

OUT

ISSUE 44

LOOK

CAPE PROPERTY & LIFESTYLE



OUTLOOK - THE GREEFF MAGAZINE - SUMMER EDITION 2019

**Over 165 fine Cape properties for sale**

A coastal hideaway, a leafy suburban dream or your own game reserve?  
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YOUR COMPLIMENTARY ISSUE

**GREEFF**

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

*Where it counts*

ISSUE 44

# Dear Human,

I'm Puk, I'm 4 years old and I'm also your new favourite Belgian Malinois. I'm new to this tracking thing because I only really started in August last year, but I've been a quick learner.

I just want to go go go all the time, they even gave me a special handler that can keep up with my energy! I just need a little help from you so that I can keep doing my Conservation Canine job and save my fellow animal friends.

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2019 HAS BEEN A CHALLENGING YEAR FOR OUR ECONOMY AND ALL SECTORS HAVE HAD TO WEATHER THE STORM, AND THOSE WHO HAVEN'T MANAGED TO ADAPT HAVE ALREADY, OR ARE STARTING TO FALL BY THE WAYSIDE.

# TOGETHER WE'RE STRONGER

BY MIKE GREEFF

CEO GREEFF  
CHRISTIE'S INTERNATIONAL REAL ESTATE



Greeff Christie's International Real Estate has continued to perform and achieve a significant market share in 2019. This is not mere coincidence. I firmly believe that there are essential steps every business or entrepreneurial individual must take in order not only to survive in lean times, but to thrive in lean times.

It begins with the absolute refusal to accept mediocrity. One must always strive to be the best one can be and then strive to be better than the competition. The Springboks recently demonstrated this when they made us so proud in the 2019 World Cup. In our industry, this means our agents have to be at the top of their game. We're proud to have on board a team of extremely competent individuals with sound skill sets, but more importantly, our agents are competitive – they strive to be the best in their areas of operation. “It's essentially the ‘why’ of our brand,” says our newly appointed Regional Sales Director, Tim Greeff. “Greeff Christies offers a quality product which provides top agents with a platform to compete at the highest level and therefore get the best possible prices for our clients.”

It's important to note though, that like a champion team, our agents do not simply operate as individuals, we always pull together with a common purpose. This I believe is the only way forward for South Africa too. The integration of purpose must filter down from the government at the top to all sectors of society and action must be taken now. It can no longer be mere words around boardroom and dinner tables. President Cyril Ramaphosa's recent investment drive raised R363 billion on launch day alone. It's envisaged that the pledged investments should provide 412 000 jobs over the course of the next five years. This is the perfect example of the kind of practical moves required to kick-start an ailing economy.

Another important lesson is to adapt to new technology. The ‘Fourth Industrial Revolution’ is no longer just a trendy buzz phrase, it's a reality and embracing it is a necessity. Greeff Christie's International Real Estate is at the cutting edge of the latest available technology and we are using it to hone our operation and serve our clients with excellence.

While we leverage technology and digital platforms, we have not lost sight of the fact that print media continues to be a major force and is an invaluable aid in the marketing of our clients' properties. We believe that a comprehensive media strategy is vital when it comes to finding the most qualified buyers for our sellers. As always, we will never lose sight of the importance of professional personal interaction to truly offer service that goes above and beyond not only the competition but the client's expectations.

We look forward to 2020 and the growth of the Western Cape property market. Right now, the lie of the land indicates that there is lots of liquidity and we have started to see signs of some new green shoots peeking through.

I wish you and your families a safe and blessed holiday season.



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**OUTLOOK THE GREEFF MAGAZINE IS PUBLISHED BY GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE**  
 262 Main Road, Kenilworth, Cape Town, South Africa, 7800

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### WE ARE DIGITAL!

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## SIGNATURE PROPERTIES



*Set on five acres in  
De Goede Hoop Secure Estate*



●  
**NOORDHOEK**

**R35 500 000**

Web Ref No 3772790

Beds 8

Baths 7.5

Garages 4

Pool

Cottage

This charming, Cape Dutch homestead is set in one of South Africa's premier secure estates. Surrounded by the Noordhoek amphitheatre mountains and Chapman's Peak, the home enjoys spectacular mountain views with the grounds reminiscent of a well-manicured park. Secret walkways, shady meditation spots, a duck pond and a gazebo are just some of the drawcards of this stunning property. Two boreholes and a dedicated water filtration system feed the whole house and there is a generator which is capable of powering the entire property. This is a property for the discerning buyer and is ideal for horse lovers.

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

## SIGNATURE PROPERTIES

*An innovative beach house*

●  
**SIMONS TOWN**  
**R17 500 000**

Web Ref No 3595954  
Beds 2  
Baths 2  
Parking 3

Perfectly located along the False Bay coastline, en route to Cape Point, this unique contemporary home, with meticulous attention to detail, nestles amongst the cluster of residential properties that dot the roadside hamlet of Castle Rock – part of the Cape Nature Marine Conservation Reserve. Castle Rock is 7km from Simons Town. Low impact and environmentally friendly, the property has been architecturally designed to fit unobtrusively into its surroundings. The white off-shutter concrete and Afromosia timber were carefully chosen to weather and blend with the elements over time. The cube-like exterior with rounded edges and large openings frames the impressive views of False Bay.

## SIGNATURE PROPERTIES



*A majestic residence  
with undeniable global appeal*



**CONSTANTIA UPPER**  
**R49 000 000**

Web Ref No 3702245

Beds 5

Baths 5

Garages 7

Parking 8

Reception 5 & Conservatory

Beautifully tended hedges and gardens lead to an elegant colonial-style private villa nestled in an elevated position. Situated in the prestigious Embassy Belt of Constantia Upper and surrounded by stunning scenery, the property enjoys spectacular views of valley, mountain and sea and is a glorious retreat. The extensive home includes 1 395m<sup>2</sup> of living space, grandly scaled reception rooms and a sleek, bespoke open-plan, gourmet kitchen, two separate built-in bars, study and magnificent conservatory, plus an extensive wine cellar, storage rooms, underfloor heating, air conditioners, surround-sound in selected areas, high ceilings and solid American oak flooring. Set on over two acres, with huge verandas, large pool, manicured garden and a newly landscaped water-wise garden. Extra features include an outdoor garden sunroom with pond feature, separate gym and staff flat.

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



## SIGNATURE PROPERTIES



*African splendour on  
majestic display*



**KLAASVOOGDS**  
**R90 000 000**

Beds 7  
Baths 9.5  
Garages 4  
Pool

This breathtaking home is set on a 485-hectare private game conservancy in the heart of the Cape winelands. A secluded haven with awe-inspiring, uninterrupted mountain views. Enjoy unspoiled Africa, with wide open spaces and indigenous fauna and flora on display year-round. Within the farm, an explosion of natural splendour and beauty abounds, including eland, kudu, springbok, red hartebeest and zebra, all visible from the three-kilometre paved driveway to the main residence. Towering acacia and fever trees greet visitors, while impressive rock-clad walls have been sourced from a local quarry. Water-feature ponds lead to the entrance. Inside, the rooms are extravagantly spacious, yet intimately comfortable with various sitting rooms from which to enjoy the incomparable north-facing views of the mountain and what the owner fondly refers to as the 'Serengeti Plains'.

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



## LE FRANSCHHOEK HOTEL & SPA

**L**ocated 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.

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*[www.lefranschhoek.co.za](http://www.lefranschhoek.co.za)*

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## WEDDINGS AT LE FRANSCHHOEK

**L**e 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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# INSIDE STORY

PACKED WITH FLAVOUR,  
THESE FILLINGS ARE THE STUFFINGS OF DREAMS.

PRODUCTION, STYLING AND PHOTOGRAPHY BY HEDI LAMPERT

## CRISPY, STUFFED CALAMARI TUBES

Not your everyday fare, this recipe requires a little bit of effort, but the results are so worth it.

Serves 4

### INGREDIENTS

- + Calamari tubes and tentacles, mixed 500g
- + Buttermilk 1/2 cup
- + Cooked rice, 2 cups
- + Onion, 1 large
- + Garlic, 2 large cloves,
- + Red chilli, 1 finely chopped
- + Ginger, 1 tsp, grated
- + Juice of 1/2 lime
- + Thai fish sauce, 1 tsp
- + Soy sauce, 1 tsp
- + Tomatoes, chopped, 2
- + Flour, 8 Tbs
- + Salt
- + Black pepper, freshly ground
- + Avocado or olive oil for frying

### METHOD

Soak calamari tubes in buttermilk for 30 minutes to an hour.

Cook rice and set aside.

Heat oil and add finely chopped onion. Fry until transparent, add chopped garlic, chilli, tomato, chopped tentacles, lime juice, fish sauce and soy sauce. Reduce heat and simmer until tomatoes soften and start to turn slightly “jammy”. Taste and add salt if desired. Mix in the rice.

Sprinkle half the flour onto the base of a large rectangular dish or baking tray. Season with a little salt and pepper. Remove calamari tubes one by one from the buttermilk, and place on the floured tray.

Place the filling mixture into a plastic bag and snip off a corner to create a piping bag. The hole should be at least 1 cm in diameter.

Pipe no more than 1 rounded teaspoonful of mixture into each calamari tube allowing space on either side of the filling as the tubes shrink significantly during cooking. Dust the tops of the tubes with the remaining flour and a little seasoning.

Fry the tubes in very hot oil until flour coating starts to crisp and brown – they only require about 1 minute on each side. Use two lifters to turn carefully so crispy coating does not slip off. Add more oil as required and drain the cooked tubes on kitchen paper. Serve with a wedge of fresh lime.







## STUFFED MOROCCAN SPICED CHICKEN WITH APRICOT AND PUMPKIN SEED COUSCOUS

Succulent, crunchy, spicy, sweet and tangy, this is a crowd pleaser.

Serves 4

### INGREDIENTS

- + Chicken thighs with skin on, 8
- + Powdered chicken stock, 2 tsp
- + Cinnamon, 2 tsp
- + Powdered cumin, 2 tsp
- + Smoked paprika, a good dusting

### STUFFING

- + Olive oil, 2-3 Tbs
- + Onions, finely chopped, 2 large
- + Garlic cloves, minced, 2 large
- + Pumpkin seeds, 1 cup
- + Dried apricots, chopped, 1 cup
- + Powdered cumin, 1 tsp
- + Cinnamon, 1 tsp
- + Seasoned salt (Suggested: a good sprinkle of Ina Paarman's Chilli & Garlic Seasoning)
- + Couscous, dried, 1½ cups

### METHOD

Set oven to 180°C. To prepare the stuffing, heat olive oil and add onion, garlic, 1 tsp of powdered cumin, 1 tsp cinnamon and seasoned salt to your taste. Cook until onions are transparent, add pumpkin seeds and chopped dried apricots, cook on low heat for another five minutes, stirring frequently. Allow to cool.

In the meantime, season the chicken by rubbing each thigh with a mixture of powdered chicken stock, cinnamon, cumin and a good dusting of smoked paprika. Gently lift skin away from meat and place a heaped teaspoon of the stuffing mixture between the skin and flesh of each thigh. Drizzle chicken with a little olive oil and place in the oven for 30 to 40 minutes or until cooked through with dark-golden, crispy skin. Prepare couscous according to package instructions, using chicken stock instead of plain water. When soft and fluffy, combine with remaining stuffing mixture. Serve chicken portions on a bed of couscous garnished with freshly snipped spring onions.

## HALOUMI, MUSHROOM AND LENTIL STUFFED ROBOT PEPPERS

(See page 14)

A tasty and satisfying lacto-vegetarian option .  
Serves 6

### INGREDIENTS

- + Peppers, 3, mixed colours
- + Lentils, ¾ cup, cooked in vegetable stock
- + Onion, 1 large, chopped
- + Garlic, 2 cloves, chopped
- + White button mushrooms, 250g sliced
- + Salt and freshly ground black pepper
- + Haloumi cheese, 150g
- + Fresh oregano and thyme, a generous handful
- + Olive oil
- + Fresh cream, about 2 Tbs (optional)

### METHOD

Heat oven to 180°C. Slice pepper through the stalk and scoop out seeds. Place on a baking tray and roast for 15 minutes or until softened. In the meantime, fry onion, mushrooms, and garlic in a glug of olive oil and add chopped fresh thyme and oregano. Turn down heat and cook gently until onions are transparent and the water released from the mushrooms has reduced.

Add drained and cooked lentils and season to taste with salt and pepper. Combine with a splash of cream (optional).

Divide the filling among the six pepper halves and top each half with two slices Haloumi cheese. Drizzle with olive oil and return to the oven. Bake for ten minutes or until Haloumi starts to turn golden. Serve topped with a sprig of fresh thyme.





# 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.

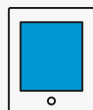
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**RING A DING DING**

Wear one, two or go wild and get one in each colour. Agate rings R399 each from Tribute, on Lower Level.

**CAST SOME SHADE**

Stay cool in this raffia sunhat R240 from Lulu Belle, on Ground Floor.



# IT'S TIME TO GO CRACKERS

GIVE A GIFT OR JUST SPOIL YOURSELF - CAVENDISH SQUARE IS BURSTING AT THE SEAMS WITH TREASURES TO DELIGHT EVERYONE.

PHOTOGRAPHY BY HEDI LAMPERT

**DISCOVER THE GOOD BATCH**

Explore this taste emporium, which draws inspiration from far and wide. Curate the perfect gift from an array of exquisite offerings; jars piled high, rustic sacks overflowing with dried fruit, while coffee and nuts are roasted on the spot, and that's just for a starters. The Good Batch is on Lower Level.



**TICK TOCK**

With a new take on minimal, these classic-look Cluse watches from the Minuit range are designed to offer the option of interchangeable straps. R1 940 from Time Watch Specialists, on Ground Floor.

Supplied



Supplied



#### PUT IT AWAY

These painted ceramic drawers are perfect for storing jewellery or even spices. Single drawer R120, double drawer R190. The beautiful tablecloth beneath, measuring 1.5x2.2 metres is R380. All from Casa Boho, on Lower Level.



#### CONVERSATION PIECE

Talk about personality - this bag by The Last Dr. Pachanga King of Congo is really something to talk about! R980 from The Space, on Lower Level.

#### SO PRETTY

There's something irresistible about this resin necklace - it smacks of a holiday in a tropical paradise. R520 from Lulu Belle, on Ground Floor.



#### SHARING TREASURES FROM PROVENCE

L'Occitane has created a range of seriously covetable festive gift collections with timeless appeal. Hang them from your tree or stuff a stocking or two, but just treat yourself and get to the Cavendish store to view the entire exquisite range. There's even an advent calendar with a beauty or pampering product for each day leading up to Xmas. Find L'Occitane on First Floor.

ALL THE ITEMS ON THESE PAGES ARE AVAILABLE FROM CAVENDISH SQUARE / [www.cavendish.co.za](http://www.cavendish.co.za)

# INSPIRED BY NATURE

## - PERFECTED BY SCIENCE

Healing Earth is the result of years of research and experience in every well-being tradition, from advancements in the European beauty industry to the plains of the Serengeti, the dunes of Namibia and the peaks of the Kilimanjaro. From studying executive health in California to Ayurveda in India, founder, Elisabeth Brandt has explored all aspects of natural healing and combined them all in the powerful, multi-faceted Healing Earth journey.

But it is from the immense natural cornucopia of Africa that Elisabeth has drawn most of her inspiration; with a desire to transform her own life, she undertook a pilgrimage through the continent, stopping in each country, learning about its healing traditions and immersing herself in local communities and traditions. During this time she delved into a myriad holistic healing modalities, including yoga, meditation, kinesiology, crystal therapy and sound therapy, among other energy healing practices. Not only did she find a sense of personal renewal on African soil, but her deep emotional connection with the land and its people was to become the foundation of the Healing Earth brand.



From the depths of her roots to the tops of her trees, Africa offers a wealth of pristine natural ingredients. Healing Earth harnesses the restorative powers of the continent's rich natural resources, lovingly creating pure organic products that are free from synthetic fragrances, colourants, petrochemicals, DEA, preservatives and parabens.

SACRED ANCIENT WISDOM MEETS CUTTING-EDGE COSMETIC TECHNOLOGY TO CREATE **HEALING EARTH'S** NATURAL, YET HIGHLY EFFECTIVE PRODUCTS, TREATMENTS AND HOLISTIC WELLBEING EXPERIENCES.



From humble beginnings and inspired ideas, Healing Earth has come to represent a new generation of pure and premium spa products and lifestyle amenities set apart by active ingredients that harness the intelligence of nature. The range has evolved into award-winning spa products and lifestyle amenities.



While the intelligence of nature meets cutting edge technology to create trend-setting holistic products to achieve optimum results and ageless beauty, the Healing Earth philosophy extends far beyond outer appearance. Clients are encouraged to step back into nature and return to the source of their beauty and wellbeing, creating a sense of balance and harmony within themselves. The Healing Earth vision is to create products and services that enable people to make a connection with their own inner beauty. The team works tirelessly to develop new concepts to give their clients a competitive edge in their respective markets, seeing themselves as an extension of their clients' brands and therefore an important pillar of their overall guest offering.

### HEALING EARTH OFFERS

- + Pure and Premium Spa and Lifestyle Amenity Products
- + Spa Management, Operation and Consulting
- + Holistic Well-being Retreats ■

For more info visit [www.healingearth.co.za](http://www.healingearth.co.za).









*The home you love*

# incanda

FURNITURE

Incanda Furniture is a proudly South African furniture, décor and interior decorating company that designs, produces and sells modern organic furniture that suits and reflects the South African lifestyle. Their furniture is handcrafted with attention to detail – made for those who appreciate top quality that will last a lifetime. Inspired by the simple, elegant and modern style of Mzansi, Incanda focuses on the sustainable use of natural materials such as wood, leather and fabric to create a warm, comfortable and stylish space – whether you're looking to create a classic but cosy home or a professional and sophisticated office space. Come home to Incanda!

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ALL ASSETS



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THE VALUATOR  
GROUP

GOING OFF-GRID MEANS NEVER HAVING TO SAY, "SORRY, WE'RE OFFLINE."

# HERE COMES THE SUN – AND THE SAVINGS

Frustrated by load shedding and power outages, which resulted in costly production losses, FarSoft Solutions, an IT company based in Wellington recently decided to make the move to solar PV. The company commissioned AWPpower to design and install an off-grid solar PV system for their company premises.

Installation took place following a thorough investigation and analysis by AWPpower, and the system included

a 6kW inverter coupled with 8.82kWp of roof-mounted solar PV modules, with battery backup being supplied by a 30kWh Lithium Iron Phosphate battery. This means that the company is relying mostly on solar-generated energy to

**"As an IT company, we're dependent on a stable electricity supply. No longer reliant on Eskom and the continuous price increases, at last we don't have to live/work in fear of electricity outages."**

support its electrical load, with enough battery capacity to support its PC servers during the night when the sun is down. On typical rainy days in winter, the installation's off-grid management system will automatically connect to the grid when needed, as a supplementary source, thereby ensuring energy security with the added bonus of cost savings.

The system was installed in April and apart from gaining in energy security and savings, it has also assisted FarSoft to drastically reduce their carbon footprint.

"Now that spring has finally sprung with longer daylight hours and more sun, we're happy to report that the system is running smoothly with no problems or adaptations in work style," says FarSoft Director Freddie Roux. "As an IT company, we're dependent on a stable electricity supply. No longer reliant on Eskom and the continuous price increases, at last we don't have to live/work in fear of electricity outages."

He adds that both installation and service were executed in a highly professional and ethical manner. ■

#### ABOUT AWPPOWER

AWPpower was established in 2015 as an energy and water solutions provider with a strong emphasis on engineering services. Founded by a group of industrial-, mechanical- and mechatronics engineers with a passion for working in the renewable energy sector and a natural aptitude for designing quality systems, the group has an ongoing desire for research and development to ensure the supply of high-quality energy and water efficiency solutions to its clients. The company's investment in quality people and systems ensures that it continues to define the standard for service excellence.

Please visit [www.awppower.co.za](http://www.awppower.co.za) or dial 0861-111-601 to learn more about AWPpower's energy and water efficiency solutions.



**Pictured from left to right:**  
Christiaan Hattingh (AWPpower Operations Director), Freddie Roux (FarSoft Director), Henri Hattingh (AWPpower Chief Executive)

**AWPpower**  
Energy & Water Solutions

Block B, Greenford Office Estate, Punters Way, Kenilworth, 7708 • 0861 111 601 • [info@awppower.co.za](mailto:info@awppower.co.za) • <http://www.awppower.co.za>

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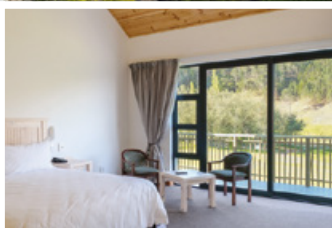
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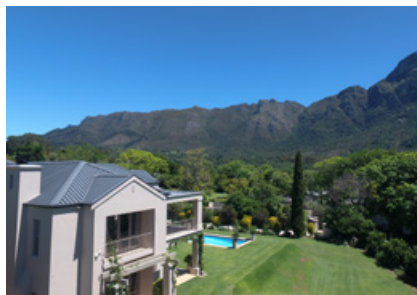
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*A showcase of world class views*



**BISHOPSCOURT**

**R29 950 000**

Web Ref No 3834104

Beds 5

Baths 5

Garages 4

Parking 6

Set in a magnificent garden with rolling lawns and spectacular mountain views, this appealing home has an air of tranquillity and laid-back luxury. The welcoming forecourt ushers one into a spacious anteroom, where an impressive refectory table holds pride of place. Open-plan spaces spill out to a deep, covered terrace overlooking pool and garden. Three luxurious upstairs bedroom suites, each boast a dressing room and spacious en suite bathroom. The main suite has a private study, coffee station and balcony, showcasing the exquisite mountain views. There is also an upstairs TV lounge. Downstairs comprises a comfortable guest suite, plus user-friendly kitchen, scullery and laundry. There are four garages, plus loft guest flatlet, ideal for a work-from-home scenario or rentable entity. As well as staff accommodation, a borehole and filtration system ensure the entire property is "off the grid". Additional features include underfloor heating, ceiling fans, high-tech security and a workshop.

Debbie Woods – 082 578 4181 – [debbie@greeff.co.za](mailto:debbie@greeff.co.za) | Angelika Edwards – 083 377 5577 [angelika@greeff.co.za](mailto:angelika@greeff.co.za)



## *Tranquility and elegance*



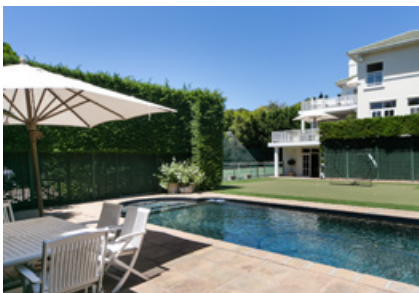
### **BISHOPSCOURT** **R38 000 000**

Web Ref No 3764409  
Beds 5  
Baths 4.5  
Garages 4  
Parking 5

Situated in one of the most desirable roads in Bishopscourt, with beautiful expansive views, this property has it all! Elegant reception rooms open to a wonderful entertainer's patio overlooking the manicured garden and eco-friendly pool and tennis court. The well-designed kitchen includes a sit-in area – ideal for the family – and opens to a private courtyard/atrium with tranquil water feature. The reception rooms include a comfortable family room with fireplace, a gentleman's study/office, separate dining room and a living room with fireplace, plus a bar area, all flowing to a covered terrace. Extra features include American shutters, a delightful rooftop garden, floodlit tennis court, summer pool house, borehole with water purification system, central vacuum system and music system. Double staff suites, excellent security and fully equipped guardhouse.



*Much-loved traditional  
family home*



**KENILWORTH UPPER**  
**R16 900 000**

Web Ref No 3669470  
Beds 4/5  
Baths 5  
Parking 8

This serene, country-style house boasts a combination of Canadian Oak and white-washed floors, while lofty ceilings and sash windows are beautifully showcased. Crisp white finishes add a wonderful contemporary dimension and enhance the spacious, open-plan feel. Versatile accommodation includes a fully self-contained flatlet upstairs, comprising an open-plan lounge/dining room/kitchen, wooden deck with private Jacuzzi, plus a bedroom en suite. The pièce de résistance is the garden space divided between a floodlit tennis court, volleyball net, pool and putting green. Finally, a large welcoming forecourt allows for ample off-street parking, plus entrance and exit gates and the presence of a 24-hour guard in the cul-de-sac.



*Grand proportions,  
wonderful views*



**BISHOPSCOURT**

**R15 000 000**

Web Ref No 3738498

Beds 4

Baths 4

Garages 4

Parking 2

Opportunity knocks: this property is full of surprises – an imposing entrance with domed skylight, marble staircase and stunning views! Wonderful entertainment rooms, terrace and superb entertainer's kitchen all overlooking the mountain. All four double bedrooms are en suite. Extras include a cinema room, gym with training equipment, sauna and pool. Two good staff rooms, ample storage rooms and three garages. This property offers real value in exclusive BishopsCourt! Also with separate, walk-in refrigerated utility room.



### *Family home in serene garden*

Expansive lawns for children to run around, wonderful entertainment areas and north-facing bedrooms, with views towards the mountain, all add up to make this a sunny, happy family home! The numerous reception rooms are all generously proportioned, opening to a wonderful entertainer's terrace and pool house. The double bedrooms are light and airy, the bathrooms all have spa baths and showers. There is also a separate one-bedroomed, fully equipped guest cottage. Borehole, solar-heated pool, excellent security and ample additional parking.

● **BISHOPSCOURT R16 000 000** Web Ref No 3781134 • Beds 5 • Baths 3.5 • Garages 2 • Parking 2

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



### *Unique setting with sea views*

Rare, gorgeous Georgian-style villa tucked away in a quiet cul-de-sac within a small, secure gated complex. Perfect for a family requiring privacy and a secure lifestyle, close to the International School of Cape Town. The expansive living rooms flow seamlessly to a large entertainer's veranda, pool and sweeping outlook towards the ocean. Open-plan kitchen includes a centre island, walk-in pantry, separate laundry and double oven. Upstairs sunny bedrooms are generously proportioned, two with balconies, and there is a fully fitted office/4th bedroom. Outbuildings include double garage and covered extra guest parking. Excellent security.

● **CLAREMONT UPPER R15 750 000** Web Ref No 3745737 • Beds 4 • Baths 3.5 • Garages 2 • Parking 3

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



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**THE NEW MINI JOHN COOPER WORKS COUNTRYMAN. NOW WITH 225 kW.  
MINI THRILL MAXIMISED.**







*An easy and uncomplicated lifestyle*

Private and quiet, this divine home offers a lovely mix of open-plan spaces and more formal features wrapped up in a compact parcel. Great downstairs flow to a wonderful covered patio – offering an extra living space – and into an easy-maintenance garden and pool. Upstairs are three bedrooms en suite, two of which open to an upstairs balcony, offering beautiful mountain views. The fourth bedroom has its own entrance and can double as a guest room or work-from-home space.

● **CLAREMONT UPPER R8 995 000** Web Ref No 3828310 • Beds 4 • Baths 4.5 • Garages 2 • Parking 2  
Debbie Woods – 082 578 4181 – debbie@greeff.co.za | Angelika Edwards – 083 377 5577 – angelika@greeff.co.za



*Stylish lock-and-leave!*

Chic, with lots of ambience, this property is perfect for “swallows” or a smaller family! Impeccably appointed, with versatile reception rooms and a gorgeous, enclosed entertainer’s terrace showcasing the exquisite mountain view. Sitting room with fireplace, spacious, open-plan dining room and TV room opening to a trendy pool and deck area. Well-designed kitchen with laundry, plus a separate teen pad/guest/staff suite with kitchenette, two garages and extra off-street parking.

● **CLAREMONT UPPER R8 750 000** Web Ref No 3810537 • Beds 4 • Baths 4.5 • Garages 2 • Parking 1  
Angelika Edwards – 083 377 5577 – angelika@greeff.co.za | Debbie Woods – 082 578 4181 – debbie@greeff.co.za



*Stately elegance in the premier  
Silverhurst Estate*



**CONSTANTIA UPPER**

**R37 000 000**

Web Ref No 3696150

Beds 6

Baths 6.5

Garages 3

Study 2

Reception 4

Pyjama lounge

Nestled in an elevated position in a tranquil close in the premier Silverhurst Estate, this beautifully renovated, eclectic and exceptionally well-presented, modern double-storey Georgian is designed for ultimate comfort and family living, with well-proportioned rooms, double-volume entrance hall, with sweeping staircase to upstairs bedroom wing, coffered back-lit ceilings with concealed lighting, moulded architraves, custom-designed carpentry, deep cornices and skirting boards and solid American oak wood flooring. The living spaces flow through aluminium stack-back doors running the full length of the north side of the house onto a stunning all-seasons entertainment veranda. The property also boasts a conservatory with private courtyard and fountain feature, plus a luxury cottage with its own entrance. State-of-the art technology, LED green energy efficiency, underfloor heating, water filtration systems, Gaggenau appliances and security to name a few.

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 masterpiece*



### CONSTANTIA UPPER

**R38 000 000**

Web Ref No 3337927

Beds 5

Baths 5

Garages 8

Parking 10

Study

Wine cellar

Enjoy life to the full with clean, open lines encompassing a dining area, formal and informal lounges and custom-designed kitchen. The living spaces flow effortlessly onto a stunning north-facing 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. The unique property boasts five luxurious bedroom suites, a sunken library, a gym, a wine cellar as well as a games room. Additional features include an integrated Bose surround-sound system, Hansgrohe/Victorian Bathroom sanitary ware, Roma imported Italian kitchen, custom-made joinery, imported Italian spireless staircase, hardwood and granite flooring, to name but a few. Enjoy peace of mind with state-of-the-art security systems.

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



### *Prime opportunity*

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

● **CONSTANTIA UPPER R22 995 000** Web Ref No 3272386 • Beds 4 • Baths 3 • Garages 3 • Separate cottage  
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



### *Boutique living with European elegance*

A world-class luxury residence nestled in the lap of Constantia's mountains. No 3 Rustenburg connects you to the natural world with a fluid transition between indoors and outdoors. This idea was achieved with floor-to-ceiling windows and incorporating natural materials and tones into the home. Architecture doesn't end with the outside of the home, but rather extends to the grounds on which it is located. Thoughtful design to the finest detail, plus carefully considered specifications combine to create a beautifully crafted home inspired by European elegance, while incorporating the South African necessities.

● **CONSTANTIA UPPER R19 995 000 + VAT** Web Ref No 3632340 • Beds 6 • Baths 6.5 • Garages 2  
Marie Durr – 083 269 8608 – marie@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



*Unique 'lodge-like' design*

Custom designed by Philip Briel and present owners, this unique Constantia residence, in an elevated position, with magnificent north-facing mountain and sweeping valley views, is 'one of a kind'. Terrazzo tiled floors and specially sourced wood for flooring, doors, windows, ceilings, working shutters, and textured walls combine to create a flawless canvas for comfortable living and entertaining. Elegant finishes and exotic hints of colour become the signature throughout. Enjoy life to the full, with the generously proportioned living spaces and bedrooms flowing seamlessly to the deep, all-seasons verandas, lawned garden and pool.

● **CONSTANTIA UPPER R25 000 000** Web Ref No 3401389 • Beds 6 • Baths 6.5 • Reception 3 • Parking 5 • 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



*Villa in magical garden setting*

Located in a cul-de-sac this beautifully renovated, characterful, Mediterranean-style villa, is set on a stunning 4 259m<sup>2</sup> of private garden with mature oak trees and lush vegetation. A safe haven for children and pets with secret garden, built-in trampoline, Wendy House, heated pool, Jacuzzi and built-in pizza oven. Privately located with paved driveway entrance through automatically controlled sliding gate. Versatile accommodation and generous proportions are the hallmarks of this eclectic home with fold-back doors flowing seamlessly from reception rooms to the expansive all-seasons, covered veranda.

● **CONSTANTIA UPPER R13 500 000** Web Ref No 3801227 • Beds 7 • Baths 4.5 • Garages 2 • Parking 5 • Receptions 5  
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



*‘Brommaert Terrace’ - Secure Estate*

Six beautifully designed luxurious homes in exclusive Constantia Upper. Brommaert Terrace presents elegant, easy living and a relaxed atmosphere. Thoughtfully conceived to create versatile spaces, ideal for working from home, entertaining and relaxing with one’s family. The design reflects classical lines balanced with modern simplicity resulting in clean, crisp living spaces allowing for personal styling. Two sold. Completion June 2020.

● **CONSTANTIA UPPER FROM R13 995 000 INCLUDES VAT** Web Ref No ND52 • Beds 4 • Baths 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



*Service Philosophy Value #4*  
*“The difference between  
“try” and “triumph” is  
just a little “umph””*

- Bonnie Przybylski,  
Projects Manager W.R. Grace

Our passion for meeting our client’s expectations is what makes us your perfect rental partner.



### *Magnificent Cape Dutch homestead*

One acre of paradise offering fabulous outdoor living, this spacious five-bedroomed home boasts versatile living rooms and a large under-roof pool and patio with braai facilities. Property also offers a separate cottage, three-room staff quarters, three garages and own borehole. Located in close proximity to some of the country's most celebrated wine estates; Klein Constantia, Groot Constantia and Buitenverwachting, golf courses, top-tier schools, shopping centres and a selection of world-class restaurants.

● **CONSTANTIA UPPER R15 995 000** Web Ref No 3826521 • Beds 5 • Baths 4.5 • Garages 3 • Cottage and pool room  
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



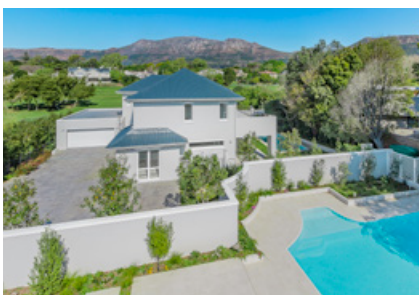
### *Boutique estate of two*

17 Klein Constantia is located within the heart of the wine country on one of the most iconic roads in Constantia Upper. The estate comprises two exclusive, stunning homes with large outdoor entertainment areas, including braais – for enjoyable indoor/outdoor living. Each of the two double-storey homes is designed to exacting specifications, set by award-winning architect Denis Maas and his accomplished team, Davigro Project Management and Engineering and the NHBRC master builders along with Henriette and Paul Hubers – successful developers in Constantia. A unique European flair is evident throughout the homes. The two units are sectional titles.

● **CONSTANTIA UPPER R15 995 000 PLUS VAT** Web Ref No 3631172 • Beds 5 • Baths 5.5 • Garages 2  
Marie Durr – 083 269 8608 – marie@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



*Development of two in  
a mini estate – now completed*



**CONSTANTIA UPPER**

**R15 500 000 &  
R12 500 000**

Web Ref No 3276785 & 3276816

Beds 5  
Baths 5  
Garages 2  
Reception 3  
Study

Two newly completed, contemporary, double-storey family homes in a mini security development with guard house in a quiet cul-de-sac enjoying easy access to country walks. Five bedrooms each en suite, with easy-flow reception rooms to an undercover pool and entertainment patio. Views, top quality finishes, landscaped 1 200m<sup>2</sup> garden, with borehole irrigation, solar panels, Wi-Fi fibre connectivity and top security are a few of the features. House two: R12 500 000 is a four- en suite bed roomed home on 1 100m<sup>2</sup>. Sectional title.

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### *Classic design with tennis court*

Privacy prevails in this superbly located, acre property, with a landscaped garden of indigenous trees, shrubs and a large level lawn with tennis court. A bonus is the separate income-generating granny flat or cottage suitable for Airbnb use.

● **CONSTANTIA UPPER R12 950 000** Web Ref No 3676824 • Beds 4 • Baths 4.5 • Garages 2 • Tennis court and Cottage  
Marie Durr – 083 269 8608 – marie@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



### *Charming acre in private estate*

A unique opportunity to simplify your lifestyle. Charming income-producing rustic cottages in a 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 950 000** 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, set on a corner site in a tree-lined avenue in the heart of Constantia Upper. Offering generous accommodation for comfortable living. The unique U-shaped design creates a beautiful, secluded and sheltered garden accessible from the all-seasons underroof patio, as well as the bedroom wing. The borehole with filtration system, installed inverter and optic fibre connectivity make for easy living.

● **CONSTANTIA UPPER R7 900 000** 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



### *Superb property in stunning setting*

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 enhance the pleasure of the optional separate accommodation with individual entry and driveway.

● **CONSTANTIA UPPER R14 995 000** Web Ref No 3539753 • Beds 4 • Baths 3.5 • Garages 3 • Studies 2 • Games room  
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



### *Rustic feel in magical setting*

Relish living in a leafy Constantia Upper cul-de-sac, in this warm, characterful country-style home. Set on a magnificent 3 866m<sup>2</sup> of level lush garden with a feature pond and mountain views, this versatile property has ideal accommodation for the growing family as well as an income-generating opportunity with a separate two-bedroomed cottage – completely self contained with kitchenette, scullery, lounge and study, plus a one-bedroomed flatlet with kitchenette, lounge and balcony above the garages. Bonus: Copious borehole water and the option to exercise the municipality approved sub-division.

● **CONSTANTIA UPPER R12 500 000** Web Ref No 3683324 • Beds 4 • Baths 3.5 • Garages 2 • Separate Cottage & Flatlet  
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Marie Durr – 083 269 8608 – marie@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



*Country lifestyle in rural Constantia*

Modern, single-level, family home on half an acre in a well-established and manned security estate in the heart of rural Constantia. Spacious open-plan living areas, including TV lounge, undercover entertainment patio, pool and established garden. Five bedrooms are all en suite, plus guest suite with own garden. Off-street parking, double garage, with storage and direct access to the home. Staff accommodation.

● **CONSTANTIA R13 500 000** Web Ref No 3801497 • Beds 5 • Baths 5.5 • Garages 2 • Parking 2  
Jacqui Wood – 083 724 2934 – jacqui@greeff.co.za | Jean Kerr – 082 975 8427 – jean@greeff.co.za



*Tick, Tick, Tick*

Modern and secure family home ticks all the boxes! Positioned on half an acre in a quiet cul-de-sac in the heart of Constantia Rural, this single-level property with screed floors, includes an undercover entertainment area, that runs the full length of the home and boasts beautiful mountain views. A borehole, with 10 000 litre tank is linked to the house and manual irrigation system. Alarm, plus alarmed electric fence and security "plantation" shutters ensure peace-of-mind.

● **CONSTANTIA R7 490 000** Web Ref No 3816696 • Beds 4 • Baths 5 • Garages 4 • Parking 6  
Jacqui Wood – 083 724 2934 – jacqui@greeff.co.za | Jean Kerr – 082 975 8427 – jean@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 gathering. Be mesmerised by the never-ending panoramas of the mountain, the South Peninsula and Paradise Forest. Large windows allow for 360 degree views, which the open-plan dining, lounge and kitchen areas all enjoy. The bedroom level opens onto an Indonesian-style terrace with pool and daybed.

● **NEWLANDS R14 900 000** • Beds 3 • Baths 2 • Garages 2 • Reception 2  
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



### *Picture perfect and plush*

Warm, spacious and inviting, this home also boasts a great address and ambience. Comprising two bedrooms and a large study/third bedroom. Two elegant living areas both overlook the pool and patio. The open-plan kitchen is complete with a scullery. In walking distance of village shops, wineries and top schools.

● **NEWLANDS R7 450 000** Web Ref No 3818185 • Beds 3 • Baths 2 • Parking 3 • Reception 3 • Study 1  
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



### *Family home and investment property*

The designer excelled with a clean, linear design encapsulating views, space and light with a beautiful lawned garden and decked entertainment area. The newness of the build ensures that the finishes are state-of-the-art. Traditional real sash windows juxtaposed with the highest barn style beams provide a palette for your design desires, be they modern and minimalistic or traditional and luxurious. Solar power and JoJo tanks provide energy efficiency.

● **NEWLANDS R8 900 000** Web Ref No 3838731 • Beds 4 • Baths 4 • Garages 3 • Parking 3 • Reception 3  
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



*Large erf – prime location*

Set on the banks of the idyllic Cannon River, this unique property boasts an exquisite, verdant garden. Relax or entertain friends on the north-west facing, sunlit deck while your young ones and pets explore the wonderful world of river life. The house offers dual-living scenarios and various car-parking options. Make this home your private oasis. The world can wait. Enjoy the benefits of a new roof, UVPC windows, a heat pump, 5 000L water storage, solar geyser and built-in appliances.

● **NEWLANDS R12 750 000** Web Ref No 3718996 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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



*Stylish in the exclusive village.*

Enjoy space and elegance on one of the village's most popular roads. This three-bedroomed townhouse is set on a leafy, quiet corner, from where one can enjoy a carefree, lock-and-go lifestyle. 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 R8 900 000** Web Ref No 3471381 • Beds 3 • Baths 3 • Parking 2

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



*Well-positioned property used as business*

Set on the corner of Paradise Road and Barmbeck Avenue, perfectly positioned for business, with a two-bedroomed flat upstairs, boasting a large living area, balcony and views. Excellent potential business space downstairs, offering multiple rooms and work areas. Includes separate parking for the flat.

● **NEWLANDS R4 950 000** Web Ref No 3798415 • Beds 3 • Baths 2 • Parking 6

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



### *Tastefully renovated "Village" home*

Set in a quiet, exclusive complex, this low-maintenance townhouse offers serenity and space in one of the most sought-after roads in Newlands, Palmboom Road. A large open-plan dining room and lounge complete with a grand fireplace overlooks a private pool. The complex also boasts electric fencing, electric gates, an intercom system and a beautiful boulevard adorned with climbing green vines leading to your home.

● **NEWLANDS R6 950 000** Web Ref No 3461414 • Beds 3 • Baths 2 • Garages 1 • Parking 1 • Receptions 2 • Pool  
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



### *Leafy suburb living*

Live in one of the most sought-after areas in Newlands. This large family home has a substantial garden and sizeable pool. If space is what you are looking for, then look no further. With four bedrooms, three bathrooms and two lounges, this house can accommodate a large family and entertain guests comfortably. The large erf allows for endless possibilities and plenty of room to play with spatial arrangements. Enjoy an idyllic lifestyle here in this perfect location.

● **NEWLANDS R8 450 000** Web Ref No 3720867 • Beds 4 • Baths 3 • Parking 5  
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



### *Family home on two erven*

Grand home with excellent bones. Bring into the new or simply honour this timeless classic. Set in Fernwood with space for parking, playing and parties. With three bedrooms and a large study, this home is suitable for a family and a work-from-home option. Complete with space for staff to stay and a pool.

● **NEWLANDS R6 950 000** Web Ref No 3538489 • Beds 3 • Baths 2 • Garages 2 • Parking 1  
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



### *Contemporary home*

With a touch of Hollywood Hills, this sunny home, with super city views has been superbly renovated. Enjoy a certain glamour with this elevated and open-plan modern home with views forever. Direct access via double garage and a decked pool area, with a further lawn on which to play.

● **NEWLANDS R8 400 000** Web Ref No 3833045 • Beds 4 • Baths 4 • Garages 2 • Parking 4 • Pool

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 surrounds 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 250 000** Web Ref No 3232741 • Beds 4 • Baths 3 • Parking 3

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



### *Wind-down with scenic views*

Unwind to the ambient sounds of birds and a trickling waterfall, enjoy an al fresco braai experience on the pergola-covered portion of the terrace as you take in infinite views of the Southern Peninsula. The cosy interior boasts a wood-burning fireplace and cottage-chic ceilings in the lounge areas. Close to Kirstenbosch Botanical Gardens, Newlands Forest and local eateries such as Forester Arms, Barristers and Die Wijnhuis.

● **NEWLANDS R5 290 000** Web Ref No 3644025 • Beds 4 • Baths 3 • Garages 1 • Parking 3

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



### *Townhouse in exclusive small estate*

Elegant, gracious and classic, this well positioned, single-storey, spacious "cluster home" offers beautiful north-facing views of the mountain and a convenient lifestyle in a lock-and-go environment. The estate, positioned on a slightly elevated piece of real estate, comprises six units, which seldom change ownership, such is the demand.

● **CLAREMONT UPPER R6 950 000** Web Ref No 3421650 • Beds 3 • Baths 3 • Garages 2

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



### *Eclectic family home*

Charming and artistic family home offering all the accommodation a family could wish for! Tastefully appointed, with touches of quirkiness and originality! Within walking distance to Greenfields school, and situated in a quiet cul-de-sac. Great views.

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

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



### *Immaculate spacious freehold townhouse*

Do not judge a book by its cover! Enter into the threshold of this outwardly unassuming home and you will be enchanted! Offering excellent floor plan, proportions and accommodation. A beautiful, private, landscaped courtyard, magnificently scented with jasmine climbers, is the central focal point. Easy-care, landscaped garden, with climbing roses, herbs, pebble paths and space for a coffee bistro table. Refurbished, open-plan kitchen and excellent security. Within walking distance to Wynberg Girls' schools.

● **KENILWORTH UPPER R3 700 000** Web Ref No 3840659 • Beds 3 • Baths 2 • Garages 2

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





### *Classic, stylish townhouse*

Solid, double-storey, lock-and-leave, yet spacious home. North-west facing, very private and secure, with mountain views. Large lounge with gas fireplace. Open-plan kitchen with separate laundry. Small landscaped garden. Salt/chlorinated pool. Undercover patio.

● **CLAREMONT UPPER R6 200 000** Web Ref No 3647939 • Beds 4 • Baths 3 • Garages 2 • Parking 2

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



### *A touch of class*

This handsome home, overflowing with ambience and excellent taste, offers superb proportions, beautiful open-plan spaces, and a convenient lifestyle, close to all amenities. Within walking distance to the pharmacy, Vida e Caffé, Seattle Coffee bar, Bootlegger's, Pick n Pay and a new Woollies. An enchanting home with great attention to detail.

● **CLAREMONT UPPER R4 850 000** Web Ref No 3692214 • Beds 4 • Baths 3 • Garages 1 • Parking 3

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



### *Indulge your creative side*

Transform this well-loved home into a spectacular lock-and-go or move right in as is! Solid single-storey home, built circa 1928, situated in sought-after pocket. Within walking distance to Cavendish Square, Grove primary, Claremont Shul and the Oval Business Park. A gem. Private garden with views of the mountain. A rare opportunity to acquire property in Claremont Upper at this very attractive asking price.

● **CLAREMONT UPPER R4 450 000** Web Ref No 3726008 • Beds 3 • Baths 2 • Garages 1 • Parking 2

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

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## SELLER

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- If you are selling subject to an existing lease, be clear with the agent / purchaser as to when it expires and any renewal options that the tenant may have.
- If the property is unbonded, you should be in possession of the original title deed. Do you know where it is? (Application for a replacement original will cost you approximately R2 000.00.)
- Give your bondholder 90 days' notice that you are cancelling your bond, otherwise you become liable for an early cancellation penalty.
- Budget for your liability to pay 60 days advance municipal rates and services for purposes of the required Rates Clearance Certificate.
- If you are selling a sectional title property, are you aware of any pending special levy? If so, disclose this to the purchaser and agent before selling.
- Have you disclosed all latent (invisible / concealed) defects at the property that you are aware of? Do you have approved building plans for all buildings on the property?
- Are your fixtures and fittings in working order? If not, disclose this in the Property Condition Report.
- Have you carefully inspected the property you are buying and asked specific questions about its condition?
- Remember to keep the property insured right up until the transfer date.
- If you agree to give a buyer occupation on a set date, do you have a place to move to?

## MARTIN SHEARD

Director

### STBB Claremont

T: 021 673 4700

E: martins@stbb.co.za

C: 083 700 8659

2nd Floor, Buchanan's Chambers,  
Cnr Warwick Street & Pearce Road, Claremont

## BUYER

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- Have you carefully inspected the property to ascertain if there are defects and asked questions about its condition?
- Have you carefully considered the "vehicle" which is going to own the property? Decide, before signing the sale agreement, whether it will be owned in your name only, jointly with someone else, in the name your minor child and/or owned by a trust or company.
- Do you have the transfer duty tax upfront to pay to the transferring attorneys / conveyancers? (This is payable 4 to 6 weeks before transfer.)
- Are you sure you can take your pet with you to the apartment / flat you are buying? What are the scheme's rules in this regard?
- If you intend to do short term rentals in a sectional title or other property owners' scheme, are there any restrictions in terms of the Body Corporate Rules?
- If buying in sectional title scheme, will you have exclusive use of your parking bay / garage / storeroom? Or is it only a rental and if so, what are the terms?
- Can you effect the renovations you are planning to your new property? Title deed conditions, building regulations and heritage status may limit your plans.
- Are you aware that providing a bank guarantee or physically transferring the purchase price / balance to the conveyancers will be required long before transfer. (A Letter of Comfort is not an acceptable bank guarantee).



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T: 021 943 3800  
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T: 010 001 2632

Centurion  
Bedfordview  
East London

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T: 011 453 0577  
T: 043 721 1234

## ● KILDARE PLACE, NEWLANDS

From R10 750 000 incl VAT. No transfer duty

### **Kildare Place - A secure and exclusive estate in Newlands**

Kildare Place consists of a secure and exclusive niche estate of three luxury urban homes in the leafy suburb of Newlands, Cape Town. This prestigious new exclusive development boasts three-storey, urban, 21st century-lifestyle homes nestled in a desirable part of Newlands, yet is close to an extraordinary spread of facilities, many of which are within easy walking distance. These freehold title homes are a stylish and contemporary take on the urban townhouse, enriched, however with the benefits of outdoor space, sunlight and views. Units are complete and available for immediate occupation.

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

**David E. Miller: 082 820 6166**

Web Ref No ND47



E&O.E

## ● RIVERSTONE, WYNBERG UPPER

From R2 745 000 incl VAT. No transfer duty.

### **Riverstone Mews is an enticing enclave of six units**

Each unit boasts two bedrooms and two bathrooms, with one garage and one parking bay. Immediate occupation. Comprising four duplex units and two separate thatched cottages. Renowned for its sought-after location and abundance of activities, Wynberg Upper is also home to several leading schools this side of the peninsula and is conveniently situated within proximity to the Wynberg Campus of Schools. In addition, the units are nearing completion and will be just a stone's throw from vibrant Chelsea Village and its many offerings, such as restaurants, boutiques, antique and decor stores.

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

**David E. Miller: 082 820 6166**

Web Ref No ND54



E&O.E

## ● THE WENTWORTH, KENILWORTH

From R1 750 000 incl VAT. No transfer duty.

Consisting of one and two-bedroomed apartments as well as 3 x two-bedroomed 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. Nearing completion.

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

**Tim Greeff: 083 642 4848**

**Greg McDonald: 073 141 9668**

Web Ref No ND37



E&O.E

## ● 8 MOLTENO, CLAREMONT UPPER

From R1 565 000 incl VAT. No transfer duty.

### Classic chic in Claremont Upper

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

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

Web Ref No ND53



E&O.E



● **RONDEBOSCH R5 995 000**

**The Beauty of Blythwood!**

Open-plan living with seamless flow to front garden with pool and patio. Spacious accommodation with sunroom and beautiful mountain views! Four bedrooms with built-in cupboards. Double carport with automated garage door.

Web Ref No 3571939 • Beds 4 • Baths 3 • Garages 2 • Parking 3  
Debbie Chalmers – 082 871 6278 – debbie.chalmers@greeff.co.za



● **CLAREMONT LYNFRAE R5 350 000 + VAT**

**Step into sophisticated style**

Situated in highly sought-after Lynfrae, this development of two units offers stunning design and the highest quality finishes throughout. Perfectly located within the catchment area of Rondebosch Boys School, close to beautiful parks and within easy proximity to Palmyra Junction and Cavendish.

Web Ref No 3686305 • Beds 4 • Baths 3 • Garages 2  
Debbie Chalmers – 082 871 6278 – debbie.chalmers@greeff.co.za



● **CLAREMONT LYNFRAE R4 250 000**

**A perfect family home**

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

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



● **CLAREMONT R4 100 000**

**Peaceful and private dual living!**

Charming, pristine family home offers light and bright open-plan living with an easy flow from the lounge/dining area to the secluded patio and garden. Spacious, separate entrance flatlet with private garden. Secure parking for two cars under carport and behind automated garage door. Excellent security.

Web Ref No 3807823 • Beds 3 • Baths 2 • Parking 2 • Flatlet  
Debbie Chalmers – 082 871 6278 – debbie.chalmers@greeff.co.za



● **CLAREMONT R3 495 000**

**A versatile home**

Good location! In close proximity to Avenue de Mist, leading schools and Belvedere Square. Open-plan kitchen/dining room/lounge opening to sun-filled, north-facing, paved garden with pool and built-in braai. Ideal opportunity for small business enterprise. Make it your own!

Web Ref No 3576586 • Beds 4 • Baths 3 • Garages 2 • Parking 2  
Debbie Chalmers - 082 871 6278 - debbie.chalmers@greeff.co.za



● **CLAREMONT R3 495 000**

**Perfect Claremont family home!**

This delightful family home offers ample accommodation with work-from-home option. Undercover patio with built-in braai, pool and mountain views! Gleaming Oregon pine floors throughout. Single garage plus two secure parkings. Excellent security.

Web Ref No 3174310 • Beds 4 • Baths 3 • Garages 1 • Pool  
Debbie Chalmers - 082 871 6278 - debbie.chalmers@greeff.co.za



● **CLAREMONT R3 295 000**

**Easy living**

Close to Ave de Mist, leading schools and Belvedere Square, this family home boasts open-plan, tiled, lounge/kitchen/dining room areas opening to private, secluded, paved, low-maintenance garden via sliding doors. Well-fitted kitchen with hob/oven/extractor fan. Caesarstone counters. Tandem garage and additional secure parking with good security.

Web Ref No 3648596 • Beds 3 • Baths 2 • Tandem garage/carport  
Debbie Chalmers - 082 871 6278 - debbie.chalmers@greeff.co.za



● **CLAREMONT R2 495 000**

**Perfectly positioned and secure**

A perfect balance between lock-and-go and spacious starter-up or scaling-down opportunity! Open-plan lounge/dining room opening to private, quiet, grassed garden and entertainment patio, plus compact kitchen. Enclosed front patio/study potential with feature window. Remote controlled double garage plus two secure parkings and excellent security.

Web Ref No 3631630 • Beds 3 • Baths 2 • Garages 2  
Debbie Chalmers - 082 871 6278 - debbie.chalmers@greeff.co.za



● **ROSEBANK-MOWBRAY R7 995 000**

**An exclusive lifestyle**

Landmark property of gracious proportions, 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 veranda tiles, to extremely tall sash windows, super quality carpentry and built-in cupboards. A generous wraparound entertainment portico offers outdoor dining.

Web Ref No 3564931 • Beds 3 • Baths 2.5 • Garages 2 • Parking 3  
Mark Shagam – 083 272 4004 – mark@greeff.co.za



● **ROSEBANK R5 900 000**

**Superbly renovated Victorian**

Immaculately upgraded, comfortably stylish Victorian home, circa 1900 boasts a deliciously decorative façade and ultra-modern back, covered indoor/outdoor generous entertainment with super flow from designer kitchen. Plunge pool/Khoi pond, solid wood floors complementing modern, as well as original Victorian tiles. Elegant, tall windows and high ceilings.

Web Ref No 3839287 • Beds 3 • Baths 2.5 • Parking 2  
Mark Shagam – 083 272 4004 – mark@greeff.co.za



● **LITTLE MOWBRAY R3 500 000**

**A house called "Rondino"**

Tucked away in Little Mowbray, where you'd blink and miss it! Sidle up the curving garden path to a great home oozing charisma, with a magical garden surrounding 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.

Web Ref No 3480426 • Beds 2 • Baths 2 • Parking 2  
Mark Shagam – 083 272 4004 – mark@greeff.co.za



● **LITTLE MOWBRAY R3 450 000**

**Take the leap, and nestle in your own nest!**

Offering high ceilings, character windows and quaint features, wooden floors, fireplace and north-facing garden. Generous bedrooms, eat-in kitchen and two reception areas. Secluded back outdoor entertainment area, as well as a separate entrance work-from-home/studio/or guest suite. Perfectly located for all leading teaching hospitals, UCT, and easy access to City.

Web Ref No 3839287 • Beds 3 • Baths 2 • Parking 2  
Mark Shagam – 083 272 4004 – mark@greeff.co.za





● **RONDEBOSCH R4 945 000**

**Walk to top school**

Throw away your car keys. This well-built brick home under cement tiled roof is a hop and a skip to school. Strip flooring throughout and lovely north-facing aspect. Lawned garden, pool and private enclosed entertainment area. Good security with burglar alarm and Trellidors. So convenient to everything.

Web Ref No 3589362 • Beds 4 • Baths 3 • Garages 2 • Parking 2

Val Petzold – 083 625 0433 – val@greeff.co.za  
George Quenet – 079 516 1978 – george@greeff.co.za



● **RONDEBOSCH R4 600 000**

**Unique build in Sangrove**

Cleverly positioned north-facing home with south entry. Recently refurbished open-plan kitchen with concealed scullery. It all integrates informally to sitting and dining room, with doors out to patio and sheltered entertainment and braai area. Interesting 'beach-style' pool, which highlights a very lovely wind-free area.

Web Ref No 3735863 • Beds 4 • Baths 2.5 • Garages 2 • Parking 2

Val Petzold – 083 625 0433 – val@greeff.co.za  
George Quenet – 079 516 1978 – george@greeff.co.za



● **RONDEBOSCH R3 700 000**

**Lovely family home**

Accommodation includes three bedrooms, family bathroom and main en suite. Hallway, sitting room and family room with door out to patio and garden. Well-fitted kitchen open plan to dining room. Double garage and two extra parking spaces. Highly popular area.

Web Ref No 3722225 • Beds 3 • Baths 2 • Garages 2 • Parking 2

Val Petzold – 083 625 0433 – val@greeff.co.za  
George Quenet – 079 516 1978 – george@greeff.co.za



● **RONDEBOSCH R3 700 000**

**Spotless well-maintained home**

Designed for the sun, lovely indoor/outdoor flow to fabulous entertaining patio/garden and undercover braai area. Open-plan kitchen to family room and dining room, also with access to entertaining area. Three bedrooms with built-in cupboards, main en suite and family bathroom. Double garage and parking for two cars. Just move in and enjoy. Up-to-the-minute security and lovely wood-burning fireplace.

Web Ref No 3752842 • Beds 3 • Baths 2 • Garages 2 • Parking 2

Val Petzold – 083 625 0433 – val@greeff.co.za  
George Quenet – 079 516 1978 – george@greeff.co.za



● **CRAWFORD R2 195 000**

**Established family home**

Situated in a desirable pocket, this home offers four comfortably sized bedrooms with full family bathroom. A spacious entertainment room with sliding doors leads to a fourth bedroom with its own en suite and under-cover entertainment area overlooking the pool.

Web Ref No 3630661 • Beds 4 • Baths 2 • Parking 2

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



● **LANSDOWNE R1 775 000**

**Meticulous family home**

Set on a 595m<sup>2</sup> with loads of potential. Cosy living room with direct access to the garage. Three bedrooms all with built-in cupboards, main en suite and family bathroom. Four-car garage with storeroom and bathroom. Alarm and security gates throughout.

Web Ref No 3740910 • Beds 3 • Baths 2 • Garages 2

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



● **RYLANDS R1 595 000**

**Awaiting my new owner**

Brand-new home – one of six units. Light-filled, spacious, open-plan living area and fully fitted kitchen. Solar geyser. Aluminium windows throughout. Bedrooms with built-in cupboards. 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



● **RONDEBOSCH EAST R1 350 000**

**Sought-after Rondebosch Close**

Ground floor unit with private garden offers a well-fitted light and bright kitchen to open-plan living areas. Two bedrooms with built-in cupboards. Extras include a private courtyard, communal pool with braai facilities and dedicated parking bay.

Web Ref No 3687371 • Beds 2 • Baths 1 • Parking 1

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



● **PLUMSTEAD R3 150 000**

**Family paradise**

Beautifully kept family home with attention to detail and classic design features throughout. Spacious entrance hall with fireplace is warm and inviting. This home boasts three large bedrooms with built-in cupboards. A paved outside dining/entertainment area overlooks the pool and garden. Includes a JoJo tank, triple garage and double carport.

Web Ref No 3825894 • Beds 3 • Baths 2 • Garages 3 • Parking 2  
Jordan Beya – 078 346 2995 – Jordan@greeff.co.za



● **ELFINDALE R2 200 000**

**An elegant dream home!**

This fibre-ready family home is nestled in the peaceful suburb of Elfindale. Three bedrooms with built-in cupboards and laminated flooring. The real 'wow' factor of this property would be the well-kept back garden, which is brick paved and features a pool and built-in braai. Security features include an alarm system, burglar bars, and outside beams in the garage.

Web Ref No 3669497 • Beds 3 • Baths 1 • Garage Tandem Parking 4  
Jordan Beya – 078 346 2995 – Jordan@greeff.co.za



● **WYNBERG VILLAGE R2 095 000**

**Newly renovated, beauty defined**

This home has been cleverly designed to show off its newly renovated look and feel, while maintaining its classic charm. Original hard wood flooring and new aluminium window frames throughout. A warm lounge with corner, built-in fireplace creates a comfortable setting for you and your family.

Web Ref No 3596428 • Beds 3 • Baths 1.5 • Parking 3  
Jordan Beya – 078 346 2995 – Jordan@greeff.co.za

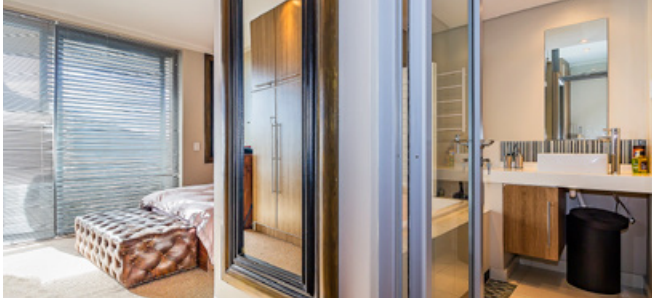


● **OTTERY R1 950 000**

**Charming family home!**

This bright home, designed perfectly for a big family, will fulfil all your needs. Spacious lounge is fitted with parquet flooring and features glass sliding doors leading to a paved back yard. This home has two full kitchens, both include built-in ovens, plumbing for appliances, ample counter and cupboard space. Three bedrooms include built-in cupboards.

Web Ref No 3659364 • Beds 3 • Baths 2 • Garages 2 • Parking 5  
Jordan Beya – 078 346 2995 – Jordan@greeff.co.za



● **CLAREMONT R4 999 999**  
**Apartment for the sophisticated!**

Exquisite, modern apartment with excellent attention to detail throughout. A classy open-plan living and dining room has doors to balcony. The kitchen features a centre island with clean finishes. Both bedrooms with carpets and built-in cupboards.

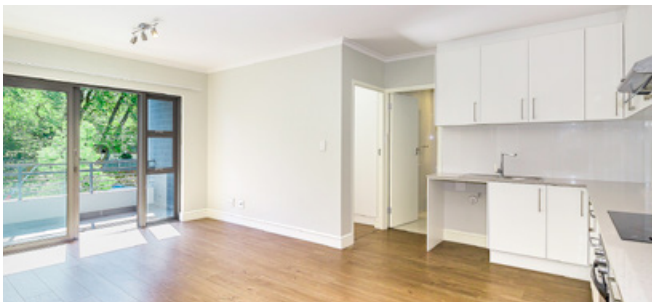
Web Ref No 3683774 • Beds 2 • Baths 2 • Garages 2  
Greg McDonald – 073 141 9668 – greg@greeff.co.za



● **NEWLANDS R3 999 999**  
**Soak in the beauty**

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

Web Ref No 3549920 • Beds 2 • Baths 2.5 • Garages 2  
Greg McDonald – 073 141 9668 – greg@greeff.co.za



● **RONDEBOSCH VILLAGE R2 999 999**  
**All cheer for The Premier!**

Light, stylish open-plan lounge and kitchen. Aluminium frame sliding doors lead to the exclusive use balcony with leafy views. Modern kitchen is fitted with granite counter tops, classy white cabinets and plumbed for an appliance. Two spacious en suite bedrooms.

Web Ref No 3766020 • Beds 2 • Baths 2 • Parking 1  
Greg McDonald – 073 141 9668 – greg@greeff.co.za



● **CLAREMONT UPPER R2 999 999**  
**Stylish in perfect location**

A sun-drenched lounge leads to exclusive use balcony through double glass sliding doors. With ample counter and cupboard space, plus built-in oven and hob, the modern kitchen leads to a roomy dining area. The bedrooms have built-in cupboards and en suite bathrooms.

Web Ref No 3746755 • Beds 2 • Baths 2.5 • Garages 2  
Greg McDonald – 073 141 9668 – greg@greeff.co.za



● **CLAREMONT R2 499 999**  
**Classy apartment**

An enchanting open-plan modern kitchen with granite counter tops and stylish finishes throughout. The living room and bedroom lead out onto a sun-filled patio perfect for entertaining. Bedroom and fully tiled bathroom with a walk-in shower.

Web Ref No 3749902 • Beds 1 • Baths 1 • Parking 1  
Garrick Sutton – 076 154 2808 – garrick@greeff.co.za



● **CLAREMONT R1 995 000**  
**New chapter in Doncaster**

Light-filled rooms and clean finishes throughout. Carpeted open-plan lounge and dining room. Study/home office area with wonderful views of the Claremont surrounds. A modern kitchen with breathtaking views. Two large bedrooms with built-in cupboards.

Web Ref No 3718076 • Beds 2 • Baths 1 • Parking 2  
Garrick Sutton – 076 154 2808 – garrick@greeff.co.za



● **RONDEBOSCH GOLDEN MILE R9 750 000**

**Where dreams come home!**

Be drawn to this desirable home, fit for the sophisticated, with breathtaking architectural design to make you fall in love at first sight. Set in Rondebosch Golden Mile, this upscale family home is situated a short stroll from Bishops, Micklefield and other leading schools.

Web Ref No 3690125 • Beds 4 • Baths 3.5 • Garage Tandem Parking 2

George Quenet – 079 516 1978 – george@greeff.co.za  
Val Petzold – 083 625 0433 – val@greeff.co.za



● **RONDEBOSCH GOLDEN MILE R8 999 999**

**Come on down to Sandown!**

Bring your family to this exquisite five-bedroomed luxurious home located in the sought-after Golden Mile. Be amazed upon entry by the outstanding attention to detail and top-of-the-range finishes displayed throughout. Offers from R8 999 999.

Web Ref No 3720215 • Beds 5 • Baths 3 • Garages 2 • Parking 2

George Quenet – 079 516 1978 – george@greeff.co.za  
Val Petzold – 083 625 0433 – val@greeff.co.za



● **RONDEBOSCH GOLDEN MILE R6 500 000**

**Marvel at Mulvihal!**

Be pleasantly surprised by the classic design and attention to detail of each room. Lounge with parquet flooring and fireplace, dining area and kitchen – plumbed for two appliances. Three lovely sizable bedrooms all fitted with built-in cupboards and wooden frame windows which overlook the garden. Offers from R6 500 000.

Web Ref No 3726974 • Beds 3 • Baths 2 • Garages 2 • Parking 5

George Quenet – 079 516 1978 – george@greeff.co.za  
Val Petzold – 083 625 0433 – val@greeff.co.za



● **RONDEBOSCH VILLAGE R2 495 000 offers from**

**It's the Rondebosch!**

Open-plan lounge and dining, with tiled flooring, leads to a large exclusive use balcony through aluminium-framed sliding doors. Kitchen features granite counter tops, modern cabinets and a built-in oven, and is plumbed for one appliance. The main en suite bedroom has tiled flooring, while the second bedroom has views of Rondebosch surrounds.

Web Ref No 3692386 • Beds 2 • Baths 2 • Garages 1

Garrick Sutton – 076 154 2808 – garrick@greeff.co.za  
Val Petzold – 083 625 0433 – val@greeff.co.za



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### *Unique designer home*

A well-planned home offering a perfect blend of luxurious, comfortable living and quality finishes throughout. A well-equipped kitchen seamlessly blends into the generous living area with fireplace. Dining area with gas fireplace leads to a magnificent outdoor area with undercover tiled patio, built-in braai, pool and water feature. Well-designed indigenous garden and Jacuzzi.

● **WYNBERG UPPER R5 300 000** Web Ref No 3725685 • Beds 3 • Baths 3 • Garages 2

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



### *Living at its best!*

This meticulous townhouse has the best of both worlds – it's a generously proportioned lock-and-leave. Complemented by exquisite chandeliers and neutral palette, the open living room features a Morso fireplace. Splendid entertainment veranda and flowering English country garden with a snug intimate undercover retreat equipped with fitted seating, built-in braai and wired for TV.

● **WYNBERG UPPER R4 999 000** Web Ref No 3817938 • Beds 3 • Baths 2 • Garages 2 • Parking 1

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



### *Impeccable north-facing designer home*

This home offers natural light and an easy lifestyle. The kitchen with top-of-the-range appliances and exclusive finishes, is open plan to spacious living and dining rooms. The upper level includes four generously proportioned en suite bedrooms, with picturesque views. Beautiful entertainment and garden spaces, two automated garages and secure parking bay.

● **WYNBERG UPPER R3 980 000** Web Ref No 3733444 • Beds 4 • Baths 4 • Garages 2 • Parking 1

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



### *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 boasts stack-back doors leading to character Balau decking surrounded by a lush treed picturesque garden.

● **WYNBERG UPPER R4 500 000** Web Ref No 3573655 • Beds 3 • Baths 2 • Garages 2 • Study

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

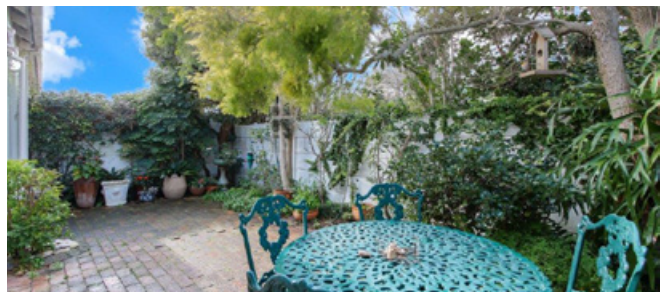


### *French flair in the village*

This 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.

● **WYNBERG UPPER R2 600 000** Web Ref No 3514745 • Beds 2 • Baths 1

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



### *Nestled in a tranquil setting*

This home is a rare find in Silverlea Village, adorned with a delightful row of cottages. Country-style kitchen with excellent cabinetry and neutral colour tiles, with access to a secluded courtyard. The living room leads out to a picturesque treed garden. Secure parking bay, plus visitors' parking.

● **WYNBERG UPPER R1 950 000** Web Ref No 3608728 • Beds 2 • Baths 1 • Parking 2

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



**SOLD**

● **BERGVLiet R4 700 000**

**Exquisite Farmside townhouse**

Set in the Sweet Valley pocket, Farmside Estate is a leafy, gated village alongside the historic Bergvliet Farm Manor House, in close proximity to top schools and shopping centres. We are proud to present an upmarket, stylishly modernised townhouse in this highly sought-after complex, which offers the discerning buyer an elegant lifestyle, a secure environment, freehold ownership and affordable levies.

Web Ref No 3802384 • Beds 3 • Baths 2 • Garages 1 • Parking 3 • Study  
Roz van der Walt – 083 278 7269 – roz@greeff.co.za



● **BERGVLiet R4 495 000**

**Stately home for the extended family**

Undeniably a notch above the rest! An exceptional, entirely refurbished home, cleverly fusing original character with chic features: portico entrance, designer glass and wood staircase, stylish kitchen and bathrooms. Generous garaging and excellent security. Separate self-contained granny cottage.

Web Ref No 3834001 • Beds 4 • Baths 3.5 • Garages 2 • Parking 2  
Roz van der Walt – 083 278 7269 – roz@greeff.co.za



● **BERGVLiet R4 100 000**

**'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 980m<sup>2</sup> in Upper Bergvliet with sub-division potential. Not your average home!

Web Ref No 3620667 • Beds 4 • Baths 4 • Garages 2 • Parking 2  
Roz van der Walt – 083 278 7269 – roz@greeff.co.za



● **DIEP RIVER R3 495 000**

**Character home – historic location**

Located in historic Hanover Road where original wine farm cottages were rejuvenated into charming Chelsea-style terrace cottages. Colourful front doors, brass knockers and canopies add to the character of the tranquil street. From its green palisade front fence to its portico entrance, pretty hanging baskets, trellised creepers, colourful garden, sash windows and shutters, this cottage radiates cuteness.

Web Ref No 3762105 • Beds 4 • Baths 2 • Garages 2 • Parking 2  
Roz van der Walt – 083 278 7269 – roz@greeff.co.za



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*Elegance on the edge of the fairways*

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

● **STENBERG GOLF ESTATE R13 995 000** Web Ref No 2231403 • Beds 3 • Baths 3.5 • Garages 2 • Parking 2  
Karen Little – 083 261 8849 – karen@greeff.co.za | Wayne Kruger – 083 378 0344 – wayne@greeff.co.za



*Impeccable style – optimally located*

This spotless executive styled home offers the ultimate lock-up-and-go, with all of life's comforts. Four large bedrooms, two en suite (one upstairs with mountain views, currently being utilised as a study). Spacious lounge with gas fireplace and a cosy family/TV lounge with underfloor heating. Gourmet kitchen leads to an open-plan dining room. A large undercover patio, with retractable awning and built-in gas braai, looking onto a sparkling salt-chlorinated pool and well-tended garden, with automatic irrigation and well point. This home also boasts quality carpets, bamboo flooring, large automated garage and excellent security.

● **TOKAI R4 995 000** Web Ref No 3829694 • Beds 4 • Baths 3 • Garages 2  
Wayne Kruger – 083 378 0344 – wayne@greeff.co.za | Karen Little – 083 261 8849 – karen@greeff.co.za



### *Top position in Dennendal*

Large lounge with fireplace and concertina doors leading to the sparkling pool and well-established garden. Huge gourmet kitchen with separate scullery/laundry, staff accommodation and separate patio areas for entertaining. The main bedroom also has its own lounge with separate sunroom. Own-entrance flatlet ideal for a teenager, granny, work-from-home or a great income generator. Separate garage with workshop.

● **TOKAI R5 995 000** Web Ref No 3697799 • Beds 3 • Baths 3 • Garages 3 • Parking 1

Karen Little – 083 261 8849 – karen@greeff.co.za | Wayne Kruger – 083 378 0344 – wayne@greeff.co.za



### *Entertainer's delight*

Tucked away in a cul-de-sac, this neat home is in move-in condition. An open-plan kitchen, lounge with fireplace and dining area and doors out to patio, pool and established garden. Well-appointed kitchen, with plenty of cupboard space and breakfast bar. Three sizeable bedrooms with carpets and built-in cupboards. Main en suite with own large study and doors to the garden. Full family bathroom. Double garaging, off-street parking and gardener's toilet. This lovely family home is not to be missed!

● **TOKAI R4 200 000** Web Ref No 3765015 • Beds 3 • Baths 2 • Garages 2 • Parking 2

Wayne Kruger – 083 378 0344 – wayne@greeff.co.za | Karen Little – 083 261 8849 – karen@greeff.co.za



### *Whispers of a bygone era*

A beauty, with bay windows and original wooden floors. The home has been renovated to include a light, open-plan living and dining area with a mezzanine study leading onto a veranda and established garden for kid's play, plus two undercover entertainment patios and sparkling pool. Fall in love with this character-filled home on a double plot. Ample parking, well-point and good security.

● **TOKAI R3 999 000** Web Ref No 3730271 • Beds 3 • Baths 3 • Garages 1 • Parking 1

Karen Little – 083 261 8849 – karen@greeff.co.za | Wayne Kruger – 083 378 0344 – wayne@greeff.co.za



*Mountain and sea views  
from this brand-new Belvedere home*



**NOORDHOEK**

**R11 500 000**

Web Ref No 3750593

Beds 4

Baths 4

Garages 2

Parking 4

Pool

Built to exacting standards with exceptional finishes throughout. An open-plan living area features a dining room and two lounges, separated by a double-sided enclosed fireplace. Sliding glass doors flow seamlessly to the deep veranda and outside entertainment area, with its sparkling swimming pool and elevated garden, creating a glamorous, yet relaxed environment with uninterrupted sea views. Well-planned kitchen, with central island, SMEG appliances and scullery leading to the double garage. All four spacious en suite bedrooms are upstairs, with an additional central pyjama lounge. The 180-degree views from the main bedroom are mesmerising. A separate upstairs study, double glazed windows throughout and Oggi wood flooring. Wine cellar, state-of-the-art alarm system; CCTV cameras; lock-up-and-go upstairs bedroom wing; electric fencing and situated down a pan handle for extra peace of mind.



● **NOORDHOEK R6 900 000**

**Sensational sea views**

Set on a rare 1 500m<sup>2</sup> on the mountainside with uninterrupted sea views, this elevated family-friendly home is situated up a pan-handle and set back from beach. The surroundings are tranquil, and the garden is beautiful. This home features open-plan living on the upper level, with two lounges, a dining room and kitchen all overlooking Noordhoek Beach.

Web Ref No 3812855 • Beds 4 • Baths 3.5 • Garages 2 • Parking 4

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



● **NOORDHOEK R5 995 000**

**Elegant home with views**

North facing and inviting, this elegant and sophisticated home enjoys magnificent mountain views with a beautiful touch of sea as an added bonus. This thoughtfully designed property features a well-loved, manicured garden, an elegant, enclosed sunroom as well as an undercover front patio with a pool.

Web Ref No 3579467 • Beds 4 • Baths 3.5 • Garages 2 • Parking 2

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



● **NOORDHOEK R5 985 000**

**Mountains, vineyards, sea views**

Overlooking Cape Point Vineyards and with beautiful views of Noordhoek beach, this impeccable home is a rare find. Character and quality abound. Features include Batavian hand-crafted quarry floor tiles throughout the living areas as well as restored Oregon pine floors and excellent security with bedroom areas boasting lockable American shutters.

Web Ref No 2958360 • Beds 4 • Baths 3 • Garages 2 • Parking 2

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



● **NOORDHOEK R5 470 000**

**The simple life**

This minimalistic, chic home is the ideal answer to a maintenance-free, lock-up-and-go. The upstairs main en suite boasts unsurpassed views across Noordhoek beach – a great way to wake up every morning. There is also an upstairs open-plan study with a large feature window looking down the beach towards Kommetjie.

Web Ref No 3739163 • Beds 3 • Baths 3 • Parking 3

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



● **NOORDHOEK R4 950 000**

**Fabulous family abode**

This desirable, well-appointed home allows for easy family living and is ready for you to move in tomorrow. With immaculate finishes inside and out, including sandstone detailing and natural wood frames, this appealing home has open-plan living integrating the dining room, lounge and large living room with a spacious, well-fitted kitchen featuring modern accents.

Web Ref No 3792845 • Beds 4 • Baths 3 • Garages 2 • Staff quarters

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



● **NOORDHOEK R4 795 000**

**Great family home with spectacular views**

Set in beautiful Brookwood, this neat home is ideal for a young or small family. The living areas open onto the front patio, which is the ideal place for family and friends to gather. The pool is decked in Balau all-weather wood and the lawn is flat and emerald green. The garden is well-established and easy to maintain. This is truly an immaculate home designed for easy living.

Web Ref No 3780200 • Beds 3 • Baths 2.5 • Garages 3 • Parking 3

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



● **NOORDHOEK R4 450 000**

**Views and more views!**

Elevated stand with views stretching right across the Noordhoek valley from Kommetjie across the beach to Chapman's Peak and the surrounding Silvermine amphitheatre mountains. This secure home enjoys direct access to the koppie through a private, locked gate. Older and solidly built with potential to be very special.

Web Ref No 3794844 • Beds 4 • Baths 3 • Garages 2 • Parking 2

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



● **NOORDHOEK R2 850 000**

**Stunning sea-view plot**

Set in sought-after Belvedere, with views extending from the lighthouse at Kommetjie in the west, to Chapman's Peak mountain in the north. There is no time limit within which to build your dream home on this gently sloping 1 004m<sup>2</sup> plot.

Web Ref No 3686893

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



### *Exquisite one-of-a-kind residence*

Admire the eagles soaring and the sweeping sea and mountain views from this gorgeous home positioned primely in prestigious Ruyteplaats Estate. This substantial property has all the bells and whistles for the discerning buyer. The house offers gracious open-plan living areas with solid oak flooring leading out onto extensive outdoor entertainment areas. The high ceilings give an extra feeling of space and tranquillity. Imported doors and windows with proper double glazing throughout.

● **RUYTEPLAATS R29 500 000** Web Ref No 3737707 • Beds 5 • Baths 5 • Garages 3  
Jennifer Cluver – 082 871 9323 – jennifer@greeff.co.za



### *Executive family residence in top-gated estate*

Excellent, executive, family living in this exclusive home beautifully positioned in Ruyteplaats Private Mountain Estate, above Hout Bay. Capturing the glory of the bay, sweeping across surrounding mountain ranges and luxuriating in the beautiful natural landscape of this wonderful estate, this exceptional residence boasts an easy, contemporary lifestyle for the modern family.

● **RUYTEPLAATS R20 000 000** Web Ref No 3549619 • Beds 4 • Baths 4 • Garages 2  
Glenda Woods – 082 853 4070 – glendaw@greeff.co.za





### ● VICTORSKLOOF R7 995 000

#### Tranquil family home

Large family home with great sea views at the bottom of a country lane. Open-plan living spilling out to entertainment and pool area lends itself to many happy family gatherings. On 4 777m<sup>2</sup>, subdivision is a possibility. Space to run free. This property does need some TLC.

Web Ref No 3575896 • Beds 3 • Baths 2 • Garages 2 • Cottage  
Meryl Butt – 084 922 1016 – meryl@greeff.co.za



### ● HOUT BAY R5 600 000

#### Single-level family home

Serene in sought after Klein Leeukop Estate. Spacious open-plan lounge with gas fireplace leads to the outdoors. Open-plan dining and lounge area can be freely interchanged to suit most family needs. Potential to go double storey.

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



### ● HOUT BAY R5 395 000

#### Immaculate contemporary sea-view home

Spacious, versatile home conveniently situated in sought-after Scott Estate with a separate, income-producing apartment with its own garage and entrance, or large five-bedroomed home with four bathrooms. Delightful indoor/outdoor flow for entertaining with sea views. Central to village.

Web Ref No 3736279 • Beds 5 • Baths 4 • Garages 3 • Flatlet  
Louise Reister – 083226 3775 – louise@greeff.co.za



### ● HOUT BAY R4 995 000

#### Superbly presented family home

Enjoy a relaxed lifestyle in this light and bright home surrounded by glorious mountain views in Oude Schip Estate. Plentiful accommodation and a great flow from generously proportioned interiors to the outdoor terrace, swimming pool and low-maintenance garden.

Web Ref No 3767074 • Beds 4 • Baths 3 • Garages 2  
Denise Hey – 083 307 5677 – denise@greeff.co.za



### ● HOUT BAY R3 295 000

#### Location plus sea views

Solid home in good condition with quality olde-world charm needing some upgrading. Huge living area with sea and mountain views – you will be pleasantly surprised! Features include wooden floors, enclosed sea view balcony, pool, plus tandem garage.

Web Ref No 3761007 • Beds 2 • Baths 1 • Garages 1  
Lindsay Goodman – 082 638 1758 – lindsay@greeff.co.za



### ● HOUT BAY R3 200 000

#### Sea-facing entertainer's delight

This lovely complex has a holiday feel with a communal pool and tennis court. The spacious unit has open-plan living areas flowing to undercover patio with sea views, ideal for al-fresco dining. A wood-burning fireplace is ideal for those winter evenings.

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



● **SIMONS TOWN R7 850 000**

**Gracious with 'wow factor'**

Walking through century-old double wooden doors, 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 uninterrupted views.

Web Ref No 3010286 • Beds 4 • Baths 5 • Garages 2 • Parking 3

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



● **STONEHAVEN ESTATE R6 495 000**

**A lightness of being**

This exceptional home situated in a secure, upmarket estate will delight on so many levels. The home exudes style and sophistication and its very location exceeds all expectations. The sweeping views of the valley, Chapman's Peak and glorious ocean vistas, make for the "life less ordinary".

Web Ref No 3720266 • Beds 4 • 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



● **SIMONS TOWN R4 850 000**

**Perfect townhouse**

This beautifully styled, pristine townhouse harks back to an Edwardian era in which one could imagine the sound of horse's hooves and carriage wheels winding their way past the tidy row of houses. Nestled just above the town centre, this chic home has been tastefully decorated to suit our current lifestyles.

Web Ref No 3634073 • Beds 3 • Baths 2 • Garages 1 • Parking 1

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



● **GLENCAIRN R3 995 000**

**North-facing tudor home**

This spacious family home is perched on the Glencairn mountainside and commands splendid views of the valley and surrounding mountains and distant sea views. Situated in quiet, tranquil country surrounds, and yet close to conveniences such as the recently opened Harbour Bay Mall with its adjacent Medi-Clinic.

Web Ref No 3509645 • Beds 5 • Baths 3 • Garages 4 • Parking 2

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



● **FISH HOEK R6 495 000**

**Ocean-front dream**

Have you ever dreamed of owning a home so close to the ocean, you can hear the waves break, the whales at play and watch the dolphins do their daily dive-by? If your answer is yes, then this is the home you have been waiting for. This versatile property is vast, and it can be utilised as one home or two, complete, but separate dwellings

Web Ref No 3797154 • Beds 6 • Baths 7 • Garages 2 • Parking 2

Liz Richard – 084 900 0338 – liz@greeff.co.za  
Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za



● **CAPRI R4 495 000**

**Spectacular sea views**

This beautiful home offers unmatched views of fabulous Noordhoek beach and spectacular surrounding mountains. Expansive living and dining areas offer plenty of room to entertain and lead out onto a covered patio. Tucked in the corner of a cul-de-sac, this home offers privacy, the mountain as your backdrop and the ocean as your scenic vista.

Web Ref No 3694816 • Beds 4 • Baths 3.5 • Garages 2 • Parking 3

Werner Rix – 082 462 1152 – werner@greeff.co.za



● **CLOVELLY R4 295 000**

**Clovelly comfort**

Situated close to the Clovelly Country Club, this modern remix of a classic bungalow offers generous accommodation and stylish bathrooms. The well-established garden is filled with indigenous plants and a well-point ensures optimum water supply. The overall ambience of the home is one of comfortable luxury and needs no work.

Web Ref No 3774198 • Beds 3 • 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



● **MILKWOOD PARK R2 995 000**

**Light and luxurious**

Classically elegant and detailed, with an array of impeccable finishes, this handsome home reveals an outstanding open-plan living area and grand master suite. A beautifully landscaped garden makes the exterior of this home as visually stunning as the interior.

Web Ref No 3748364 • Beds 4 • Baths 3 • Garages 2 • Parking 2

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



● **KALK BAY R10 950 000**

**Heritage gem**

This delightful property has large open spaces, which flow to create an open, friendly home with stunning sea views. Included is a two-bedroomed, one-bathroomed apartment currently listed on Airbnb.

Web Ref No 3617253 • Beds 4 • Baths 5 • Garages 2 • Parking 1

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



● **KALK BAY R4 495 000**

**Character cottage**

Tastefully renovated in keeping with the character of the cottage with original timber floors, high ceilings and picture rails. The lounge with bay windows, overlooks the pretty entrance courtyard. There is also a large study. Beautifully renovated kitchen.

Web Ref No 3630868 • Beds 3 • Baths 1 • Garages 1 • Parking 1

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



● **KALK BAY R4 490 000**

**Kalk Bay by the sea**

Two very different, sectional title, two-bedroomed, two-bathroomed homes, with uninterrupted sea views. The downstairs apartment is a double-storey, eclectic-styled home and the top floor unit is a modern apartment. Both have outdoor terraces and balconies. Each priced at R4 490 000. Two additional parking spaces.

Web Ref No 3616395 + 3616475 • Beds 2 • Baths 2 • Garages 1

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



● **KALK BAY R3 950 000**

**Apartment in security estate**

Upmarket galley kitchen with all the bells and whistles leading into a large lounge dining area, opening onto a small garden space. One-bedroom, modern, open-plan bathroom with a separate toilet. Communal gym, swimming pool and stunning spa. All furniture included.

Web Ref No 3792104 • Beds 1 • Baths 1.5 • Parking 1

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



● **MARINA DA GAMA R2 600 000**

**North on the water**

Prime location in sought-after Park Island, "north on the water", with great views. Expansive open-plan living spaces. The lounge area leads onto the veranda on the water's edge. Light spacious bedrooms with built-in cupboards.

Web Ref No 3270137 • Beds 4 • Baths 4 • Garages 2 • Parking 2

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



● **LAKESIDE R1 250 000**

**For the young professional**

This two-bedroom in a 24-hour guarded security estate is the perfect starter home. It comes with a single garage with extra length for a laundry, workshop or storage area. Priced to sell and well worth viewing. It is in close proximity to good shopping amenities. It has a delightful nature walk as well as a park.

Web Ref No 3835814 • Beds 2 • Baths 1 • Garages 1

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



### *Just metres from the beach*

With just a small communal lawn separating it from the beach, this stunning family home offers relaxing indoor/outdoor living with large sliding doors leading onto the north-facing pool deck. The open-plan downstairs area is complete with a striking double-volume kitchen and lounge area. Main en suite bedroom has fantastic unspoilt sea views, plus a study. Upstairs loft can be used as an extra bedroom. Three bedrooms are downstairs, two of which lead out onto the north-facing pool deck. Excellent value. 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



### *Create your dream home*

Transform this well-built home with mountain and ocean views into your contemporary dream beach house. An open-plan living area boasts a ceramic fireplace and stone-tiled floor. A heated pool and established garden has a large fire pit. A rustic kitchen with solid wood finishes and a separate, large, studio-type room accommodating scullery/pantry/laundry offers additional space for a home office. Upstairs, lovely strip wood flooring and a family/TV room and bedrooms, which open onto the wind-protected deck. An extra-large double garage could be converted.

● **KOMMETJIE R6 250 000** Web Ref No 3627737 • Beds 4 • Baths 2 • Garages 2 • Parking 3

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



### *Mountainside splendour with views*

This unique property comprising two separate homes, finds its perfect position at the end of a quiet cul-de-sac high up against the Slangkop Mountains, with unobstructed views of the ocean and surrounding mountains. An extraordinary piece of real estate with loads to offer.

● **KOMMETJIE R5 800 000** Web Ref No 3621043 • Beds 7 • Baths 5 • Garages 4 • Parking 4  
Werner Rix – 082 462 1152 – wernrix@greeff.co.za



### *Elegance close to the beach*

Beautifully located just one row back from the beach, this sophisticated home boasts upmarket finishes, artistic touches, plus a separate income-generating flat and art studio. The tastefully covered garden patio with pool and Jacuzzi lends itself to relaxed entertaining.

● **KOMMETJIE R4 595 000** Web Ref No 3583695 • Beds 3 • Baths 4.5 • Garages 1 • Parking 2  
Willi Schalk – 072 2111 753 – willi@villagehomes.co.za



### *Magic waterfront living*

Enjoy the sense of space and freedom within this north-facing, stylish home and experience peace and tranquillity with awesome views across the Wildevoel Vlei to Chapman's Peak. Imhoff's Gift offers a safe environment for families. Do not miss this opportunity!

● **BLUEWATER ESTATE R4 395 000** Web Ref No 3777958 • Beds 3 • Baths 3 • Garages 2 • Parking 2  
Willi Schalk – 072 2111 753 – willi@villagehomes.co.za



### *Well located spacious home*

Wake up to the sound of the waves in this home, beautifully situated just one row back from the famous "Kom". A well-built spacious dwelling, which makes for easy entertaining complete with storeroom, double garage and swimming pool.

● **KOMMETJIE R4 650 000** Web Ref No 3743527 • Beds 3 • Baths 3 • Garages 2 • Parking 2

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



### *Beautifully positioned family home*

This traditional family home is beautifully positioned close to the beach and perfect for the growing family. The home also offers a lovely covered entertainment patio with built-in braai, a large garden and sparkling pool. Experience the "Kommetjie" lifestyle.

● **KOMMETJIE R3 995 000** Web Ref No 3400876 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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



### *Splendid – close to the beach!*

This home with Airbnb or guesthouse potential is situated close to the beach. Boasting a spacious open-plan downstairs area, a wonderful kitchen with granite counter tops, flatlet and outside, a spacious studio. This is an opportunity not to be missed.

● **KOMMETJIE R3 395 000** Web Ref No 2425543 • Beds 5 • Baths 3 • Garages 2 • Parking 2

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

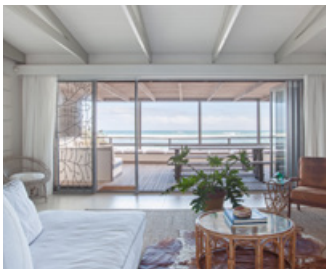


### *Contemporary opulence*

This magnificent home borders a World Heritage Site in a pristine and sought-after coastal village. Extensive open-plan living and entertainment areas, art studios, a wine cellar and a two-bedroomed self-contained luxury apartment with integrated kitchen, all with majestic views of the Atlantic Ocean. Modern, bespoke kitchen, with large, walk-in pantry and a separate scullery. Wrapping around the property is a beautifully landscaped, indigenous and water-wise garden, a short stroll to the white sandy dunes of Scarborough beach. Excellent local restaurants and a thriving community in an eco-conscious village.

● **SCARBOROUGH R19 200 000** Web Ref No 3469254 • Beds 4 • Baths 4 • Garages 2 • Parking 2

Elly Abel – 076 807 1011 – [elly@greeff.co.za](mailto:elly@greeff.co.za) | Marianne Furlong – 060 960 3994 – [marianne@villagehomes.co.za](mailto:marianne@villagehomes.co.za)



### *Oceanside contemporary elegance*

Set on the beach, with unrivalled views of the Atlantic Ocean, this stylish home has been featured in European magazines. Modern kitchen, with stainless steel worktops and SMEG oven and hob. Beautiful open-plan living and dining spaces with log-burning stove and stacking doors to a deck overlooking the beach. Two spacious en suite bedrooms, additional family bathroom and a double sleeping loft. Seductive master bedroom suite with private lounge leading into the garden with water storage, grey-water irrigation system, outside shower and a sheltered seating area. For sale fully furnished.

● **MISTY CLIFFS R17 650 000** Web Ref No 3693138 • Beds 4 • Baths 4 • Garages 2 • Parking 2

Elly Abel – 076 807 1011 – [elly@greeff.co.za](mailto:elly@greeff.co.za) | Marianne Furlong – 060 960 3994 – [marianne@villagehomes.co.za](mailto:marianne@villagehomes.co.za)





● **PARKLANDS NORTH R2 999 000**

**New home in security enclave**

Move-in ready. Well-designed, north-facing, double-storey home, comprising dining room, lounge, kitchen with scullery. Fitted braai room with stack-doors to garden. Four bedrooms and two bathrooms. The double inter-leading garage is automated and the property is fully walled.

Web Ref No 3478795 • Beds 4 • Baths 2.5 • Garages 2 • Parking 2  
Fran Barlow – 076 296 2132 – fran@greeff.co.za



● **PARKLANDS NORTH R2 545 000**

**Modern and immaculate**

Well-designed home with high-volume ceilings and high-end fittings and finishes. Spacious lounge with sliding doors out to patio with built-in braai and garden. Kitchen with plenty of built-in cupboards and SMEG gas stove. Fully walled property with automated sliding gate.

Web Ref No 3738031 • Beds 3 • Baths 2 • Garages 2 • Parking 3  
Fran Barlow – 076 296 2132 – fran@greeff.co.za



● **TABLEVIEW R2 550 000**

**Immaculate north-facing home**

Immaculate home on large 704m<sup>2</sup> erf. Three bedrooms, two bathrooms (main en suite), lounge, dining room, kitchen, undercover braai patio in the popular Winelands area in Tableview. Extras include pool, low-maintenance garden, Wendy House, double glazing, irrigation system, two JoJo Tanks and an alarm system. The property is completely walled.

Web Ref No 3799156 • Beds 3 • Baths 2 • Garages 2  
Fran Barlow – 076 296 2132 – fran@greeff.co.za



● **PARKLANDS NORTH R2 195 000**

**New up-market complex**

Only a few units still available in this exclusive complex with high quality fittings and unique concrete finishes. This small complex is well positioned in a quiet crescent in Parklands North security enclave. No Transfer Duty and ready for occupation.

Web Ref No 3746508 • Beds 3 • Baths 2.5 • Garages 1 • Parking 1  
Fran Barlow – 076 296 2132 – fran@greeff.co.za



● **BEACHFRONT TABLEVIEW R1 649 000**

**Sea views and sunset**

The perfect lock-up-and-go, renovated apartment with sea and mountain views, comprising one bedroom, one bathroom, open-plan lounge/dining room and modern kitchen. Lock-up garage. Close to numerous restaurants, shops, public transport and all other amenities. Stroll to the beach.

Web Ref No 3765610 • Beds 1 • Baths 1 • Garages 1 • Parking 1  
Fran Barlow – 076 296 2132 – fran@greeff.co.za



● **PARKLANDS NORTH R950 000**

**First-time buyers**

An apartment with open-plan living, doors to balcony and open-plan kitchen fitted with appliances. The Sandown complex offers spacious living with exceptional finishes, plus access to a world-class, on-site Lifestyle Centre with a range of leisure, entertainment and sporting facilities.

Web Ref No 3842674 • Beds 1 • Baths 1 • Parking 1  
Fran Barlow – 076 296 2132 – fran@greeff.co.za



### ● VOËLKLIP R22 500 000

#### Entertainer's home on the water's edge

This magnificent fully furnished family/holiday home with lots of windows allowing in an abundance of natural sunlight, is situated on a large plot next to a greenbelt and only meters away from the water's edge. Wood-burning fireplace and extra-high ceilings.

Web Ref No 3709443 • Beds 5 • Baths 6.5 • Garages 2 • Parking 3  
Theo Heyns – 083 400 2023 – theo@greeff.co.za



### ● EASTCLIFF R22 000 000

#### Unique and rare opportunity

Nestled in the serene enclave of Roman Rock where you can see, breathe, hear and taste the salty air of the ocean in front of you, a mere 50 meters from the cliff path, in walking distance to the marine tidal pool and mid-town. An ideal environment for whale spotting!

Web Ref No 3744299 • Beds 3 • Baths 2 • Garages 2 • Parking 3  
Amelia van der Merwe – 082 441 9874 – amelia@greeff.co.za



### ● VOËLKLIP R7 600 000

#### Magnificent house, stunning views

Situated at the foot of Voëlkliip mountain with amazing views, mountain trails virtually on your doorstep and beaches just a stroll away. Open-plan top floor with a modern kitchen. Lower floors comprise bedrooms, bathrooms, playroom and storage space.

Web Ref No 3697588 • Beds 5 • Baths 5 • Parking 3  
Mike Frost – 082 492 6721 – mikefrost@greeff.co.za



### ● VERMONT R2 995 000

#### Perfectly located with extra income potential!

Move-in ready. Single-storey, spacious, Tuscan-style home. Well designed and meticulously maintained. Great security, private entertainment area next to a sparkling pool and a flatlet with its own separate entrance and garden. Excellent value.

Web Ref No 3684323 • Beds 4 • Baths 3 • Garages 2 • Parking 2  
Tony Kelly – 082 777 8963 – tony@greeff.co.za  
Charmaine Hunter – 064 531 5085 – charmaine@greeff.co.za



### ● SANDBAAI R2 950 000

#### The best times of your life

Masterfully built. Beautiful features in the open-plan lounge/dining area. Dream kitchen. Sliding doors to a private braai patio, ideal for entertaining even on a rainy day! Neat garden with automated irrigation. All the bells and whistles.

Web Ref No 3705963 • Beds 3 • Baths 2 • Garages 2 • Parking 4  
Corné Venter – 082 432 2036 – corne@greeff.co.za  
Louwina van der Merwe – 072 191 7692 – louwina@greeff.co.za



### ● SANDBAAI R2 250 000

#### Secure your dream now

Introducing the last phase in this security estate, within walking distance of the Curro Private school and the Whale Coast Mall. A last chance to own a single-storey, well designed home with high-quality modern finishes. Levies R400 per month. Only 11 houses left.

Web Ref No 3720072 • Beds 3 • Baths 2 • Garages 2  
Ronel Meyer – 083 406 8952 – ronelm@greeff.co.za

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