

OUT

ISSUE 43

LOOK

CAPE PROPERTY & LIFESTYLE



OUTLOOK - THE GREEFF MAGAZINE - WINTER EDITION 2019

Over 160 fine Cape properties for sale

We've got it all - leafy suburbs, coastal, city and winelands - take your pick!

Slash your costs with solar power • PLUS fashion, food, beauty and lifestyle offerings

YOUR COMPLIMENTARY ISSUE

GREEFF

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Where it counts

ISSUE 43

Dear Human,

My name is Heddi and I'm a soft natured Belgian Malinois. It's my job to sniff out things like rhino horn, ivory and any arms those nasty poachers could be carrying and I'm super good at it!

My handler and I search over 400 vehicles a month at reserve gates and we even sometimes help out the police. I sleep in my very own bed next to my handler every night but all I can think about is protecting my animal friends the next day. Unfortunately, all of this takes time and money and for that, I need your help.

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THINGS ARE HAPPENING!

BY MIKE GREEFF

CEO GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE
BUYERS ARE MAKING AN APPEARANCE
AGAIN AND THEY'RE COMMITTING.

In the last issue of OUTLOOK, I wrote that there was likely to be an increase in activity in the property market after the elections. Our figures show that this has indeed been the case. In April our turnover was up by 66.7 percent on the April 2018 figures, and in May, we were up by 26.3 percent. These gains were largely due to a 40 percent increase in buyer activity immediately after the election. We also achieved a number of significant sales with selling prices above R20 million in Bishopscourt and Constantia Upper, which is a strong indication of commitment by buyers in the luxury sector to living in the Cape. The excellent rainfall this winter has added to a positive sentiment about investing in Cape property and we continue to record notable growth in online traffic to our portals, further signifying interest in local real estate.

During the month of June we successfully launched the third edition of our digital campaigning medium, the Greeff Investor's Club. With this edition, we have reached significantly more people than before with our expert market related insights. This campaign is just one of the ways in which we are steadily increasing our digital marketing efforts.

We have once again increased our footprint, and have opened up five new offices; you'll now find our agents operating in Onrus, Kleinmond, Hermanus, Voëlklip and Sandbaai. Our reach into these areas has come about because there is increasing activity in these pockets based on a trend of migration from bigger cities to seaside towns. While we are expanding our reach, we have not changed

our culture, which remains one of a niched, boutique agency with an emphasis on employing agents who are not only specialists in their particular area of operation, but are invariably strongly connected to local communities and causes, placing them in the best position to market your property to its fullest potential, and/or find you the perfect home. We have indeed been successful in recruiting the top performing agents in these coastal areas.

Speaking of top agents, we're proud to announce that Christie's International Real Estate has selected the following Greeff agents to join the exclusive Christie's International Real Estate Masters Circle. They were selected to be in this group based on local success, passion and expertise in luxury real estate. We congratulate Debbie Woods (Bishopscourt, Kenilworth Upper, Claremont Upper), Ashley Barnes (Constantia Upper) and Donna Norgarb (Newlands). The selection recognises these agents as part of a group of Christie's International Real Estate's, top-performing, luxury real estate specialists globally. As part of the Masters Circle, these agents gain access to an invaluable communication channel to discuss and learn about industry trends, establish leadership in their particular areas of specialty, and promote their listings to other Masters Circle luxury real estate specialists, all of which support efforts to attract global buyers and sellers of fine properties in the market.

All of our Greeff Christie's International Real Estate agents are champions, however and are looking forward to being recognised for their achievements at a gala annual awards dinner. This year we'll be gathering at the Mount Nelson Hotel.

If you don't already know, in April this year Christie's International Real Estate, the world's leading luxury real estate network, honoured Greeff Christie's International Real Estate as winner of the esteemed Affiliate of the Year award in the Large Market category for 2018. The ceremony took place at the culmination of the Annual Global Conference in Paris. I accepted the crystal obelisk trophy at a black-tie dinner at the exquisite Palace of Versailles in the Gallery of Great Battles, a venue not open to the general public, making the evening all the more special.

We were recognised for our massive rebranding, which reflects the culture and ethos of the Christie's brand and for exceptional sales in the luxury homes market. In 2017, Greeff posted 19 luxury home sales, a number which doubled to 39 in 2018. The top sale was for a magnificent homestead in Constantia Upper, achieving a record price for the area of over R60 million. Greeff also supports robust social media and blog platforms, as well as this top-quality print publication, OUTLOOK. Our mantra is "Where it counts" a sentiment fully aligned with Christie's and Christie's International Real Estate.

Enjoy this issue of OUTLOOK and what remains of the Cape winter and here's to more blessed rain.

My best to you all,

READ MORE ABOUT GREEFF'S AWARD

www.greeff.co.za/news/greeff-christies-international-real-estate-of-cape-town-south-africa-named-affiliate-of-the-year/



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FOLLOW GREEFF ON THESE SOCIAL MEDIA PLATFORMS



DISCOVER THE VALUE OF SUSTAINABLE ENERGY

Energy efficiency has become a pillar of sustainability – a core business and societal value. Learn to apply it effectively in residential, industrial and commercial properties, and discover practical solutions for implementation.

The University of Cape Town (UCT) Energy Efficiency and Sustainability online short course, aims to equip you with the knowledge to assess and implement energy-saving measures. You'll explore key fundamentals on how energy efficiency can affect the environment you live and work in. Delve into the guiding principles of energy management and smart energy management systems.

Learn how to analyse building energy flows to compile energy-audit findings, which will help reduce emissions and may leverage cost savings.

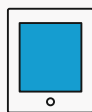
Discover the potential of energy efficiency and learn practical tools to assess the financial viability of energy-efficiency projects prior to investment.



8 weeks



8-10 hours per week



Entirely online



UNIVERSITY OF CAPE TOWN

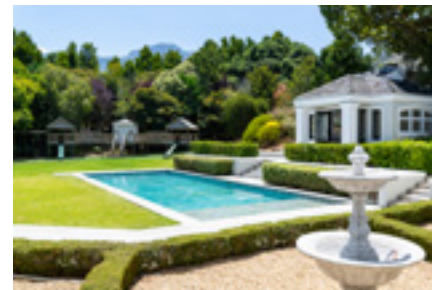
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Energy Efficiency and Sustainability online short course

SIGNATURE PROPERTIES



*A home with presence.
Spectacular setting with majestic mountain views*



●
CONSTANTIA UPPER

R49 000 000

Web Ref No 3306721

Beds 7

Baths 7

Garages 5

Reception 4

Study 1 & Flatlets 2

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

Palatial masterpiece 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. Impressive 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 to some of the country's most celebrated wine estates, golf courses, top-tier schools, shopping centres, a selection of world-class restaurants as well as tranquil country and vineyard walks.

SIGNATURE PROPERTIES



*“To the manor born”...
an exclusive lifestyle!*



●
MOWBRAY-ROSEBANK
R7 995 000

Web Ref No 3564931
Beds 3
Baths 2.5
Garages 2
Parking 3

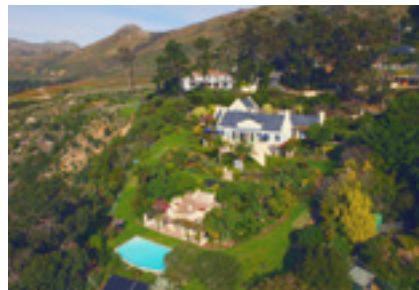
This is a landmark-property of gracious proportions, way larger than the norm, with gloriously high ceilings, and an elegance unmatched. This unique home has been renovated and upgraded, with attention given to high quality finishes. From imported, slick, Belgian Bluestone verandah tiles, to extremely tall sash windows, super quality carpentry, and built-in cupboards. An impressive French-style laurel garden with manageable dark pool delights the eye. A wraparound generous entertainment portico offers outdoor dining. Roof water drainage is surprisingly hidden within the portico pillars. The gardens and gravel driveway are serviced by a modern French-drain system.

Mark Shagam – 083 727 4004 – mark@greeff.co.za

SIGNATURE PROPERTIES



*Sun and splendour
in beautiful Zwaanswyk*



ZWAANSWYK
R21 500 000

Web Ref No 1767781
Beds 5
Baths 5.5
Garages 8
Parking 6

Without a doubt, this is one of the best sites in the Southern Suburbs. This impressive, light-filled residence offers what can only be described as mesmerising views. A property of this calibre is rare and therefore an extraordinary investment, but it is also a much-loved home surrounded by a garden of Eden. The main house has five en suite bedrooms and is wonderfully spacious with ample living and storage space, plus surround sound throughout.

Karen Little – 083 261 8849 – karen@greeff.co.za | Nikki Venn – 082 783 8005 – nikki@greeff.co.za

SIGNATURE PROPERTIES



Elegant home at an enviable address



●
RUYTEPLAATS, HOUT BAY
R28 000 000

Web Ref No 3506759
Beds 5
Baths 4
Garages 3
Study
Staff accommodation

Located in a prime position within the prestigious, secure Ruyteplaats Private Mountain Estate and exhibiting unprecedented views of the encompassing vistas, this designer home, renovated and decorated by Hot Cocoa Interiors, offers bespoke finishes and furniture (included in price) for the discerning buyer. This home will suit those who seek a fluid transition into a lifestyle of luxury and soul-stilling beauty.

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



SUNSHINE IN A STRAND
"Ceremonia" yellow beaded necklace R995 and anklets R175 each from Lulu Belle on Ground Floor opposite The Body Shop.

JUST A HINT OF MUSTARD AND A WHOLE LOT MORE

Warm up with a bright, cosy, woven wrap. Top: Kulu shawl R420. Bottom Acryllic stole R320. From Casa Boho on Lower Level near Woolworths.



INDULGE

This gloriously silky cashmere and wool, button-down poncho is a piece you'll treasure for years to come. By Caramel, R1 600 from Tribute Store - Lower Level opposite Seattle Coffee Company

GOOD TASTE

RIDE OUT THE WINTER ON TREND WITH A GOOD DOSE OF MUSTARD - GET IT WHILE IT'S STILL HOT.

PHOTOGRAPHY BY HEDI LAMPERT

HOT PANTS

Take a break from your denim uniform for a bit in these yellow printed corduroy jeans R2 999. From HR Boutique on Ground Floor next to Pandora.





TALKING POINT

These colourful, beaded parrot earrings are a real conversation starter. R1 650 from Lulu Belle, on Ground Floor opposite The Body Shop.

WALKING ON SUNSHINE

Rare Earth mock-croc loafers in ochre, R299. From Old Khaki opposite Edge For Men.



FLORAL FAB
Pretty irresistible - Valentina blouse R450. From Old Khaki on First Floor opposite Edge For Men.



WEAR IT LIKE A HUG

Cosy, lined, sleeveless puffer in ochre R899. From Old Khaki opposite Edge For Men.



ALWAYS CLASSIC BOHO

This hand-tanned, leather Moroccan doctor-style bag will never go out of fashion. R1 500 From Casa Boho - Lower Level near Woolworths.

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



INSPIRED BY NATURE – PERFECTED BY SCIENCE

INDULGE IN MEMORABLE, MULTI-SENSORY AFRICAN EXPERIENCES IN THE COMFORT OF YOUR HOME WITH AWARD-WINNING SPA PRODUCTS AND LIFESTYLE AMENITIES FROM HEALING EARTH

Healing Earth was created by Elisabeth Brandt, a veteran in the global spa industry. She fell in love with the African continent, and was immediately inspired by the healing potential of its rich natural resources. Her mission was simply to provide the best quality pure skincare with the highest percentage of active ingredients, supported by scientific research and the latest innovation in the cosmetic industry. In addition to being a favourite choice in the luxury hospitality industry, Healing Earth’s award-winning products **can also be enjoyed in the comfort of the eco-chic home.**

Healing Earth has pioneered vinotherapy in South Africa, with their world-class **Pinotage facial and body care products** forming the cornerstone of their brand. Add to this their tri-enzyme peptide High Performance range and new Plasma natural anti-ageing devices, and you’ve got a leading holistic beauty offering.

PURE & PREMIUM LIFESTYLE AMENITIES

Healing Earth has created a pure, biodegradable aromatherapy collection of luxury lifestyle amenities **for the discerning homeowner’s bathroom**, as well as for five-star hotels, lodges and other world-class destinations. The eco-friendly Lemon Verbena and Argan Oil range of indigenous bathroom products has become renowned throughout the global hospitality industry, and is a household name both locally and abroad.



TRANSFORM YOUR BATHROOM INTO A SPA, AND YOUR HOME INTO A HAVEN OF HOLISTIC HEALTH AND BEAUTY.



HEAL AND INDULGE YOUR SENSES

Bio-identical active ingredients, organic essential oils, Fairtrade botanicals and shea butters are meticulously chosen for the healing properties unique to each of the collections. These include Kalahari Melon for hydration, Mongongo Nut for detoxification, Coffee, Cinnamon & Orange for sculpting and Marula & Neroli for luxurious relaxation and sensual indulgence.



Try the Healing Journeys

range – you'll be well on your way to relaxation and wellbeing. Natural bases such as argan, jojoba and grapeseed oil play host to nourishing and invigorating aromatherapy oils including basil, jasmine, clary sage and more.



The marine-inspired Healing Ocean range, with its fresh and striking white glass packaging, extends Healing Earth's environmentally responsible ethos from the conservation of the earth to the preservation of the ocean.



PEOPLE & PLANET BEFORE PROFIT

At, Healing Earth we are driven by the desire to help protect precious Earth from which we draw our resources. All Healing Earth products contain pure, sustainably sourced and biodegradable ingredients and are housed in sustainable packaging and not tested animals. “Over and above using only people-, animal- and earth-friendly methods and ingredients, we honour our commitment to uplifting Africa and all her beings through the **Healing Earth Foundation**, which aims to nurture and develop conscious, healthy Earth children of all ages through outreach projects and opportunities which allow members of Africa's impoverished communities to connect holistically with the self, the environment, and all beings,” says Elizabeth Brandt. ■

For more info visit www.healingearth.co.za. A selection of bestsellers is also available for purchase on www.amazon.com.



OPEN SESAME!

WE'RE COOKING WITH NUTTY,
CREAMY TAHINI.

PRODUCTION, STYLING AND PHOTOGRAPHY
BY HEDI LAMPERT

PAN-FRIED KINGLIP WITH TAHINI, GARLIC SMASHED POTATOES

Elegant and delicious, a quick and impressive dinner party plate.
Serves 4

INGREDIENTS

- + Fresh kingklip fillets with skin on, 600g
- + Olive oil, 3 Tbs and butter, 1 knob, for frying.
- + Potatoes, 4 medium
- + Tahina $\frac{1}{2}$ cup
- + Garlic, 1 clove minced
- + Olive oil, 2 Tbs
- + Cauliflower, 8 florets,
- + Salt

METHOD

Heat oven to 190 degrees C and bake potatoes in their jackets until tender. Time will vary according to your oven, but about 45 minutes to an hour.

Scoop cooked flesh from potato skins and smash roughly with a fork, then add tahina, garlic a little salt to taste and 1 Tbs olive oil. Keep warm.

Pour 1 Tbs olive oil into a hot wok, add cauliflower and toss until browned. Keep warm.

Pat dry 8 pieces of kingklip, sprinkle lightly with freshly ground salt. Heat 3 Tbs olive oil and a knob of butter in a pan and as soon as fat begins to foam, add kingklip fillets skin side down. Fry for three to four minutes on each side.

Place two kingklip fillets per person on a pile of smashed potato and serve with cauliflower and tahina, kidney bean drizzle. (See recipe on page 14.)

IMPORTANT NOTE:

The savoury recipes call for tahina, which is an already seasoned and prepared store-bought dip. Tahini is 100% pure sesame seed paste unseasoned - I have used this for the dessert.



TEX-MEX-STYLE ROAST SWEET POTATO WEDGES WITH TAHINA, KIDNEY BEAN DRIZZLE

A lip-smacking starter or satisfying side dish.
Serves 4

INGREDIENTS

- + Orange flesh sweet potatoes, peeled 800g
- + Olive oil, $\frac{1}{3}$ cup
- + Cumin
- + Salt
- + Cayenne pepper

SALSA

- + Corncob, cooked and cooled, 1
- + Mediterranean cucumber, 1
- + Tomato, 1
- + Red onion, 1 small
- + Palermo red pepper, $\frac{1}{2}$

TAHINA DRIZZLE

- + Tahina, 190g tub
- + Salt to taste
- + Lemon juice, 1 Tbs
- + Olive oil, 1 Tbs
- + Garlic, 1 clove, minced
- + Honey, 1 tsp
- + Red kidney beans, tinned 1 cup

METHOD

Set oven to 190 degrees C. Cut the sweet potatoes into substantial, chunky wedges. Place in a bowl, pour over $\frac{1}{3}$ cup olive oil, season with salt, a generous amount of cumin and a sprinkling of cayenne pepper. Place in a roasting pan and bake for about 30 minutes or until sweet potatoes are tender on the inside and turning crispy and golden brown on the outside.

While sweet potatoes are baking finely dice the **salsa** ingredients and set aside.

To make the drizzle, whisk all ingredients, except beans, into a smooth creamy consistency. Gently stir in the beans.

Serve warm sweet potato wedges in baking paper cones with salsa and drizzle.

TAHINI, COCONUT CREAM AND DATE SYRUP SEMIFREDDI WITH CARAMEL ESPRESSO SAUCE

I came across this intriguing recipe in a book called *Israel Eats*, by Steven Rothfeld. I've adapted it slightly, and it is quite the most delicious way to end a meal – and it's vegan.
Serves 6

INGREDIENTS

- + Coconut cream, 2 x 400ml cans
- + Silan, 310ml (date syrup – available from health stores and speciality shops)
- + Pure tahini, 170 ml (**NOT** seasoned tahina)
- + Vanilla essence, 5ml
- + Salt

CARAMEL ESPRESSO SAUCE

- + Sugar, 125 ml
- + Water, 30 ml
- + Vanilla essence, 5ml
- + Espresso, 60ml

METHOD

Pour any liquid off the coconut cream, (save it for curry or coconut rice). Place cream in a bowl and beat until stiff peaks form. Add Silan, vanilla, tahini and a sprinkle of salt. Briefly whisk until combined.

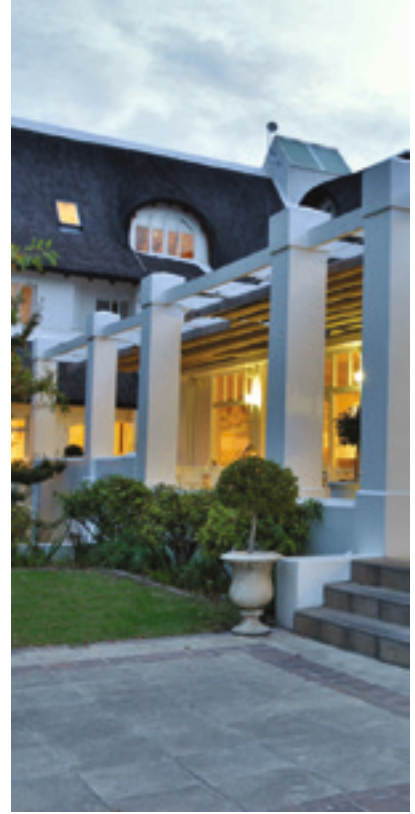
Pour mixture into six silicone moulds and freeze until solid.

To make the caramel espresso sauce, place sugar, water and vanilla into a large saucepan and heat until sugar bubbles and starts to turn golden brown. Remove from heat, and very gently and slowly, add espresso. Stand back as the mixture will rise and foam wildly – hence the need for a large saucepan. Place back on heat and stir until combined and smooth.

Pour into a jar and allow to cool and thicken.

Unmould the semifreddi and drizzle with caramel espresso sauce to serve. ■





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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WOMEN AT THE WHEEL

FEMALE EMPOWERMENT HAS BECOME
ONE OF THE CORNERSTONES OF THE
AURIC AUTO GROUP ETHOS.

With Eric Scoble, at the helm, Auric Auto, Claremont has a well-earned record of recognising and empowering women in the workplace. Now that Auto Atlantic has been acquired by the Auric Auto Group, this culture is evident and growing within the sleek architectural interiors of BMW's flagship Mother City dealership. Here I meet the Group Corporate Sales Manager, Zainab Saban – a prime example of the quality and leadership evident in the women of this company.

She started out at Auric Auto in 2007, when after a successful year studying for a BCom, she was interviewed for an admin position, but due to her sparkling personality and agile mind, was snapped up by the customer service department. She had soon elevated the juggling of vehicle service schedules, client expectations, diaries and transport shuttles into a slick art bordering on choreography. Accolades from customers became a constant. In 2010 she moved into previously-owned vehicle sales, following which she was promoted to customer relations manager, where she remained for four years.

In 2016 Zainab's career path took a turn, and she ventured into real estate. Here too, she excelled, completing her NQ4 and selling 15 houses in two years. "All my mandates were through referrals, and I operated in various areas because clients specifically requested me," she says, adding that her connections had been cemented during her time in customer relations at Auric Auto. "The ethics of after-sales service instilled into me by Auric Auto and BMW contributed hugely to my success in real estate," says Zainab, but conversely, when Eric Scoble approached her to return to the motor industry as Group Corporate Sales Manager for both Auric Auto, Claremont and Auto Atlantic, Cape Town, and she was required to undergo a battery of assessment tests and psychometric evaluations, Zainab attributes her success in a large part to what she had learned in the real estate industry and particularly in studying for her NQ4 qualification. Her financial acumen doesn't go amiss either.

Zainab focuses on providing the optimum solution to all corporate vehicle needs with a variety of outstanding benefits offered by BMW; these include corporate car allowance assistance, fleet sales management, test drives brought to your door at your convenience, personal service and government and diplomatic sales.

Clearly happy to be back, Zainab's eyes glow with tell-tale emotion. "BMW is a part of my life," she says. "I feel as if I was born to be in the motor industry." ■

Contact Zainab Saban E-mail: zainab.saban@bmwdealer.co.za

AUTO ATLANTIC 19 Hertzog Boulevard (Cnr Heerengracht & Hertzog Boulevard), Cape Town | 021 402 7700
www.bmw-autoatlantic.co.za



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Model price	Deposit	No. of instalments	Interest rate	GFV	KM Limit	Total cost
R694 353	10.50%	36 x R8 999	9.24% linked	R434 500	60 000 km	R396 940

Auto Atlantic

Cnr Heerengracht & Hertzog Boulevard
Tel. 021 402 7700
www.bmw-autoatlantic.co.za

YABONGA

OUR COUNTRY IS FULL OF UNSUNG HEROES WORKING TIRELESSLY TO MAKE A DIFFERENCE. THE WOMEN AT YABONGA ARE NO EXCEPTION - THEY ARE CHANGING LIVES.

Yabonga is the brainchild of Ulpha Robertson and Ursel Barnes, and dates back to 1998. Its initial aim was to provide a safe and stimulating space for preschool children in the townships of the Cape. To this end, Yabonga supported the women who looked after these children in their own homes – they provided training and improved play areas. “When the communities started to reject children with HIV, we launched our first education programme of how to live positively with the life-threatening virus,” says Ulpha. She adds that of the 170 plus staff members Yabonga currently employs, at least two thirds have been recruited from the Yabonga HIV programme.

Since 2001 the initiative has employed more than 273 of the 1 000 women trained, and every year, more than 1 100 children and youth are assisted with nutritional, psychosocial and material support.

COMMUNITY MOTHERS PROGRAMME Yabonga trains and supports up to 50 women to be community mothers, each of whom provides after-school care for 20 to 25 children. The children enjoy a safe environment, a hot, nutritious meal and emotional support, with the assistance of Yabonga-trained child counsellors and GAP students.

THANDABANTU PRE-SCHOOL Thandabantu is based in Khayelitsha and provides quality early childhood development programmes to over 100 children aged one to five years.

RESPITE CENTRE The Respite Centre addresses the need for a short-term protective, caring environment for children who are severely abused, abandoned or neglected.

CHILDREN’S CENTRE In existence since 2013, the Yabonga Children’s Centre in Khayelitsha provides support to school-going children. The programme comprises individual counselling and support groups for those affected by HIV. The children are offered activities such as drama,

Yabonga Children’s Project is a non-profit NPC organization with section 18A Public Benefit Organisation status (Registration No: 2000/008830/08, PBO No: RG/0222/08/04). Donations made in South Africa are tax deductible, and Yabonga can issue receipts for income tax purposes.



art, music and sports and are given life skills training and academic support. In 2019 a children’s boxing gym was added to the centre.

GAP YEAR PROGRAMME Young adults receive career advice and further assistance to access tertiary studies, and to participate in a balanced life skills programme. The students are also required to contribute to Yabonga projects by working in the Community Mothers and the Youth Programmes.

HIV SUPPORT CENTRES / ADULT SUPPORT PROGRAMMES Yabonga runs HIV support centres situated at clinics in order to assist clients following an HIV positive diagnosis.

INTERNAL STAFF DEVELOPMENT PROGRAMME Ongoing training ensures Yabonga staff are equipped to perform all tasks and responsibilities, while personal development focuses on the individual’s wellbeing and includes all-important debriefing to avoid burnout. Education is also offered since further studies are actively encouraged. ■

ABOVE:

With a consistent hands-on and results driven approach, Yabonga’s programmes are empowering, rebuilding and uplifting.

Now you can make a difference and contribute to ensure that this exceptional organisation can continue offering much needed support, welfare and education. While these are the actual costs

currently being incurred, Yabonga is grateful for any donations.

- + Sponsor a community mother: R120 000 per annum
- + Sponsor a child: R2 000 per annum
- + Sponsor meals for 20 children R3 200 per month

Yabonga requires resources – are you able to donate any of these?

- + Boxing and sports equipment and clothing
- + Children’s clothing including school uniforms
- + Reading and resource books, stationery and art materials
- + PC’s in good working order
- + Staples such as spaghetti, pilchards and lentils

Volunteer – Yabonga welcomes specialists in the following fields:

- + Psychology + Social work + Teaching + Nutrition
- + Website design



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THE ART OF LIFESTYLE



COMBINING TECHNOLOGY WITH CREATIVITY, 3D ARTIST AND ARCHITECTURAL DESIGNER, MICHA KOREN CRAFTS LIFE-LIKE VISTAS OFFERING POSSIBILITIES TOO GLORIOUS TO RESIST.

The creator of marketing visuals for a growing number of Cape Town’s upcoming developments, Micha Koren combines photorealism, inspired use of light and shadow and meticulous attention to detail to craft some of the most exquisite 3D renderings you’re likely to encounter.

A gifted creative with a keen interest in the technical, Micha says, growing up, he spent most of his weekends in the garage, building “the latest invention” or taking household things apart simply to find out how they worked inside. It was this marriage of the creative and technical, which led him to architecture, in which he discovered the world of digital design and 3D rendering. “Suddenly everything I imagined could be visualised and created digitally.” Passionate about this means of expression, Micha founded Le Kore 3D, a professional architectural rendering service.



harmoniously with the whole,” he adds. When it comes to the artwork, Micha aims at eliciting nothing short of an emotional response. “My job is to create the unmistakable desire a buyer gets when seeing a beautiful property for the first time.”

“Micha’s renderings seem to shimmer with life and add that magic ingredient, which often seals a deal –

sometimes a great view or an attractive price is not enough – a prospective buyer needs to visualise themselves feeling what it is like to own and live in the piece of property,” says Mike Greeff, CEO of Greeff Christie’s International Real Estate.

Working in Barcelona, then Paris and later in Singapore, where he was involved in the design and visualisation of the luxurious W Hotel in Goa, as well as other high-end residential projects, Micha brings a global approach to property development positioning. “In Singapore for example, where multi-storey residential condos were prevalent, developers would spare no expense at presenting spectacular show rooms in order to sell their properties. I often saw temporary “mock-ups” built with all fittings, furnishings and decor of a real unit. The showroom lobby would often have oversized prints of the 3D renderings alongside scale models of the development. There really was fierce competition to succeed and capture attention. Thanks to this, I aspire to help developers achieve this level of marketing finesse in Cape Town,” says Micha. ■

Far from just producing a realistic representation of a building, Micha’s skills and training allow him to approach a project with a view to interpreting the very language of the architecture. “When I’m involved in the process at an early stage, I will consult with the developers to refine the building architecturally, so that each detail is well thought out and working



STARTING IMMEDIATELY WITH INSTALLATION, AND TYPICALLY REACHING PAYBACK WITHIN FOUR YEARS, WHILE DRASTICALLY REDUCING YOUR CARBON FOOTPRINT, CHANGING OVER TO RENEWABLE ENERGY MAKES COMPLETE BUSINESS SENSE.



COMMERCIAL SCALE SOLAR PV SYSTEMS SLASH YOUR BUSINESS COSTS

COMMERCIAL SOLAR ENERGY AT PINWOOD VILLAGE, CAPE TOWN PRODUCED A SAVING OF R11 000 IN THE FIRST THREE MONTHS ALONE.

Pinewood Village Trust approached AWPpower during 2018, seeking to reduce utility bill costs of their community. The intention was to install a rooftop solar PV system on the Community Centre.

In order to accurately gauge the energy requirements of the client, AWPpower engineers conducted an energy-monitoring study, and were then able to design the optimal energy solution for the Village. The design was structured to maximise cost savings at a low payback period, while also being aesthetically pleasing and becoming a feature of the Village.

THE SOLUTION: AWPpower installed Solar PV modules coupled with Solis grid-tied inverters to achieve a total capacity of 15 kW. Following design and installation approval by professional engineer, Smitty du Toit, the entire registration and certification process

with the City of Cape Town was completed by AWPpower, ensuring the system's full compliance and legality.

THE RESULTS SPEAK FOR THEMSELVES: Within 3 months from date of commissioning, the system produced over 8 MWh and saved Pinewood Village over R11 000. This indicates that a four-year payback period in today's market is certainly achievable. The short pay-back period provides an interesting option for financing such a system, whereby the savings from PV generation could cover the monthly instalments, putting positive cashflow within easy reach. ■



WHAT THE CLIENT SAYS:

From our first meeting with the representatives of AWPpower it was an absolute pleasure doing business with them. They guided us through the process in a very professional way always putting the well-being of the client first. Their final presentation to the Pinewood stakeholders was of an exceptionally high standard. Their workmanship, supervision of workers and the administration are of equally high standards. I would definitely recommend them to any prospective client.

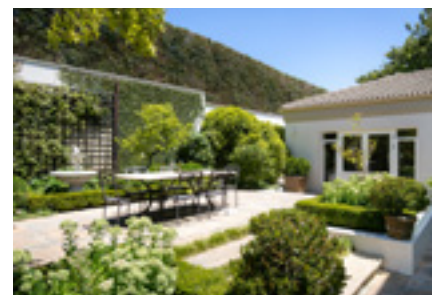
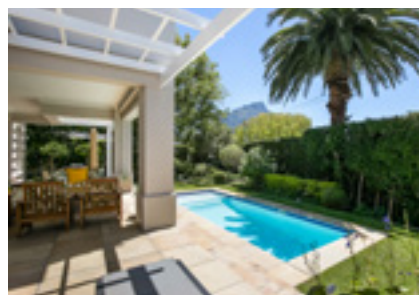
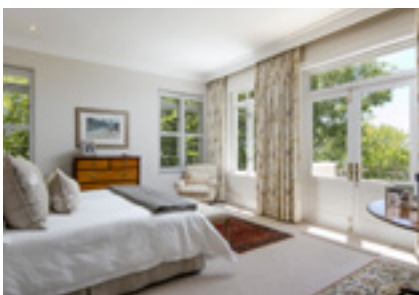
Mr. Pieter Janse van Rensburg, Pinewood Village Operations Manager



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*Beautiful blend of classic
and modern*



CLAREMONT UPPER

R16 850 000

Web Ref No 3527062

Beds 5

Baths 4

Garages 2

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



Older home – Frank Lloyd Wright edge

Great opportunity to develop a home in this quality position. Offering four bedrooms, main en suite, two full bathrooms. Three large reception rooms opening onto a balcony. Triple staff accommodation and store rooms. Triple garaging plus off-street parking and an in-and-out driveway.

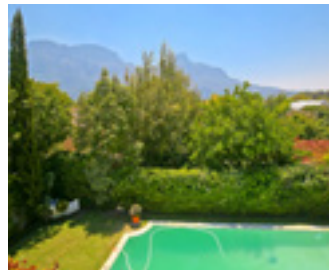
● **BISHOPSCOURT R17 500 000** Web Ref No 3422898 • Beds 4 • Baths 3 • Garages 3
Debbie Woods – 082 578 4181 – debbie@greeff.co.za | Angelika Edwards – 083 377 5577 – angelika@greeff.co.za



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 with pristine pool, borehole, staff accommodation and 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 | Angelika Edwards – 083 377 5577 – angelika@greeff.co.za



Sophisticated European style

Unique opportunity to acquire this original Georgian with lawned garden. Charming wooden floors, fireplaces and wide staircase. Lounge, dining room, eclectic eat-in kitchen with access to a private patio, study and quaint TV room. Living rooms have doors to a whimsical terrace overlooking the pool. Four whimsical bedrooms upstairs, main and guest en suite plus sauna. Additional loft space available plus borehole and mountain views.

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

Debbie Woods – 082 578 4181 – debbie@greeff.co.za | Angelika Edwards – 083 377 5577 – angelika@greeff.co.za



Fashionable in heart of Claremont Upper

This stylish townhouse, lies tucked away behind its trendy, black, glossy front door and charming garden spaces. Beautifully appointed, the entertainment and living area flow offers one surprise after another. Fabulous open-plan kitchen with laundry scullery and a walk-in pantry. Downstairs a divine open-plan living room/dining room leads to an exquisite garden and pool. A cosy TV room opens to a miniature orchard garden, while a handy office space adds another surprise. Fabulous additions include a spacious double garage, a perfect guest suite with separate entrance, ideal for an Airbnb option, plus staff accommodation and excellent mountain views.

● **CLAREMONT UPPER R10 900 000** Web Ref No 2493201 • Beds 4 • Baths 3 • Garages 4 • Parking 4

Debbie Woods – 082 578 4181 – debbie@greeff.co.za | Angelika Edwards – 083 377 5577 – angelika@greeff.co.za



Character home in Hen & Chicken estate

Experience a relaxed and easy lifestyle in this divine, versatile Georgian. Upstairs is a fabulous open-plan kitchen, living space and study with superb balcony, plus two bedrooms en suite. Downstairs are three bedrooms and two bathrooms with kitchen and living room opening to the garden and pool, one with a separate entrance. The bedroom options offer terrific letting potential or an ideal dual-living scenario. The north-facing views are excellent and the garden is perfectly sized. Two water tanks store rainwater and four-car garaging adds a special advantage. Seize this unique opportunity in the best part of Claremont Upper!

● **CLAREMONT UPPER R9 850 000** Web Ref No 2709892 • Beds 5 • Baths 4 • Garages 4
Debbie Woods – 082 578 4181 – debbie@greeff.co.za | Angelika Edwards – 083 377 5577 – angelika@greeff.co.za



Sought-after land in Hen & Chicken estate

845m² Of vacant land with borehole in prime location in Claremont Upper. Beautifully quiet and private. A blank canvas with north-facing mountain views.

● **CLAREMONT UPPER R6 750 000** Web Ref No 2979422 • Plot
Debbie Woods – 082 578 4181 – debbie@greeff.co.za | Angelika Edwards – 083 377 5577 – angelika@greeff.co.za



Contemporary dream home



●
CONSTANTIA UPPER
R38 000 000

Web Ref No 3337927
Beds 5
Baths 5
Garages 8
Parking 10

Enjoy life to the full with clean, open lines, encompassing a dining area, formal and informal lounges and a custom-designed kitchen. The living spaces flow effortlessly onto the pool deck with a solar-heated, 25-metre lap pool, from which to enjoy the magnificent sunsets. Set on a level acre, enjoying optimal privacy and security, this magnificent contemporary home has been architecturally designed to embrace the breathtaking vineyard, mountain and Constantia Valley views. This unique property boasts five luxurious bedroom suites, a sunken library, a gym, a wine cellar as well as a games room, integrated Bose surround-sound system, Hansgrohe/Victorian Bathroom sanitary ware, Roma imported Italian kitchen, custom-made joinery, imported Italian spireless staircase as well as hardwood and granite flooring to name but a few. Bespoke, custom-designed interior by Natalia Morse of Pario Design. Your peace of mind is assured by state-of-the-art security systems.

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



Spectacular Cape Dutch villa

Exceptional style, proportions and position. Boasting magnificent mountain and vineyard views. 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.

● **CONSTANTIA UPPER R24 000 000** Web Ref No 3050435 • Beds 6 • Baths 6 • Reception 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



Location par excellence in the Avenues

Located in the prime Avenues of Constantia Upper, this family home is set on a sheltered 2794m² of beautifully landscaped garden, embracing magnificent north-facing Table Mountain views. The stunning, secluded pool area with rose and herb garden enhances the majestic feel of the property. High ceilings, easy flow from the reception rooms to a broad all-seasons verandah, four spacious bedrooms, four bathrooms and underfloor heating throughout, all with generous proportions, are the hallmark of this elegant, well-built home which has been designed with style and flair.

● **CONSTANTIA UPPER R20 000 000** Web Ref No 3604984 • Beds 4 • Baths 4 • Garages 3 • Receptions 3 • Study/studio
 Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Marie Durr – 083 269 8608 – marie@greeff.co.za



Magnificent custom-designed home



CONSTANTIA UPPER

R14 995 000

Web Ref No 3539753

Beds 4

Baths 3.5

Reception 4

Study 2

Garages 3

Casually elegant with an effortless open flow, this pristine and private property enjoys exceptional mountain views. Set in an exclusive crescent, designed by well-known architect Michael Dall, to enjoy indoor/outdoor living. Spacious with large volumes and extensive fenestration, an outside pool room, staff accommodation and treble garage with direct access. The downstairs study and games room magnifies the pleasure of the optional separate accommodation with individual entry and driveway. Within easy distance to Constantia Village and High Constantia shopping centres, sporting facilities and some of the city's most prominent wine estates, golf courses, leading schools and a selection of world-class restaurants, as well as vineyard and greenbelt walking trails.



Spectacular setting in the Avenues

Custom designed by Philip Briel and present owners, this unique residence embraces magnificent north-facing mountain and sweeping valley views, and is 'one of a kind'. 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. This stunning property lends itself to be run as an exclusive upmarket boutique guest house or enjoyed as a family home. Two-bedroomed staff accommodation is a plus.

● **CONSTANTIA UPPER R25 000 000** Web Ref No 3401389 • Beds 6 • Baths 6.5 • Reception 3 • Study
 Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Marie Durr – 083 269 8608 – marie@greeff.co.za



Contemporary country living

Designed by Michael Dall, collaborating with Ziegler Martin Decoration. With generous volumes of light and space, The Villas provides a modern minimalist backdrop that will perfectly showcase individual style and taste. The surrounding natural aspects of mountain and greenbelt, along with established trees, have been carefully considered and inspire the graceful flow from the entrance right through to the landscaped garden and beyond. Throughout the home, lofty ceilings and generously-proportioned windows welcome in sunlight and views of the mountains, garden and sky for a heightened sense of country living. No transfer duty.

● **CONSTANTIA UPPER R16 995 000 Inc VAT** Web Ref No 3397167 • Beds 4 • Baths 4 • Reception 3 • Garages 2
 Marie Durr – 083 269 8608 – marie@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



Secure estate in the heart of Constantia

Six beautifully designed luxurious homes in exclusive Constantia Upper. Nestled in the heart of Constantia, Brommaert Terrace presents elegant, easy living and a relaxed atmosphere in six luxury homes. Beautifully designed to create versatile spaces, ideal for working from home, entertaining and relaxing with your family. The design reflects classical lines balanced with modern simplicity to create clean, crisp living spaces allowing for personal styling.

● **CONSTANTIA UPPER R13 995 000 Inc VAT. No transfer duty** Web Ref No ND52 • Beds 4 • Baths 4.5 • Garages 2
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Marie Durr – 083 269 8608 – marie@greeff.co.za



Development of two. Move right in.

New double storey in a mini security "estate" of two, with guard house in a quiet cul-de-sac offering easy access to country walks. Four- en suite bedroomed home with easy flow reception rooms to an undercover pool entertainment patio. Views, top quality finishes, landscaped 1 100m² garden with borehole irrigation, solar panels, Wi-Fi fibre connectivity, upmarket staff suite and top security – just a few of the features to be enjoyed. House two: R15 500 000 is a five- en suite-bedroomed home.

● **CONSTANTIA UPPER R12 500 000 + VAT** Web Ref No 3276785 & 3276816 • 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



Farm-style family home

This characterful farm-style home set on 2 020m², with modernised interiors, enjoys a peaceful indoor/outdoor lifestyle with a north-facing aspect. Open-plan reception rooms open to the deep, undercover wraparound verandah overlooking the borehole-watered garden, pool and mountains beyond. As a bonus, there is a versatile outside entertainment room and separate income-generating cottage. Conveniently located within easy access to Constantia's world-renowned wine estates, cycling routes and walking trails. Steenberg Golf Club is down the road, as well as a selection of shopping centres within the area.

● **CONSTANTIA UPPER R11 995 000** Web Ref No 3581791 • Beds 4 • Baths 3.5 • Garages 2 • Parking 4 • Study
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Marie Durr – 083 269 8608 – marie@greeff.co.za

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but a destination for the whole family



SO, COME AND EXPLORE THE MAZE
OR FEED THE DUCKS

For 78 years, our green-fingered family business has helped shape and grow the gardens of the Cape.

We have all you need and more.





24-Hour security in Alphen Estate

This magnificent sectional title unit offers an open-plan lounge, dining room with wood-burning fireplace and French doors to undercover verandah with glass stack-back doors to the beautiful private garden. Kitchen with separate scullery and a breakfast bar between the dining room and the kitchen. Well designed lock-up-and-go home in a unique 24-hour security complex.

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



Charming cottages in a private estate

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 R9 995 000** 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



Traditional comfort

Charming family home oozing character. This corner property, in a tree-lined avenue in the heart of Constantia Upper offers generous accommodation for comfortable living. The unique U-shaped design creates a beautiful, secluded and sheltered garden accessible from the all-seasons under-roof patio, as well as the bedroom wing. Borehole with filtration system, installed inverter and fibre connectivity.

● **CONSTANTIA UPPER R9 000 000** Web Ref No 3561908 • Beds 5 • Baths 3.5 • Garages 2 • Parking 2

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



● **CONSTANTIA R5 850 000**

Perfectly positioned

Quietly tucked away in a convenient area of Constantia, this south-entry, north-facing home has easy flow for entertaining and family living. Entrance hall, lounge with wood-burning fireplace, fitted wall unit and sliding door out to north-facing patio, garden and pool, plus dining room with sliding doors to private patio. Family room leads outdoors to braai area. Good security.

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 R4 995 000**

Low-maintenance immaculate family home

Superbly maintained family home set in a tranquil garden with borehole. South entry, north-facing aspect, allowing for privacy in the entertainment area and garden. Open-plan reception areas, four bedrooms and automated double garage.

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 750 000**

North-facing, single-level home

This three-bedroomed family home with swimming pool and garden eagerly awaits its new family. Positioned in the heart of this sought-after Constantia pocket with easy access to greenbelts and local amenities, it offers access to the perfect family lifestyle. Add your modern touch and create a home in which you make many memories as your family grows.

Web Ref No 3520238 • Beds 3 • Baths 2 • Garages 4 • Parking 4

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



● **CONSTANTIA R4 400 000**

Quietly positioned close to all amenities

This family home has a north-facing aspect with easy flow to garden, pool and patio. The home is designed in a way that one could easily create a separate granny flat or work-from-home option. Double garage with direct access and secure parking for two cars. There is a Wendy house for storage.

Web Ref No 3321701 • Beds 4 • Baths 3 • Garages 2 • Parking 4

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



Majestic mountain lodge

This impressive home is an entertainer's paradise with a wooden viewing deck and balcony for evening drinks or gatherings. Be mesmerised by never-ending panoramas of the mountain, the South Peninsula and Newlands Forest. Large windows allow for 360° views which the open-plan dining, lounge and kitchen areas all enjoy. The bedroom level opens onto an Indonesian-styled terrace with pool and daybed.

● **NEWLANDS R14 900 000** Beds 3 • Baths 2 • Garages 2 • Pool 1

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



A grand home with mountain views

Set in a quiet cul-de-sac, a moment's stroll to the Village shops and restaurants, this large home is super comfortable and spacious. Immaculately tended to, conveniently positioned with a sunny conservatory, beautiful pool and garden, complete with vegetable patch. A large loft conversion ideal for a games room or an office workspace.

● **NEWLANDS R12 500 000** Web Ref No 3539839 • Beds 3 • Baths 3 • Garages 2 • Parking 4 • Pool 1 • Study 1

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



Impeccable classic set on two erven

Set in Fernwood, with easy access to City and schools. Grand and proper with excellent bones. This is a home in which to hang your hat for a while, with three bedrooms and a study fit for a professor. Enjoy the immense privilege of suburbia and pure nature. Complete with a pool and space for staff to stay.

● **NEWLANDS R7 700 000** Web Ref No 3538489 • Beds 3 • Baths 2 • Garages 2 • Parking 4 • Pool 1 • Study 1

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



A home of substance

In today's busy life, this home has a sense of time stopping. Abundant accommodation, set in beautiful grounds, with space 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 1 • Study 2
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Spacious, Village home

This single-level, modern home enjoys a spacious open-plan interior and a good-sized garden with pool. Perfect for a growing family. The flow of the house is excellent, and it boasts high ceilings, ample light, a clean white interior with modern lines and designer finishes. Enjoy al fresco dining with a large, covered patio, privy to a great view of the mountain.

● **NEWLANDS R7 650 000** Web Ref No 3464038 • Beds 3 • Baths 2 • Parking 1 • Pool 1
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Palmboom complex

Set in a quiet, exclusive complex, this townhouse offers serenity and space in one of the most sought-after roads in Newlands. A large open-plan dining room and lounge, complete with a fireplace overlooks your own sunny oasis with private pool. The first floor offers three spacious, well-lit bedrooms and two bathrooms.

● **NEWLANDS R7 450 000** Web Ref No 3461414 • Beds 3 • Baths 2 • Garages 1 • Parking 1 • Pool 1
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Classic and elegant Newlands home

Prepare to be charmed by this quiet, family home. Traditional characteristics give the house an air of country chic. The gracious living room boasts a gorgeous, wood-burning fireplace and glistening, wooden floors. The impressive country kitchen leads to a rustic and sophisticated dining area. The patio and garden allows for quiet relaxation or entertaining.

● **NEWLANDS R7 350 000** Web Ref No 3623054 • Beds 4 • Baths 3 • Garages 2 • Covered patio garden

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



Great value in the Village

This luxury home in the heart of the Village allows you to enjoy the leafy, tranquil surroundings and simultaneously the urban qualities offered by the cafes and shops. Ground floor boasts a super-sized, open-plan lounge, dining and kitchen area leading outside to a London-style conservatory. High ceilings and abundant light add to the sweeping spaciousness of this floor. Upstairs holds two oversized en suites with a modern open-plan office space.

● **NEWLANDS R6 950 000** Web Ref No 3527766 • Beds 3 • Baths 2 • Parking 2

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



Heart of the Village

The height of urban living in the Village. Newly renovated with modern surfaces and finishes. Open-plan flow from lounge, dining room, braai room leading to a private courtyard. Close to the Village with establishments such as the Wijnhuis on your doorstep, one must relish in having the best seat in the house.

● **NEWLANDS R5 950 000** Web Ref No 3607298 • Beds 2 • Baths 2 • Garages 1

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



Über stylish in the exclusive Village

Enjoy space and elegance on one of the Village's most popular roads. This three-bedroom townhouse is set on a leafy, quiet corner, where one can enjoy the carefree, lock-and-go, lifestyle, this home offers. Decorative shutters and additional secure American Shutters give this home its Newlands character. Clean, sleek lines, luxury finishes and modern amenities in the kitchen and bathrooms make this an easy move-in.

● **NEWLANDS R9 900 000** • Beds 3 • Baths 2 • Parking 2 • Garden

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



Family home in tranquil Fernwood

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

● **NEWLANDS R8 450 000** Web Ref No 2959949 • Beds 3 • Baths 3 • Garage 1 • Parking 4 • Pool 1 • Study 1

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



Elegant, Village home

Traditional, cosy, cottage-style home with peaceful courtyard from which to enjoy the lush surroundings of Newlands. Windows and deck have graceful views of Table Mountain. Light and bright, with high ceilings and large rooms, this home feels airy and spacious. Separate double-storey flatlet.

● **NEWLANDS R6 950 000** Web Ref No 3232741 • Beds 4 • Baths 3 • Parking 3

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



Eclectic family home with views

Enjoy charm and artistic flair in this home offering all the accommodation a family could wish for! Tastefully appointed, with touches of quirkiness and originality! Within walking distance to Greenfields Girls' Primary School, and situated in a quiet cul-de-sac. Cottage/guest accommodation/work-from-home with separate entrance.

● **CLAREMONT UPPER R6 750 000** Web Ref No 3545365 • Beds 4 • Baths 3 • Garages 2

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



Elegant Victorian meets contemporary

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

● **CLAREMONT UPPER R6 500 000** Web Ref No 2618526 • Beds 3 • Baths 3 • Parking 2

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

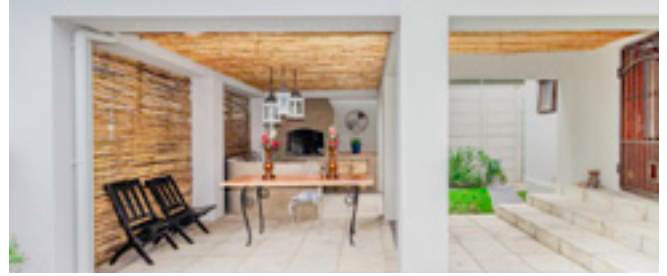


A continental lifestyle

This stylish lock-and-leave property, situated in the heart of the vibey village behind Cavendish Square, exudes an ambience of chic simplicity. Intelligent design, thought and planning have allowed for maximum use of space – think Scandinavian, grand loft living. Walk to the local bistro "Locale", Cavendish Square, the Oval Business Park, Grove School or Claremont Shul. South entry/north facing provides ideal orientation.

● **CLAREMONT UPPER R5 600 000** Web Ref No 3511638 • Beds 3 • Baths 2 • Garages 1 • Parking 3

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



A perfect family home

Meticulously maintained, charming and centrally located. Well-fitted kitchen open-plan to dining room. Stack-back door 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.

● **CLAREMONT/LYNFRAE R4 250 000** Web Ref No 3318837 • Beds 3 • Baths 2 • Garages 2

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

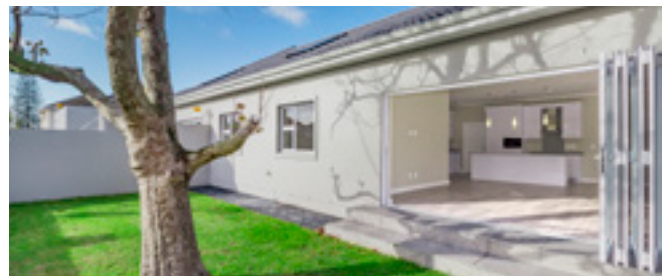


A home to make your own!

Good location! In close proximity to Avenue de Mist, leading schools, UCT and Belvedere Square. Open-plan kitchen/dining room/lounge opening to sun-filled, north-facing, paved garden with pool and built-in braai. Well fitted kitchen, plumbed for two appliances. Laminate and tiled flooring and downlighting complete the picture.

● **CLAREMONT/LYNFRAE R4 150 000** Web Ref No 3576586 • Beds 4 • Baths 3 • Garages 2 • Parking 2

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



Beautifully appointed – easy living

Newly built, family home with modern, top finishes throughout! Open-plan, well-fitted kitchen, dining room and spacious sun-filled lounge with stack-back doors to garden. Solar geyser. Laminate flooring, downlighting and aluminium windows complete the picture. This delightful, light and bright home is semi detached and forms part of a sectional title scheme comprising two homes. VAT included. No transfer duty.

● **CLAREMONT R3 995 000** Web Ref No 3540499 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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



Brand new and beautiful

Brand new, modern, semi-detached home in an excellent pocket of Claremont. Large open-plan kitchen, lounge and dining area with stack-back doors to paved area and garden, plus access from reception rooms to secluded courtyard/back garden. VAT included and no transfer duty. This property is part of a sectional title scheme comprising two units.

● **CLAREMONT R3 795 000** Web Ref No 3544577 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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



Delightful family home with charm

A wonderful opportunity to add your personal touch to this warm and inviting family home. Light and bright, open-plan lounge and dining room lead to a north-facing, secluded, sun-filled garden with beautiful mountain views! Large wooden shed for storage. Original, gleaming wooden floors throughout.

● **CLAREMONT R3 450 000** Web Ref No 3583050 • Beds 3 • Baths 1 • Garages 1 • Parking 4

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



Starting up or scaling down

Charming semi-detached cottage with sash windows and gorgeous 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.

● **CLAREMONT R2 150 000** Web Ref No 3254724 • Beds 2 • Baths 2

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



Style and quality abounds...

Step through unique double doors, into a gracious entrance hall, with special architectural features. Quality finishes and generous rooms, high ceilings and stylish architecture make for extremely aesthetic and comfortable living. Sumptuous upstairs main suite, and two generous bedrooms downstairs. Four-car garaging, garden and under-roof generous entertainment front patio overlooking the pool.

● **ROSEBANK R5 900 000** Web Ref No 3435825 • Beds 3 • Baths 2 • Garages 2
Mark Shagam – 083 727 4004 – mark@greeff.co.za



Ripe for the taking

I've waited for ages to show you this character home, on larger than average grounds! Open-plan family room to dining to kitchen and flow to outdoor entertainment area and generous pool. Outbuildings with potential conversion to a cottage, or work-from-home offices. Teak windows and doors, beautiful wood sprung floors, generous established garden, and love!

● **LITTLE MOWBRAY R5 500 000** Web Ref No 3527260 • Beds 4 • Baths 2.5 • Garages 3 • Parking 2
Mark Shagam – 083 727 4004 – mark@greeff.co.za



A house called "Rondino"

Tucked away in Little Mowbray, where you'd blink and miss it! Sidle up the curving garden path, this great home oozes such charisma... a magical garden surrounds a delicious pool. Wooden floors and stained-glass features just add a 'little something' to the atmosphere. The old farm-style kitchen spills out to the generous, covered back entertainment dining patio.

● **LITTLE MOWBRAY R3 500 000** Web Ref No 3480426 • Beds 3 • Baths 2 • Parking 2
Mark Shagam – 083 727 4004 – mark@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 exemplifying taste and orderliness. North-facing main bedroom with extravagant lounge fitted with units plus double-sided fireplace. Mountain views. Staff accommodation.

● **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



A hop and a skip to top schools

Throw away the car keys – you can walk to most places from this conveniently located, well-built brick home, under cement tiled roof. Strip flooring throughout and a lovely north-facing aspect. Lawned garden, pool and private enclosed entertainment area. Good security with burglar alarm and Trellidors.

● **RONDEBOSCH R5 495 000** Web Ref No 3589362 • Beds 4 • Baths 3 • Garages 2 • Parking 2
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. Easy, open-plan potential.

● **RONDEBOSCH R4 500 000** Web Ref No 3036452 • Beds 4 • Baths 2 • Garages 1
Val Petzold – 083 625 0433 – val@greeff.co.za



Historic home

Light-filled, thatched home with 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. Picturesque, landscaped, lush-treed garden with pool. Includes studio, storeroom and laundry.

● **WYNBERG UPPER R6 500 000** Web Ref No 3326949 • Beds 4 • Baths 2 • Garages 2 • Parking 6

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



● **WYNBERG UPPER R4 950 000**
History in Chelsea Village

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

Web Ref No 2238509 • Beds 3 • Baths 3 • Parking 1

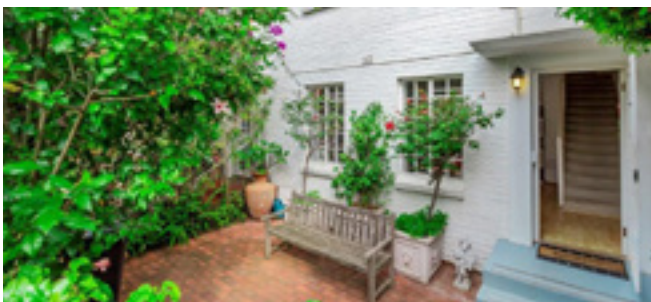
Lana Holt - 071 035 9458 - lana@greeff.co.za

● **WYNBERG UPPER R4 500 000**
Yesteryear's heritage charm

Situated in Chelsea Village, this gem boasts solid wooden floors, open-plan living, authentic fireplace and chandeliers. A chef's dream kitchen with its porcelain basin and marble top, and with stac-back doors leading to character Balau decking surrounded by a lush treed picturesque garden.

Web Ref No 3573655 • Beds 3 • Baths 2 • Garages 1 • Parking 1

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



● **WYNBERG UPPER R2 600 000**
French flair in the Village

Pied-à-terre offers you an idyllic lifestyle, step into little France with its Provençal atmosphere and cosy interior. Open-plan living room, dining and kitchen area overlook the enchanting picture-perfect garden. The upper level offers two super-sized bedrooms with ample cupboard space and a full bathroom. Excellent security and off-street parking.

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

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

● **WYNBERG UPPER R2 350 000**
Splendid, generous lock 'n leave

Stylish 119m² light-filled apartment in a neutral palette, with parquet flooring, open-plan living/dining area and dream kitchen with scullery equipped for three appliances. Three sizeable bedrooms and two bathrooms, all beautifully appointed. Sliding doors from the living area lead to an expansive private terrace, creating the perfect entertainment area.

Web Ref No 3430534 • Beds 3 • Baths 2 • Garages 1 • Parking 1

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

● THE AVIARY, IMHOFF'S GIFT

R2 699 550 incl VAT, no transfer duty

Situated on the north-west side of sought-after Imhoff's Gift, a small, exclusive security estate offers an enclave of seven upmarket, semi-detached homes. Defined by simple, yet striking, modern design and upmarket finishes, the layout is practical with an emphasis on outdoor living and space. Residents awake to birdcalls and revel in views across the lake, overlooking Imhoff's Farm against the backdrop of sea and mountain vistas.

developments@greeff.co.za

Willi Schalk: 072 211 1753

Web Ref No ND27



E&OE

● 8 MOLTENO, CLAREMONT UPPER

From R1.485 million incl VAT, no transfer duty

Classic chic in Claremont Upper

In the heart of bustling Claremont Upper, proudly stands 8 Molteno, an excellent lifestyle residential offering. Comprising of 28 exclusive units made up of one and two bedroom and bathroom apartments, 8 Molteno enjoys some impressive features, which include fibre connectivity, aluminium windows, Vicostone countertops in kitchens, Smeg oven with 4-plate gas burner, frameless glass showers, electric fencing around perimeter, CCTV camera system, automated irrigation and more.

developments@greeff.co.za

David E. Miller: 082 820 6166

Tim Greeff: 083 642 4848

Greg McDonald: 073 141 9668

Garrick Sutton: 076 154 2808



E&OE

● **THE WENTWORTH, KENILWORTH**

From R1 750 000 incl VAT, no transfer duty

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. The Wentworth is set in Wessels Road, one of the most sought-after streets in the heart of a thriving Kenilworth community with a wide selection of eateries and shopping centres just a stone's throw away.

developments@greeff.co.za
Tim Greeff: 083 642 4848
Greg McDonald: 073 141 9668

Web Ref No ND37



E&O.E

● **CHAPMAN'S BAY ESTATE**

Plots with approved plans from R1 395 000 (plan price not included)

A secure, spacious estate overlooking the Noordhoek Valley. Chapman's Bay Estate, located at the foot of the Table Mountain, is being developed on privately owned ground. Purchasing a plot with an approved plan means you can begin building almost immediately once you take transfer of your plot, avoiding the delays of a council submission. This will not only save you time, but significant fees too. Thanks to the developer, these plans are available at a fraction of the standard market price.

developments@greeff.co.za
Dale Gremels: 082 539 9393
Paul Le Roux: 082 550 4533

Web Ref No ND3



E&O.E



Service Philosophy Value #3

"Always do more than is required of you"

- George S. Patton

Greeff Christie's International Real Estate Rentals is the epitome of service excellence. We treat every client like they are our only client.



59 Doordrift Rd, Constantia | 021 794 1295 | rentals@greeff.co.za



Rare and beautiful find

This home is a prestigious find, boasting natural beauty and clean finishes, in the sought-after Clarepark area. A large lounge with double French doors leading to the front garden has easy flow to a dining room. Open-plan kitchen, with centre island, ample counter and cupboard space. An additional family/TV room with fireplace and French doors leads to the garden. On the second floor a cosy sunroom offers beautiful mountain views. Four bedrooms with built-in cupboards.

● **RONDEBOSCH R5 999 999** • Beds 4 • Baths 3 • Garages 3 • Parking 3
George Quenet – 079 516 1978 – george@greeff.co.za



● NEWLANDS R4 999 999

Soak in the beauty!

Set in sought-after Sevenoaks, this beautiful, two-bedroom duplex townhouse is located in trendy Newlands. The open-plan kitchen with modern finishes is plumbed for three appliances and leads to an open-plan dining and lounge area. Garage and parking bay.

Web Ref No 3549920 • Beds 2 • Baths 2.5 • Garages 2

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



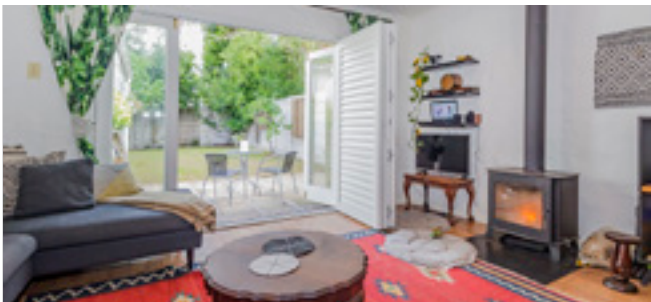
● CLAREMONT UPPER R2 999 999

Herschel Court, old sport

This spacious apartment is superbly located in the heart of Claremont Upper in one of the most sought-after blocks. Open-plan living and dining room leads to a balcony area. The modern kitchen boasts ample counter and cupboard space, built-in oven and gas hob, and leads to a laundry area.

Web Ref No 3535402 • Beds 2 • Baths 2 • Garages 1 • Parking 1

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



● KENILWORTH UPPER R2 999 999

Crave Wargrave

This house boasts two bedrooms with the option for a third. The open-plan kitchen, plumbed for two appliances, leads to beautiful living and dining room. The private outside garden area ties this exquisite home together – perfect for a young family or young professionals alike.

Web Ref No 3578161 • Beds 3 • Baths 2 • Parking 1

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



● KENILWORTH UPPER R2 999 999

Jump the queue!

A well-appointed apartment, offering a large living and dining room with beautiful big windows overlooking communal gardens. Expansive kitchen has ample counter and cupboard space and is plumbed for two appliances. Three large bedrooms are carpeted and include built-in cupboards. Great security features.

Beds 3 • Baths 2 • Garages 1

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



● RONDEBOSCH VILLAGE R2 495 000

Embark on an adventure

This ground-floor apartment is located in Rondebosch Village. Enter into a spacious living room area with doors leading to a patio garden area, perfect for entertaining family and friends. Modern kitchen with ample counter/cupboard space. Two spacious bedrooms are carpeted.

Web Ref No 3533998 • Beds 2 • Baths 2 • Garages 1

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



● KENILWORTH UPPER R1 999 999

Brand new for you!

Eighty Two on Harfield is a brand new block in beautiful grounds. This unit boasts incredible attention to detail and is tastefully finished. An open lounge and dining area with laminated flooring is light and bright, with a corner designated for a study. One bedroom has built-in cupboards and window with glorious views.

Web Ref No 3560095 • Beds 1 • Baths 1 • Parking 1

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



● **RONDEBOSCH EAST R3 500 000**
Sophisticated family home

This contemporary styled, three-bedroomed family home is warm, inviting and the perfect place to make memories. Ideal for a young family, the property is a spacious 190m², versatile and offers features that will bring a lifetime of enjoyment.

Web Ref No 3454412 • Beds 3 • Baths 3 • Garages 1 • Parking 2
Shahieda Bardien - 084 512 4845 - shahieda@greeff.co.za



● **RONDEBOSCH EAST R3 495 000**
Modern and well-loved family home

Beautiful family home in sought-after position, with cosy, yet spacious living area with fireplace and loads of light. Fully fitted kitchen, with breakfast counter, leads onto a dining area/family room. The living area boasts direct access to an enclosed entertainment space with stack-back out to a pool and well-established garden.

Web Ref No 3484852 • Beds 3 • Baths 3 • Garages 2 • Parking 1
Shahieda Bardien - 084 512 4845 - shahieda@greeff.co.za



● **RONDEBOSCH EAST R3 495 000**
Impeccable and well-loved home

Welcoming entrance with cosy yet spacious living room, Jetmaster fireplace and open-plan, gourmet style, eat-in kitchen, with coffee/bar counter leading to undercover braai and pool area. Luxuriously sized bedrooms, all overlook and access the pool area. Newly renovated bathroom, double garage with direct access and so much more... A definite must see!

Web Ref No 3595335 • Beds 3 • Baths 2 • Garages 1 • Parking 1
Shahieda Bardien - 084 512 4845 - shahieda@greeff.co.za



● **RONDEBOSCH EAST R3 395 000**
Executive-style, family home

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

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



● **RONDEBOSCH EAST R2 595 000**
Perfectly positioned family home

This fine family home off Imam Haron Road, Lansdowne, 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 College, 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



Ready to live the 'dual-living' dream?

Pool your resources within the family and get great value from this appealing, well-maintained, generously-proportioned property which delivers a registered, self-contained double dwelling facility for the extended family, or Airbnb business. Comfortably settled on 980m² in Upper Bergvliet with sub-division potential. Not your average home!

● **BERGVLiet R4 300 000** Web Ref No 3620667 • Beds 4 • Baths 4 • Garages 2 • Parking 2 • Granny flat

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

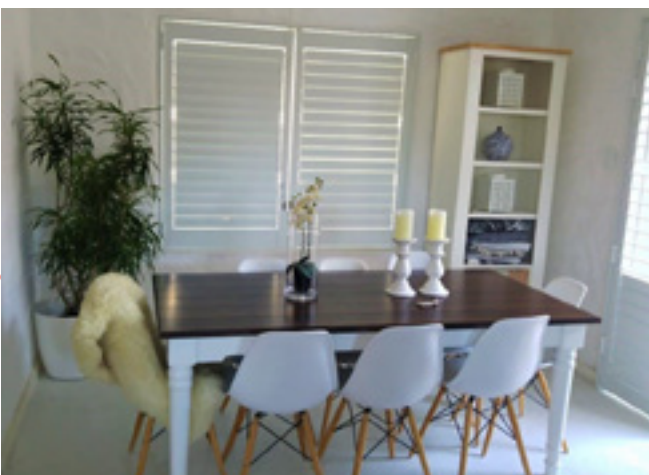


Perfection personified

This pristine home whispers class, quality and superiority! There is no compromise on space or luxury and the extravagant proportions of the living area and master suite reflect that. An ideal profile would be an executive or downscaling couple wanting their privacy as well as the convenience of a separate garden cottage for visitors, family or an Airbnb offering.

● **DIEP RIVER R3 790 000** Web Ref No 3542979 • Beds 3 • Baths 3 • Garages 2 • Garden cottage

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

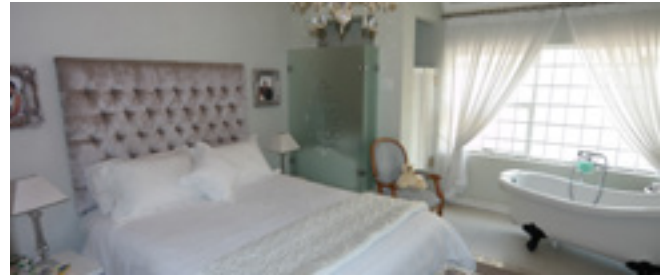


With the vibrant appeal of Mykonos

This sun-drenched, north-facing Mediterranean-style home, with fresh white walls and floors, turquoise arched windows, roofed enclosed patio, sparkling pool and gorgeous garden with 20,000L water tank storage and greywater system, could be your special haven. Easy access to M3/M5. A four minute drive to Constantia Village.

● **DIEP RIVER R2 995 000** Web Ref No 3539646 • Beds 3 • Baths 2 • Garages 2 • Parking 3

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



Lock-and-go perfection

Situated on the border of Constantia and Plumstead, this home is designed for the low-maintenance "lock and go" lifestyle. Beautifully cared for with an eye for design, excellent finishes in the bathrooms and kitchen with porcelain tiles and granite tops. North-facing courtyard garden flows freely into lounge/dining area creating a lovely entertainment opportunity. Fully secure, with single garage and with additional secure parking off street.

● **PLUMSTEAD R2 450 000** Web Ref No 3567617 • Beds 3 • Baths 2 • Garages 1 • Parking 3

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

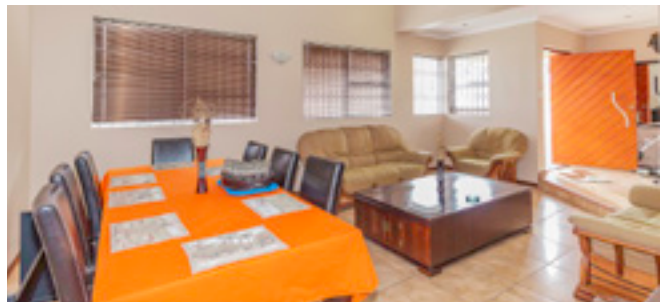


● **PLUMSTEAD R2 195 000**
Charming cottage in Upper Plumstead

Spacious three-bedroomed cottage set on a full-sized erf in Upper Plumstead. A mix of modern and characterful finishes. Open-plan kitchen to lounge, feature "stove" fireplace. Separate braai room leads to open-air decking and lush garden.

Web Ref No 3413636 • Beds 3 • Baths 2 • Parking 2

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



● **OTTERY R1 895 000**
What you've waited for

Gorgeous home ideally located in a family-orientated, quiet area. This free-standing house has plenty to offer you and your family starting with a comfy lounge area. Open-plan kitchen and dining area. A tiled passage leads to three bedrooms, with laminated flooring and built-in cupboards. Huge back garden has excess space.

Web Ref No 3492294 • Beds 3 • Baths 2 • Garages 1

Jordan Beya – 0783462995 – jordan@greeff.co.za



● **OTTERY R1 895 000**
Elegance and charm!

Be pleasantly surprised by the space this house has to offer. Beginning with a roomy, newly renovated kitchen. Dining room with porcelain tiled flooring has aluminium stack-back doors leading to garden. Large established entertainment room with built-in bar and view of sparkling pool.

Web Ref No 3579815 • Beds 3 • Baths 1 • Garages 1

Jordan Beya – 0783462995 – jordan@greeff.co.za



● **GRASSY PARK R1 795 000**
No substitute for style!

Modern corner property situated in a quiet pocket of Grassy Park. This home features a stunning kitchen, is fitted with lovely granite counter tops. Luxurious lounge and dining area with large aluminium windows allowing in warmth and light. Long tiled passage leads to four bedrooms, all with built-in cupboards.

Web Ref No 3221522 • Beds 6 • Baths 3 • Garages 2

Jordan Beya – 0783462995 – jordan@greeff.co.za



Exclusive Silwersteen Security Estate

Silwersteen Estate is a small, excellently located estate of 13 homes, abutting the renowned Steenberg Golf Estate. This home is set in an elevated position on 1641m² with spectacular views of the Constantia Valley, Hottentots Holland and False Bay. 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 and double garage with direct entry. Within close proximity to Reddam House and the American International school. An opportunity not to be missed. Make this your own.

● **SILWERSTEEN ESTATE R10 955 000** Web Ref No 3289761 • Beds 5 • Baths 3 • Garages 2

Karen Little – 083 261 8849 – karen@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Nikki Venn – 082 783 8005 – nikki@greeff.co.za



Prime position with dual living

Situated in the best part of Dennendal, Tokai. This property offers six bedrooms en suite, one of which is a separate flatlet with its own entrance and parking. Two studies, open-plan kitchen, dining with separate scullery. Huge TV/playroom with an enclosed raised patio looking out on to the forest and secluded garden.

● **TOKAI R7 500 000** Beds 6 • Baths 6 • Garages 2 • Parking 5

Karen Little – 083 261 8849 – karen@greeff.co.za | Nikki Venn – 082 783 8005 – nikki@greeff.co.za



Tranquil living

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 Centre. Safety is paramount in the Zwaanswyk area, with high levels of security visibility and access-controlled entrances.

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

Karen Little – 083 261 8849 – karen@greeff.co.za | Nikki Venn – 082 783 8005 – nikki@greeff.co.za



Large north-facing home

This lovely south-entry, north-facing home offers warm family living, with open-plan kitchen, dining and lounge with concertina doors, leading to a pretty undercover patio, lush garden and pool. A TV/games room with an en suite is ideal for kids or work-from-home. This home also boasts a separate laundry/utility room, four off-street parkings and great security.

● **TOKAI R3 550 000** Web Ref No 3556317 • Beds 3 • Baths 2 • Garages 1 • Parking 4

Karen Little – 083 261 8849 – karen@greeff.co.za | Nikki Venn – 082 783 8005 – nikki@greeff.co.za



A real winner

Set in the peaceful Klein Wassenaar area within easy distance to M3, Blue Route, Melomed Hospital and Kirstenhof Primary School, this gorgeous, well-maintained home in move-in condition is not to be missed. A well-appointed kitchen with breakfast bar flows to an open-plan dining and lounge area that leads out to an undercover patio and lush garden.

● **KIRSTENHOF R2 800 000** Web Ref No 3425896 • Beds 3 • Baths 2 • Garages 2 • Parking 1

Karen Little – 083 261 8849 – karen@greeff.co.za | Nikki Venn – 082 783 8005 – nikki@greeff.co.za



Splendid Noordhoek acre

This lavish offering strikes the perfect balance between modern sophistication, space and rural relaxation. At the end of a cul-de-sac in popular Noordhoek, is a quiet and peaceful home with majestic mountain views. High ceilings and polished concrete flooring throughout the shared spaces lend an industrial, edgy feel.

● **NOORDHOEK R17 995 000** Web Ref No 3028705 • Beds 7 • Baths 7 • Garages 12 • Parking 4
Paul Le Roux – 082 550 4533 – paulr@greeff.co.za | Dale Gremels – 082 539 9393 – dale@greeff.co.za



Rare equestrian property with sea views

An equestrian property on two level acres with sea views is a rarity. The fact that it is positioned in sought-after Daniëldale (between De Goede Hoop and Cape Point Vineyards) is an even bigger drawcard. This is an older home with retro arches and floor tiling that may require modernising, but the bones are there for a fabulous family home. If it's peace and quiet you're after, this farmstead with established trees and enchanted garden provides a surreal sense of rural, country living in a secure cul-de-sac.

● **NOORDHOEK R9 950 000** Web Ref No 3575220 • Beds 5 • Baths 3 • Garages 3 • Flatlet 1
Paul Le Roux – 082 550 4533 – paulr@greeff.co.za | Dale Gremels – 082 539 9393 – dale@greeff.co.za



House on the hill!

Sizeable, elevated Belvedere home with the most spectacular sea views from every level. Security is paramount with all bedrooms situated on the upper level. There is a separate flatlet, with sea views, currently rented out on Airbnb with a decent occupancy rate. A second self-contained large guest studio is situated above the garages.

● **NOORDHOEK R7 950 000** Web Ref No 3453317 • Beds 6 • Baths 5 • Garages 5 • Flatlet 2

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



The perfect family home

Large, well-priced family home with sea and mountain views. Extensive open-plan living, two family rooms for entertaining, double garage for two cars with workspace and extra parking, pool and 15 000 litres of water storage. This home can run on solar electricity! Value-for-money Belvedere home with clean modern lines.

● **NOORDHOEK R6 595 000** Web Ref No 3534401 • Beds 4 • Baths 4.5 • Garages 2 • Parking 4

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 home has views from each of its four en suite bedrooms situated on the upper level, offering complete security and peace of mind. The open-plan kitchen on the lower level, flows seamlessly between the dining room and lounge to an outside patio with pool and braai. Plus work-from-home office/consulting room/studio.

● **NOORDHOEK R6 450 000** Web Ref No 3281330 • Beds 4 • Baths 4 • Garages 2 • Parking 2

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



Brand new and VAT inclusive!

An opportunity to purchase at a VAT inclusive price with zero transfer duty applicable. This three-bedroom large courtyard unit is set in an elevated prime position and has been designed to make the most of the north-facing mountain views with some sea views in the west. Secure, with sweeping views of mountains and sea, surrounded by fynbos, endless beaches and sky, and all just a scenic drive from Cape Town. It is here that you can enjoy the very best of both worlds.

● **CHAPMAN'S BAY ESTATE R5 149 000** Web Ref No 2756096 • Beds 3 • Baths 2.5 • Garages 2
Dale Gremels – 082 539 9393 – dale@greeff.co.za | Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



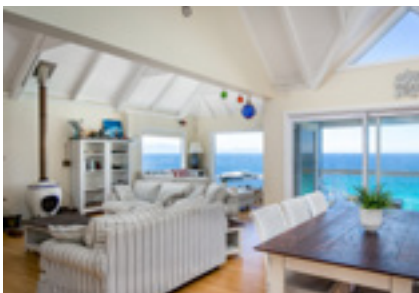
Perfect dual living

Come home to tranquillity in the beach area of Noordhoek. This Mediterranean style home is in immaculate condition and offers perfect dual living, whilst being just a short stroll from the beach. The cottage is attached to the home and accessed via an interleading door, but also has its own separate entrance. This makes the home versatile enough to either offer dual living or to be one large family home with two living rooms.

● **NOORDHOEK R4 950 000** Web Ref No 3290338 • Beds 4 • Baths 4 • Parking 3
Dale Gremels – 082 539 9393 – dale@greeff.co.za | Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



Oceanfront sanctuary



SIMONS TOWN

R13 350 000

Web Ref No 3232212

Beds 4

Baths 4.5

Garages 2

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 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. It features open-plan living and kitchen areas flowing to the well-appointed viewing deck and a bedroom en suite on the top level, with the master bedroom and two more bedrooms, all en suite, on the lower level, all flowing to a deck and salt-chlorinated pool. A double garage has the potential to provide extra accommodation. The home is furnished in a style which exudes a coastal holiday vibe.

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



Gracious home with the ‘wow factor’

Walking through a century-old double wooden door, the ‘wow factor’ comes into play. Look through the hallway, two reception rooms and balcony to the sweeping views across False Bay. This home has so much to offer. Dual living already in place. Further features include large reception rooms, four bedrooms, five bathrooms, double garage and more uninterrupted views of the bay.

● **SIMONS 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 – 082 556 403 – clare@greeff.co.za



Home and business wrapped up in one

Perched high on the hillside above Simons Town with incredible views of the bay, there is only one word to describe this property. Wow! Four newly appointed guest rooms each with incredible sea views and a private balcony overlooking the pool. Each room is air conditioned with a television, refrigerator, coffee station and Wi-Fi.

● **SIMONS TOWN R7 495 000** Web Ref No 3404064 • Beds 6 • Baths 6 • Garages 2 • Parking 4
 Dan Pienaar – 084 970 3999 – dan@greeff.co.za | Clare Dalton – 082 556 403 – clare@greeff.co.za

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Andrew 083 458 6726 - into@allumprojects.com



Penthouse on top of the world

Located at the highest point in the Bayview Heights secure village, this spacious lock and go commands the most breathtaking views of False Bay and the Simons Town Naval Harbour. Peaceful and tranquil country living are the hallmarks of this apartment, complete with a roof-top patio ideal for entertaining.

● **SIMONS TOWN R2 800 000** Web Ref No 3491464 • Beds 3 • Baths 2 • Garages 1 • Parking 1

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



A haven for the discerning

This rare home is one imbued with warmth, soul and style. It sets itself apart from the mundane and epitomises relaxation and the joyous gathering of family. It is synonymous with a life well lived and full of warm memories.

● **STONEHAVEN ESTATE R5 995 000** Web Ref No 3517368 • Beds 4 • Baths 3 • Garages 2 • Parking 2
Liz Richard – 084 900 0338 – liz@greeff.co.za | Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za



Where wellness is the order

Yes, there is a place one can call “serenity” – a property offering the ultimate retreat from the helter skelter of daily life, restfully situated in a quiet enclave known as the South Peninsula’s best kept secret, Clovelly. The suburb is known for offering a welcome respite to city life, a place where the green, lush gardens of tranquillity beckon.

● **CLOVELLY R4 300 000** Web Ref No 3434712 • Beds 3 • Baths 2 • Garages 2 • Parking 2
Liz Richard – 084 900 0338 – liz@greeff.co.za | Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za



North-facing Tudor home

This spacious family home is perched on the Glencairn mountainside and commands splendid views of the valley, surrounding mountains and distant sea views. Ideal for the extended family, this versatile home offers some useful additional features including two double garages, a large upstairs studio suitable for hobbies or a work-from-home station, underfloor heating and rainwater storage, which can be pumped for ablution facilities.

● **GLENCAIRN R4 250 000** Web Ref No 3509645 • Beds 5 • Baths 3 • Garages 4
Tom Shenfield – 083 331 3988 – tom@greeff.co.za



Scenic vistas

Spacious, tastefully designed home, with an easy, natural flow between living areas, benefits from an abundance of natural light, resulting in a sophisticated and comfortable space. The centrepiece comprises a stylish main living room, where clever use of light creates a truly beautiful area, opening onto a covered patio offering fabulous mountain and sea views.

● **CAPRI R3 850 000** Web Ref No 3274257 • Beds 4 • Baths 3 • Garages 2 • Parking 2

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



A hidden gem

Tasteful, delightful cottage with open-plan lounge and kitchen with double doors leading onto a covered patio, established garden and pool. A sunny and bright area makes the perfect space for a dining room, study or TV room. Wendy house for additional storage is a plus. Fully fenced and good security.

● **MILKWOOD PARK R2 195 000** Web Ref No 3472510 • Beds 2 • Baths 2 • Parking 2

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



Cosy cottage in Noordsig Three

Situated in a secure complex with large main bedroom and full bathroom upstairs with mountain views. On the lower level is an open-plan lounge, kitchen and second bedroom. The property further boasts a tree-filled, quaint garden with storeroom and carport.

● **MILKWOOD PARK R1 385 000** Web Ref No 3450182 • Beds 2 • Baths 1.5 • Parking 1

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

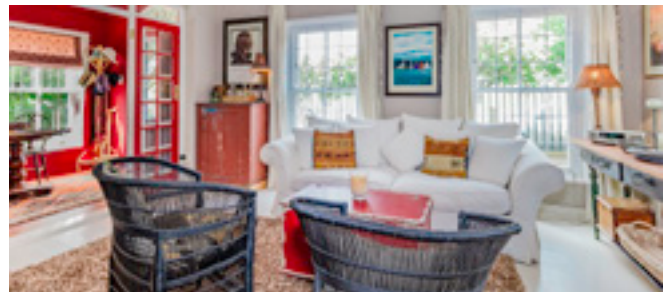


Heritage gem

This delightful property has large open spaces flowing to create an open, friendly home with stunning sea views. Included is a two-bedroomed, one-bathroomed apartment currently on Airbnb listing platform. All the bedrooms are large and double – two enjoy sea views.

● **KALK BAY R10 950 000** Web Ref No 3617253 • Beds 6 • Baths 6

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

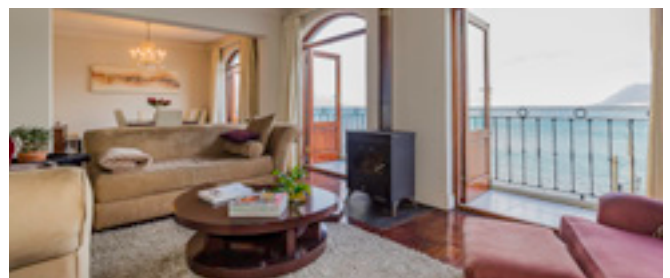


A hint of the Mediterranean

Beautifully decorated by a well-known Kalk Bay artist, with a hint of Moroccan flair, is this centrally situated Kalk Bay home. The property features an en suite double bedroom on the ground floor, which is currently being used as Airbnb accommodation.

● **KALK BAY R7 950 000** Web Ref No 3354907 • Beds 4 • Baths 2 • Garages 1 • Parking 3

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



Kalk Bay by the sea

Two very different sectional title two-bedroomed, two-bathroomed homes, with uninterrupted sea views looking over False Bay to Simons Town. The downstairs apartment is a double-storey, eclectic-styled home and the top floor unit is a modern apartment. Both have lovely flow through their spaces and their own outdoor terraces and balconies. There is also common area for development. Each priced at R4 490 000.

● **KALK BAY R4 490 000** Web Ref No 3616395 & 3616475 • Beds 2 • Baths 2 • Garages 1 • Parking 2

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



Breathtaking views

Guest lodge with breathtaking views over False Bay in the centre of the Cape Peninsula, ideally situated for visitors. 16 Bedrooms with large inside and outside entertainment area. The property benefits from GR4 zoning offering various business opportunities such as a boutique hotel, medical or rehab centre or offices. A property of this generous size and panoramic views is a rare find.

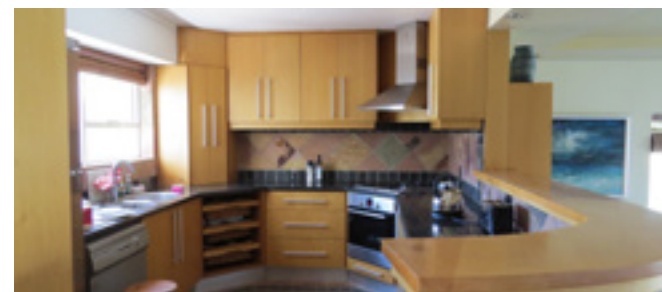
- **LAKESIDE R9 950 000** Web Ref No 2985482 • Beds 16 • Baths 15 • Parking 11
Heather Cape – 083 320 6302 – hmcape@greeff.co.za | Russell Cape – 072 951 8466 – russell@greeff.co.za



King of the castle + R2 million plot

Phenomenal views from every angle. Comprising two separate self-catering units with multi-faceted use. Offering includes an adjacent plot of 657m² which is GR4 zoned. With separate access for each section, the property boasts the benefits of dual living with income-generating potential. The plot can be bought with the property if you wish to expand or develop, or you can buy the house separately, or the land separately.

- **MUIZENBERG R6 000 000** Web Ref No 3226228 & 3226170 • Beds 6 • Baths 4
Heather Cape – 083 320 6302 – hmcape@greeff.co.za | Russell Cape – 072 951 8466 – russell@greeff.co.za



Modern home in quiet cul-de-sac

This home is both north and south facing on the water in Marina Da Gama. Surrounded by mountains, the marina is much sought after for its tranquillity and bird life. Includes a separate flatlet and a double garage.

- **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



Set majestically on the mountainside

Set amongst the fynbos, beautifully designed to optimise the panoramic ocean, reserve and mountain views, this spectacular three-double-bedroomed residence offers seamless open-plan flow with oak floors and high-quality finishes throughout. On the top floor, the kitchen with unrivalled views is linked to dining and living areas with a large, wood-burning stove. Top floor master suite opens onto the sunny Balau deck and natural pool area and is flooded with natural light. Two further bedrooms downstairs, with private decks and superb views. Large, light-filled study or studio room. Water tanks and a water-wise garden.

● **SCARBOROUGH R11 950 000** Web Ref No 3267356 • Beds 3 • Baths 2 • Garages 2 • Parking 2
Elly Abels – 076 807 1011 – elly@greeff.co.za | Marianne Furlong – 060 960 3994 – marianne@villagehomes.co.za



Just metres from the beach

Situated towards the front, in the Klein Slangkop Eco Estate, this spacious home offers relaxed beach living, with, easy access to the beach, magnificent sea and mountain views across to Chapman’s Peak, a Jacuzzi and a built-in braai. Surrounded by nature, the home boasts open-plan living with a large lounge and dining room, which flows easily to the outdoor area. The home is currently run as a successful business, which could easily continue if the new owner so wishes. Option to purchase the property furnished.

● **KLEIN SLANGKOP ESTATE R9 600 000** Web Ref No 3203604 • Beds 4 • Baths 3.5 • Garages 2 • Parking 2
Willi Schalk – 072 2111 753 – willi@villagehomes.co.za



Modern, well positioned home

A beautifully maintained double-storey, Cape vernacular home with lake, sea and mountain views, well positioned in Imhoff's Gift Estate. Modern simplicity creates an instant appeal and homely feel. Boasting a private garden and pool deck, plus a separate flat.

● **IMHOFF'S GIFT R4 200 000** Web Ref No 3355428 • Beds 5 • Baths 5 • Garages 2 • Parking 2

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



In the heart of Kommetjie village

Seldom do opportunities this exciting present themselves. Nestled in a leafy garden lies this incredible 1 636m² erf, which is home to a gracious, gabled, one-of-a-kind heritage home begging to be restored to its former glory.

● **KOMMETJIE R3 998 000** Web Ref No 3503462 • Beds 3 • Baths 1 • Garages 2 • Parking 2

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



Newly built home in tranquil estate

Modern, sophisticated, north-facing home enjoying views of the Wildevoel Vlei, mountains and sea. This open-plan, double-storey home offers generously proportioned living areas and upstairs bedrooms with views from the balcony. The home offers everything you could possibly need.

● **BLUEWATER ESTATE R3 595 000** Web Ref No 3483003 • Beds 4 • Baths 3 • Garages 2 • Parking 2

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



Secure estate home with fabulous views

This well-appointed home has great flow and style with beautiful finishes and views. Offering generous accommodation, custom-built kitchen and stunning entertainment area. A built-in braai and covered patio complement the stylish interior. A truly exceptional home close to the beach.

● **BLUEWATER ESTATE R3 495 000** Web Ref No 3042167 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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



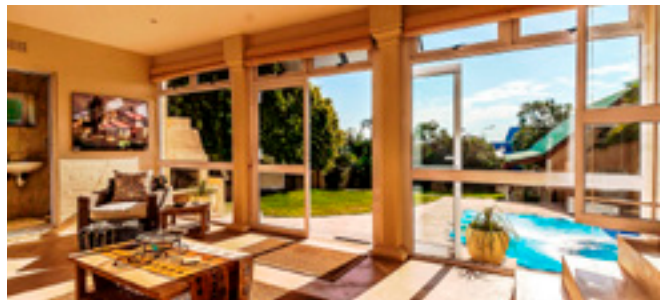
● **KOMMETJIE R3 495 000**

North-facing, dual-living home with separate flat

This beautiful, modern home with gorgeous sea views offers a chance to sit back and enjoy the simple things in life. A double-storey gem also offers a two-bedroom flatlet. Your opportunity to enjoy a piece of scenic Kommetjie.

Web Ref No 2907102 • Beds 5 • Baths 3 • Garages 2 • Parking 4

Werner Rix - 082 462 1152 - wernrix@greeff.co.za
Willi Schalk - 072 2111 753 - willi@villagehomes.co.za



● **IMHOFF'S GIFT R3 395 000**

Lovely views and garden cottage in secure estate

This gorgeous home is located in the tranquil and secure Imhoff's Gift estate. With the versatility of being a family home that can easily be used to entertain guests, together with a separate income-generating cottage. Excellent value for money.

Web Ref No 3427080 • Beds 5 • Baths 4 • Garages 2 • Parking 4

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



● **KLEIN SLANGKOP ESTATE R3 150 000**

Klein Slangkop Estate opportunity

Last chance to buy into this sought-after private, eco-estate, situated between the famous Long Beach and the Table Mountain National Park. This level stand is set in a quiet close within easy walking distance to the beach. Building guidelines apply.

Web Ref No 3141479 • Erf Size 708m²

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



● **IMHOFF'S GIFT R2 395 000**

Lovely cottage home in secure estate

Beautifully positioned, facing north, this quaint single-storey cottage enjoys views across the Wildevoel Vlei to the Atlantic Ocean and Chapman's Peak mountain range. The home also boasts sash windows, a wild indigenous garden and double garage. Perfect starter home.

Web Ref No 3540224 • Beds 2 • Baths 2 • Garages 2 • Parking 2

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

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BUILDING PLANS: ON WHAT BASIS CAN YOU OBJECT TO A NEIGHBOUR'S PLANS THAT WERE APPROVED BY THE MUNICIPALITY?

Section 4 of the National Building Regulations and Building Standards Act 103 of 1977 (the Act) states that building plans must be submitted to and approved by a local authority before any building may be erected. Section 7(1), in turn, regulates the conditions under which a local authority shall either grant or refuse approval in respect of building plans. This section states in essence that if a local authority is satisfied that a building plan approval application complies with the requirements of the Act and any other applicable law, it shall grant approval. Failing such compliance, the plans must be rejected. In addition, an application must also be rejected if the municipality's decision-maker, the Building Control Officer, is satisfied that the proposed building will disfigure the area, will be unsightly or objectionable, or will derogate from the value of adjoining or neighbouring properties.

Despite many court rulings on the correct exercise of this power - often brought by disgruntled property owners arguing that that

the proposed building works of his neighbour would derogate from the value of his property, or the building style is unsightly and does not fit in with the character of the area and therefore had to be refused - it continued to pose serious problems.

This is because the question arises whether a municipality's Building Control Officer, if there is doubt whether proposed buildings will (actually or probably) disfigure the area, be unsightly or decrease the value of a neighbour's property, is obliged to approve or reject the plans?

In February this year, the Constitutional Court handed down a ground-breaking judgment that clarifies how this discretion must be exercised. Applying the so-called "legitimate expectations test", from the point of view of a reasonable neighbour, the Court held that the relevant decision maker be positively satisfied that a hypothetical purchaser of a neighbouring property would not harbour legitimate expectations that the

proposed development application would be denied because it was so unattractive or intrusive.

What this means, in a nutshell, is that the decision-maker must ascertain whether the proposed building works will it probably, or in fact, be so disfiguring of the area, objectionable or unsightly that it would exceed the neighbour's "legitimate expectations". This certainly doesn't mean that neighbours can willy-nilly object to plans and expect the municipality to back them regardless of the facts. On the contrary, the Court made it clear that the legitimate expectations test "is not a subjective test determined by the whim of a sensitive neighbour. The test is objective and based on relevant facts, which would, in the ordinary course, be placed at the disposal of the decision maker".

When you plan to submit plans for approval, or wish to object to a neighbour's plans, be aware of the above finding and consult with our Property Development Team at **STBB Claremont on info@stbb.co.za**.

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Luxury with breathtaking views

This elegant, stylish family home is encircled by dramatic ocean and mountain views from every window and offers unbeatable seaside elegance. The modern living areas have easy access to the pool and loads more.

● **MISTY CLIFFS R8 450 000** Web Ref No 3181161 • Beds 3 • Baths 3 • Garages 2 • Parking 4

Elly Abels – 076 807 1011 – elly@greeff.co.za | Marianne Furlong – 060 960 3994 – marianne@villagehomes.co.za



Majestic off-the-grid home

Few homes can compare with this architect-designed, environmentally conscious masterpiece. Every corner of this home has been meticulously planned and beautifully executed; from the bio-fuel fireplace to the little wooden pet door or the plant-framed eco-pool. Simply exquisite.

● **SCARBOROUGH R6 800 000** Web Ref No 3542929 • Beds 2 • Baths 2 • Garages 2 • Parking 2

Elly Abels – 076 807 1011 – elly@greeff.co.za | Marianne Furlong – 060 960 3994 – marianne@villagehomes.co.za



Scarborough living on your own farm!

Set on 2.75ha, this incredible property and farmhouse presents a truly rare lifestyle opportunity! Nestled on the mountainside, with its own 40-metre dam, two additional dwellings plus other outbuildings and a bright studio space, currently used as an art studio.

● **SCARBOROUGH R6 250 000** Web Ref No 3190536 • Beds 3 • Baths 1 • Parking 2

Elly Abels – 076 807 1011 – elly@greeff.co.za | Marianne Furlong – 060 960 3994 – marianne@villagehomes.co.za



Majestic and spacious abode

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

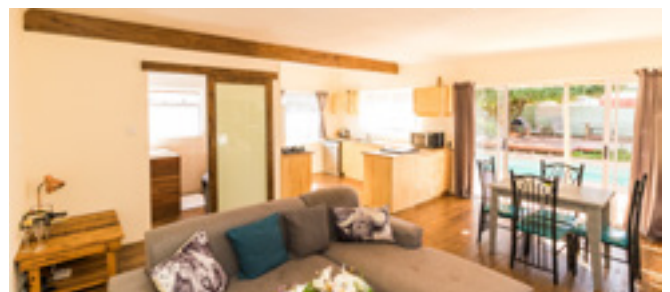
- **SCARBOROUGH R5 650 000** Web Ref No 2991419 • Beds 4 • Baths 2 • Garages 2 • Parking 2
Elly Abels – 076 807 1011 – elly@greeff.co.za | Marianne Furlong – 060 960 3994 – marianne@villagehomes.co.za



Best of Scarborough living

Nestled against the Scarborough mountainside, with sublime sea views from the verandah, this lovely home is a true opportunity to enjoy all that Scarborough has to offer! A delightful home with so much appeal, not to be missed.

- **SCARBOROUGH R3 950 000** Web Ref No 3025259 • Beds 3 • Baths 2 • Parking 2
Elly Abels – 076 807 1011 – elly@greeff.co.za | Marianne Furlong – 060 960 3994 – marianne@villagehomes.co.za



Newly renovated beach cottage

This cute cottage has been recently renovated throughout and offers open-plan living just a short stroll from the beach. Situated on a quiet, residential dirt road just one street away from the sandy shores of Scarborough's beaches. It's a well-built sunny home.

- **SCARBOROUGH R3 595 000** Web Ref No 3518123 • Beds 2 • Baths 1 • Parking 1
Elly Abels – 076 807 1011 – elly@greeff.co.za | Marianne Furlong – 060 960 3994 – marianne@villagehomes.co.za



Gracious family home



RUYTEPLAATS, HOUT BAY

R10 750 000

Web Ref No 3530140

Beds 4

Baths 3

Garages 2

Unique and special family home with prime setting against the stunning backdrop of the Judas Peak of Table Mountain. Captures beautiful north sun in the entertainment areas around the swimming pool. Ruyteplaats Private Mountain Estate is an exclusive estate boasting excellent security and offering a wonderful, safe living environment.

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



● HOUT BAY R7 995 000

Wonderful sea view home

A tranquil gem at the bottom of a country lane. Situated on 4 777m² with almond and olive trees, this property is a gateway to another world. Main house with incredible sea views and wonderful entertainment area. Separate and private cottage for extra income, as well as a studio cottage.

Web Ref No 3574896 • Beds 3 • Baths 2.5 • Garages 2
Meryl Butt – 084 922 1016 – meryl@greeff.co.za



● HOUT BAY R6 980 000

Sea view stunner

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

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

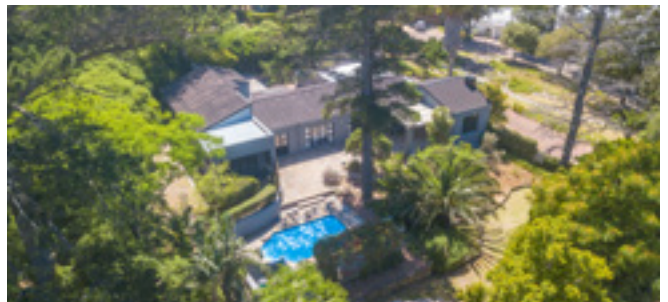


● HOUT BAY R6 550 000

Enchanting home

Nestled in the mountains, alongside a river in one of Hout Bay's most prestigious estates, this home exudes a sense of peace and tranquillity whilst enjoying beautiful sea and mountain vistas. All bedrooms are luxuriously en suite with modern entertainers' kitchen and living area with fireplace opening to private patio with swimming pool.

Web Ref No 3348259 • Beds 3 • Baths 3 • Garages 2
Jenny Barbour – 071 611 9702 – jenny@greeff.co.za



● HOUT BAY R6 450 000

Modern classic offering dual living

Space for the whole family or utilise the income-generating option. This family home with its screed floors, neutral palette and clean lines offers a calm space. There is a separate studio apartment and delightful two-bedroomed spacious cottage with its own entrance and garden.

Web Ref No 3137677 • Beds 5 • Baths 4 • Garages 2
Meryl Butt – 084 922 1016 – meryl@greeff.co.za



● HOUT BAY R5 895 000

Classic Cape Dutch home in a private gated estate

Entertain outdoors on the sun-drenched undercover patio at this warm and inviting north-facing family home, all on one level. The gourmet kitchen has an excellent flow to the dining/family room, opening to the verandah overlooking an established garden, with swimming pool and magnificent mountain views.

Web Ref No 3537642 • Beds 4 • Baths 2.5 • Garages 2
Denise Hey – 083 307 5677 – denise@greeff.co.za



● HOUT BAY R4 995 000

Wake up to breathtaking views

Exceptional natural beauty defines this one-of-a-kind home with a trendy, warehouse feel. Overlooking the fishing harbour, enjoy a constantly changing canvas of colour. Open-plan entertainment area offers high ceilings, exposed steel rafters and large glass windows framing mesmerising views.

Web Ref No 3593741 • Beds 3 • Baths 3.5 • Garages 4
Lindsay Goodman – 082 638 1758 – lindsay@greeff.co.za



● **HOUT BAY R12 995 000**

Excellent position in top security estate

Enjoy the lifestyle in this immaculate home set in beautiful indigenous gardens and boasting magnificent sea views in prime Tierboskloof.

Web Ref No 3082073 • Beds 4 • Baths 3 • Garages 2
Jennifer Cluver – 082 871 9323 – jennifer@greeff.co.za.



● **HOUT BAY R5 850 000**

Single-level family home in a private gated estate

Spacious, well-planned and beautifully presented accommodation all on one level with north-facing aspects across the pool. This home flows easily to the outdoors and to the wraparound stoep overlooking the pool. Enjoy the property just as it stands or take it to another level to enjoy sea views and an extended lifestyle.

Web Ref No 3530614 • Beds 4 • Baths 3 • Garages 2
Friedel McLachlan – 082 320 9473 – friedel@greeff.co.za



● **HOUT BAY R3 675 000**

Stylish and modern townhouse

Enjoy a relaxed lifestyle, a gentle stroll from the beach. This renovated home in a small complex with swimming pool offers a light and airy ambience with generously-sized bedrooms. Magnificent sea and mountain views from balcony.

Web Ref No 3561604 • Beds 3 • Baths 3 • Garages 1
Meryl Butt – 084 922 1016 – meryl@greeff.co.za



● **HOUT BAY R3 550 000**

Sunny townhouse with magnificent sea views

Set high up in Northshore in the sought-after, secure complex, a spacious townhouse offers wonderful investment opportunities. It has a small, pretty garden with direct outside access and a Jacuzzi/entertainment room. The complex offers a large communal pool, gardens and squash court.

Web Ref No 3376626 • Beds 3 • Baths 3 • Garages 2
Louise Reister – 083226 3775 – louise@greeff.co.za



● **HOUT BAY R3 425 000**

Sought-after secure complex – spacious, easy living

This sea-facing entertainer's delight boasts spacious living areas flowing to a large patio ideal for relaxing and al fresco dining. The garden area has an olive grove and computerised irrigation. The complex is well maintained and offers a communal pool and tennis court giving a holiday feel. The complex is independent of municipal water and has 24-hour security.

Web Ref No 3614351 • Beds 3 • Baths 2 • Garages 1
Suzette Wrangmore – 083 658 8610 – suzette@greeff.co.za



● **HOUT BAY R2 585 000**

Bay Mews stunner

Single-level, freehold cottage in small complex within walking access to the village, beach and MyCiti bus. Real easy living, pool in complex, low levies.

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

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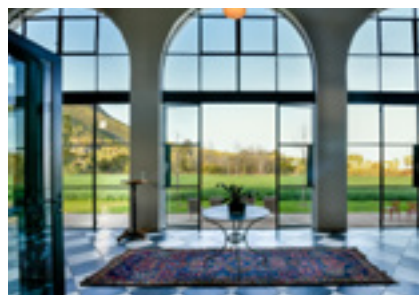
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**ROBERTSON-
KLAASVOOGDS ESTATE**

R12 500 000

Web Ref No 3392982

Beds 4

Baths 4

Garages 3

This impressive house features large glass walls and stack-back doors to appreciate the beautiful vistas. The home offers opulently large living spaces the most impressive being the grand 'loggja' living area 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 and comes complete with Lacanche Cooker and industrial stainless extractor. Further on the ground floor is a double-volume lounge with fireplace and the master bedroom with en suite bathroom and dressing room. Upstairs the home offers a guest bedroom with en suite bathroom and study lounge with free-standing, wood-fired stove. The guest wing has two self-contained en suite rooms each with kitchenette and a 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 and provides secure access to the house and wings. The farm has a one-hectare, 30-year-old Chenin Blanc vineyard, producing superb wine, which is bottled under its own Villa Verde label.

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



● **MCGREGOR R5 400 000**

Elegant country residence

Exceptional property offering elegant living on a 4 280m² stand in upper McGregor. Well-proportioned main house with two bedrooms, double-volume lounge and country-style kitchen. Plus self-contained, two-bed cottage and a third en suite guest bedroom above the double garage. Offering a unique opportunity to dabble in some wine making.

Web Ref No 3580657 • Beds 5 • Baths 4.5 • Garages 2 • Parking 2
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za



● **MCGREGOR R4 995 000**

Historic, renowned 'Corner House'

This landmark property is the original Mayor's house, also known as Corner House, and is beautifully renovated and presented with modern conveniences for the discerning buyer. The property is being offered fully furnished with luxury bed linens. So many lovely features need to be seen first-hand. If considering a luxury country retreat, then this is it.

Web Ref No 3537214 • Beds 4 • Baths 3 • Parking 2
Caro Hodges – 083 265 2258 – caro@greeff.co.za
Carrick Campbell – 071 502 3517 – carrick@greeff.co.za



● **ROBERTSON R4 500 000**

Manor house, vineyard and views

One-hectare smallholding in a 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 with stoep. Two guest cottages, which can sleep eight. Bonus: 0.8 hectares of Merlot vines.

Web Ref No 3358904 • Beds 6 • Baths 5 • Parking 2
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za



● **ROBERTSON R3 500 000**

Charming Victorian guesthouse

A fantastic opportunity to own an original Victorian inn. Features include Oregon floors, sash windows and high ceilings. Accommodation includes two family guest suites on the upper level, three bedrooms on the lower level, one-bedroom guest cottage and a self-contained two-bedroom manager's cottage.

Web Ref No 3526562 • Beds 8 • Baths 5 • Parking 3
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za



● **ROBERTSON R2 400 000**

Characterful gem on large stand

Tastefully updated 'smallholding-like' property oozes character and charm. Semi open-plan dining room, lounge and kitchen. Enjoy wide open spaces with the convenience of being in a town. Great potential to further develop a spectacular garden and country-style guesthouse.

Web Ref No 3442103 • Beds 4 • Baths 1 • Garages 2
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za



● **ROBERTSON R2 350 000**

Beautiful double-storey, north-facing home

Immaculate home with great finishes in De Groene Oewers Estate, a gated community in a safe and quiet part of Robertson, close to all amenities. Open-plan kitchen and dining area leads onto a large covered patio with built-in-braai and dropdown blinds. Spacious lounge with bay window, perfectly positioned for all seasons with mountain views to the north.

Web Ref No 2877759 • Beds 3 • Baths 3 • Garages 2 • Parking 1
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za



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● **ROOI ELS R5 900 000**

Seaside villa with mountain backdrop

Villa in a cul-de-sac with sea and mountain as your neighbours. Sit and bask in the Jacuzzi as you watch the sunset over the Table Bay mountain range. The property is a must see!

Web Ref No 3407770 • Beds 3 • Baths 3
Zelda Meiring – 071 543 2061 – zelda@greeff.co.za



● **KLEINMOND R3 500 000**

Two holiday homes on 2 953m² plot

How soon can you move? This is definitely the place for the best time of your life. A very attractive buy with a very good address. This fantastic property with open-plan farm-style living, offers 3.5 bedrooms and 2.5 bathrooms in the main house. The original house is currently rented out for extra income.

Web Ref No 3454026 • Beds 3 • Baths 4 • Garages 2 • Parking 4
Sandy Pieters – 082 064 3527 – sandy@greeff.co.za



● **PRINGLE BAY R2 995 000**

Luxury, style and comfort!

Stylish double-storey home with double-volume ceilings. Entrance hall leads into a spacious lounge and dining area with fireplace. Kitchen with separate huge scullery. Cosy study with a small wine cellar. The generous family room with indoor braai is upstairs and leads out onto an enclosed verandah with beautiful views.

Web Ref No 3467881 • Beds 3 • Baths 3 • Garages 4 • Parking 4
Anita van Schaik – 082 650 1076 – anita@greeff.co.za



● **BETTY'S BAY R2 650 000**

Location, location, location!

This home is situated a mere 200 metres from the beach. Bedrooms are on the ground floor and a beautiful sleeper wood staircase leads to the top floor with light, easy flowing living areas, with sliding doors to the back verandah. A perfectly placed fireplace will ensure warm and cosy winter days.

Web Ref No 3226908 • Beds 3 • Baths 2 • Garages 2
Margaret Botha – 073 38 5288 – margaret@greeff.co.za



● **KLEINMOND R2 595 000**

Excellent investment

Newly renovated family home, with classy and expensive finishes. No need to do anything, you can just move in and start living. Peaceful and tranquil surroundings. Situated on a quiet street, with high trees and bird life.

Web Ref No 3564026 • Beds 3 • Baths 2 • Garages 2 • Parking 2
Sandy Pieters – 082 064 3527 – sandy@greeff.co.za



● **BETTY'S BAY R2 350 000**

View, views and more views!

Family home nestled against a mountain backdrop, towering over Betty's Bay with gorgeous sunsets over the sea. Offering lots of extras, making your life comfortable.

Web Ref No 3090193 • Beds 4 • Baths 2 • Garages 2
Lorraine Henning – 083 296 – lorraine@greeff.co.za



● **SANDOWN R3 450 000**

New and modern

New modern home comprising four bedrooms, two and a half bathrooms, kitchen with scullery, open-plan lounge/dining room and patio with braai/fireplace. Double automated garage and study nook.

Web Ref No 3513123 • Beds 4 • Baths 2.5 • Garages 2
Fran Barlow - 076 296 2132 - fran@greeff.co.za



● **SANDOWN R2 795 000**

Stunning and secure

Well-designed 225m² home, with spacious double-volume, open-plan lounge, dining room and indoor braai room leading out to the back yard. Bedrooms with laminate floors and built-in cupboards. Modern open-plan kitchen with scullery and space for three appliances. Automated double garage, completely walled and gated.

Web Ref No 3491953 • Beds 4 • Baths 3 • Garages 2
Fran Barlow - 076 296 2132 - fran@greeff.co.za



● **SANDOWN R2 295 000**

Brand new

Single level 160m², north-facing home, offering three spacious bedrooms with built-in cupboards and laminate floors. Modern kitchen, open-plan, tiled lounge and dining room areas with double-volume ceilings, braai patio and interleading, double, automated garage.

Web Ref No 3340917 • Beds 3 • Baths 2 • Garages 2
Fran Barlow - 076 296 2132 - fran@greeff.co.za



● **PARKLANDS R1 899 000**

Home on large corner plot

Renovated family home on a 511m² corner plot with pool, lush garden and borehole. Well positioned in a central residential area in Parklands within walking distance of shopping centres, public transport, schools and close to all other amenities.

Web Ref No 3569360 • Beds 3 • Baths 2 • Parking 3
Fran Barlow - 076 296 2132 - fran@greeff.co.za



● **PARKLANDS NORTH R1 799 000**

Exquisite townhouse

North-facing townhouse comprising a tiled, open-plan lounge/dining room leading out onto a private patio, kitchen with breakfast nook and fitted with granite countertops. Single automated garage with direct access into the home.

Web Ref No 3565068 • Beds 2 • Baths 2 • Garages 1
Fran Barlow - 076 296 2132 - fran@greeff.co.za



● **PARKLANDS R1 595 000**

A neat home for you

Neat, open-plan home comprising tiled lounge/dining room, three bedrooms with built-in cupboards, two bathrooms, modern kitchen, single automated garage, outdoor patio area with built-in fireplace and spacious garden. The property is fully walled and closed with an automated gate.

Web Ref No 3476793 • Beds 3 • Baths 2 • Garages 1
Fran Barlow - 076 296 2132 - fran@greeff.co.za



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