hmcape.co.za
Russell Cape - 072 951 8466 - russell@greeff.co.za



● **FISH HOEK R2 650 000**
Endless views for days

Spacious, north-facing apartment has stunning views, making this a perfect summer spot for swallows. This solid well-run block is much sought after by those wanting a lock-up-and-go, secure lifestyle with every lovely activity on your doorstep.

Web Ref No 3059008 • Beds 3 • Baths 2 • Garages 2
Brenda Dickinson - 083 270 7491 - brenda@greeff.co.za



● **CLOVELLY R1 995 000**
Magnificent position

Views to paradise and back. Watch the whales frolic on your doorstep, the dolphins play and the sea birds dive. Take advantage of the background work done to secure you this exotic location. Fully approved building plans and successful Environmental Impact Assessment done.

Web Ref No 3070355
Brenda Dickinson - 083 270 7491 - brenda@greeff.co.za



● **CAPRI R1 795 000**
Charming cottage

Situated in a quiet cul-de-sac, private and secure. Beautiful two-bedroom 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 1
Tracy Munnik - 082 412 8401 - tracy@greeff.co.za
Eva Hedenskog - 082 940 0774 - eva@greeff.co.za



● **CAPRI R1 595 000**
Plot with endless opportunities

Large 2 543m² level plot with endless possibilities. Enjoy stunning sea views from this plot with huge potential. Possible to subdivide.

Web Ref No 2625572
Tracy Munnik - 082 412 8401 - tracy@greeff.co.za
Eva Hedenskog - 082 940 0774 - eva@greeff.co.za



● **NOORDHOEK R6 495 000**
Vineyards, mountains and sea views

A family home overlooking the Cape Point Vineyards with the added bonus of views of Noordhoek Beach in the background, is a rare find. Comprises four bedrooms, with two bathrooms and an open-plan lounge, dining and kitchen leading to an enclosed front patio with garden and pool.

Web Ref No 2958360 • Beds 4 • Baths 3 • Garages 2 • Parking 2
Paul Le Roux - 082 550 4533 - paulr@greeff.co.za
Dale Gremels - 082 539 9393 - dale@greeff.co.za



● **STONEHAVEN ESTATE R4 650 000**
Space and versatility

For a large family or an entertainer wanting options. Situated within Stonehaven Estate, the property enjoys access to established gardens, walking trails, an olive grove and vineyards.

Web Ref No 2962150 • Beds 4 • Baths 3 • Garages 2 • Parking 2
Brenda Dickinson - 083 270 7491 - brenda@greeff.co.za



● **NOORDHOEK R4 450 000**
Cherished family home with views

Set in a quiet cul-de-sac in San Michelle, this much-loved home with sea views has excellent accommodation and has been well maintained and renovated over the years. Four generous bedrooms, two bathrooms and two garages.

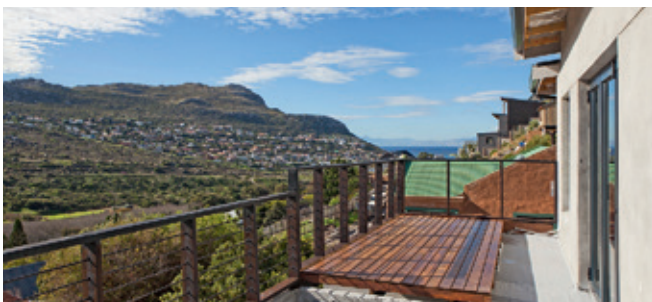
Web Ref No 2921485 • Beds 4 • Baths 2 • Garages 2
Dale Gremels - 082 539 9393 - dale@greeff.co.za
Paul Le Roux - 082 550 4533 - paulr@greeff.co.za



● **GLENCAIRN R4 350 000**
Stone's throw from the ocean

This double-storey property is east facing and offers an upstairs, downstairs and side unit. The property includes a large swimming pool with braai area, off-street parking for six cars and is situated within close proximity to various amenities.

Web Ref No 2926611 • Beds 7 • Baths 3 • Parking 6
Tom Shenfield - 083 331 3988 - tom@greeff.co.za



● **GLENCAIRN R3 950 000**
Distant sea views

Brand new, architecturally designed home. Open-plan living and kitchen, separate scullery, four bedrooms (two en suite), three bathrooms and a second living area/study in the loft. Also potential for a holiday let/Airbnb with direct access to an en suite bedroom.

Web Ref No 2889733 • Beds 4 • Baths 3 • Garages 2
Tom Shenfield - 083 331 3988 - tom@greeff.co.za



● **SIMONS TOWN R3 900 000**
Delightful lock-up-and-go

Perched above Simons Town with breathtaking views of the naval harbour and False Bay, is this double-storey home. Lounge, dining room, spacious kitchen with separate scullery, three bedrooms (main en suite), two bathrooms and guest loo. Covered patio ideal for entertaining.

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



● **FISH HOEK R2 590 000**

Dual-living family home

This charming home offers a blend of old and new features; strip wooden floors, restored original doors, spacious bedrooms, and a beautiful farm-style kitchen. The added bonus is the private separate flat with a modern kitchen and bathroom and borehole.

Web Ref No 3043865 • Beds 4 • Baths 1 • Parking 2

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



● **FISH HOEK R2 475 000**

Well positioned Avenue gem

This Avenue cottage is close to schools, Vallyland Shopping Centre, Beach and Main Road. The library, municipal offices, doctors' rooms and sporting facilities are also close by. Open-plan lounge and dining area, kitchen and enclosed entertainment room, which can be converted into a granny flat.

Web Ref No 3000056 • Beds 3 • Baths 2 • Garages 1

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



● **FISH HOEK R2 375 000**

Sunny Silverlea Cottage

One of the largest in this village, this cottage boasts lounge/dining area, sunroom and kitchen and a single, automated, handyman garage, with direct access into the house. The sunroom flows to a balcony with views of the mountain. Will also suit those wanting to downsize.

Web Ref No 2929190 • Beds 3 • Baths 2 • Garages 1

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



● **FISH HOEK R2 300 000**

Enviably position

Rare opportunity to acquire this north-facing 743m² of prime land set against the slopes of the Fish Hoek mountainside. Sweeping views of the False Bay coastline, the surrounding valley mountains and Fish Hoek Beach. The shops, restaurants, schools and scenic drives are within a 10-minute drive.

Web Ref No 2887220

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



● **FISH HOEK R1 950 000**

Convenience in the valley

This well-priced home is located in a quiet cul-de-sac and within short walking distance to the quaint shopping centre and schools. Mountain views are to be enjoyed from the lounge, which has a Jetmaster fireplace.

Web Ref No 3076785 • Beds 4 • Baths 2 • Garages 1 • Parking 1

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



● **SIMONS TOWN R1 850 000**

Rocklands Ridge security estate

Boasting superb views of False Bay, the estate itself is gated and completely fenced with electronic security to be mounted on the top of the perimeter fence. Vacant land is becoming a rare commodity, so this north-facing plot presents a golden opportunity. Stake your claim.

Web Ref No 2897091

Tom Shenfield - 083 331 3988 - tom@greeff.co.za

**SOLD**

Practical luxury in Kalk Bay

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

● **KALK BAY R14 900 000** Web Ref No 2306924 • Beds 6 • Baths 5 • Garages 2

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

**SOLD**

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.co.za | Ashley Barnes - 083 261 3996 - ashley.barnes@greeff.co.za

**SOLD**

Sea views

At the edge of Kalk Bay and St James is an historical building which houses eight designed modern apartments. No 6 is lucky enough to be at the front, facing the sea with a balcony coming off the lounge and main bedroom. With marvellous views of Dalebrooke pool. Pop across the road for a morning swim with the locals.

● **KALK BAY R3 995 000** Web Ref No 3059198 • Beds 2 • Baths 2

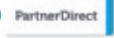
Ashley Barnes - 083 261 3996 - ashley.barnes@greeff.co.za | Heather Cape - 083 320 6302 - hmcape.co.za



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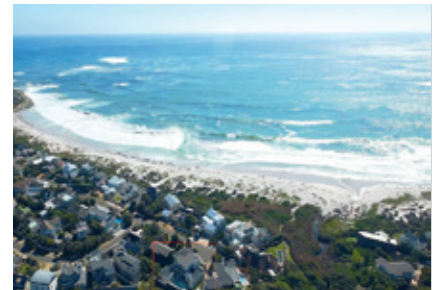
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*Relish the magnificence of
seaside living*



KOMMETJIE
R15 950 000

Web Ref No 2943100
Beds 3
Baths 4
Garages 4

Modern, pristine, light and spacious and built on three levels with the maximum use of space and windows to embrace the views from all rooms. This four-bedroom, four-bathroom home includes a beautifully concealed, income-generating cottage and parking for up to eight cars (four garaged and four outdoors). The interior flooring is a strikingly inviting mix of Travertine tiles, Westminster and Nouwens carpeting. All bedrooms are en suite, with exquisite fittings and finishes as well as unique views. The kitchen, with its masterful display of spatial design and elegantly contrasting colours is a foodie's playground, as it boasts tasteful, tempered lighting, ample shaker cupboard space, a 1.2m SMEG gas and electric stove, coffee station counter and a spacious dining area. The exterior of this seaside wonder is equally impressive and includes a laundry and storeroom. The outer perimeter of the home includes a pergola and braai area, swimming pool, landscaped gardens, water feature and an aviary. A truly exceptional home.

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



● **KOMMETJIE R16 995 000**

An artistically compelling, modern beach home

A sophisticated, contemporary home situated on a hill just one house back from the ocean, with 180-degree views of the beach and the Table Mountain range in the distance. The home includes innumerable additional features which make this property something truly special.

Web Ref No 1088868 • Beds 4 • Baths 4.5 • Garages 2
Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



● **KOMMETJIE R6 950 000**

Immaculate beach home

Position, views and space. Two living areas, double garage with direct access, a lift, wraparound balcony with a built-in braai, a fully enclosed garden with an outdoor shower and lots of off-street parking situated in a quiet road.

Web Ref No 2991559 • Beds 4 • Baths 2 • Garages 2
Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



● **SCARBOROUGH R6 550 000**

Own the best view

This absolutely pristine and luxuriously modern home is situated in the sought-after Mountain Rise street, on the right hand quadrant of Scarborough village.

Web Ref No 3074152 • Beds 5 • Baths 3 • Garages 2 • Parking 2
Marianne Furlong - 060 960 3994 - marianne@villagehomes.co.za



● **IMHOFF'S GIFT R6 500 000**

Overlooking the lake

Set on two erven in a secure lifestyle estate, 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.

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



● **SCARBOROUGH R5 800 000**

Majestic and spacious abode

This sprawling and eclectic Art-Deco-style home is situated on a double plot, in the sought-after Hilltop Road with views as far as the eye can see across the coastline and surrounding nature reserve.

Web Ref No 2991419 • Beds 4 • Baths 2 • Garages 2 • Parking 1
Marianne Furlong - 060 960 3994 - marianne@villagehomes.co.za



● **SCARBOROUGH R4 650 000**

Best of Scarborough living

Nestled against the Scarborough mountainside, with a veranda facing out onto the sea, this lovely home offers an opportunity to enjoy all that Scarborough has to offer! Refurbished open-plan kitchen and dining room. A delightful home, this one is not to be missed!

Web Ref No 3025259 • Beds 3 • Baths 2
Marianne Furlong - 060 960 3994 - marianne@villagehomes.co.za



● **KOMMETJIE R3 950 000**

Immaculate double-storey home

Modern north-facing home with wooden floors and Jetmaster fireplace, features gorgeous sea views from the large upper balcony, a low-maintenance indigenous garden and garaged parking for two cars.

Web Ref No 2907102 • Beds 5 • Baths 3 • Garages 2
Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



● **BLUE WATER ESTATE R3 950 000**

Spacious home in secure estate

Located in secure Bluewater Estate, this three-bedroomed, double-storey home glows with bright seaside interior appeal. Three bedrooms and two bathrooms provide adequate accommodation, while further features include a salt-water pool and wood-burning fireplace.

Web Ref No 2964235 • Beds 3 • Baths 2.5 • Garages 2
Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



● **BLUEWATER ESTATE R3 600 000**

Secure estate home with fabulous views

This well-appointed home has great flow and style with beautiful finishes. It offers generous accommodation, custom-built kitchen and stunning entertainment area. A built-in braai and covered patio complement the stylish interior. Fabulous lake, sea and mountain views with gorgeous sunsets. A truly exceptional home.

Web Ref No 3042167 • Beds 3 • Baths 2 • Garages 2 • Parking 2
Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



● **SCARBOROUGH R3 595 000**

Charming and character-filled

This lovely nautical inspired home is nestled on a larger than average plot on the beach side of Scarborough. Its sunny and light, open-plan interior will have you charmed as you enjoy the serenity and beach views.

Web Ref No 3065356 • Beds 3 • Baths 2
Marianne Furlong - 060 960 3994 - marianne@villagehomes.co.za



Low-maintenance family home

Spacious, open-plan entertainment areas, a study, utility room, pool, plus two double garages! 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. This north-facing home is 370m² in extent on a 1 034m² stand, and there is room for another large cottage on the stand, and with height restriction of 11 metres you can have glorious mountain and sea views.

● **WEST BEACH R4 690 000** Web Ref No 2673675 • Beds 4 • Baths 2.5 • Garages 4

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



● **PARKLANDS NORTH R2 595 000**
Modern family living

A home on a large 667m² corner stand. Spacious, open-plan living and double-volume ceilings. 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



● **PARKLANDS NORTH R2 495 000**
Secure in Parklands North

Lovely brand new home comprising three bedrooms, two bathrooms, open-plan lounge, dining room with double-volume ceilings, kitchen fitted with Caesarstone counter tops, separate scullery, patio area with built-in braai, automated double garage and plenty of extras.

Web Ref No 3039996 • Beds 3 • Baths 2 • Garages 2 • Parking 2

Fran Barlow - 076 296 2132 - fran@greeff.co.za



● **TABLEVIEW R2 395 000**
Renovated family home

Set in a peaceful, established crescent. Open-plan tiled lounge, dining room, kitchen with breakfast nook. Family room/indoor braai room with direct access to automated double garage. Pool and outdoor braai area. Alarm system, burglar bars, well-point with pump, Wendy house with dry-walling and laminated flooring.

Web Ref No 2845507 • Beds 4 • Baths 2 • Garages 2 • Parking 5

Fran Barlow - 076 296 2132 - fran@greeff.co.za



● **PARKLANDS R2 295 000**
Sunny, spacious double storey

Modern double storey in short walking distance to Blouberg International School. Two lounge areas, dining room, spacious kitchen with scullery/laundry, tandem garage, large walled garden, built-in braai and excellent security. Light, spacious entrance hall with skylight is the centre of this home. Excellent security. Ready for occupation!

Web Ref No 2973351 • Beds 4 • Baths 2 • Garages 2

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



● **SANDBAAI R13 500 000**
Ultimate boutique guest villa

Intrinsic beauty is found in this unique home used as a 5-star self-catering villa, bringing lucrative returns. Renowned Cape architect Kevin Gadd has crafted a masterpiece, taking into careful consideration climate and renewable energy and optimising unparalleled ocean views. Financials available.

Web Ref No RL7340 • Beds 6 • Baths 6 • Parking 3
Ursula Edwards - 071 475 0851 - ursula@greeff.co.za



● **ORANJEZICHT R12 495 000**
Guesthouse in the Avenues

Original Victorian guesthouse situated in prime Oranjezicht, with magnificent mountain views. The guesthouse is sold fully furnished and financials are available for due diligence. This transaction will be the transfer of shares in the company which is VAT registered.

Web Ref No RL7416 • Beds 7 • Baths 8
Ursula Edwards - 071 475 0851 - ursula@greeff.co.za



● **LAKESIDE R11 950 000**
Lodge with panoramic views

Situated in the Cape Peninsula, offering 16 bedrooms with entertainment areas. The property benefits from GR4 zoning, offering various business opportunities such as a boutique hotel, medical centre or offices. A property of this size is a rare find. Financials available.

Web Ref No RL7192 • Beds 16 • Baths 18 • Parking 9
Ursula Edwards - 071 475 0851 - ursula@greeff.co.za



● **PINELANDS R8 995 000**
4-Star guesthouse and more

Guesthouse with two separate properties, offering 10 income-producing rooms, a two-bedroomed, self-catering cottage, plus accommodation for night managers. Situated in close proximity to City centre and Cape Town International Airport. Specific marketing has been done to attract corporate travellers, holidaymakers and medical tourists.

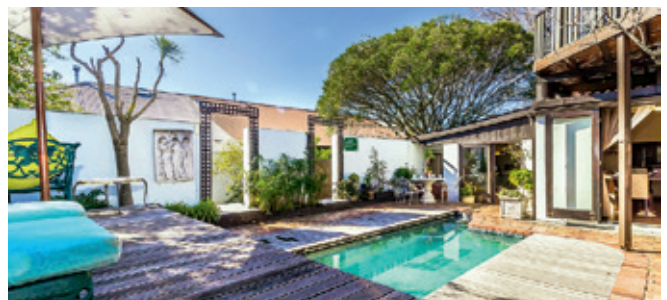
Web Ref No RL7285 • Beds 12 • Baths 11 • Parking 3
Ursula Edwards - 071 475 0851 - ursula@greeff.co.za



● **PAARL R6 995 000**
Victorian manor house

This guesthouse is owner run, offering a blend of grace and modern amenities. The rooms are designed with attention to detail and set on large grounds with well-established garden, producing a comfortable income. Sold as a going concern with most contents included.

Web Ref No RL7267 • Beds 5 • Baths 5 • Parking 6
Ursula Edwards - 071 475 0851 - ursula@greeff.co.za



● **SOUTHERN SUBURBS R6 900 000**
Historic guesthouse

Find whispers of a bygone age in this well-established guesthouse. The property benefits from GR4 zoning and has run for over 20 years attracting tourists, as well as business travellers, due to its central location in an historic Cape Town suburb.

Beds 6 • Baths 6 • Parking 3
Ursula Edwards - 071 475 0851 - ursula@greeff.co.za



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R3 495 000
INCLUDING VAT AND NO TRANSFER DUTY

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FEATURES INCLUDE:

- Twelve beautiful, four-bedroom houses with traditional shutters
- Private gardens and garages
- Walking distance from the picturesque Liesbeek River greenbelt
- Central location with easy access to the City centre, Cape Town International Airport, Groote Schuur Hospital and the N1 and N2 highways
- Secure, gated cul-de-sac community



VICTORIAN CUES, CONTEMPORARY ARCHITECTURE



Where it counts

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021 426 4848
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*All images are artist's impressions.

Scheduled completion date: 30 November 2018



On top of the world

Spacious and elegant family villa with uninterrupted, and breathtaking sea and mountain views from every room. This multi-functional home offers versatile accommodation. Excellent location in private estate and expansive entertainment areas.

● **HOUT BAY R17 500 000** Web Ref No 3049009 • Beds 6 • Baths 5 • Garages 2 • Parking 6
Meryl Butt - 084 922 1016 - meryl@greeff.co.za



The charm of yesteryear

Get yourself a slice of Llandudno with this charming beach house in the sun. Exuding the character of bygone Llandudno, this double-storey home is well proportioned and bright, with a deep-covered veranda and separate studio alongside the pool. Retain the original character and flow or redevelop taking full advantage of its position in this sought-after seaside suburb.

● **LLANDUDNO R14 750 000** Web Ref No 3030251 • Beds 2 • Baths 1 • Parking 1
Glenda Woods - 082 853 4070 - glendaw@greeff.co.za

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● **HOUT BAY R19 000 000**

Prime Ruyteplaats Mountain Private Estate

When only the finest will suffice, this exclusive residence offers all a discerning purchaser could wish for. Tucked away next to private open space, this outstanding property offers excellent open-plan entertainment areas all flowing to the outdoors, with an extensive courtyard, sparkling rim-flow pool, Koi pond and garden irrigated from its own borehole. Wonderful sea views from virtually every window.

Web Ref No 1922712 • Beds 3 • Baths 4 • Garages 2
Jennifer Cluver - 082 871 9323 - jennifer@greeff.co.za



● **HOUT BAY R6 595 000**

Stylish and iconic family home

Set on 2 000m² 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.

Web Ref No 2868352 • Beds 3 • Baths 4 • Garages 2
Lindsay Goodman - 082 638 1758 - lindsay@greeff.co.za



● **HOUT BAY R4 500 000**

Ideal family home in the heart of the Valley

This home has it all. Situated on 2 096m², the ground is private and secluded with lovely trees and abundant bird life. Plentiful accommodation with spacious social kitchen, domestic accommodation and swimming pool to relax around. This property is perfect for the growing family.

Web Ref No 3085003 • Beds 4 • Baths 2 • Garages 2
Meryl Butt - 084 922 1016 - meryl@greeff.co.za

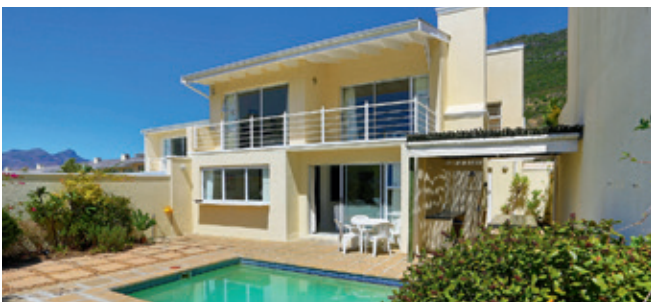


● **HOUT BAY R4 350 000**

Easy living stylish residence

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

Web Ref No 2733011 • Beds 3 • Baths 3 • Garages 2
Lindsay Goodman - 082 638 1758 - lindsay@greeff.co.za



● **HOUT BAY R3 995 000**

Large north-facing townhouse

Light and airy large townhouse enjoying wide open views across the valley. Modern design with exposed beams and all rooms flowing to the outdoors. Small, manageable garden, pool and delightful entertaining.

Web Ref No 3093169 • Beds 3 • Baths 2 • Garages 2
Glenda Woods - 082 853 4070 - glendaw@greeff.co.za



● **HOUT BAY R3 995 000**

Spacious family home

Exuding character, with chic industrial edge, open-plan living area and feature wine cellar enclave. Four sunny, en suite, north-facing bedrooms with the main en suite having access to the garden and pool. Extras: three JoJo tanks and a well point.

Web Ref No 2958807 • Beds 4 • Baths 4 • Garages 2
Louise Reister - 083 226 3775 - louise@greeff.co.za



● HOUT BAY R4 695 000

Smart townhouse style living at the seaside

Perfectly positioned freehold residence overlooking the quaint Hout Bay harbour. Smart, sophisticated home immaculately presented. Amazing beachside views. Your permanent holiday home at the sea.

Beds 3 • Baths 2 • Garages 2 • Parking
Glenda Woods - 082 853 4070 - glendaw@greeff.co.za



● HOUT BAY R3 900 000

Magical mountain retreat

A comfortable and charming cottage in natural surrounds with panoramic mountain views. Mezzanine study or third bedroom. Open-plan, double-volume living area opens onto the stoep. Waterwise garden. Underground water tank. Good location. Good security alarm system and cameras.

Web Ref No 3010701 • Beds 3 • Baths 2 • Parking 1
Meryl Butt - 084 922 1016 - meryl@greeff.co.za



● HOUT BAY R2 995 000

Secure, carefree lifestyle in stylish modern apartment

A stone's throw from the beach and in immaculate condition, this modern apartment offers direct lift access, secure basement parking, excellent security and is in walking distance to surrounding restaurants and the spectacular natural beauty Hout Bay has to offer. Ideal for Airbnb!

Web Ref No 3047053 • Beds 3 • Baths 2 • Parking 2
Lindsay Goodman - 082 638 1758 - lindsay@greeff.co.za



● HOUT BAY R2 850 000

Modern and chic townhouse

Newly renovated townhouse. Not a cent to be spent, with screeded flooring throughout, new kitchen and bathrooms. Internal and external beams, clear-view burglar bars on windows, plus smash-and-grab film on sliding doors. Communal swimming pool and tennis court available to all owners.

Web Ref No 2963189 • Beds 2 • Baths 1 • Parking 1
Friedel McLachlan - 082 320 9473 - friedel@greeff.co.za



● HOUT BAY R1 795 000

Popular Princess Beach

Delightful easy-living apartment flowing to balcony with views, and situated in a secure 24-hour, manned complex with communal pool, braai facilities and coin-operated laundry. Ideal for holiday lets or convenient living.

Web Ref No 3008307 • Beds 2 • Baths 1 • Parking 1
Lindsay Goodman - 082 638 1758 - lindsay@greeff.co.za



● HOUT BAY R1 295 000

Warm and inviting 52m² apartment

Situated on the first floor in a sunny north-facing position, this cosy yet surprisingly spacious one-bed flows to large balcony with built-in braai. Complex offers secure parking, splash pool and is in walking distance to all amenities. Opportunity knocks!

Web Ref No 2941199 • Beds 1 • Baths 1 • Parking 1
Lindsay Goodman - 082 638 1758 - lindsay@greeff.co.za



Estate of the art home

This sublime, north-facing, five-bedroomed, five-bathroomed home is the very definition of form, function and enlightened thinking. The light and airy reception rooms flow effortlessly, via stacking doors, to the large garden, pool and fire pit area. Special features include a large kitchen, pyjama lounge, wine cellar, generator system, central hoover system, outdoor storeroom, staff accommodation and extra-length garaging for three cars.

● **VAL DE VIE R14 950 000** Web Ref No 2993929 • Beds 5 • Baths 5.5 • Garages 3

Gizelle Lambrechts - 084 912 6181 - gizelle@greeff.co.za



Villa of grand proportions

This extensive villa (1 000m²) is nestled against the Kogelberg Mountain, on a 3 285m² plot, and ideally suited as a guesthouse, boutique hotel, spa or just a beautiful home for entertaining. The home boasts 10 bedrooms and bathrooms, games room, indoor swimming pool, state-of-the-art security system and garages. Furniture, linen and appliances form part of the sale!

● **BETTY'S BAY R5 850 000** Web Ref No 3064527 • Beds 10 • Baths 11 • Garages 3

Lorraine Henning 083 296 4821 - lorraine@greeff.co.za



● **MCGREGOR R3 999 500**

Exceptional style

This double-volume home is gracious and understated. The central family room has stacking doors to the garden and braai area and there is an easy flow from the state-of-the-art kitchen into the dining room and formal lounge with five sets of double doors opening to the garden areas.

Web Ref No 3056013 • Beds 3 • Baths 2 • Garages 2

Caro Hodges - 083 265 2258 - caro@greeff.co.za



● **MCGREGOR R3 600 000**

Charming McGregor lodge

This large home has been cleverly designed around a central courtyard with swimming pool. The property has been successfully run as an accommodation let and would have the potential to run as a guesthouse. With just under 600m² of building on a 2 220m² stand, this property offers excellent value.

Web Ref No 3066253 • Beds 5 • Baths 5 • Garages 2 • Parking 3

Caro Hodges - 083 265 2258 - caro@greeff.co.za



● **SILWERSTRAND GOLF ESTATE R3 495 000**

Views forever on the golf estate

Beautifully laid out 'entertainer's dream' has uninterrupted views and is situated in one of the most desirable streets on the golf estate. Abundant natural light from the large folding doors off the living area. The spacious kitchen offers a built-in dining counter for casual entertaining. The outdoor patio has a built-in braai and swimming pool on the deck.

Web Ref No 2982863 • Beds 4 • Baths 4 • Garages 2

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



● **SILWERSTRAND GOLF ESTATE R2 895 000**

Newly built in Silwerstrand Village

This newly built home offers a spacious open-plan interior with a generous country-style kitchen and entertainment area. The folding, sliding doors off the lounge open up onto a beautiful patio, with excellent views over a waterway. Open-rafter ceilings give the house a spacious and contemporary feel.

Web Ref No 3062728 • Beds 3 • Baths 2 • Garages 2

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



● **ROBERTSON R4 400 000**

9.5 Hectare plum and guest farm

This small, fruit-producing farm has breathtaking views of the Langeberg mountains. With its abundant water rights and 5 hectares of productive plums, the property has further income-earning potential, with guest accommodation cottages and manager's cottage.

Web Ref No 2697043 • Beds 7 • Baths 5 • Garages 1

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



● **NUY VALLEY R4 150 000**

535 Hectare nature reserve bliss

Exceptional Nature Reserve farm comprising five title deeds in a prime location, under an hour and a half from Cape Town. The property has good internal roads to navigate the diverse terrain. Approximately four dams are positioned for the game and birds, the veld is in excellent condition and the property has been developed and kept as a nature retreat.

Web Ref No 3028760

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



● **MCGREGOR R1 950 000**

Secluded piece of heaven

Beautiful natural veld farm not far from the village of McGregor, the property offers a secluded and sheltered little kloof in which to build your getaway house. The views are totally uninterrupted and quite breathtaking. There are no power lines to obstruct your view, only rolling hills and changing colours as the hours go by.

Web Ref No 2991436

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



● **ROBERTSON R1 050 000**

Smallholding plot with excellent views

This smallholding plot of 4 791m² in Robertson offers outstanding mountain views and access from two different streets. The stand is level and ready to develop. If you are looking for a large, attractive smallholding residential plot or looking for development land, look no further.

Web Ref No 3009557

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



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A St Tropez lifestyle in Harbour Island Marina

Beautifully positioned, well-designed home with full views of the harbour mouth of Gordons Bay and vast views of the ocean and mountain. This unique four-floor masterpiece has a lift, two underground parking bays, underfloor heating and storage rooms. The Condo is 395m² under roof. Top finishes throughout. Designed with full protection from the wind, with deep-set patios, built-in braai and bar for entertaining. Mooring steps lead down to the sea, where you can step onto your boat. Don't miss out on this rare lifestyle opportunity.

● **HARBOUR ISLAND R9 990 000** Web Ref No 3057508 • Beds 4 • Baths 3 • Parking 2

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



● **ERINVALE R7 500 000**

Immaculate home with mountain and golf course

North-facing home. Easy-living and secure lifestyle. Light, bright and spacious. This home has great flow and the design was well considered. This home has amazing potential. Love certainly lives here.

Web Ref No 2947043 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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



● **VERGEZICHT ESTATE R7 495 000**

Quality home in security estate

Surrounded by oak trees, you will be blown away by the position and feeling of calm permeating through this property. Well-designed and proportioned features make this property something truly special. Move right in.

Web Ref No 3049464 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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



● **SOMERSET WEST R4 700 000**

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. Stack doors open onto the pool and wide, covered balcony.

Web Ref No 2871903 • Beds 4 • Baths 3 • Garages 2 • Parking 2

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



● **HELDERVUE R3 490 000**

Home on large erf with flat

A charming and characterful home. Features private garden with an oasis of old heritage trees. Super spacious garage. Laundry, Wendy house and one-bedroom flatlet for Airbnb or granny. Original wooden floors in living areas. Great atmosphere.

Web Ref No 2776528 • Beds 3 • Baths 2 • Garages 4

Loretta Diab - 082 416 6982 - loretta@greeff.co.za
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OUR FINAL WARNING ON CLIMATE CHANGE

THE INCONVENIENT AND SOBERING TRUTH.

BY TIM HUGHES, DIRECTOR OF CORPORATE AFFAIRS AT WARWICK WEALTH

First, former US Vice President Al Gore confronted the world with the inconvenient truth that the Earth was warming at such a pace, a two degree centigrade increase would bring about unprecedented climate change, leading to catastrophic disruptions in human existence, biodiversity and sustainability. Central to the graphic brilliance of Gore's presentation was a controversial claim that, unlike previous waves of extreme warming and cooling, recent climate change is historically abnormal and can be ascribed in part to human factors such as industrialisation and in particular the impact of vast quantities of carbon emissions spewed out from developed and industrialising countries.



IF GLOBAL WARMING IS BROUGHT ABOUT BY HUMAN BEHAVIOUR, THEN THE IMPROVEMENT OF HUMAN BEHAVIOUR HOLDS THE POTENTIAL TO REDUCE GLOBAL WARMING AND MITIGATE THE EFFECTS OF CLIMATE CHANGE.

Thus, recent global warming and climate change are anthropogenic in nature, they are man-made. Yet, while this anthropogenic feature is alarming, it contains within it a degree of hope. If global warming is brought about by human behaviour, then the improvement of human behaviour holds the potential to reduce global warming and mitigate the effects of climate change.

The second major wake-up call was heralded in 2007 by the awarding of the Nobel Prize to the United Nations Intergovernmental Panel on Climate Change (IPCC) comprising many of the world's leading climatologists. Rather than simply pointing out the alarming truth of climate change, the IPCC Fourth Report contained results aimed at helping policy makers to take concrete steps. That anthropogenic climate change was occurring was no longer in serious doubt, the challenge now was to tackle, mediate and adapt. This gave rise to a series of climate change summits (such as that held by South Africa in Durban in 2011), culminating in the historic Paris Climate Change agreement signed by 195 countries in 2015.

The third and arguably final warning has now been delivered. In 2015, the IPCC pulled together over 6,000 scientific reports from leading experts on climate change in order to craft the global picture. In October this year, they released their findings and a stark message. We have just 12 years (until 2030) to bring about the required emission changes to contain global warming to a manageable 1,5 centigrade increase. The major reason given for the 12 year window is the



lead time required to build major infrastructural projects to mitigate the already inevitable impacts of climate change. This is not enough, however. The required changes are deep, profound and would require economic and social behavioural change with such rapidity that there is no precedent in history, resulting in a net zero carbon emission position by 2050. For example, by 2050, in the absence of other technology, cars propelled by the internal combustion engine would be relics confined to museums.

The threat to South Africa of climate change is particularly acute and indeed structural. While post-industrial global warming has been measured at 0,8 centigrade, southern Africa has warmed at twice this rate. By extension, if the IPCC is urging that global warming should be capped at 1,5 centigrade by 2030, this will result in southern Africa warming by an alarming three degrees centigrade. In other words, we are geographically configured to warm at a factor of two times the global average.

We have been warned, three strikes and we're out! ■

A black and white photograph of many hands of various skin tones stacked together in a circular pattern, symbolizing community and teamwork.

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