

OUT
ISSUE 42

LOOK

CAPE PROPERTY & LIFESTYLE



OUTLOOK - THE GREEFF MAGAZINE - AUTUMN EDITION 2019

Fine Cape properties on sale NOW!

Take your pick from our leafy suburbs, coastal, winelands and holiday homes collections.

Delectable, home-baked, teatime treats • Beat load shedding – living off the grid.

YOUR COMPLIMENTARY ISSUE

GREEFF

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Where it counts

ISSUE 42



**ENDANGERED
WILDLIFE TRUST**
Protecting forever, together.

CAN YOU PUT A PRICE ON LIFE?

No fewer than two rhinos are poached every day in South Africa for their horns. As a result, our rhinos are under threat and need your help to ensure they are still here for future generations. The Endangered Wildlife Trust is protecting our rhinos by providing anti-poaching and detection dogs and equipping rangers and law enforcement officials with training and technology solutions.

We just need a little help from you to truly stop illegal wildlife trade.

SMS 'SAVE' to 31913 to donate R15 or
report suspicious activities to 0800 205 005
or environment@tip-offs.com



A TIME TO BUY

BY
MIKE GREEFF

CEO GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE

If there's one thing being in the property industry has taught me, it's that there are cycles. You might not feel as comfortable in one section of a cycle as you do in another, but that means it's time to maybe ride it out, because things will change. Right now, we are in a buyer's market and if you are considering purchasing a property but not sure about the timing because you think prices might drop, or are waiting for some sort of sign to tell you it's the right time, I can only advise you that it is the right time since there is likely to be a selling price increase after the general elections. Once the pre-election mayhem settles, and the local government is installed, the Western Cape is likely to experience a renewed sense of optimism and confidence is likely to start growing, which will in turn have a positive effect on selling prices.

While there has been a lot of "noise" from media, be it legitimate news or fake, or from hyped conversation you hear around braais and dinner party tables, Greeff's revenue figures indicate that Cape property is still on average holding its own. Granted, according to some statistics, certain areas have experienced a small drop in the average selling

prices, but most property experts are of the opinion that this is temporary. More significantly, there are areas which have continued to show a growth in the average selling price over the past twelve months when compared to the previous twelve months; Constantiaberg areas as a whole showed a growth of 5.8% in the average selling price. Constantia Upper, specifically, experienced a 6.8% increase in the average selling price, while Bergvliet went up by 2%.*

A hot spot for those looking to buy property, currently is Kommetjie. A new campus of Generation Schools is under construction and buyers from Johannesburg as well as Europe are showing keen interest, as are Cape-based families seeking to move away from the growing traffic and bustle of the Southern Suburbs. Having said that, the competition for school entrance into the premier educational institutions in the Southern Suburbs ensures that there will always be an appetite for family homes and increasingly, apartments in these areas.

Greeff has continued to achieve record and significant selling prices for properties across the price spectrum over the past year, and this positivity has a spin off for all our agents, inspiring them to achieve the best possible selling price in the shortest possible time.

Our model of exceptional customer service remains unwavering even in an increasingly impersonal digital age. While this is something we clearly hold dear and will continue to do so, it is interesting to note that recent research conducted by the Property Practitioner's group indicates that the majority of sellers still seek a face-to-face partnership in order to entrust the sale of their most precious asset, and as such find their way to a real estate agent via a personal referral – figures indicate as much as 54%. Another 19% of sellers choose an agent based again on a personal interaction via canvassing. Only 15% of sellers chose an agency to sell their home via a website portal.

Finally, I'd like to share with you a cause dear to our hearts – Conservation Canines for the Endangered Wildlife Trust (EWT). Heartbreaking numbers of rhino continue to be poached and slaughtered for their horns. Numbers run into a over a thousand every year for the past five years. It is vital that we all remain actively involved in the protection and conservation of these precious animals. Following on from our previous CSI project, Greeffie the Rhino, Greeff has made the decision to once again support this worthy cause, this time through the sponsoring of Conservation Canines for the Endangered Wildlife Trust (EWT). Through this sponsorship, the EWT will be able to effectively train, maintain and supply Conservation Canines as part of their rhino poaching prevention initiatives. The use of Conservation Canines and their handlers in the pursuit and apprehension of poachers has already had a significant impact on poaching statistics. For more info on this worthy cause, or how you can help, visit: www.ewt.org.za

*Figures sourced from Propstats.



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AUDI CENTRE CLAREMONT

WELCOMES THE NEW FACE OF THE Q FAMILY



THE AUDI Q8 COMBINES THE ELEGANCE OF A FOUR-DOOR LUXURY COUPÉ WITH THE PRACTICAL VERSATILITY OF A LARGE SUV.

At the heart of every Audi lives the long-standing slogan – *Vorsprung Durch Technik*. These three words encapsulate the Audi philosophy of progress, innovation and the forward-thinking ability to anticipate the needs of rapidly changing times, by consistently creating cars that evolve with humankind.

With the imposing Singleframe in octagonal design, the Audi Q8 is the new face of the Q family. The Audi Q8 combines the elegance of a four-door luxury coupé with the practical versatility of a large SUV. Abundantly equipped, featuring a generous, elegant and high-tech interior, yet tough enough for off-road duty, the Q8 is a confident companion for business and leisure. Expect touch-operating concepts and high-tech navigation. Expressive design with the new Singleframe grille complements features from the original Audi quattro. The brawny radiator grille stands upright and, together with the spoiler that has been drawn toward the

front, and the large, highly contoured air inlets, emphasises the self-confident look. The elegantly sloping roofline terminates in gently inclined D-pillars and rests against the quattro blisters above the wheel arches. A light strip connects the units at the rear. The purely mechanical centre differential transfers the forces to the front axle and rear axle at a ratio of 40:60 as standard. When required, it transfers the majority to the axle with the better traction. Besides the standard progressive steering, the ratio of which becomes increasingly direct the further the steering wheel is turned, Audi also offers the option of all-wheel steering. It can turn the rear wheels as much as 5 degrees counter to the direction of the turn at low speeds to increase agility, and at higher speeds, in the direction of the turn for better stability. All drive systems are particularly efficient thanks to the new mild hybrid technology (MHEV).

For more information on the Audi Q8, contact Audi Centre Claremont today. Based in Claremont, Audi Centre Claremont prides itself on being a reputable and outstanding dealership eager to deliver world-class service. ■



Audi Centre Claremont



Tel: 021 65 77 111

Website: www.audiclaremont.co.za

Address: 143 Imam Haron Rd

Claremont, Cape Town

7708

SIGNATURE PROPERTIES



*Palatial masterpiece in
Constantia Upper*



● **CONSTANTIA UPPER**

R49 000 000

Web Ref No 3306721

Beds 5

Baths 5

Garages 5

Receptions 4

Study

Flatlets 2

A rare home that sets itself apart. In this instance, it comes in the guise of an exquisite beauty set on over an acre of luxurious garden with fountain features and Cypress trees. No expense has been spared to ensure comfort on every possible level in this opulent, newly renovated 1 900m² home. The magnificent property boasts exemplary positioning with awe-inspiring, north-facing mountain views. Palatial proportions, meticulous attention to detail and sublime finishes elevate this property into a class of its own. Every effort imaginable has been made to ensure the highest levels of comfort while state-of-the-art security ensures your peace of mind. This once-in-a-lifetime property is near some of the country's most celebrated wine estates, golf courses, top-tier schools, shopping centres, selection of world-class restaurants and tranquil country and vineyard walks.

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

SIGNATURE PROPERTIES



A home that whispers class and comfort



CONSTANTIA UPPER
R38 000 000

Web Ref No 3337927
Beds 5
Baths 5
Garages 8
Study 2
Receptions 4

On a level acre, private and secure, this magnificent contemporary home has been designed to embrace breathtaking vineyard, mountain and Constantia Valley views. Clean lines define the dining area, formal and informal lounges and custom-designed kitchen. The living spaces flow effortlessly through concertina doors onto a glorious, north-facing pool deck with solar-heated 25-metre lap pool. Five luxurious bedroom suites, the fifth of which is a self-contained flat, with separate entrance. A sunken library, with built-in shelving, gym, a wine cellar, with tasting room and a 'man cave'/games room, integrated surround-sound system, hardwood and granite flooring are a few of its features. State-of-the-art security. Close to celebrated wine estates, golf courses, top-tier schools, shopping centres and a selection of fine restaurants, vineyard and greenbelt walking trails.

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SIGNATURE PROPERTIES



Splendid Noordhoek acre



●
NOORDHOEK
R17 995 000

Web Ref No 3028705
Beds 7
Baths 7
Garages 12
Parking 4
Pool

This lavish home offers the perfect balance between modern sophistication, space and rural relaxation, set at the end of a cul-de-sac in popular Noordhoek. Quiet and peaceful, it boasts majestic mountain views. Modern, clean lines with immaculate finishes are found throughout the home with lock-up security. High ceilings and polished concrete flooring throughout the shared spaces lend an industrial, edgy feel. The horseshoe-shaped design, with deep wraparound verandah leading off from the kitchen, entertainment area and bedrooms, nestles around the swimming pool, which leads 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.

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

SIGNATURE PROPERTIES



Beautiful blend of classic and modern



CLAREMONT UPPER
R16 850 000

Beds 5
Baths 4
Garages 2

Expertly built home with remarkable finishes. Double-volume entrance hall echoed by high ceilings throughout. Gorgeous open-plan living space opening onto a deep terrace with pool, garden and breathtaking mountain backdrop. Separate lounge and study, four upstairs bedrooms including large master suite plus separate downstairs guest flatlet. Double garage, plenty of off-street parking plus a borehole.

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

SIGNATURE PROPERTIES

*Ocean-front sanctuary*

●
SIMON'S TOWN
R13 350 000

Web Ref No 3232212
Beds 4
Baths 4.5
Garages 2
Pool

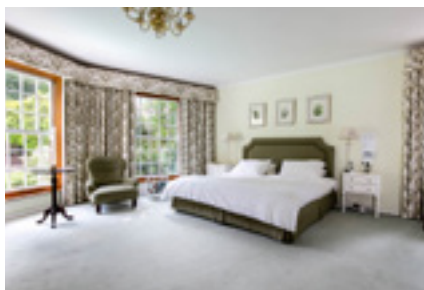
Set in breathtaking natural surrounds, this exceptional home is the perfect lock-up-and-go bolt-hole for the discerning buyer looking for peace and solitude. Overlooking a spectacular marine reserve, one can watch the southern-right whales, dolphins and sea otters frolicking only metres away! The panoramic view of False Bay and a stunning mountain backdrop make this an enviable location. This double storey is a typical Cape-Cod-style home designed to get maximum benefit from both light and the impressive views. Each room, including the kitchen has a sea view and offers quality fittings throughout.

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

SIGNATURE PROPERTIES



Own a piece of history



●
WYNBERG UPPER
R6 500 000

Web Ref No 3326949
Beds 4
Baths 2
Receptions 3
Garages 2
Parking 6
Pool

Glebe Cottage is an artist's dream and thought to be the oldest Heritage building in Wynberg. The original aspects of the Cape longhouse are believed to have been built in 1792 with additions to the structure built in 1812. Declared a National Monument in 1974, this fine property displays the heritage and life of those who have lived there. The light-filled, thatched home exudes warmth with its sash windows, original floors and beams. Interior features include: Sun-filled living room with feature fireplace, ideal large dining room, TV room/den with wall unit, farmhouse kitchen with solid wooden cupboards and stone finishes, master bedroom with full en suite bathroom and dressing room. Three bedrooms and full family bathroom with slipper bath. Picturesque landscaped lush, treed garden with pool. Six secure parkings. Includes studio, storeroom and laundry.

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

NOW, WE'RE BAKING!

ANY TIME IS TEATIME WITH THESE
FRESH-FROM-THE-OVEN TREATS.

PRODUCTION, STYLING AND PHOTOGRAPHY BY
HEDI LAMPERT



MINI PLUM CLAFOUTIS

Pronounced *kluh-foo-tee*, pancake meets delicate sponge in the texture of this comforting French dessert. Best enjoyed still warm from the oven.

Serves 8

INGREDIENTS

- + Fresh plums, 4
- + Castor sugar, 75g
- + Sherry, 15ml
- + Butter, melted, 20g
- + Brown sugar, 30ml
- + Flour, 50g
- + Salt, 2.5 ml
- + Baking Powder, 5ml
- + Eggs, large, 2
- + Cream, 250ml
- + Vanilla essence, 7.5 ml

METHOD

Preheat the oven to 180 degrees C. Halve plums and remove stones. Make a few incisions into each plum half, but only slice three quarters of the way through. Place plum halves in a shallow dish, sprinkle with 2 tablespoons of castor sugar and drizzle with sherry and 5ml vanilla essence. Set aside.

Grease 8 individual ramekins and turning each dish, coat the inside with brown sugar.

Sift the flour, salt, castor sugar and baking powder into a mixing bowl. Whisk in the eggs, followed by the cream, 2.5 ml vanilla essence and melted butter. Continue whisking until batter is smooth.

Place a plum half in each of the ramekins and fill 2/3 with batter. Drizzle the top of each clafoutis with the remaining plummy liquor. Bake for about 15 to 20 minutes. Sponge should spring back when delicately pressed. Serve warm, sprinkled with icing sugar.



BAKED CUSTARDY LEMON SQUARES

If you love a good, thick custard, these make for a satisfying and tangy treat. A perfect dessert or teatime accompaniment.

Serves 8

INGREDIENTS

- + Eggs, 4
- + Vanilla essence, 5ml
- + Sugar, $\frac{3}{4}$ cup
- + Butter, melted 125ml
- + Flour, $\frac{3}{4}$ cup
- + Milk lukewarm, $1\frac{3}{4}$ cup
- + Lemon juice, $\frac{1}{4}$ cup
- + Lemon zest, grated 15ml
- + Icing sugar to dust squares

METHOD

Preheat oven to 160 degrees C. Line a 20x20cm baking tin with baking paper.

Separate the yolks from the whites of the eggs. Beat the yolks with sugar until thick and pale in colour and whip the whites in a separate bowl until stiff peaks form. Set aside.

To the yolk and sugar, add melted butter and vanilla and beat for two minutes. Add sifted flour and mix until combined and lump free. Add lemon juice and zest and mix until combined. Finally fold in egg white, one scoop at a time. Incorporate as best as you can. The mixture should appear lumpy with small bits of foamy egg white.

Pour batter into baking dish and bake for 55 minutes.

Serve luke warm or at room temperature, dusted with icing sugar.

Optional: Serve with blueberries or other fruit in season.

PEAR AND HAZELNUT, TRIPLE-DECKER

With a divinely moist crumb and a delicious cream cheese icing, this cake is nothing short of a showstopper.

Serves 12

INGREDIENTS

- + Sugar, 1½ cups
- + Sunflower or canola oil, 1¼ cups
- + Large eggs, 4
- + Vanilla essence, 7.5ml
- + Crushed pineapple, 1 x 432g tin (drained)
- + Pear halves, 1 x 410g tin
- + Fig jam, ¼ cup
- + Flour, 2½ cups
- + Baking powder, 10 ml
- + Bicarbonate of Soda, 7.5 ml
- + Salt, 5ml
- + Hazelnuts, roughly chopped ½ cup

ICING

- + Butter, 75g
- + Cream cheese, 90g
- + Icing sugar, sifted, 3 cups
- + Vanilla essence, 5ml
- + baby pears, tinned, 3

METHOD

Preheat oven to 180 degrees C.

Whisk together oil, eggs, vanilla and sugar. Purée pear halves and beat into the egg and oil mixture, along with fig jam. Stir in crushed pineapple and all but 1 tablespoon of chopped hazelnuts. Combine dry ingredients and sift twice before adding to batter and stirring until fully combined.

Oil three, round, spring-form baking tins and line each base with baking parchment. Divide the mixture among the three tins and bake for 40 minutes or until a sharp implement comes out dry after being inserted.

Allow each cake layer to cool before turning out.

For the icing, place butter and icing sugar in a food processor and whizz until a smooth paste is formed. Add vanilla essence and cream cheese. Whizz until just combined. Be careful not to over work icing at this stage as cream cheese can cause the mixture to become runny.

When cake is completely cool, sandwich the three cake layers together with icing and finish with a thick top layer of icing. Decorate with canned baby pears and the remaining hazelnuts. ■





STEP OUT

Enviably emerald mules. R1 499 from Poetry. On the Lower Level opposite Col'cacchio.

IT'S A BOLD, BRIGHT WINTER

THERE'S NOTHING DULL ABOUT WINTER FASHION AT CAVENDISH SQUARE - EVEN GREY RAINY DAYS ARE A RIOT OF COLOUR.

PHOTOGRAPHY BY ERIN KEMPER



IT'S RAINING RAINBOWS

You'll wish for rainy days under this spectacular, double-layer giant broly featuring "Celebration Sunrise" by Billy the Artist for Goebel, R1 120, from Spilhaus. On the Ground Floor near Swarovski.



COVER UP

The puffer jacket is still very much happening. This reversible little number nods to one of the season's top trends - plaid. R599 from Cotton On Body, shop 47 First Floor.

**KEEN AS MUSTARD**

This shade is still hot. Cosy up in the Darby Coat. R1 499 from Poetry. On the Lower Level opposite Colcacchio.

**GET NOTICED**

This striking cherry red fez by Simon. Mary will steal the show. R495 from The Space. On the Lower Level next to Vida e Caffè.



Supplied Image

ULTRA VIOLET

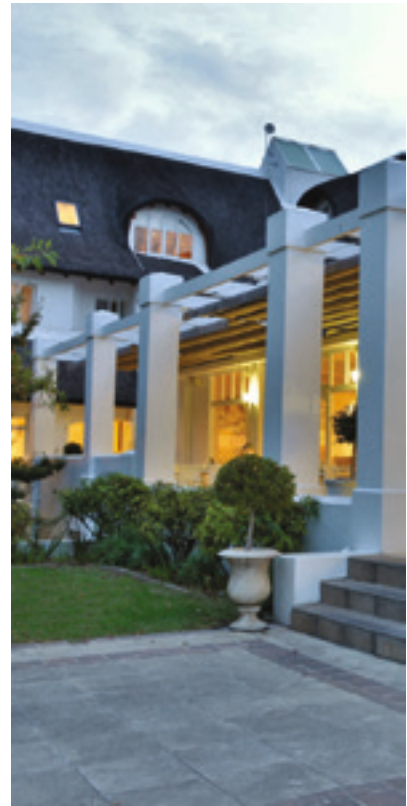
The newest shade from the iconic French cookware brand is as swoonworthy as ever. Available from Le Creuset. On the Lower Level opposite Tempur.

LOOK SHARP

Geometric shaped sunglasses from Third Eye Wear. R290 from The Space. On the Lower Level next to Vida e Caffè.



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



LE FRANSCHHOEK
HOTEL & SPA

Located in the heart of the Cape Winelands, Le Franschhoek Hotel & Spa is an elegant hotel bordered by leafy vineyards in the quaint town of Franschhoek. The hotel is a combination of easy luxury, striking mountain views and attentive service.

Situated just an hours' drive from Cape Town, Le Franschhoek Hotel is great choice for a relaxing family weekend or a romantic getaway, where guests are expertly catered for by our professional team. We offer a selection of accommodation in 79 en-suite rooms, two lavish villas as well as 16 delightful double and single villas set amongst the gardens.

The property boasts three of its own onsite restaurants and you need not venture out to experience masterfully-crafted cuisine in South Africa's culinary capital. Our inclusive breakfast buffet might be the highlight of your stay, while Le Verger Restaurant offers light, relaxed meals with views of the Franschhoek Mountains. Sauvage is the refined setting for fine dining and wine pairing evenings.

Le Franschhoek Hotel & Spa looks forward to welcoming you to the Winelands.

Email: reservations@lefranschhoek.co.za

Tel: +27(21)876-8900

www.lefranschhoek.co.za





WEDDINGS AT LE FRANSCHHOEK

Le Franschhoek Hotel & Spa is a popular wedding destination thanks to its stunning scenery, verdant gardens and enchanting chapel, fit for any fairy-tale.

A dedicated and passionate team will take care of all your individual arrangements, and make sure your special day runs seamlessly. Whether you decide to go big, or keep it simple and intimate, the team at Le Franschhoek will see to it that you experience the wedding of your dreams.

With 61 en-suite rooms and suites, and 18 villas to choose from, guests will also be spoiled for choice when considering wedding accommodation. A variety of wedding packages are on offer, so contact us to find out more and secure your Franschhoek wedding venue today.

HIGHLIGHTS ~


Early check-in and late check-out where possible
The Wine House Chapel Ceremony Venue
Excelsior House Reception Venue
Wedding Buffet or Wedding 3 Course Set Menu
Standard cutlery, crockery and glassware
White linen table cloths and linen napkins
Round tables and chairs
Minimum 60 People

Take a look at our Wedding Guide on our website.



LE FRANSCHHOEK
HOTEL & SPA

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DRIVING FORCE

AUTO ATLANTIC'S MOVE FROM BARLOW WORLD INTO THE AURIC AUTO GROUP WAS LIKE DAVID SLAYING GOLIATH, SAYS ERIC SCOBLE.

In 2016, BMW approached Eric Scoble, Owner and Chairperson of Auric Auto, to buy Auto Atlantic – the city centre giant had long been synonymous with BMW in Cape Town. The acquisition of Auto Atlantic into the Auric Auto group, in June 2017, was indeed something of a crowning glory on top of a series of enterprising and successful developments, which had already defined the Auric Auto story in Cape Town. In 2003, Auric Auto in Lansdowne Road was sold to Eric Scoble and partners and the dealership was moved to its present location in Main Road Claremont. An investment injection of R50 million coupled with exceptional management has seen the dealership experience success in good times and bad.

“Both Auto Atlantic in Cape Town and Auric Auto in Claremont are on a stronger footing than ever, but it’s thanks to the engendered spirit of competition between the two,” explains Eric. “We’ve chosen to keep the teams at the two centres entirely

separate, and even though they belong to the same group, we pit them against each other to bring out the best in service excellence, client relationships and entrepreneurial spirit in sales.”

WHAT'S IN STORE FOR BMW?

The biggest product offensive in the company’s history. “By the end of 2019, 80% of the model range will be new, having been launched over the previous 18 months,” says Eric. He adds that all the new generation BMW models boast state-of-the-art communication technology and customer “infotainment” features. Expect LED screens, enhanced internet connectivity and integrated Apple CarPlay. BMW Connected Drive services & apps get you to your destination on time, provide answers to all your questions and keep you entertained at all times.

“If you were to be involved in an accident, at the touch of an emergency button, BMW will notify the authorities and be able to determine your position,” adds Eric. You can fully rely on the Driver Assist systems for every journey. They make your BMW even smarter. Enjoy more safety, the best visibility by day or night – and even the experience of parking. You are in the safest possible hands with BMW ConnectedDrive at your side.

THEN THERE'S HIGHLY AUTOMATED DRIVING

Your BMW takes over the tasks of steering, braking and acceleration, while you enjoy the view and the chauffeur service. Inconceivable or soon to become reality? Visit www.bmw-autoatlantic.co.za

When it comes to fuel and engine technology, BMW has long been at the forefront and is arguably in a leadership position when it comes to diesel technology emission standards compliance.

TRENDS

“Leasing is the fastest growing trend in the motor vehicle industry,” says Eric. This means you enjoy a hassle-free driving experience, with your maintenance covered and no resale risk, since BMW takes care of that. “A growing number of our customers buy their new or previously owned cars through financing and enjoy three years on a known payment basis. This is the ideal scenario, since while your salary increases, your car payments do not,” explains Eric.

The most appealing element of these deals is flexibility and in this regard, BMW Financial Services is at the forefront.

MINI

Mini's market share in Cape Town has always been one of the highest around the world and is double the South African national average, so it's no surprise that Auto Atlantic has one of the biggest Mini dealerships on the continent, with stand-alone management, sales and service.

The city centre showroom has enjoyed a thorough facelift, to the tune of a cool R3 million, which sees it sporting the trendy global corporate identity, with its appealing blend of textured raw face brick, clean, modern lines and accents comprising photographic wall art and neon tube lighting. Of course few brands can compete with Mini's design elements and attention to detail, from the strikingly beautiful interiors to the chrome finishes, racing stripes, varying dual shades and the unique Union Jack detail within the taillights. ■

WHAT'S COMING NEXT?

A fully electric Mini will probably make its appearance in approximately 12 months. You can expect a price tag of around R500 000.



LEFT: Jenna Voges, Sales Manager of Auto Atlantic MINI, will structure a deal to suit your driving taste and pocket.



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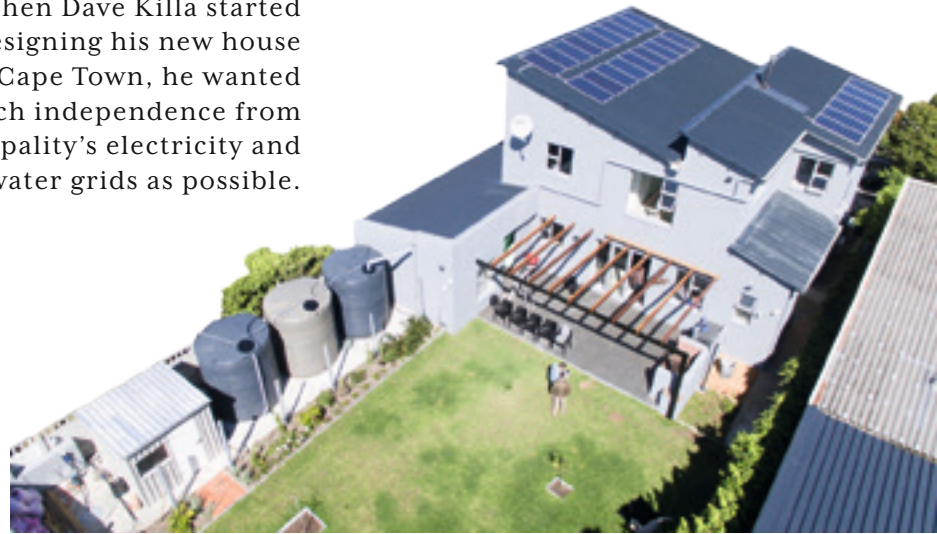
OFF-GRID IN URBAN CAPE TOWN

When Dave Killa started planning and designing his new house in Claremont, Cape Town, he wanted to achieve as much independence from the municipality's electricity and water grids as possible.

It was with Day Zero looming and the constant threat of load shedding, that Dave Killa visited AWPoer's sustainable living housing project in Harfield Village, and what he saw convinced him it was possible for his new house to run autonomously, requiring little to no support from Cape Town City utilities. Dave now owns a truly off-grid house. Here is his story:

"I began by selecting a solar PV installer. After researching various installers in the Western Cape, I narrowed the list down to five of the best companies, including AWPoer. I approached each company for a quote, each of which varied in components and cost. Not fully understanding the contents of each quote, I deferred the selection process to a UCT solar power expert. The professor ranked each company's solution, and AWPoer came out on top, with the optimally designed system and the most competitive pricing. An added advantage to using AWPoer as an energy solution installer was that they could also attend to my rainwater harvesting requirements, which made the project much simpler to manage." – Dave Killa, homeowner.

AWPoer supplied and installed a **6kW Inverter** coupled with a **15kWh Lithium-ion battery**, and **6.6kWp of solar PV modules**. This system, coupled with the latest and most efficient lighting and appliances, ensures Dave can use as much power as he likes while maintaining grid-independence.



In order to create a fully-integrated rainwater solution, AWPoer installed **3 x 10kL storage tanks**, a **Variable-Speed Drive (VSD) pump**, and **3-stage filtration with UV sterilisation** for human consumption. The system captures over 90% of the rainfall from the roof and stores it in the rainwater tanks. The VSD pump is designed so as not to draw more power than it requires, thus reducing the load drawn from the lithium-ion battery. The filtration system ensures that the water is 100% drinkable. The system includes an automated back-up from the City, although Dave has captured over 20kL of rainwater just over the course of a single (rainy) month.

The complete registration and compliancy control procedures for both the energy and water systems were completed inhouse by AWPoer. ■

ABOUT AWPoer

Independent research ranks AWPoer tops for optimal design and competitive price. AWPoer was established in 2015 as an energy and water solutions provider with a strong emphasis on engineering services and an ongoing desire for research and development, to ensure the supply of high-quality energy and water efficiency solutions to its clients. The company's investment in quality people and systems ensures that it continues to define the standard for service excellence.

AWPoer
Energy & Water Solutions



Hidden jewel in lovely location

Much-loved family home nestled in a beautiful lush lawned garden. Quiet private and north facing, this treasured gem is worth a look. Single-level living, pristine pool with borehole, staff accommodation, plus triple garaging.

● **BISHOPSCOURT R17 500 000** Web Ref No 3307988 • Beds 4 • Baths 3 • Garages 3

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



Character home tastefully renovated

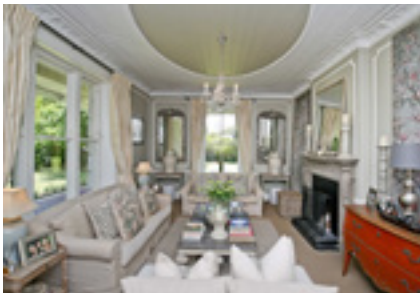
Beautiful mountain views emanate from this warm and inviting home. Set on ±1 300m² with a roomy forecourt and a user-friendly garden and pool. Wooden floors, lofty ceilings and slow combustion fireplaces enhance a modern lifestyle, with open-plan spaces flowing to a covered terrace, plus extra reception rooms. The house has excellent security and enjoys the use of a borehole. Essential extras include guest cloakroom, study, guardhouse, air-conditioning, fibre optic internet and reticulated water system.

● **KENILWORTH UPPER R16 900 000** Web Ref No 3396935 • Beds 4 • Baths 4 • Garages 3

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



Rare Victorian farmhouse

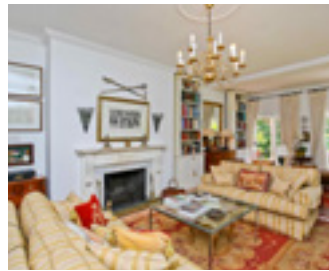


●
KENILWORTH UPPER
R15 350 000

Web Ref No 3141510
Beds 5
Baths 3
Parking 8

In the late 18th Century, "Somerset house" was the home of The Cape's first Governor, Lord Charles Somerset. Located down a country lane in the heart of Kenilworth Upper, in a pretty garden with pool, this tastefully appointed home, with its high, exquisitely pressed ceilings, has an air of French loveliness. From the lofty, mirrored entrance hall to the sumptuous sitting room and elegant dining room and library, to the quaint, historic, Georgian-period kitchen and breakfast room, the house exudes charm. The upstairs balcony with its ornate Victorian broekie-lace iron work, wraps around the spacious whimsical bedrooms, each with their own character. Extras include: A borehole and water filtration system – producing potable water and allowing off-grid usage. Irrigation system, electric fence, internal and external alarm and fibre optic broadband.

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



Sophisticated European-style

Unique opportunity to acquire this beautiful family home in Hen and Chicken estate. Tastefully appointed, sunny reception areas spilling out onto a deep, comfortable terrace overlooking the pool and established lawned garden. Plus, four enchanting bedrooms upstairs. Eclectic kitchen opening onto private courtyard.

● **CLAREMONT UPPER R11 800 000** Web Ref No 3286076 • Beds 4 • Baths 3 • Garages 2

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



Build your perfect home!

An opportunity to build on 845m² of vacant land with borehole in prime location in Hen and Chicken estate, Claremont Upper. Privacy and views – a blank canvas to make your dreams come true!

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

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



Cape Dutch villa with contemporary interiors



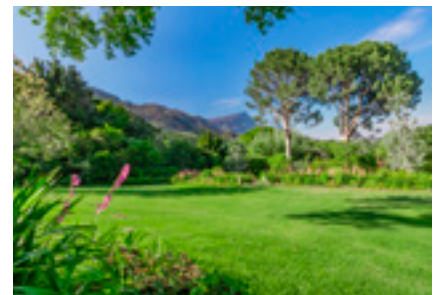
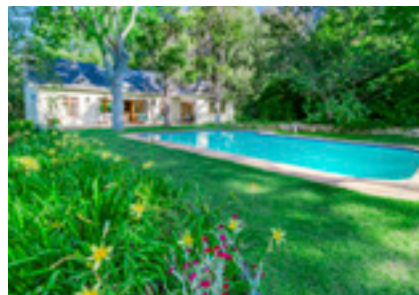
CONSTANTIA UPPER
R24 000 000

Web Ref No 3050435
Beds 6
Baths 6
Receptions 4
Garages 2

This truly elegant Cape Dutch villa of exceptional style, proportion 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 Buitenverwachting, golf courses, top tier schools, shopping centres and a selection of world-class restaurants.



*Family home in
exceptional setting*



CONSTANTIA UPPER

R24 000 000

Web Ref No 3272386

Beds 4

Baths 3

Receptions 3

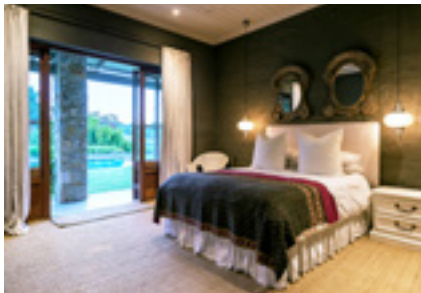
Garages 3

Separate cottage

Distinguished family residence set in the prestigious Dawn Avenue pocket of Constantia Upper. This well-presented, comfortable family home is positioned on a two-acre manicured garden with exceptional mountain views. Generously proportioned rooms throughout with high ceilings, Beechwood flooring, teak windows and doors. The property also boasts an immaculate self-contained cottage, with own entrance and open-beamed ceiling, en suite bedroom, large open-plan sitting room with gas fireplace and sliding doors opening to a patio with the most glorious mountain views.



*Exotic sanctuary in
Bel Ombre*



CONSTANTIA UPPER

R25 000 000

Web Ref No 3401389
Beds 6
Baths 6.5
Receptions 3
Study

Custom designed by Phillip Briel and present owners, this unique Constantia residence, in an elevated position, with magnificent north-facing mountain and sweeping valley views, is 'one of a kind'. Terrazzo tiled floors, specially sourced wood for flooring, doors, windows, ceilings, working shutters and textured walls create a flawless canvas for comfortable living and entertaining. Elegant finishes and exotic hints of colour become the signature throughout. Enjoy life to the full, with the generously proportioned living spaces and bedrooms flowing seamlessly to the deep, all-seasons verandahs, lawned garden and pool. The home epitomises relaxation and awaits the creation of special memories with friends and family. The 'lodge-like' design and spectacular setting add to its uniqueness. Your peace of mind is assured by state-of-the-art security systems. No compromise has been made on quality and style throughout. This extraordinary property lends itself to be run as an exclusive, upmarket, boutique guest house.

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



Discreet lifestyle, top-end investment

Set on approximately two and a half magnificent acres, this impressive home enjoys endless views from most rooms, high ceilings and an exquisite interior and exterior design. No expense has been spared to ensure comfort. Encompassing 1 426m² of living space, with five reception rooms and a study. Bedrooms are grand in scale, yet warm and inviting. Luxury features include, a generator, electronic room, state-of-the-art security, an exceptional chef's eat in kitchen, wine-tasting room, entertainment room, outside braai room with bar and built-in gas braai, surround sound, superb water features, pool, plus two boreholes.

● **CONSTANTIA UPPER R48 000 000** Web Ref No 2114877 • Beds 5 • Baths 5 • Receptions 5 • Garages 4

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



Timeless elegance in the Avenues

This exquisite, north-facing, double-storey home on 1 900m² 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 verandah embracing the spectacular mountain views, inverter power back up and borehole water with a full filtration system – the property is off the grid. Your safety is assured by the state-of-the-art security system.

● **CONSTANTIA UPPER R19 999 999** Web Ref No 3112826 • Beds 5 • Baths 5 • Receptions 4 • Garages 2

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



Perfect dual living in the Avenues

Enchanting location with ample opportunity for a renovation. This face-brick, low-maintenance home in an elevated position is nestled in a garden of nearly an acre with two family dwellings. The three-bedroomed main dwelling offers easy flow from the reception rooms to patio, pool and garden. The second dwelling has its own private driveway, four bedrooms, open-plan living areas and private courtyard. The property can be enjoyed as a family home with accommodation for dual living, guests, family or income-generating tenants.

● **CONSTANTIA UPPER R13 900 000** Web Ref No 3289152 • Beds 6 • Baths 4 • Garages 3
 Marie Durr – 083 269 8608 – marie@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



Classical Georgian with magnificent views

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

● **CONSTANTIA UPPER R13 500 000** Web Ref No 2855623 • Beds 4 • Baths 4 • Garages 2
 Marie Durr – 083 269 8608 – marie@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



Exclusive Silversteen Security Estate

Silversteen Estate comprises 13 homes located on the slopes of the Silvermine mountains. This home is set in an elevated position on 1 641m² with spectacular views of the Constantia Valley, Hottentots Holland and False Bay. It offers effortless indoor/outdoor flow from the reception area to the extensive entertainment verandah with indoor braai area and seamless, glass, stack-back doors opening to the garden and pool area. Additional features include a study, double garage with direct entry, extra-high ceilings throughout, open-beam ceilings in lounge and dining room areas and floor-to-ceiling view windows.

● **CONSTANTIA VALLEY R12 500 000** Web Ref No 3289761 • Beds 4 • Baths 3.5 • Receptions 3 • Garages 2

Karen Little – 083 261 8849 – karen@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Easy relaxed living in the Avenues

Located in a quiet leafy location 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 verandah overlooking a sparkling pool and leafy garden with lovely views of the mountains. The property includes an indoor/outdoor barbeque, three-car garaging and enough driveway parking for six cars.

● **CONSTANTIA UPPER R10 500 000** Web Ref No 3086754 • Beds 4 • Baths 3 • Garages 3

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



Excellent position and value

Set in Spilhaus Avenue with great potential, this delightful, four-bedroomed home is nestled amidst mature trees on a level 1 350m² garden. The fluid floor plan and open flow to under-roof verandah, with sandstone tiled floor and built-in barbecue makes for great entertainment and offers easy indoor/outdoor living. Great opportunity in great location not to be missed.

● **CONSTANTIA UPPER R13 000 000** Web Ref No 3391617 • Beds 4 • Baths 4 • Garages 2
 Marie Durr – 083 269 8608 – marie@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



Charming cottages with amazing views

Unique opportunity to simplify your lifestyle. Charming, income-producing, rustic cottages in private estate tucked away amongst colourful shrubs bordered with mature trees, offering peace and privacy on a lush acre with magnificent views. Close proximity to some of the country's most celebrated wine estates, golf courses, top schools, shopping centres and a selection of world-class restaurants and hiking trails. A haven for the nature lover.

● **CONSTANTIA UPPER R10 000 000** Web Ref No 3227249 • 4 x 1-bedroomed cottages
 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



● **CONSTANTIA UPPER R5 995 000**

The ultimate lock 'n go

Set in a secure close in sought-after Nova Constantia, this sunny, spacious and secure, single-storey townhouse offers a great indoor/outdoor flow from the reception rooms and main bedroom to the north-facing patio and lush lawned garden with mountain views. Added features are the high ceilings and access to a gated communal park-like garden and pool.

Web Ref No 3204924 • Beds 3 • Baths 2 • Garages 1

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



● **CONSTANTIA R5 850 000**

Perfectly positioned

South-entry, north-facing home with easy flow for entertaining and family living. Entrance hall. Reception areas with doors out to patio, garden and pool. Fitted kitchen with gas hob and extractor fan, plus laundry area. Sparkling pool, electric fence, alarm and security beams.

Web Ref No 2769301 • Beds 4 • Baths 2 • Garages 2

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



● **CONSTANTIA R5 250 000**

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 garaging completes the offering.

Web Ref No 2893458 • Beds 4 • 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 R4 950 000 plus VAT**

Stylish and lovely

Newly built stylish home with open-plan living, exposed rafters and undercover patio. This home provides an easy, secure lifestyle in a very convenient position.

Web Ref No 3008886 • Beds 3 • Baths 2 • Garages 2 • Parking 2

Jean Kerr – 082 975 8427 – jean@greeff.co.za
David Miller – 082 820 6166 – davidm@greeff.co.za



A home of substance in Hiddingh

In today's busy life, this home has a sense of time stopping and offers a space in which things are done properly. Abundant accommodation, set on beautiful grounds, with room for all the needs of a family. Truly impeccable, from corner to corner, there is nothing to be done. This hearty home awaits a family who will appreciate quality, time and atmosphere.

● **NEWLANDS R12 500 000** Web Ref No 3200002 • Beds 5 • Baths 5 • Garages 3 • Parking 4 • Pool
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Luxurious elegance in Hiddingh

Come dine with us! This house boasts beautiful indoor and outdoor dining spaces with a plethora of outdoor entertainment areas. A built-in barbeque, large koi pond and Jacuzzi perfects this opulent deck-style living space. Wooden floors add elegance and charm. Enjoy luxury outdoor-indoor living in one of the most beautiful areas in Cape Town.

● **NEWLANDS R10 950 000** Web Ref No 3296263 • Beds 4 • Baths 3 • Garages 3 • Parking 3
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



● **NEWLANDS R8 850 000**

Suburban bliss in the village

Straight out of an interior design editorial, this house goes the extra mile with unique and on-trend design features. The interiors are renovated in a contemporary fashion, however retain character features like exposed wooden beams, a vintage fireplace and arched alcoves. Marble counter tops and retro glass splash-backs create a unique kitchen with cool factor.

Web Ref No 3296267 • Beds 3 • Baths 3 • Garages 2 • Pool

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 • Parking 2

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



● **NEWLANDS R7 500 000**

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 off-street parking for up to eight cars.

Web Ref No 3065916 • Beds 3 • Baths 2 • Garages 1 • Parking 8

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



● **NEWLANDS R6 950 000**

Elegant, secure home with separate flatlet

With an elegant cottage style, this home possesses charm and character. An idyllic, peaceful courtyard to enjoy the lush surroundings of Newlands. Windows and deck have graceful views of Table Mountain. Well-maintained, secure, light and bright, with high ceilings and large rooms this home has an airy and spacious feel. An added bonus is the separate double-storey flatlet.

Web Ref No 3232741 • Beds 4 • Baths 3 • Parking 3

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



● **NEWLANDS R8 600 000**

Pristine home with expansive views

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

Web Ref No 3203857 • Beds 4 • Baths 3 • 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 R7 200 000**

North-facing home in gated road

Situated in popular lower Fernwood, this home is ready to move into. Enter via the grand and spacious hallway, from where the living areas flow freely. Three bedrooms on the first floor with a master bedroom balcony overlooking Table Mountain. Teen pad on ground floor. This property further features a large kitchen, staff quarters or rentable flatlet.

Web Ref No 3166385 • Beds 5 • Baths 4 • Parking 4 • Pool

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



● **NEWLANDS R6 888 500**

Dean Street hub with north-facing patio and views

Capitalising on the "outdoor living" trend, this house boasts an elongated private patio and garden. Perfect for entertaining, braais and other outdoor activities. Close to leading schools and fashionable Dean St. eateries. Enjoy the mountain and streaming light, in this perfectly juxtaposed, between suburbia and urban living, home. Incl VAT – no transfer duty.

Web Ref No 3021542 • Beds 4 • Baths 2 • Garages 1 • Parking 1

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



Townhouse in small exclusive estate

Elegant, gracious and classic, this well positioned single-storey, spacious 'cluster home' offers beautiful north-facing views of the mountain and a convenient lifestyle in a lock-and-go environment. The estate, positioned on a slightly elevated piece of real estate, comprises six units, which seldom change ownership, such is the demand. Quick access onto the M3 to Cape Town CBD, close to Claremont CBD, UCT, best schools and hospitals.

● **CLAREMONT UPPER R8 200 000** Web Ref No 3421650 • Beds 3 • Baths 3 • Study 1 • Garages 2

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



● **CLAREMONT UPPER R6 950 000**

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 high ceilings, large windows, wooden floors, and all the essential contemporary luxuries, bringing the masterpiece effortlessly together in palettes of white, grey and black.

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

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



● **CLAREMONT UPPER R6 900 000**

Anyone for tea and scones?

A prime example of an understated, gracious Victorian home, featuring many aspects reminiscent of this elegant bygone era. The attention to detail seldom found in younger homes is a feast for the eyes. High, exquisitely pressed ceilings, wooden floors, bay windows, decorative mouldings, masonry and fireplaces. An eclectic gem with voluminous internal spaces.

Web Ref No 3255183 • Beds 3 • Baths 2.5 • Parking 2

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



Trendy vibes – relaxed lifestyle

A chic, stylish yet unpretentious home, with excellent attention to detail and top finishes as its hallmark. Great indoor and outdoor flow, engineered wood floors throughout, wood-burning fireplace, good security and low maintenance are the features of this wonderful home. Perfect as an upscale for first-time home owners.

● **CLAREMONT UPPER R6 500 000** Web Ref No 3280190 • Beds 3 • Baths 2.5 • Garages 2

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



Perfect home for entertaining

Exceptionally neat and spacious home with manageable garden. Numerous reception 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.

● **KENILWORTH UPPER R6 300 000** 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



Contemporary chic

Stylishly and newly renovated home in a fabulous location. Understated palettes of grey and white, the use of natural stone, glass, and wood offer a delicious blank canvas for an easy, relaxed lifestyle. Open-plan spaces together with the double-volume, exposed roof trusses, beautiful mountain views, undercover patio and neat, easy-to-maintain landscaped garden.

● **CLAREMONT UPPER R6 250 000** Web Ref No 3261379 • Beds 3 • Baths 3 • Garages 2

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



● **CLAREMONT R5 600 000 + VAT**
A Victorian gem of stature

Rare find with original features, oozing charm and character with wonderful mountain views! Needs your creative touch to restore this beauty to her original glory! Large/extended family home or development potential! Staff accommodation. Separate entrance loft – flatlet potential. Substantial garden. Excellent security.

Web Ref No 3263719 • Beds 6 • Baths 3.5 • Garages 2 • Parking 10
Debbie Chalmers – 082 871 6278 – debbie.chalmers@greeff.co.za



● **CLAREMONT / LYNFRAE R4 950 000**
Home to suit your lifestyle!

Stylish, spacious and secure family home. Excellent indoor/outdoor flow and views! Meticulously maintained, light-filled, with large formal lounge and gorgeous original Oregon floors. Easy flow to open-plan dining room, well-fitted kitchen and family TV room. Upstairs loft fourth bedroom with mountain views! Undercover parking.

Web Ref No 3313750 • Beds 4 • Baths 2 • Parking 2
Debbie Chalmers – 082 871 6278 – debbie.chalmers@greeff.co.za



● **CLAREMONT / LYNFRAE R4 475 000**
A perfect family home

Meticulously maintained, charming and central. Well-fitted kitchen open-plan to dining room. Stacker doors to patio with built-in braai. Plus: self-contained, double-storey cottage. Easy-to-maintain garden. Direct access double garage to private back garden. Excellent security.

Web Ref No 3318837 • Beds 3 • Baths 2 • Garages 2
Debbie Chalmers – 082 871 6278 – debbie.chalmers@greeff.co.za



● **CLAREMONT R3 550 000**
Creative opportunity

Solid, characterful family home welcomes your creative flair! Three spacious bedrooms, open-plan lounge/dining room with French doors to enclosed verandah – study option. Well-sized kitchen with scullery/laundry potential – perfect opportunity to open plan and update. Private, secluded garden with mountain views.

Web Ref No 3233065 • Beds 3 • Baths 1.5 • Garages 1 • Parking 3
Debbie Chalmers – 082 871 6278 – debbie.chalmers@greeff.co.za



● **CLAREMONT R3 350 000**
A dream come true

Light, spacious, secure home. Beautifully appointed, with original features. Spacious open-plan lounge with fireplace and dining room with high ceilings and sliding doors to patio and pool! Two well-sized bedrooms, one with original fireplace. Renovated full bathroom. Gorgeous garden with pool.

Web Ref No 3300120 • Beds 2 • Baths 1
Debbie Chalmers – 082 871 6278 – debbie.chalmers@greeff.co.za



● **CLAREMONT R2 350 000**
Starting up or scaling down

Charming semi-detached cottage with sash windows and Oregon pine floors! Easy flow from the open-plan kitchen with gas hob/electric oven, to dining room and lounge with sliding doors to secluded patio garden. Delightful, leafy front garden with undercover porch. Alarm.

Web Ref No 3254724 • Beds 2 • Baths 2
Debbie Chalmers – 082 871 6278 – debbie.chalmers@greeff.co.za



● **WYNBERG UPPER R7 195 000**

Superb security estate – one available

Situated in prime area, this is one of three exclusive contemporary designer homes. Superior finishes, excellent flow and a lovely corner position. Offers generous, open-plan living room with feature wood-burning fireplace and dining room which overlooks lush landscaped, treed and flowering garden. Price includes VAT. No transfer duty.

Web Ref No 2703516 • Beds 3 • Baths 2 • Garages 2
Lana Holt – 071 035 9458 – lana@greeff.co.za



● **WYNBERG UPPER R5 250 000**

History in Chelsea

Charming and impeccable, Benhill Lodge, with filigreed railings and appealing frontage offers high-ceilinged rooms, natural light and a neutral palette, the perfect backdrop for the contemporary to meld seamlessly into the charm of yesteryear. An open-plan living and dining room boasts an authentic fireplace and overlooks the courtyard with its enchanting water feature.

Web Ref No 2238509 • Beds 3 • Baths 3 • Parking 1
Lana Holt – 071 035 9458 – lana@greeff.co.za



● **WYNBERG UPPER R4 375 000**

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 a wood-burning fireplace. Attention to detail with American shutters, innovative lighting and 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 R2 995 000**

Exquisite with magical views

Situated at the pinnacle of Emeraldene complex, this luxurious penthouse apartment offers generous living. Superbly designed in neutral tones with abundant natural light and complemented by American shutters and open-plan living and dining area. A splendid kitchen with centre island, top-of-the-range appliances and well-appointed cupboards.

Web Ref No 3095731 • Beds 2 • Baths 2 • Garages 1
Lana Holt – 071 035 9458 – lana@greeff.co.za



Gracious Victorian beauty

Sensitively and meticulously refurbished to enhance and complement the original period features of yesteryear. Entering this magnificent home, one appreciates the solid wooden floors throughout, crystal chandeliers, bay windows and character fireplaces. Sun-filled generous rooms, Victorian bathrooms and a dream kitchen. Outside accommodation. Study and pool.

● **WYNBERG UPPER R8 400 000** Beds 3 • Baths 2.5 • Garages 2 • Parking 4

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



● **ROSEBANK R7 500 000**
Wonderful Victorian beauty

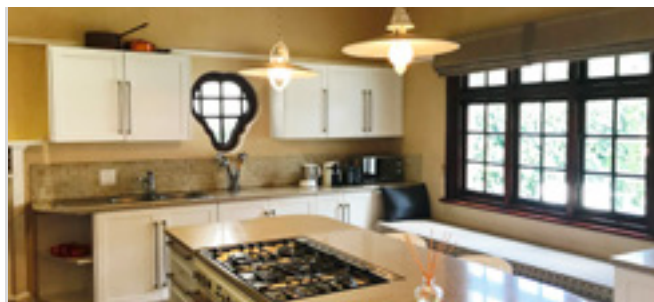
On over 1 000m², this high-ceilinged gorgeous home boasts a vintage pressed ceiling in the large formal living room, four original fireplaces, shuttered, tall sash windows. Modern combustion fireplace in the casual lounge and a contemporary, eat-in kitchen. Two separate income-producing garden cottages, pool, solar-heating system and more!

Web Ref No 3306403 • Beds 4 • Baths 3.5 • Receptions 3
Mark Shagam – 083 272 4004 – mark@greeff.co.za

● **ROSEBANK R6 950 000 negotiable**
Multiple accommodation options

A five-bedroom, family home, or generous, grandparent, dual-living wing, or spacious work-from-home too, plus separate large office. Maybe rent out the self-contained, three-roomed section? Oh, and the kitchen boasts a fireplace! Super north-facing flow from living room to garden and pool.

Web Ref No 3072987 • Beds 5 • Baths 3.5 • Parking 4
Mark Shagam – 083 272 4004 – mark@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. 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 • Parking 2
Mark Shagam – 083 272 4004 – mark@greeff.co.za

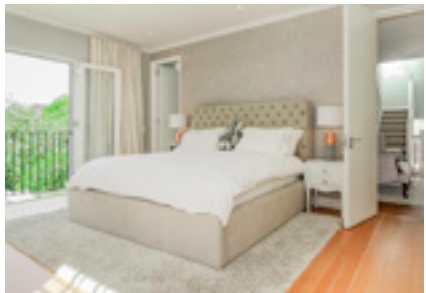
● **MOWBRAY R3 500 000**
Dual-living/rentable cottage included! And a pool!

We're in tranquil Malleeson Road, spaciouly family-friendly, one bed "up", and two beds "down". You'll enter an artistic playground of open-plan living spaces with generous kitchen, three bedrooms and a separate income-generating back cottage. A garden with pool is waiting for you.

Web Ref No 3406329 • Beds 3 • Baths 2 • Parking 2
Mark Shagam – 083 272 4004 – mark@greeff.co.za



Elegance and charm in a perfect location



RONDEBOSCH GOLDEN MILE
R15 000 000

Web Ref No 3384645
Beds 5
Baths 5.5
Parking 4

This exquisite, newly renovated home boasts high ceilings, an abundance of light and a perfect entertainer's flow. Large open-plan kitchen, with modern finishes, leads to a spacious living area with stack-back glass doors to an outside braai area, a pool with an automatic pool cover and a lush garden. The spacious outside games room, with fireplace is an added luxury for the whole family to enjoy. The formal lounge, with fireplace and dining area is the perfect space to entertain friends and family year round. Plus additional outside room with en suite bathroom. Three en suite modern bedrooms, with ample built-in cupboards and a full walk-in closet in the main bedroom. Second bedroom has its own balcony and a gorgeous view of the mountain. On the third floor, there is a fourth en suite bedroom with exposed beams and air conditioning. Top-of-the-range finishes. Great security with electric fencing, roll-down security shutter doors at the base of the stairs and an alarm system. Extensive grey-water system and an RO water-filter system.

Tim Greeff – 083 642 4848 – tim@greeff.co.za | George Quenet – 079 516 1978 – george@greeff.co.za



Picture perfect

It is a privilege to be associated with the calibre of home that we are offering. The workmanship cannot be faulted in this home which exemplifies taste and orderliness. North-facing main bedroom with extravagant lounge, fitted with units, plus double-sided fireplace. Enjoy the mountain views and benefit from the added advantage and convenience of domestic quarters.

- **RONDEBOSCH R9 800 000** Web Ref No 3124255 • Beds 4 • Baths 3.5 • Garages 2 • Parking 4
Val Petzold – 083 625 0433 – val@greeff.co.za



The prettiest home in the neighbourhood

Gearred for indoor/outdoor living, with spacious lounge, interleading dining room to gorgeous kitchen. Sun-splashed bedrooms, with built-in cupboards, spacious main en suite. Cosy outdoor entertainment area, pool and rolling lawns. Double garage, two off-street parking, plus excellent security. Added bonus: Two-roomed guest cottage with private parking.

- **RONDEBOSCH R4 700 000** Web Ref No 3386315 • Beds 4 • Baths 2 • Garages 1
Val Petzold – 083 625 0433 – val@greeff.co.za



A wonderful opportunity

Constructed by a leading builder of that time, this home is positioned for optimal 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 at leading schools or staff members requiring a lift to public transport access points. Easy, open-plan potential.

- **RONDEBOSCH R4 500 000** Web Ref No 3036452 • Beds 4 • Baths 1 • Garages 1
Val Petzold – 083 625 0433 – val@greeff.co.za



● ZEEKOEVLEI R4 195 000

Everything you need

Beautifully designed, newly renovated family home features luxurious interior fixtures and includes an additional two-bedroom flatlet. Open-plan lounge, dining and kitchen area, plus scullery, overlooks the Vlei. Features include: a greywater system, wellpoint and 24-hour manned security.

Web Ref No 3173572 • Beds 6 • Baths 4.5 • Parking 3
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



● RONDEBOSCH EAST R3 795 000

Executive-style, family home

Wide-open spaces and a well-kept, manicured front (synthetic grass) and rear garden. The spacious living area enjoys a built-in fireplace and under-cover patio with braai facilities. Indoor/outdoor flow. Enough room for a larger family with three bedrooms. A fully fitted kitchen includes a breakfast counter. A double automated garage has direct access into the home.

Web Ref No 3419642 • Beds 3 • Baths 2 • Garages 2 • Study
Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za



● LANSDOWNE R3 195 000

Position, views and flatlet

Spacious family home with unobstructed mountain views on a 653m² erf. Light entrance with fireplace. Fully fitted kitchen. Four bedrooms, three with built-in cupboards, full family bathroom and guest toilet. Pool, double automated garage, secure off-street parking, plus self-contained flatlet.

Web Ref No 3304182 • Beds 4 • Baths 2 • Garages 2 • Parking 4
Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za



● RONDEBOSCH EAST R2 595 000

Perfectly positioned family home

This fine family home with aluminium windows throughout, offers open-plan living to a light and bright, well-fitted kitchen. Three good sized bedrooms, plus a separate, self-contained flatlet. Double automated garage and in close proximity to Islamia school, Kenilworth Centre and Access Park.

Web Ref No 3419611 • Beds 4 • Baths 2 • Garages 2 • Parking 2
Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za



● RYLANDS R1 595 000

Awaiting my first owner

Brand-new home – one of six units. Light-filled, tiled entrance, spacious, open-plan living area and fully fitted kitchen. Three bedrooms, main en suite with built-in cupboards. Solar geyser. Aluminium windows throughout. Single automated garage with direct access and secure off-street parking.

Web Ref No 2716859 • Beds 3 • Baths 2 • Garages 1 • Parking 4
Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za



● WYNBERG R1 195 000

Spacious apartment with a view

This two-bedroom apartment is perfectly situated, with open-plan kitchen leading to lounge area – perfect for entertaining! Good security in an ideal location with one garage! This property is a must see for first-time buyers and or young professionals!

Web Ref No 3318296 • Beds 2 • Baths 1 • Garages 1
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



● RONDEBOSCH R6 995 000

Superb Ecklenberg

Spacious apartment in sought-after block, Ecklenberg. Generous living area with high ceilings and parquet flooring throughout, leading to a spacious dining area. Newly renovated kitchen with immaculate finishes, a pantry and scullery. Fantastic, uninterrupted views of the mountain and lush surrounds.

Web Ref No 3304137 • Beds 3 • Baths 2.5 • Garages 2

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



● NEWLANDS R4 995 000

Monorgan Mews boasts lush views!

This two-bedroom apartment is located in one of the most sought-after apartment complexes in the Southern Suburbs. Large open-plan kitchen with ample counter and cupboard space, leads into the dining and living room with a sunny balcony overlooking the lush surrounds. Perfect for young professionals looking for a central location as well as a quiet escape.

Web Ref No 3385218 • Beds 2 • Baths 2 • Parking 2

Tim Greeff – 083 642 4848 – tim@greeff.co.za
Greg McDonald – 073 141 9668 – greg@greeff.co.za



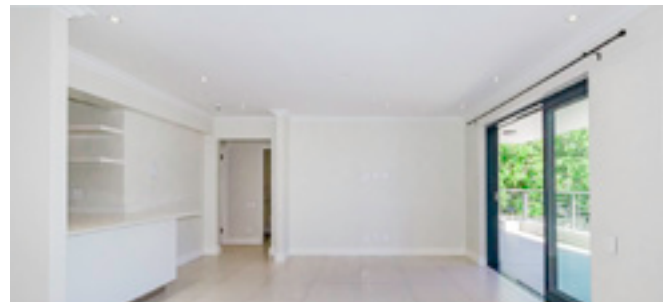
● NEWLANDS R3 850 000

Secure townhouse

Gorgeous townhouse, with expansive open-plan living and dining room leading to modern kitchen boasting ample counter and cupboard space plus breakfast bar. Upstairs three bedrooms, with built-in cupboards, ample light and two modern bathrooms. Security gates and electric fencing surrounding the block.

Web Ref No 3296019 • Beds 3 • Baths 2 • Garages 1 • Parking 2

Tim Greeff – 083 642 4848 – tim@greeff.co.za
Greg McDonald – 073 141 9668 – greg@greeff.co.za



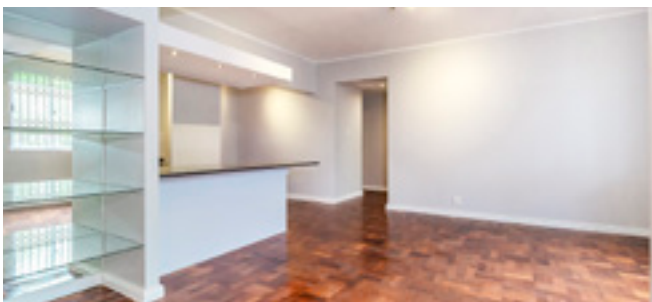
● KENILWORTH UPPER R3 395 000

Modern and spacious

North-facing, modern apartment, with large open-plan living and dining room, leading out to balcony. Modern kitchen boasts ample Caesarstone counters and cupboard space. Both bedrooms with built-in cupboards and large windows, allowing light to cascade throughout, plus two bathrooms.

Web Ref No 3309748 • Beds 2 • Baths 2 • Parking 2

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



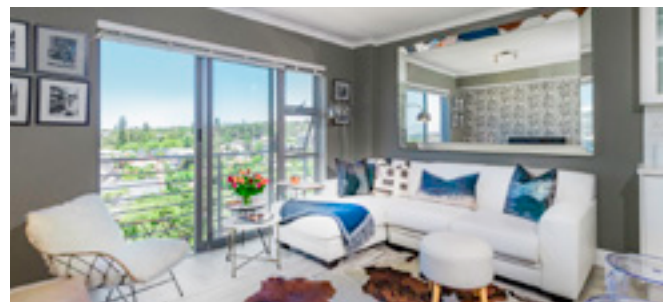
● KENILWORTH UPPER R2 590 000

Spacious and renovated

Fully renovated apartment located in leafy Kenilworth Upper. Kitchen flows to a spacious living and dining area complemented by down lighting, high ceilings and perfect condition parquet flooring throughout. Great security. Perfect new home for young professionals and or first-time buyers.

Web Ref No 3281656 • Beds 2 • Baths 2 • Garages 1

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



● CLAREMONT UPPER R1 750 000

The Beaumont

Exquisite one-bedroom apartment in the heart of Claremont Upper. The kitchen flows into living area with Juliette balcony. Top-of-the-range vinyl flooring throughout with great 24-hour security. Perfect for the first-time buyer or young professional in the hub of the Southern Suburbs.

Web Ref No 3293694 • Beds 1 • Baths 1 • Garages 1

Tim Greeff – 083 642 4848 – tim@greeff.co.za
Greg McDonald – 073 141 9668 – greg@greeff.co.za



The art of living

Inspired by the principles of Scandinavian architecture, clean lines, light, comfort and connect with nature. Unique features include low-slung roof line, bold fascias, floating soffits, discreet lighting, natural rock, abundant use of glass, with wide sliding doors to white-tiled patios, ceiling-high windows to catch all the light, offering 320m² of airy, interior space. In Sweet Valley zone.

● **BERGVLIED R5 450 000** Web Ref No 3298690 • Beds 5 • Baths 3.5 • Garages 2 • Parking 4

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



● **BERGVLIED R4 350 000**
Heartwarming family haven

Located in a quiet road near leading schools, set in a park-like garden, superbly refurbished, lovely entertainment facilities, north-facing brightness, luxurious master suite, guest suite and extensive garaging. A much-loved, tenderly-cared-for home waiting for you to put your roots down.

Web Ref No 3412324 • Beds 4 • Baths 4 • Garages 2 • Carports
Roz van der Walt – 083 278 7269 – roz@greeff.co.za



● **BERGVLIED R4 295 000**
The downscaler's dream

This chic, stylish home combines a blend of textures and palettes. Perfect for entertaining with free flow from gourmet kitchen to receptions, deep-roofed patio, pool, manicured lush garden and spectacular mountain views. An appealing downscaler/starter home with no compromise on luxury or space.

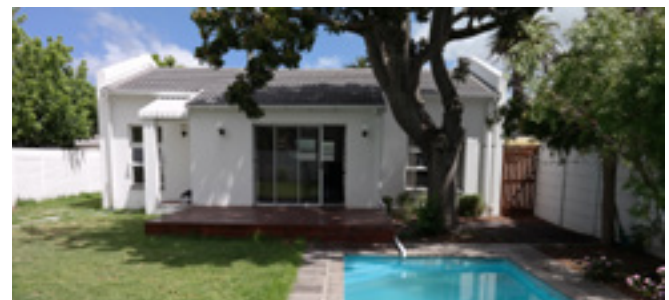
Web Ref No 3334912 • Beds 3 • Baths 2 • Garages 2 • Parking 2
Roz van der Walt – 083 278 7269 – roz@greeff.co.za



● **BERGVLIED R3 700 000**
Opportunity in Farmsedge Estate

In a gated village of 32 cottages, alongside historic Bergvliet Farm, this home, at the top of the estate is tucked into a small, quiet close and is an original. An exciting chance to modernise to your taste!

Web Ref No 3359171 • Beds 3 • Baths 2 • Garages 1 • Carport 1
Roz van der Walt – 083 278 7269 – roz@greeff.co.za



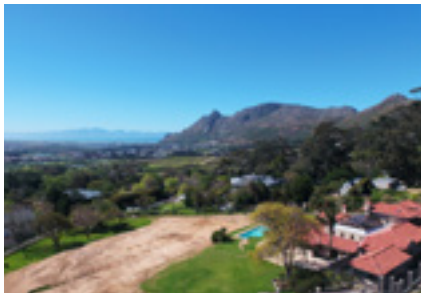
● **PLUMSTEAD R2 495 000**
Stylish and modern

Family home with up-to-date finishes. Neutral laminate flooring throughout. Living area with feature fireplace and sliding doors to deck and pool. Open-plan kitchen with engineered stone tops. Separate laundry shed and sizeable grounds round off this exceptionally neat property.

Web Ref No 3167830 • Beds 3 • Baths 2 • Parking 2
Kurt Wucherpennig – 082 897 6130 – kurt@greeff.co.za



Outstanding views



ZWAANSWYK

R9 850 000

Web Ref No 3143737
PLOT

Come and build your dream home on this 4 000m² level plot, in this glorious, secure location. Ideal for equestrians. New borehole yielding 40 000L per day. 4 x 10 000L JoJo tanks. Levelled, grassed, landscaped and established with mature shade trees, 50 fruit-bearing olive trees, fruit trees and fynbos plants. Private, motorised horse gate with direct access to a servitude leading to the forest. Secure, quality security fence around entire property (partially electrified along forest and opposite neighbouring boundary).

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



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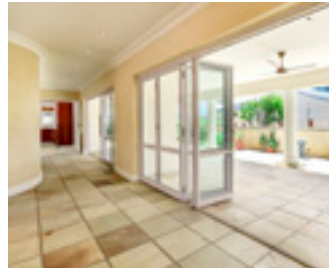
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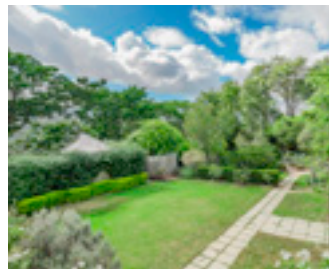
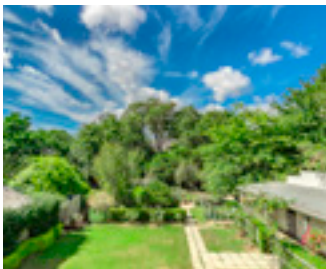


Sought-after Silvertree Estate

Kids at Reddam? This home is for you! Plenty of accommodation, offering formal and informal living areas with a seamless flow to the undercover entertainment patio and pool. Fully fitted kitchen with separate utility area. Three beds, en suite main bedroom with fireplace and dressing room. An upstairs room for kids to entertain their friends, could be joined up with the staff quarters to create a property flatlet. This home also boasts four-car garaging, and off-street parking for four cars.

● **SILVERTREE ESTATE R9 399 000** Web Ref No 3166946 • Beds 3 • Baths 3 • Garages 4 • Parking 4

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

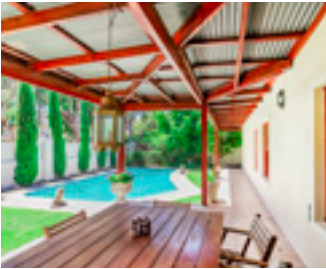


Tranquil living close to Constantia Valley

Located in Zwaanswyk, this plot occupies an outstanding position in an exclusive residential area, with peace of mind provided by secure, electric fencing. Conveniently located within close proximity to Reddam House, as well as Constantia Village shopping centres. Safety is paramount in the Zwaanswyk area, with high levels of security visibility and access-controlled entrances to ensure privacy. The plot offers the opportunity to enjoy the exclusive tranquillity the area has to offer, as well as access to hiking, mountain bike and equestrian trails. An additional selling point is the stone's throw proximity to the breathtaking Tokai forest.

● **ZWAANSWYK R7 500 000** Web Ref No 3231799

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



Dual living at its best

North-facing family home with extensive accommodation, plus two-bedroomed self-contained flatlet, with separate entrance, plus parking. Open-plan large kitchen, dining room with a separate lounge. Separate office and double garaging. Four sunny bedrooms downstairs. Upstairs is a large pyjama lounge surrounded by three large bedrooms. Great views, wellpoint and irrigation system. Not to be missed.

● **TOKAI R6 200 000** Web Ref No 2792047 • Beds 7 • Baths 3 • Garages 2 • Parking 4
Karen Little – 083 261 8849 – karen@greeff.co.za



An entertainer's delight

This solid home provides an easy flow for entertaining all year round. Spacious, sunny dining area with built-in braai, plus second formal lounge. Inside separate Jacuzzi room. Four generous bedrooms with built-in cupboards. Impressive kitchen with built-in eating area. Parking for many cars and space for the boat and all the toys. Double automated garage, with an outside toilet. Borehole with very neat and low-maintenance garden. A "have-it-all" home which needs to be seen.

● **TOKAI R3 999 000** Beds 4 • Baths 2 • Garages 2
Karen Little – 083 261 8849 – karen@greeff.co.za



Prime position in safe cul-de-sac

This north-facing, perfect address is designed for families starting out or down-scaling. The indoor/outdoor patio flows onto an immaculate garden with wellpoint and fibreglass pool with cover. Work-from-home or perfect guest suite option. Secure parking and excellent security. A much-loved elegant and charming home. Not to be missed.

● **TOKAI R4 300 000** Web Ref No 3138733 • Beds 4 • Baths 3 • Parking 1

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



Family home plus flat

This older home has so much to offer. A good sized kitchen which could be open planned to the dining room and large lounge with fireplace leading to the games/bar room. Double garage plus laundry and store room. The two-bedroom flat with own entrance, one garage and one parking is a fantastic income generator or Airbnb! This home will be snapped up soon. With a little TLC it will become a castle!

● **KIRSTENHOF R2 850 000** Web Ref No 3309701 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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

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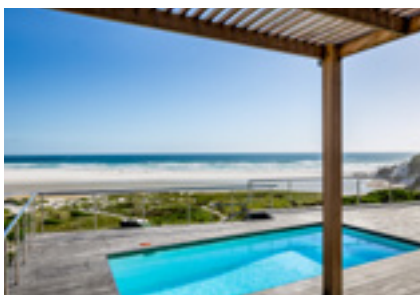
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Step straight out onto the beach!



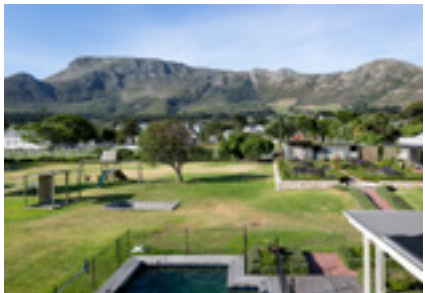
NOORDHOEK
R25 000 000

Web Ref No 2990119
Beds 5
Baths 5.5
Parking 4
Pool

Ultra-modern, sophisticated home overlooking the entire stretch of Noordhoek's iconic Long Beach, arguably Cape Town's most coveted view, with private access right onto the sand. The main home, with American white oak flooring, centres around large open-planned living areas maximising the views with a sleek gourmet kitchen, walk-in fridge and separate scullery. The biggest drawcard is the seamless flow out onto the sea-facing deck with pool and sunken firepit. All bedrooms are air-conditioned, en suite with heated towel rails, and face the ocean. The stunningly beautiful master suite opens onto a private balcony with beach views that stretch on endlessly.



Set in a tranquil enclave, offering two separate dwellings



NOORDHOEK
R14 450 000

Web Ref No 3098074
Beds 8
Baths 7
Garages 2
Parking 4
Pool
Flatlet

This exceptional piece of real estate covers an area of 4 524m². The versatile offering includes two separate dwellings, plus a flatlet and home office. The north-facing main home is a double storey, boasting five bedrooms and three bathrooms – the generously proportioned main bedroom is en suite with a walk-through dressing area. Beautiful mountain views may be enjoyed from all the bedrooms. The second dwelling, like its larger neighbour, is the very definition of stylish, restrained country chic, with its neutral shades and natural textures, such as unplastered brick and wood. Voluminous ceilings with exposed beams create an airy light atmosphere. An open-plan living area comprising kitchen, dining and lounge with a pellet-burning enclosed fireplace, features stack-back doors to a patio and garden. There are two sizeable bedrooms, each with their own bathroom.

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



Wake up to sensational sea views

This secure Belvedere home has views from each of the four en suite bedrooms. The open-planned kitchen on the lower level flows seamlessly between the dining room and lounge to an outside patio with swimming pool and braai. There is a work-from-home office/consulting room/studio that can easily be converted into a guest flatlet.

- **NOORDHOEK R6 450 000** Web Ref No 3281330 • Beds 4 • Baths 3 • Garages 2 • Parking 2
Dale Gremels – 082 539 9393 – dale@greeff.co.za | Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



Lake Michelle dual-living/teenage pad

This fabulous family, dual-living enabled home is situated in Lake Michelle Security Estate. The double-volume lounge boasts sliding doors which open to a large indigenous garden, maximising the expansive mountain views. This home is fabulous for entertaining with its open-plan kitchen leading to the decked terrace and 11-metre lap pool.

- **NOORDHOEK R6 250 000** Web Ref No 3137228 • Beds 5 • Baths 3.5 • Garages 2 • Parking 2
Paul Le Roux – 082 550 4533 – paulr@greeff.co.za | Dale Gremels – 082 539 9393 – dale@greeff.co.za



Superb sea and mountain views

This classy, thatched home is elevated and set up a panhandle driveway, thus ensuring its privacy. Enjoy sundowners sitting on the undercover wraparound verandah with beautiful vistas out over the ocean and toward Chapman's Peak mountain.

- **NOORDHOEK R6 200 000** Web Ref No 3237275 • Beds 4 • Baths 3.5 • Garages 2 • Parking 2
Dale Gremels – 082 539 9393 – dale@greeff.co.za | Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



● **NOORDHOEK R5 990 000**

Set in the heart of rural Noordhoek

Move right in with no work to be done. Down in Sleepy Hollow Lane in old Noordhoek, you'll pinch yourself as you wake to the sounds of birdsong and horses. This newly-renovated home boasts a brand new, country-style kitchen and bathrooms. Recently sectional titled, the property has exclusive rights to 967m² of the erf.

Web Ref No 3028837 • 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



● **NOORDHOEK R5 500 000**

Acre with sea and mountain views

Experience fantastic uninterrupted sea views from this humble, earthy, and modest two-bedroom home with enormous potential. If it's an acre you're after, this property is the best value for money in Noordhoek right now. The home is uniquely positioned in such a way that it captures both the mountain and sea views.

Web Ref No 3303078 • Beds 2 • Baths 2 • Garages 2 • Parking 4

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



● **NOORDHOEK R5 495 000**

Family-friendly home with sea views

Set on one level, with magnificent sea views, this home has a wonderful, wide, undercover front patio, from which to enjoy the magnificent views of Noordhoek's iconic Long Beach and ocean as well as great views of Chapman's Peak.

Web Ref No 3280788 • Beds 4 • Baths 3 • Garages 3

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



● **NOORDHOEK R4 995 000**

Characterful home close to the beach

Set on 1 000m² in the beach area of Noordhoek, this home offers a real country and coastal lifestyle. Relax on the front verandah overlooking the pool whilst listening to the sounds of the ocean. Hang up your saddle after riding your horse, then grab your surfboard and head on down to test the waves!

Web Ref No 3236473 • Beds 3 • Baths 2 • Garages 1

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

● **KILDARE PLACE, NEWLANDS** From R8 995 000 plus VAT, no transfer duty

Web Ref No ND47

Kildare Place is of a secure and exclusive niche estate comprising three luxury urban homes in the leafy suburb of Newlands, Cape Town. Nearing completion, this prestigious new exclusive development boasts three-storey, urban, 21st century lifestyle homes nestled in a desirable part of Newlands, yet close to an extraordinary spread of facilities, many of which are within easy walking distance. These freehold title homes are a stylish and contemporary take on the urban townhouse, enriched, however with the benefits of outdoor space, sunlight and views. This easy lifestyle character is exemplified by a series of outdoor spaces flowing from the interiors. On the ground floor, north-facing and zen-inspired courtyard gardens flow out from the expansive open-plan living area. On the first floor, a family room flows onto a verdant terrace, while the second floor has a generous private terrace with magnificent vistas of Table Mountain.



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

● **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

70% SOLD



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
Greg McDonald: 073 141 9668

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CHAPMAN'S BAY
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Gracious with ‘wow factor’

Walking through a century-old, double, wooden door, the ‘wow factor’ comes into play. Looking through the hallway into two reception rooms with balcony, there are sweeping views across False Bay. This home has so much to offer. Dual-living already in place. Uninterrupted views of the bay.

● **SIMON'S TOWN R7 850 000** Web Ref No 3010286 • Beds 4 • Baths 5 • Garages 2 • Parking 3
Dan Pienaar – 084 970 3999 – dan@greeff.co.za | Clare Dalton – 082 556 4036 – clare@greeff.co.za



Lifestyle property overlooking the bay

Stylish, purpose-built, modern, split-level home offers the discerning buyer an income-earning opportunity and dual living. Stack-back doors, which open onto a wooden deck leading to the heated pool area. Three solar-powered geysers.

● **SIMON'S TOWN R7 495 000** Web Ref No 3404064 • Beds 6 • Baths 6 • Garages 2 • Parking 4
Clare Dalton – 082 556 4036 – clare@greeff.co.za | Dan Pienaar – 084 970 3999 – dan@greeff.co.za



● **SIMON'S TOWN R13 995 000**
Grand Old Dame of Simon's Town

Beautifully positioned on the main road of Simon's Town, this twin-gabled home on large grounds offers so many opportunities to the discerning buyer. Large reception rooms, high ceilings. Oregon pine floors and bedrooms leading off from the enclosed courtyard. Plenty of outbuildings at the rear of the property.

Web Ref No 2940696 • Beds 7 • Baths 3 • Garages 2
Clare Dalton – 082 556 4036 – clare@greeff.co.za
Tom Shenfield – 083 331 3988 – tom@greeff.co.za



● **SIMON'S TOWN R4 995 000**
Dual living with breathtaking views

Set in a magnificent, waterwise indigenous garden with spacious grounds, this is coastal living at its best. The home offers a lounge/dining room, eat-in kitchen, three bedrooms and a very large conservatory, ideal for entertainment, relaxation and indoor games. A plus – laundry and flat.

Web Ref No 3385940 • Beds 4 • Baths 2.5 • Garages 3 • Parking 3
Tom Shenfield – 083 331 3988 – tom@greeff.co.za



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

Brand-new, architecturally-designed, contemporary home, exudes a wonderful earthy feel with its special decor. Open-plan living and kitchen, separate scullery, four bedrooms, three bathrooms and a second living area/study in the loft area. Each level flows to a well-appointed balcony.

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



● **CAPRI R3 850 000**
Scenic vistas

Spacious, light, tastefully designed home in a quiet cul-de-sac adjacent to a green belt. A multi-functional space with an easy, natural flow between living areas. Stylish main living room opening onto a covered patio offering fabulous mountain and sea views.

Web Ref No 3274257 • Beds 4 • Baths 3 • Garages 2 • Parking 2
Tracy Munnik – 082 412 8401 – tracy@greeff.co.za



● **MILKWOOD PARK R2 195 000**
Privacy and views

Light, modern home. Double-volume lounge/dining room areas and open-plan kitchen. Feature glass windows in living area allow mountain and sea views. Choose from a selection of contemporary finishes within an assigned budget. Development in a quiet, sought-after neighbourhood.

Web Ref No 2914995 • Beds 3 • Baths 2 • Garages 1 • Parking 1
Tracy Munnik – 082 412 8401 – tracy@greeff.co.za



● **SUNNYDALE R995 000**
Secure ground floor flat

North facing and sunny, situated in Longbeach Village, this flat looks onto the Noordhoek side. Double doors from the lounge leading into the gardens. Open plan with two bedrooms, one bathroom and single garage.

Web Ref No 3302664 • Beds 2 • Baths 1 • Garages 1
Tracy Munnik – 082 412 8401 – tracy@greeff.co.za



Central Kalk Bay beauty

Artist-decorated double-storey home, with a hint of Moroccan flair. An en suite, ground floor, double bedroom, with tranquil courtyard, is currently used as Airbnb. Additional three bedrooms and main bathroom on the first floor. A sundeck offers mountain and sea views. Open-plan dining, lounge and kitchen area, garden shed, secure-off street parking, plus garage.

● **KALK BAY R7 950 000** Web Ref No 3354907 • Beds 4 • Baths 2 • Garages 1 • Parking 2

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



Modern home in quiet cul-de-sac

This home is both north and west facing on the water. Surrounded by mountains, the Marina is much sought after for its tranquility and bird life. This home includes a separate flatlet and a double garage. The bathrooms and kitchen are modern and require no upgrading. This property is well positioned and worth a look.

● **MARINA DA GAMA R3 250 000** Web Ref No 3270439 • Beds 4 • Baths 3 • Garages 2 • Parking 2

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



Seaviews

At the edge of Kalk Bay and St James is an historical building housing eight modern-designed apartments. This apartment is a perfect weekend pied-a-terre, with marvellous views of Dalebrooke Pool. Pop across the road for a morning swim with the locals.

● **KALK BAY R3 200 000** Web Ref No 3281320 • Beds 2 • Baths 2

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



Mountain glory + R2 million plot

Phenomenal views from every angle and two versatile, separate, self-catering units, plus an adjacent plot of 657m² which is GR4 zoned – both in a CC. Characterful, incorporating timber finishes throughout the upper-level section, and a more classically finished lower level. Separate access for each section offers dual living with income-generating potential. Buy the plot with the property – each will attract VAT and no transfer duties.

● **MUIZENBERG R6 000 000** Web Ref No 3226228 • Beds 6 • Baths 4 • Parking 3

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

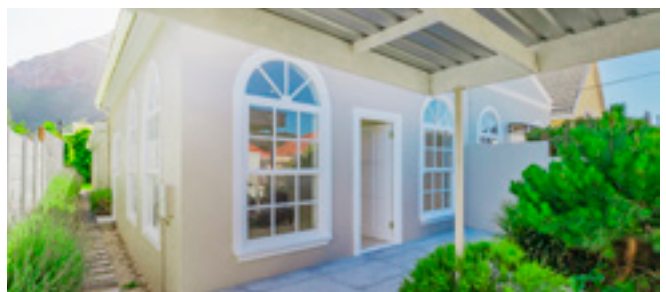


Affordable, elegant, three-storey

This home boasts 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.

● **MUIZENBERG R2 795 000** Web Ref No 3035441 • Beds 4 • Baths 3.5 • Garages 1

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



Beautifully renovated semi-detached

Exceptionally clean lines showcase a blank canvas for your input. Ample sized rooms are light filled with large cottage pane windows in lounge, kitchen and dining area. American shutters throughout on doors and windows to finish this easy-to-maintain home. Off-street, covered parking behind a remote garage door. Not to be missed.

● **MUIZENBERG R2 750 000** Web Ref No 3227298 • Beds 3 • Baths 2 • Parking 1

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



Immaculate beachfront home



KOMMETJIE

R14 995 000

Web Ref No 3261140

Beds 4

Baths 4

Garages 1

Parking 2

This beautiful property is tailor made to offer comfortable beachfront living, maximising on the views without compromising on privacy. Relax and enjoy wind-free leisure and entertainment areas. The top floor comprises the lounge with its feature fireplace and the main en suite – both opening onto the upper deck with its magnificent sea and mountain views. The home boasts aluminium doors and windows as well as porcelain tiles and premium quality blinds throughout. This is the perfect opportunity to invest in a property that could not be more perfect for up-market holiday lets.

Willi Schalk – 072 2111 753 – willi@villagehomes.co.za



*Beachside home
with panoramic views*



KOMMETJIE
R11 900 000

Web Ref No 3128304
Beds 3
Baths 3
Garages 1
Parking 2

Take in the breathtaking ocean panorama from this well-priced masterpiece, perched just meters from the sand. A dream home and an amazing investment opportunity. Enjoy sundowners or morning coffee on the inviting patio with a salt-water pool area boasting a stupendous view of the Atlantic Ocean in all its glory. The generously proportioned accommodation, is framed with windows offering exquisite views of the peninsula, majestic mountains and the garden. Don't miss out.

Willi Schalk – 072 2111 753 – willi@villagehomes.co.za



*The ultimate in luxury
and location*



●
SCARBOROUGH
R11 950 000
Web Ref No 3267356
Beds 3
Baths 2
Garages 2
Parking 2

Enjoying a majestic position on the mountainside, amongst the fragrant fynbos, in the sought-after, wind-protected, north end of Scarborough's Hilltop Street, you'll find this incredible seaside villa. Beautifully designed to optimise the panoramic ocean, reserve and mountain views, this soaring and spectacular residence offers seamless open-plan flow with oak floors and high-quality finishes throughout. The top floor boasts unrivalled views. Currently run as a successful Airbnb plus business, and is being sold as a going concern. An exceptional opportunity for an astute investor with vision.

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- Japanese Proverb

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An outstanding investment opportunity

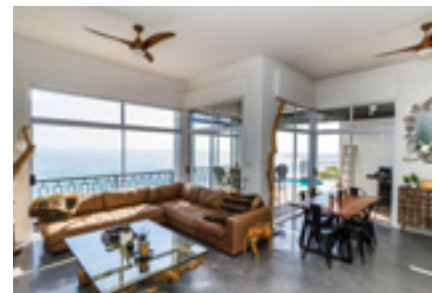
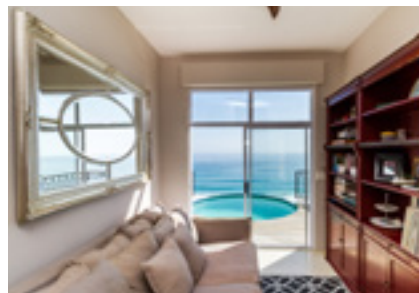
This exceptional property is as versatile as it is beautiful. With two homes located on the plot, this is an excellent investment opportunity offering remarkable value. The main home is a stunner with its home theatre, gym and triple garaging, pool and state-of-the-art control system ensuring every aspect of the home is at your fingertips. The second home is equally impressive with generous spaces and light-filled interiors. A sparkling gem of a find for the astute investor.

● **IMHOFF'S GIFT R9 350 000** Web Ref No 3223002 • Beds 6 • Baths 6 • Garages 4 • Parking 4

Willi Schalk – 072 2111 753 – willi@villagehomes.co.za



*Luxury and style with
breathtaking views*



MISTY CLIFFS

R8 450 000

Web Ref No 3181161

Beds 3

Baths 3

Garages 2

Parking 4

This elegant, stylish family home with views from every window offers an unbeatable beachside lifestyle. The modern, open-plan kitchen/living/dining spaces have new, sleek screed flooring and huge windows with sweeping panoramic ocean views and easy access to the deck and pool beyond. The bedrooms are all en suite, with the master bedroom boasting a private deck. Special features include air conditioning throughout and a state-of-the-art security system. This exquisite gem is the house of your seaside dreams.



Minimalistic and luxury at its best

This private double-storey home offers views of the vineyards and golf course. Positioned at the end of a quiet, elevated road, with en suite bedrooms and walk-in cupboards. The fifth bedroom/guest suite has its own entrance and garage. Large separate study. The compact kitchen could be expanded. Massive scullery and laundry area, with shutte. Open-plan, double-volume entrance hall. Reception rooms all lead onto a covered patio and deck with rim-flow pool. Solid oak flooring and doors, imported shutters, air-conditioning, heated towel rails and extractor fans in the bathrooms.

● **STELLENBOSCH R30 000 000** Web Ref No 3231720 • Beds 5 • Baths 6 • Garages 3 • Parking 5
Loretta Diab – 082 416 6982 – loretta@greeff.co.za | Donné Jacobs – 084 448 4446 – donne@greeff.co.za



Majestic and spacious home

Nestled against the mountainside, this sprawling and eclectic Art Deco-style home is situated on a double plot, with views across the coastline and surrounding nature reserve. A wonderful rambling garden and a spacious and light interior, complete with high ceilings and open-plan living spaces.

● **SCARBOROUGH R5 800 000** Web Ref No 2991419 • Beds 4 • Baths 2 • Garages 2 • Parking 2
Elly Abels – 076 807 1011 – elly@greeff.co.za | Marianne Furlong – 060 960 3994 – marianne@villagehomes.co.za



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Brand new double storey

No transfer duties. Well-designed, light and bright, close to schools and amenities. Open-plan kitchen, fitted with granite countertops, cupboards as well as a spacious scullery. The lounge with fireplace and dining room both lead out onto a large undercover patio with built-in fireplace/braai. Automated double garage with additional parking bays.

● **PARKLANDS NORTH R3 200 000** Web Ref No 3254043 • Beds 4 • Baths 3 • Garages 2 • Parking 2
Fran Barlow – 076 296 2132 – fran@greeff.co.za



The perfect starter home

This charming home comprises a lounge, a well-fitted kitchen, two good-sized bedrooms with built-in cupboards and a single bathroom. Spacious indoor entertainment room with built-in braai/fireplace or work-from-home. Direct access carport and parking. Full security and irrigation systems.

● **SUNNINGDALE R1 695 000** Web Ref No 3328389 • Beds 2 • Baths 1 • Carport 2 • Parking 1
Fran Barlow – 076 296 2132 – fran@greeff.co.za



Townhouse in security complex

Lovely, neat townhouse with garage and parking bay in a popular security complex, well-positioned in a lovely area in Parklands, close to public transport, easy access to main roads and close to shops, schools and all other amenities.

● **PARKLANDS R1 250 000** Web Ref No 3304482 • Beds 2 • Baths 2 • Garages 1
Fran Barlow – 076 296 2132 – fran@greeff.co.za



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● **HOUT BAY R17 500 000**

On top of the world

In an elevated position in a top Security Estate, this spacious and elegant family villa boasts, breathtaking uninterrupted sea and mountain views from every room. Offers versatile accommodation and a studio easily converted to a separate apartment. An entertainer's dream.

Web Ref No 3049009 • Beds 6 • Baths 5 • Garages 2
Meryl Butt – 084 922 1016 – meryl@greeff.co.za



● **HOUT BAY R8 995 000**

Zen inspired in Ruyteplaats

A unique, level home boasting wonderful north-facing aspects, a gorgeous mountain backdrop from open-plan living areas with postcard views of the bay. Beautifully proportioned with quality fixtures and fittings throughout. All doors lead out to the pool and garden.

Web Ref No 3305668 • Beds 3 • Baths 2 • Garages 2
Jennifer Cluver – 082 871 9323 – jennifer@greeff.co.za



● **HOUT BAY R7 450 000**

Master-built home in Kenrock Country Estate

One of the first homes in Kenrock, situated on a quiet panhandle plot off Eagle Avenue. Open-plan living space with feature stone-clad fireplace, double-volume ceilings and solid, yellowwood flooring. Frameless, glass-enclosed verandah, with majestic mountain views to be enjoyed.

Web Ref No 3352801 • Beds 4 • Baths 4 • Garages 2 • Pool
Friedel McLachlan – 082 320 9473 – friedel@greeff.co.za



● **HOUT BAY R6 995 000**

Enchanting home in secure estate

Nestled in the mountains alongside a river in one of Hout Bay's most prestigious estates. Peace, tranquility and beautiful sea and mountain vistas. Luxurious en suite bedrooms, modern entertainers' kitchen and living area with fireplace opening to private patio and pool.

Web Ref No 3348259 • Beds 3 • Baths 3 • Garages 3
Jenny Barbour – 071 611 9702 – jenny@greeff.co.za
Louise Reister – 083226 3775 – louise@greeff.co.za



● **HOUT BAY R6 980 000**

Sea view in private estate

This home has been designed for maximum enjoyment of a relaxed lifestyle, with fabulous integrated indoor/outdoor flow. Lounge and dining room spill out onto deck with majestic mountain and sea view across the bay and harbour. Perfect lock-up-and-go.

Web Ref No 3082073 • Beds 3 • Baths 3 • Garages 2
Meryl Butt – 084 922 1016 – meryl@greeff.co.za



● **HOUT BAY R1 995 000**

The living is easy in this sophisticated apartment

Professionally designed and newly renovated, this ground floor apartment with balcony, invites comfort and exudes modern elegance. In pristine condition in the popular Riverview complex.

Web Ref No 3355055 • Beds 2 • Baths 1 • Parking 1 • Storeroom
Lindsay Goodman – 082 638 1758 – lindsay@greeff.co.za



● HOUT BAY R5 900 000

The big, the bold and the beautiful

This home offers generous accommodation for the large family, wonderful unforced elegance and an easy natural flow. Large, double-volume entrance to reflect your style and create a beautiful first impression. Open-plan living, with fabulous sea and mountain vistas, with easy flow to outdoors.

Web Ref No 3390371 • Beds 5 • Baths 4 • Garages 2
Meryl Butt – 084 922 1016 – meryl@greeff.co.za



● HOUT BAY R4 995 000

Stylish Cape vernacular home

Light and airy family home with spacious open-plan living areas flowing to an all-weather covered verandah with built-in braai and pizza oven. Top security, solar-heated swimming pool, outdoor shower and a 5 000 litre JoJo tank.

Web Ref No 3280764 • Beds 4 • Baths 3 • Garages 2
Denise Hey – 083 307 5677 – denise@greeff.co.za



● HOUT BAY R4 800 000

Ruyteplaats mountain lodge

Smart and immaculately presented with living on one level flowing to extended deck overlooking the verdant, indigenous gardens of this fine and sought-after private estate with views towards the bay. This lodge is your spot-on, lock-up-and-leave home.

Web Ref No 3261590 • Beds 3 • Baths 2 • Garages 1
Glenda Woods – 082 853 4070 – glendaw@greeff.co.za



● HOUT BAY R4 395 000

Sea view dual living

Low-maintenance with work-from-home, as well as dual-living option. Walk through the front door into light-filled living area, with windows and sliding doors providing mountain vistas and a sea view. A 10-minute leisurely stroll down to the beach. Separate apartment.

Web Ref No 3255159 • Beds 4 • Baths 3 • Garages 2
Meryl Butt – 084 922 1016 – meryl@greeff.co.za



● HOUT BAY R4 350 000

Neat with mod cons

This cleverly designed, well put together home has it all, at an agreeable price. Superbly maintained and ready to move into.

Web Ref No 3221574 • Beds 3 • Baths 2 • Garages 2
Friedel McLachlan – 082 320 9473 – friedel@greeff.co.za



● HOUT BAY R2 585 000

Classic cottage at Bay Mews

Convenient, secure, affordable, single-level cottage with lock-up garage and front and back gardens. Live in walking distance to the village, beach and essential shops, and on the bus route. Well-run complex, with communal pool.

Web Ref No 3412124 • Beds 2 • Baths 2 • Garages 1
Glenda Woods – 082 853 4070 – glendaw@greeff.co.za



● **HOUT BAY R6 795 000**

Family living in top position in secure estate

This much-loved, large and bright family home with sea views, is totally private and situated in a cul de sac in sought after Klein Leeukoppie Estate. A large level plot for both kids and pets to play in, with generous wind-protected pool. Open-plan living.

Web Ref No 3417430 • Beds 4 • Baths 3.5 • Garages 2
Friedel McLachlan – 082 320 9473 – friedel@greeff.co.za



● **HOUT BAY R4 795 000**

Smart, executive living opposite the ocean

Immaculate double storey primely positioned overlooking Hout Bay beach. Quality finishes, high ceilings, light and bright ambience. Easy, secure living in an enviable position.

Web Ref No 3224997 • Beds 3 • Baths 2 • Garages 2
Glenda Woods – 082 853 4070 – glendaw@greeff.co.za



● **HOUT BAY R3 850 000**

Entertainer's dream in great location

Family home within walking distance to the beach. The well-equipped kitchen and open-plan living areas flow to a wind-sheltered, entertainment patio and pool in a private garden. Two balconies offer beautiful sea and mountain views.

Web Ref No 3281696 • Beds 4 • Baths 2 • Garages 2
Denise Hey – 083 307 5677 – denise@greeff.co.za



● **HOUT BAY From R2 700 000**

Cottages near Constantia Nek

Surrounded by nature, magnificent mountain views, fresh air and open spaces. A number of one-, two- and three-bedroomed cottages are available at Houtkapperspoort Estate with 24-hour security, communal swimming pool and tennis court.

Web Ref No 3344409 3293456 3295374 3295249
Beds 1/2/3 • Baths 1/2 • Parking 1
Denise Hey – 083 307 5677 – denise@greeff.co.za



● **HOUT BAY R2 600 000**

Rare find townhouse

Situated in a small block of four townhouses within the Princess Beach complex, renovated and very private, north-facing duplex offers spacious lock-up-and-go accommodation. Open-plan living and dining areas flow onto a generous tiled terrace, private garden and enclosed courtyard.

Web Ref No 3238791 • Beds 3 • Baths 2 • Garages 1
Lindsay Goodman – 082 638 1758 – lindsay@greeff.co.za

GREEFF HOUT BAY RENTALS



52 Sunset Avenue
Llandudno R25 000 per day
Beds 4 Baths 4 Parking
Fully furnished, modern holiday villa.



52 Blue Valley Avenue
Hout Bay R30 000 per month
Beds 3 Baths 2 Garages 2
Unfurnished home becomes one with nature.



10 Constant Close
Hout Bay R52 000 per month
Beds 4 Baths 4 Garages 2
Furnished trendy family home in secure private estate.

Jenny Barbour – 071 611 9702 – jenny@greeff.co.za



*A gentleman's wine estate
like no other*



ROBERTSON
R12 500 000

Web Ref No 3392982
Beds 4
Baths 4
Garages 3

The hugely impressive house features glass walls and stack-away doors to celebrate the beautiful vistas. The double-storey Manor house offers opulent living spaces, the most impressive being the grand loggia with its many arched, two-storey, steel-frame windows along the length of the house. The large country kitchen is at the heart of the home, with Lacanche Cooker and industrial stainless extractor. Ground floor includes double-volume lounge with fireplace and the master bedroom with en suite bathroom and dressing room. Upstairs, a guest bedroom with en suite bathroom and study/lounge with free-standing wood-fired stove. The guest wing boasts two self-contained en suite guest rooms, each with kitchenette and covered stoep. The utility wing offers three garages, storage room, laundry, kitchenette, bathroom and tool room. The 600m² entrance courtyard is planted with fever trees. 1 Hectare of 30-year-old Chenin Blanc vines, producing superb Chenin Blanc fruit – the wine is bottled under its own Villa Verde label. A further 1.5 hectares of land is currently planted with teff.

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



● MCGREGOR R6 500 000

For sale: Fully equipped!

Well supported, vibey and centrally located on the main road. Renovated a year ago with a state-of-the-art kitchen. Seats 100. Large deck with pizza kitchen, fully licenced bar, central fireplace, large flat screens. All equipment, décor, stocks and branding included in price. Separate retail space offering lifestyle items.

Web Ref No 3343599

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



● MCGREGOR R6 450 000

Investment apartments in historic building

Expansive historic property comprising six self-contained apartment units with common areas – laundry, library, gardens and braai area. Grand volumes and old-world charm. The old school concert hall and a titled erf of 1 023m² are included in this sale. Many possibilities.

Web Ref No 3303056 • Beds 6 • Baths 6

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



● MCGREGOR R5 395 000

'Crown jewel of McGregor'

Majestic, elevated and striking, stone-built home located in upper McGregor enveloped by the Krans Nature Reserve. Cool, spacious, and light, with unique design complementing the material and spiritual elements. Set in a large terraced garden, with unmatched mountain views in every direction.

Web Ref No 3114777 • Beds 5 • Baths 3 • Carport 2

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



● ROBERTSON R4 500 000

Manor house, vineyard and views

1 Hectare smallholding in breathtaking little valley of fruit and lifestyle farms, beneath Langeberg mountains. Built in 1905, renovated 20 years ago, this is a grand Victorian with Oregon doors, windows and floors, Aga wood-fired stove, large country kitchen and stoep. Two guest cottages, can sleep eight. Plus, 0.8 hectares of Merlot vines.

Web Ref No 3358904 • Beds 6 • Baths 5

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



● MCGREGOR R3 300 000

Artist's retreat and gallery

Beautiful home and gallery featuring wide, open, uncluttered spaces and simplified living. Gorgeous surrounding patios with picturesque spots, around every corner. Positioned perfectly, this property would continue to flourish as a work-from-home gallery or just your private country residence.

Web Ref No 3396538 • Beds 3 • Baths 2 • Carport 1

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



● ROBERTSON R2 995 000

Exceptional style in gated community

This well-maintained and meticulously finished home welcomes you with a beautiful landscaped garden at its entrance. The home offers a generous open-plan lounge, dining area, TV nook and kitchen. A lovely undercover braai area leads from the dining room. Bedrooms are spacious and have quality carpets, while bathrooms are contemporary with fine finishes.

Web Ref No 3322699 • Beds 4 • Baths 2 • Garages 2

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



Perfect business opportunity

With solidly-established clientele, this well managed five-bedroom, five en suite bathrooms B&B, with ample living spaces, offers the ultimate luxury and relaxed atmosphere you need in any holiday accommodation or breakaway stay. The interior is tastefully designed and furnished to offer everything you could possibly need in a B&B.

● **KLEINMOND R7 995 000** Web Ref No 3155128 • Beds 5 • Baths 5 • Garages 4

Sandy Pieters – 082 064 3527 – sandy@greeff.co.za

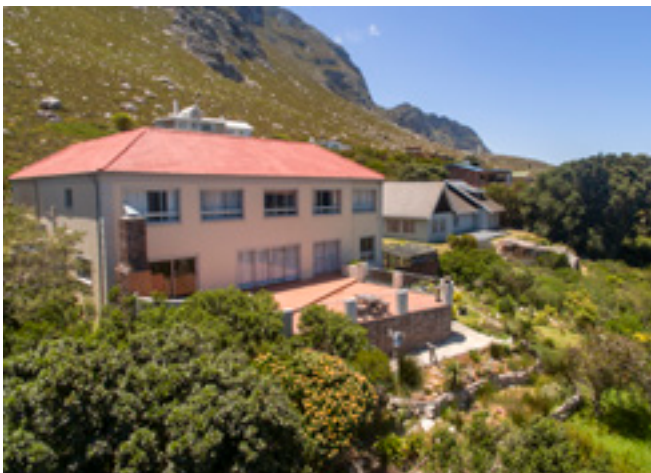


Coastal dream Villa

This exquisite double-storey, spacious house is set on 1 516m² of prime land in a sought-after area and offers magnificent views over False Bay from an alluring verandah and entertainment area. This property is perfectly located for the investor requiring extensive accommodation, dual living or business opportunities.

● **ROOI ELS R5 500 000** Web Ref No 3242668 • Beds 5 • Baths 4 • Garages 2 • Parking 4

Zelda Meiring – 071 543 2061 – zelda@greeff.co.za | Anita van Schaik – 082 650 1076 – anita@greeff.co.za



Comfort, luxury and seaviews

This multi-level home offers spacious living areas with sliding doors leading onto the magnificent patio with glorious sea and mountain views. Offering six bedrooms with six bathrooms, two studies, dream kitchen and various living spaces. Create an extra income with holiday renting.

● **BETTY'S BAY R4 500 000** Web Ref No 3156156 • Beds 6 • Baths 6 • Garages 2 • Parking 4

Zelda Meiring – 071 543 2061 – zelda@greeff.co.za | Anita van Schaik – 082 650 1076 – anita@greeff.co.za



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Great Wine - Good Food - Warm Friends



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