

OUT
ISSUE 45

LOOK

CAPE PROPERTY & LIFESTYLE



Spreading your wings, scaling down, retiring to a coastal town, moving to the Winelands or looking to invest...we have the property for you -

Choose from over 150 fine Western Cape properties

Stay home and create luscious meals • All you need to know about growing Moringa – the new superfood

YOUR COMPLIMENTARY ISSUE

GREEFF

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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OUTLOOK

BY MIKE GREEFF

CEO GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE

LOCKDOWN DOESN'T
MEAN SHUTDOWN, IT MEANS
WE OFFER OUR CLIENTS
EVEN MORE VALUE.



For frequently asked questions about buying, selling and taking transfers of properties during lockdown, follow this link to our [Lockdown FAQ's](#).

During these troubling and uncertain times, it is often difficult to find the light at the end of the tunnel, but in fighting this virus, together, we must surely come out even stronger. At Greeff Christie's International Real Estate, we are drawing not only on the professional expertise of our agents and administrative teams, but more importantly on possibly the most vital and powerful attribute of all – resilience. We have always prided ourselves on being a company that is not top heavy or bogged down in executive bureaucracy, but rather one which can manoeuvre at the drop of a hat in response to any given scenario. The advent of lockdown presented us with an unprecedented challenge and we wasted no time rising to it; setting our agents up from their home offices and ensuring that we have a customer service team fully operational, as always, as well as an energetic and dedicated leads team, which means we remain at the forefront of current deals.

With you, our clients in mind, we developed a few significant value propositions too: if you are looking at selling in the short term future, and you call us during the lockdown period to book a valuation with one of our agents, which will occur after the lockdown, you'll receive a R10 000 discount off our commission once your property is sold through Greeff Christie's International Real Estate. Sellers whose properties are already listed with Greeff at the time of lockdown are encouraged to send us virtual tours of their homes and if that particular video results in the sale of the property, in other words can be shown as the effective cause of sale, that seller will enjoy a R10 000 discount off our commission.

Online property searching and marketing has obviously peaked during lockdown, when people have more time to engage, so interest in real estate remains keen. For those wanting to sell during lockdown, we're offering a desktop evaluation.

We have an extensive data base of purchasers and are in contact with active and serious purchasers so they can be at the forefront of any new listing.

A current positive, economically, is the lower repo rate. Anyone paying off a bond or looking to borrow money to purchase a property can take advantage of the recent drops in the repo rate. This is excellent news, especially for first-time buyers as it now makes buying a home more affordable and more attainable. Some economists are predicting further drops in the repo rate in the wake of the Covid-19 economic downturn and this will increase affordability.

On a less positive note, our currency was downgraded by Moody's. This does however signal good news for sellers seeking to sell to those with foreign currency. As an affiliate of Christie's International Real Estate, Greeff is perfectly positioned to market your property to a qualified database of globally diverse buyers.

While this is a constantly changing situation and these words were relevant at the time of publication, rest assured, we will keep you informed of any changes in the real estate sector and of any value propositions we at Greeff are offering.

I urge you all to take comfort in the fact that we as South Africans are a resilient people and we have come together to not only fight this virus but as one united front – each man looking out for another, all trying to do our bit to help.

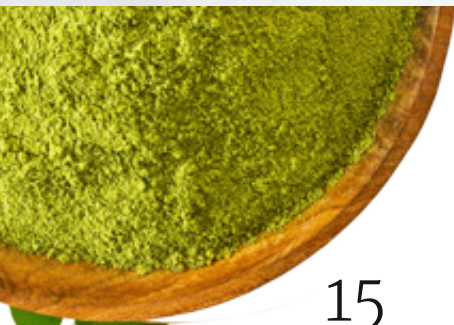
Be sure to take care of yourselves and your families during this time. Hold together, keep the faith and trust that we, as proud South Africans, can and will ride out this storm, together and unified.



13



68



15



CONTENTS



14

- 1 Property OUTLOOK**
By Mike Greeff
- 12 WIN a landscaping plan**
Get an expert take on your ultimate dream garden
- 8 The quest for beauty**
Sacred ancient wisdom meets cutting-edge technology
- 15 Plant a Moringa 'Tree of Life'**
Harvest your own superfood
- 16 In the kitchen**
Raid the pantry and cook up some lockdown comfort
- 22 The ultimate Hermanus hideaway**
Rent or buy this gorgeous coastal property
- 80 Global trend**
How Covid-19 will transform the healthcare industry

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PROPERTIES FOR SALE

SIGNATURE PROPERTIES

- 6 On the cover – Try to resist this beauty in tranquil, scenic Noordhoek**
- 7 A charming French country-style villa in Kenilworth Upper**
- 8 A contemporary stunner in Constantia Upper**
- 9 Raise your family in this Constantia home**
- 10 New and stylish in Newlands**
- 11 Perfectly located in Rondebosch**

CONSTANTIABERG AND SOUTHERN SUBURBS

- 51 Bergvliet
- 43,49 Claremont
- 43,44 Claremont, Lynfrae
- 41,42 Claremont Upper
- 24-33 Constantia Upper
- 34,35 Constantia
- 51 Diep River
- 39,40,49 Kenilworth Upper
- 51 Meadowridge
- 44 Mowbray
- 36-38,75 Newlands
- 47 Plumstead
- 45,46,49 Rondebosch
- 52,53 Silwersteen Estate
- 53,55 Tokai
- 39,50 Wynberg Upper
- 52 Zwaanswyk

SOUTH EASTERN SUBURBS

- 47 Crawford
- 47 Ottery
- 47 Rondebosch East
- 47 Wynberg Village

SOUTHERN PENINSULA AND FALSE BAY

- 69 Bluewater Estate
- 65 Capri
- 75 Chapman's Bay Estate
- 65 Fishhoek
- 68 Imhoff's Gift
- 66,67 Kalk Bay
- 68,69 Kommetjie
- 67 Lakeside
- 67 Marina da Gama
- 67 Muizenberg
- 59-61 Noordhoek
- 70,71 Scarborough
- 62,64 Simon's Town
- 72,73 Hout Bay
- 77 City Bowl
- 79 Franschhoek



WE ARE DIGITAL!

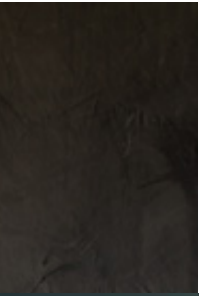
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The O Two Boutique Hotel in Mouille Point. PlasterTex eco-friendly textured finishes and paint were used on both the exterior and interior walls

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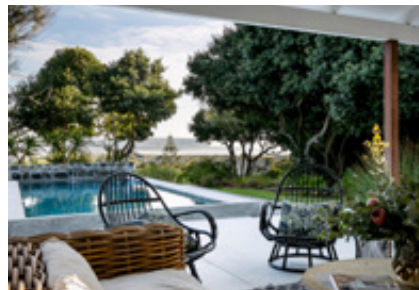
**Through our experience and knowledge in the market,
we are the go-to company of choice.**



SIGNATURE PROPERTIES



*Contemporary farmhouse with
lush gardens and sea views*



● **NOORDHOEK**

R14 950 000

Beds 4
Baths 4
Garages 2
Parking 4
Study
Pool

Set on just under a beautifully landscaped acre, this ultra-modern architecturally-designed home embraces the environment with double-volume steel windows, raw and polished cement, exposed brick, tempered steel and natural textures. The ground floor features an open-planned living area and kitchen, state-of-the-art study, plus en suite guest bedroom, all with immaculate finishes. Upstairs, three en suite bedrooms boast high detailed ceilings. The oversized master bedroom enjoys a free-standing fireplace. The show-stopper kitchen in solid oak is the centre of the home, ideal for entertaining, and a separate scullery and back kitchen features a glassed space perfect for use as a wine cellar. This designer home has an international flavour with a perfect balance of style and comfort.

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

SIGNATURE PROPERTIES

*French country villa***KENILWORTH UPPER****R16 900 000**

Web Ref No 3944278

Beds 4

Baths 3.5

Parking 8

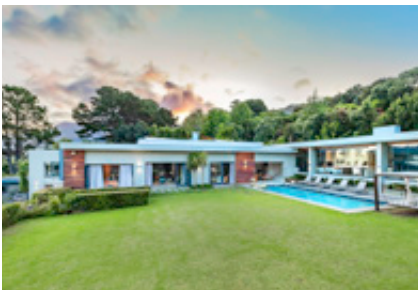
With its low-key façade, refined appointments and contemporary classic detailing, this re-invigorated home in Kenilworth is the perfect haven for young families or those scaling down. The exterior of the house presents a fresh white façade, with dark shutters, sash windows and glass doors, providing an abundance of natural light and views out onto the garden of lush green foliage comprising clipped 4m hedges and classical topiaries. This newly renovated home is a perfect balance between comfort and luxury – offering relaxed living, timeless elegance and classic detailing. The formal entrance features a staircase and forged balustrade with dark floors, and provides a glimpse of the open-plan living spaces. A studio comprises an open-plan living/dining area onto a private deck. It features one bedroom with an en suite and separate study.

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

SIGNATURE PROPERTIES



Custom-built splendour with magnificent vistas



●
CONSTANTIA UPPER

R29 000 000

Web Ref No 3944437

Beds 6

Baths 6

Garages 3

Receptions 5

In an elevated position on 4 035m², this magnificent contemporary family home exudes style and quality. Clean simple lines span approximately 1 150m² of living space, while the home enjoys panoramic views of the sea, vineyard, valley and mountain. The heart of the home is the fully equipped kitchen, facilitating effortless indoor/outdoor entertaining either in the main living and dining areas, or out on the extensive all-seasons patio. Additional features include a home theatre, cocktail lounge, music room, study, six luxurious en suite bedrooms, gym, borehole water and solar panels for off-the-grid convenience. Fibre connectivity. Top security systems ensure peace of mind.

Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za

SIGNATURE PROPERTIES



A home in which to raise your family



●
CONSTANTIA
R6 999 000

Web Ref No 3954383
Beds 4
Baths 2.5
Garages 3
Parking 3

An immaculate four-bedroomed home on just over half an acre. The spacious entrance hall, with guest cloakroom, flows to the lounge with a fireplace, dining room, open-plan kitchen and family room. The living areas lead onto the pretty entertainment area, which runs their full length and overlooks the expansive garden, with borehole and pool. The kitchen has granite tops. The scullery/laundry area is plumbed for three appliances. Extras include: en suite staff quarters, 5 000L water tank and irrigation system, automated double garage with direct access, plus single garage. Fully walled, with automated gate and accessed in a cul-de-sac. This pocket only has one entry/exit, and in addition, Strawberry Security Association are also very active in the area.

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

SIGNATURE PROPERTIES



*Built and designed
to perfection*



●
NEWLANDS
R10 900 000

Web Ref No 3994885
Beds 3
Baths 3.5
Garages 2
Parking 2
Pool

This recently built home is in a league of its own. Understated from the exterior and then full of surprises as it opens to a large expanse of flowing spaces, leading to a covered patio, green garden and perfect pool. Loads of living areas, clean-lined, open-plan kitchen and three bedrooms upstairs with a study area.

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

SIGNATURE PROPERTIES



Perfectly located family home



●
RONDEBOSCH
R5 999 999

Web Ref No 3892616
Beds 4
Baths 2
Garages 1
Parking 4

Ideal home for a family seeking comfort and space in the perfect location. Situated near shopping centres and leading schools, this gorgeous Rondebosch Golden Mile property doesn't fall short of your family's needs. It offers double-volume living, and includes two large, bright lounges with carpeted flooring and a fireplace. The exquisite kitchen, with open-plan dining space, has a built-in oven and granite counter-tops. On the upper level, you will find four spacious bedrooms, all with beautiful garden and mountain views. The expansive back garden boasts a luscious lawn and patio area.

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

AT CONTOURS DESIGN STUDIO, WE LISTEN,
WE SEE, WE ABSORB AND WE CREATE
NATURAL SPACES THAT CELEBRATE THE WHERE,
THE HOW AND THE WHY OF OUR CLIENTS'
OUTDOOR LIVING OR WORKING SPACE.



WIN!

One lucky reader will win a landscape design plan to the value of R20 000.

Go to www.contoursdesignstudio.co.za/designgiveaway to enter this competition.

Entries close on 25 June 2020.

Trying to create a dream garden? Working with a landscape design expert is the key to avoid what can become a frustrating exercise carried out on a path paved with expensive mistakes.

While most of us appreciate the wonder of a breathtaking garden and strive to achieve a lush paradise, we don't all have 'green fingers,' or the boundless patience to work at what is often a necessarily slow transformation. Then of course, there's the vital secret ingredient – and this is even more rare – design expertise.

Design expertise encompasses a lot more than simply placing plants in a pleasing pattern, it takes into account the orientation of your outdoor space, the available natural light, the design of the house, the personality of the property owner and the unique environment and ecosystem.

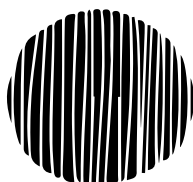
Attempting to create a dream garden without forethought or expertise invariably becomes a frustrating exercise defined by expensive mistakes, such as buying plants that turn out to be uncooperative and refuse to thrive, or laying pavers that are heavy and cumbersome to place in the first instance, and then end up being badly placed because function was considered without design coherence. And still, the property that one has already invested in, heavily, fails to offer the sense of satisfaction a well-designed space provides. We are not drawn outdoors to enjoy the

full extent of the property. Frankly, this can be a source of ongoing irritation based on the fact that we are all subconsciously geared to respond well to rhythm, pattern and coherence.

Your property is likely to be your most valuable asset, and a well-designed garden can only add additional value, which makes it a solid and highly pleasing investment. Having a thoughtfully crafted plan, undertaken by Contours Design Studio professionals, who are keenly aware of the uniquely South African elements impacting the landscape, such as our strong light and our local flavours and colour, means any money you spend on plants, soil enhancers and garden accessories is going to be well worth it. Why not avoid all the wasted time and expense used in 'making it up as you go', and instead, define your budget and roll-out plan, which will allow you to focus your energy.

Contours Design Studio offers homeowners the expertise of qualified and experienced landscape designers to create extraordinary, spiritually nurturing outdoor spaces. We infuse our artistic expression with South African vibrance to celebrate the personalities and interests of our clients and their private spaces.

INVEST IN THE FINE ART OF GARDEN DESIGN



**CONTOURS
DESIGN
STUDIO**

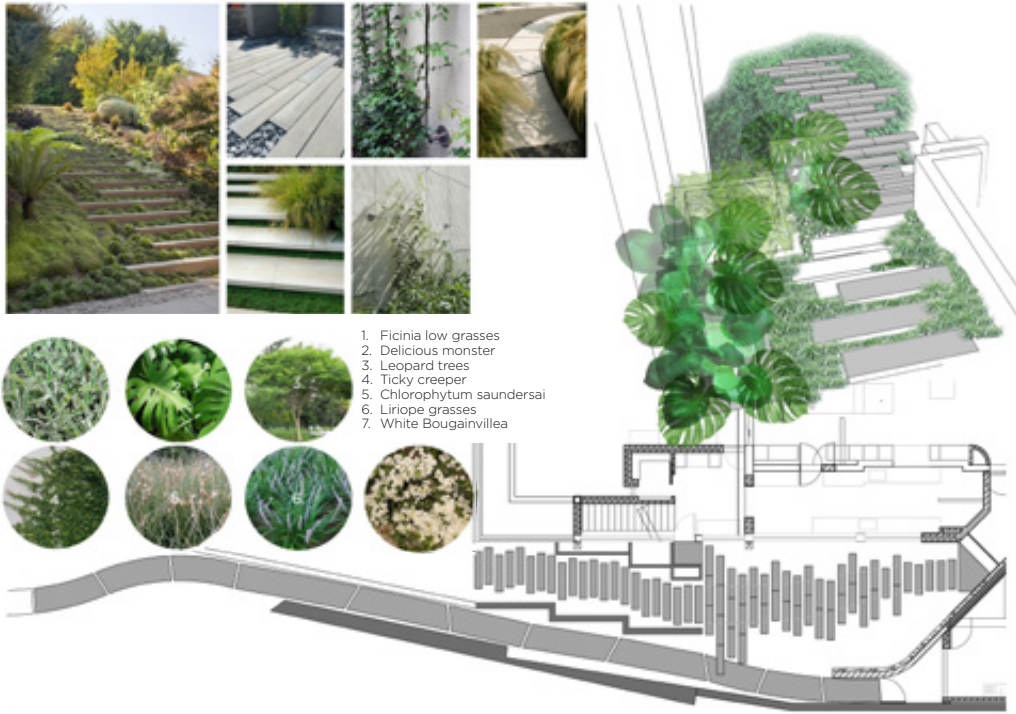
LANDSCAPE DESIGN AND INSTALLATION

For a design quote contact:
designstudio@contoursgroup.co.za

021-300 3398



1. Ficinia low grasses
2. Delicious monster
3. Leopard trees
4. Ticky creeper
5. Chlorophytum saundersai
6. Liriope grasses
7. White Bougainvillea



CLOCKWISE FROM TOP:
Tropical style garden softens the edgy architecture of the home overlooking it; example of concept look and feel; how this translates onto site at the entrance; blurring the line between property and the greater landscape; Contours Design Studio management team.



INSPIRED BY NATURE

– PERFECTED BY SCIENCE

Healing Earth is the result of years of research and experience in every wellbeing 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 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, petro chemicals, 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.

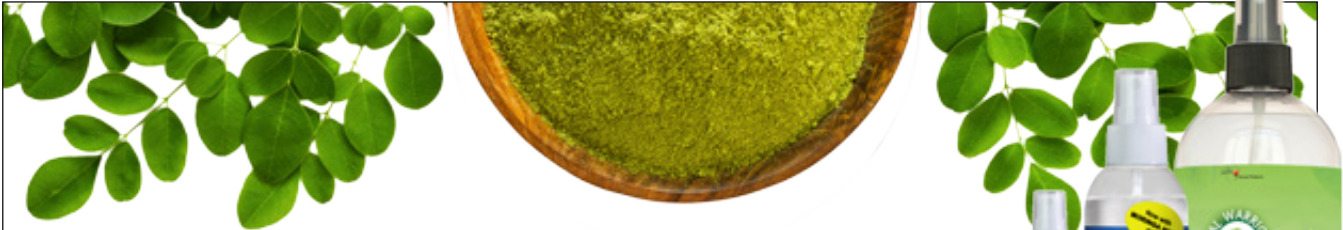


While the intelligence of nature meets cutting edge technology to create trend-setting holistic products to achieve optimum results and ageless beauty, the Healing Earth philosophy extends far beyond outer appearance. Clients are encouraged to step back into nature and return to the source of their beauty 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

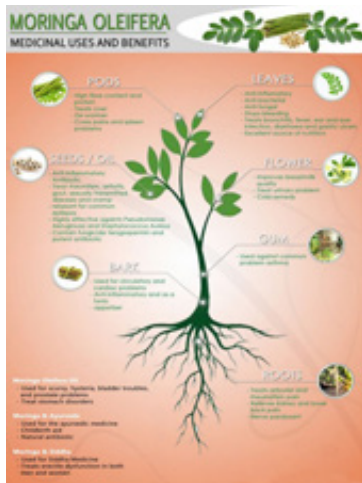
- + Pure and Premium Spa and Lifestyle Amenity Products
- + Spa Management, Operation and Consulting
- + Holistic Well-being Retreats ■

For more info visit www.healingearth.co.za.



GREAT FOR YOUR GARDEN, GOOD FOR YOU, THIS IS THE TREE EVERY GARDEN SHOULD GROW.

THE MAGIC OF MORINGA



Get your free Moringa Grow Guide from Starke Ayres Garden Centre's in-store info desks or [click here to download in PDF format.](#)

Everyone is talking about Moringa – it's the oldest new superfood, derived from "the tree of life". This fast-growing, drought-resistant tree can reach up to three metres in its first year.

Nutritious, health-boosting and versatile, Moringa's uses range from industrial to domestic and include personal care. The information available is mind boggling, as is the dizzying array of products. Here's what you need to know: each part of the Moringa tree possesses medicinal properties and its leaves provide one of the most nutrient-dense foods on the planet.

AMONG ITS 92 NUTRIENTS AND 46 ANTIOXIDANTS, MORINGA CONTAINS:

- + 10 x more vitamin A than carrots
- + 7 x more vitamin C than oranges
- + 3 x more iron than spinach
- + 6 x more zinc than almonds
- + 4 x more calcium than milk
- + 17 types of amino acids, including all 9 essential amino acids
- + 2 x more protein than yogurt
- + 15 x more potassium than bananas
- + Multiple anti-inflammatory compounds
- + Anti-aging properties

The nutritious compounds produced by Moringa may aid in fighting cancer and heart disease, help prevent blindness, counteract obesity and diabetes and improve energy and wellbeing. Moringa seeds can provide cooking oil, and when crushed, they can purify water and fight bacteria. The wood can be used for fuel, while the trees themselves help fortify the soil with nitrogen.

Moringa in powder form, is arguably the most popular, and is typically used in green drink smoothies or it can be added to tea.

Purchasing Moringa powder in bulk is cheaper than in capsule or oil form, though not necessarily as concentrated, however, it is more versatile and you can get creative with your recipes.

If you prefer, a 450mg capsule of Moringa powder offers a convenient option to supplement your diet. ■

100% natural Herbal Warrior Pet Spray is a non-toxic mosquito, tick and flea repellent, and is the only product of its kind that is safe for use on cats as well as dogs. Herbal Warrior Refreshing Cooling Spritzer, which acts as an insect repellent and has a low-factor sunscreen, is ideal for the entire family and smells wonderful. (Herbal Warrior is free from citronella, which has been known to cause allergies and has a smell which puts many people off.) Try this unique product on your next hike or camping trip, spray it on animal bedding or use it for domestic pest control. Pop a small bottle in your handbag, schoolbag or along with your gym kit, so you're never without a 100% natural spritzer/deodoriser/insect repellent.

MORINGA IN YOUR GARDEN

Moringa-enriched gardening products are ideal for organic vegetable growers, container plants or poor soil enrichment.

PROBLEM: Your plants crave bonemeal, but your dog craves it more

SOLUTION: Moringa Growth Booster

With a high concentration of pure Moringa powder and Perlite, this is an ideal substitute for bonemeal. Apply to the soil surface at an application rate of a tablespoon per plant, once or twice per month, then lightly work into the soil surface and water for optimal absorption.

PROBLEM: Dead or low nutrient soil

SOLUTION: Moringa MorGro Living Substrate

There's no need to remove and replace dead or low nutrient soil, simply add up to 2kg of MorGro and you can look forward to healthy soil and blooms for up to six months per application.

FDA and CGMP compliant Moringa products are available at Starke Ayres Garden Centres.



STARKE AYRES
GARDEN CENTRE
www.starkeayresgc.co.za

- ESTABLISHED 1877 -

INNOVATIVE GARDENING SOLUTIONS SINCE 1877. For more info visit www.starkeayresgc.co.za
STARKE AYRES GARDEN CENTRE ROSEBANK & SUNNINGDALE

LOCKDOWN LUSCIOUS

*A week into lockdown,
I had to come up with these pages.
I raided the pantry and added
a few fresh items from the fridge.
So, batten down the hatches and
cook up some comfort.*

**RECIPES, STYLING & PHOTOGRAPHY
BY HEDI LAMPERT**

GOLDEN BAKED SWEET POTATO WEDGES

Quick, easy, delicious and healthy.
Serves as many as you wish...allow
2-3 baby sweet potatoes per person.

INGREDIENTS

- + Baby sweet potatoes (quartered)
- + Olive oil
- + Salt
- + Fresh thyme

METHOD

Set oven to 180 degrees C. Drizzle olive oil over sliced and quartered white or orange-fleshed baby sweet potatoes, sprinkle with salt and fresh thyme leaves. Bake on baking paper in an oven-proof dish until tender, with golden brown patches appearing. About 30 minutes.



ULTIMATE 'EVERYDAY-IS-SUNDAY' STUFFED CHICKEN ROAST

Under lockdown, everyday feels like the weekend, so why wait for Sunday? This roast features a scrumptious stuffing made from red rice, almonds, dates and apricots. Tuck in with crispy baked sweet potato wedges.

Serves 4

INGREDIENTS

- + Whole free-range chicken, 1
- + Olive oil, 2 Tbs
- + Salt
- + Chicken stock powder, 2 tsp

STUFFING

- + Red rice, cooked, 1 cup
- + Onion, 1 medium, finely chopped
- + Olive oil, 1 Tbs
- + Almonds, roughly chopped ¼ cup
- + Dried apricots, chopped ¼ cup
- + Medjool dates, 2 large or 3 medium, de-pipped and chopped
- + Fresh rosemary leaves, finely chopped ½ tsp
- + Chicken stock powder, 1 tsp
- + Salt to taste
- + Ground cumin ½ tsp

METHOD

Set oven to 180 degrees C.

Begin by preparing the stuffing: gently fry the chopped onions in 1 Tbs olive oil until golden and combine with the remaining stuffing ingredients.

Place chicken in a roasting pan. Massage 2 Tbs olive oil into the chicken skin covering all parts. Sprinkle with salt and chicken stock powder and rub in.

Fill the cavity with the stuffing and roast for approximately 1 hour and 20 minutes or until chicken is cooked through. Cooking time will depend on your oven.

COOK'S NOTE: Turn the chicken 30 minutes in, and perhaps after 1 hour to ensure even browning. (If the legs and wings are getting too brown, simply cover them with silver foil and carry on roasting.)



If fresh figs are unavailable, roast wedges of pear until golden and caramelised.

ROASTED FIGS WITH FETA AND THYME

A perfect accompaniment to mixed fresh baby leaves or a roast.

Serves 2

INGREDIENTS

- + Fresh figs, 4-6
- + Olive oil, 1 Tbs
- + Sea salt, a good pinch
- + Fresh thyme, finely chopped ½ tsp
- + Feta, crumbled ½ cup

METHOD

Set oven to 180 degrees C. Slice figs into quarters and place on an oven-proof tray lined with baking paper.

Drizzle with olive oil, sprinkle with salt and chopped thyme.

Place in the oven and bake until figs begin to bubble, turn syrupy and caramelise slightly.

Remove from the oven, scatter over the feta and indulge while still warm.



COCONUT, BLUEBERRY BREAKFAST PANCAKES

(Wheat-free)

Serves 2 (or 1 hungry
person)

INGREDIENTS

- + Eggs, 2
- + Plain yogurt, 2 Tbs
- + Vanilla, 1 tsp
- + Coconut flour, ½ cup
- + Baking powder, 1 level tsp
- + Sugar, 2 tsp (or sugar substitute – stevia or xylitol)
- + Pinch of salt
- + Milk ¼ to ⅓ cup (optional)
- + ¼ cup blueberries (fresh or frozen)
- + Butter for frying
- + Cream cheese and honey for serving.

METHOD

Combine eggs, yogurt, vanilla and dry ingredients.

Mix until smooth and lump-free. If mixture is too thick add the milk until you reach a consistency slightly thicker than pouring cream. Add blueberries and stir gently, just to combine.

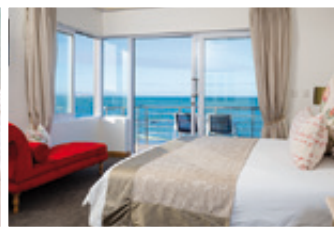
Heat a knob of butter in a pan to bubbling point. Pour in two Tbs of batter. Flip when edges begin to brown and bubbles appear on the surface. Cook on the other side for 30 seconds and remove from the pan. Add more butter to fry the next pancake. Repeat until all the batter has been used up.

Stack pancakes and serve with a scoop of cream cheese drizzled with honey and extra blueberries.

COOK'S NOTE: Use two lifters to turn the pancakes as coconut flour is gluten free, so doesn't bind as strongly as wheat flour. ■



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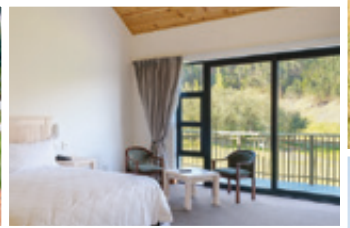


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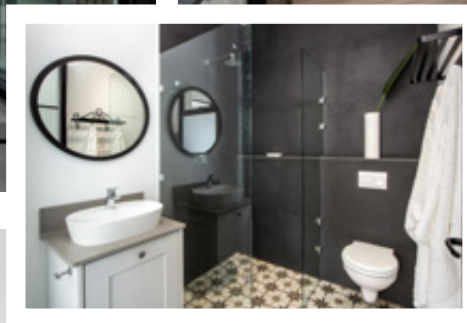


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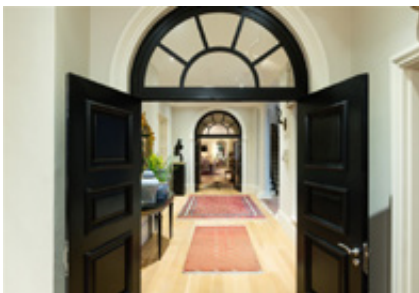
Marius Pieters
082 566 0853

Werner Pieters
082 363 6089

Developers: **annenbergh** PROPERTY GROUP and Groot Parys Development Trust



Colonial-style villa with views



CONSTANTIA UPPER

R49 000 000

Web Ref No 3702245

Beds 5

Baths 5

Garages 7

Receptions 5

Study

Situated in the prestigious Embassy Belt of Constantia, this residence has been renovated to a custom design by the current owners. The extensive home includes 1 395m² of living space, grandly-scaled reception rooms and a sleek, bespoke, open-plan gourmet kitchen, two separate built-in bars, study and magnificent conservatory. Upstairs are five, lavishly-large, en suite bedrooms with panoramic views. The vast lower level is dedicated to an extensive wine cellar, storage rooms, as well as access to seven-car garaging. Bespoke finishes include: exquisitely crafted carpentry throughout, waterborne underfloor heating, air conditioners with separate units to draw in fresh air, surround sound in selected areas, high ceilings and solid American oak flooring. The home offers the perfect combination of efficiency and luxury.

Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Unsurpassed Silverhurst Security Estate

Custom designed by present owners, this exceptional, beautifully appointed home has all the mod cons, while the interiors are by design firm Fyfe Boyce. The home boasts open-flow reception rooms and en suite bedrooms. Highlights include high ceilings, surround sound in downstairs rooms, oak flooring, feature light fittings and magnificent north-facing mountain views, all adding to the appeal of this newly-built home in the prestigious Silverhurst Estate. Enjoy a peaceful and protected lifestyle in this premier security estate, which includes a 24/7-manned security gate with the latest technology.

● **CONSTANTIA UPPER R32 000 000** Web Ref No 3865087 • Beds 4 • Baths 4.5 • Garages 2 • Receptions 3 • Study
Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Remodelled contemporary home

Primely positioned and architecturally striking, this exceptional 1 100m² home comprises five luxuriously appointed en suite bedrooms with lounging areas, floor-to-ceiling glass windows, skylights, LED lighting, chef's kitchen open plan to the sun-drenched reception rooms, perfect for family gatherings or entertaining on a grand scale. Glass foldaway sliding doors open to landscaped lawns and pool, from where the lovely surrounding scenery and 360-degree mountain and sea views can be fully appreciated. Separate four-bedroomed cottage plus expansive entertainment lapa with fireplace.

● **CONSTANTIA UPPER R30 000 000** Web Ref No 3971304 • Beds 5 • Baths 5.5 • Garages 4 • Receptions 5 • Study
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za

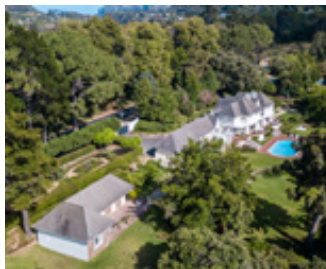


Beyond excellence. Custom designed.

Spectacular family home designed by present owner in collaboration with architect Jane Baldwin. This north-facing Constantia Upper residence in a tree-lined crescent is in a class of its own. Offering a level of comfort and exclusivity seldom found, this stunning home is perfect for memorable entertaining and comfortable family living with sweeping mountain and valley views. Showcasing exquisite features and high-quality interior finishes throughout, the property offers an exceptional lifestyle which provides stylish and comfortable indoor/outdoor living, perfect for entertaining family and friends.

● **CONSTANTIA UPPER R29 000 000** Web Ref No 3884555 • Beds 6 • Baths 6 • Garages 2 • Receptions 3

Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



Classic meets contemporary

A symphony of light and space. Set in an elevated position on over two magnificent acres, enjoying optimal privacy and security with breathtaking panoramic views. Dining area leads to a custom-designed Italian Modulnova fitted kitchen, formal and informal lounges and separate family/TV room. The living spaces flow effortlessly onto a stunning terrace to a classically-designed swimmer's pool from which to enjoy the lush park-like gardens and the evening light as the sun sets. The home boasts a state-of-the-art security system for your peace of mind.

● **CONSTANTIA UPPER R27 500 000** Web Ref No 4030249 • Beds 6 • Baths 5.5 • Garages 3 • Receptions 4

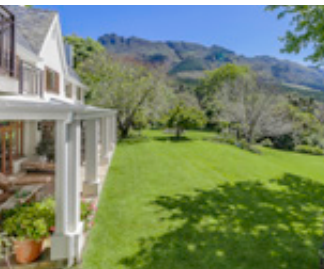
Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Chic with a wow factor

This spectacular, newly-built, contemporary masterpiece set on 2 000m² of landscaped garden boasts a combination of light and space that filters through the high-ceiling windows and glass doors. Downstairs offers formal and informal lounges and study – all open onto the patio, garden and pool with north-facing mountain views. The pyjama lounge and upstairs suites open to a balcony with a garden view. The property has a shared borehole with off-the-grid water purification system and auto-irrigation systems. Security comprises electric fence, cameras, motion detectors and beams. Numerous additional features and benefits.

● **CONSTANTIA UPPER R25 000 000** Web Ref No 3987954 • Beds 4 • Baths 4 • Garages 2 • Receptions 4 • Study
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



Distinguished family residence

Located in the prestigious Dawn Avenue pocket of Constantia Upper, this well-presented, comfortable family home is positioned on a magnificent two-acre manicured garden with exceptional north-facing mountain views. Generously proportioned rooms are found throughout with high ceilings, teak windows and doors and beech wood flooring. The property also boasts an immaculate second dwelling with open-beamed ceiling, en suite bedroom, large, open-plan sitting room with gas fireplace and sliding doors opening to a patio with the most glorious mountain views, plus the added bonus of its own entry driveway. Two-family living opportunity. State-of-art security systems in place for the whole residence.

● **CONSTANTIA UPPER R22 995 000** Web Ref No 3272386 • Beds 4 • Baths 3.5 • Garages 3 • Receptions 4
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*Exceptional contemporary
new-build set in a tranquil close*

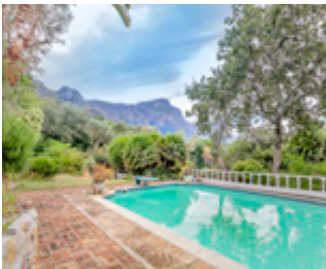


CONSTANTIA UPPER
R18 750 000

Web Ref No 3978755
Beds 4
Baths 4
Receptions 4
Garages 2
Pool room/games room
Separate cottage

Set on a private sylvan acre, this extraordinary contemporary home with cottage is the ultimate in country living with lush green lawns, trees, mountain views and forest walks. Warm and inviting natural hues set the tone of this exceptional home filled with natural light. The feature koi pond at the front door entry leads to the impressive integrated lounge, dining and kitchen areas with double-volume ceilings. The open-plan kitchen with additional seating is perfect for effortless entertaining. This property also offers a separate TV/family room and three spacious en suite bedrooms with pyjama lounge upstairs and a downstairs guest-suite. Additional features are skylights, high ceilings, fold-back doors, fireplaces, water features, double garage with direct access and state-of-the-art security systems. There is borehole water and the house is off the grid.

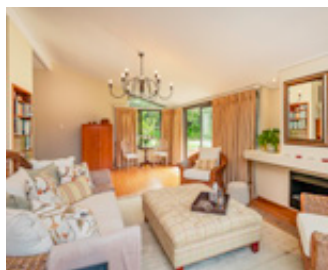
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An old-world charmer

Nestled en route to several of the best wine estates in South Africa is this spacious, six-bedroomed family home built in the 1950's on a lush 9 008m² in an elevated position with mountain and valley views. This unique home offers country living with extensive and versatile accommodation and would be ideal for two-family living or a large family wanting privacy and space. It's within easy reach of a selection of lovely coffee shops and restaurants as well as country walking trails. Opportunity to acquire the abutting property on 8 878m² for R15m.

● **CONSTANTIA UPPER R17 000 000** Web Ref No 4047577 • Beds 6 • Baths 5 • Garages 3 • Receptions 4 • Study
Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Elevated position with established trees

Nestled en route to several of the best wine estates in South Africa – Constantia Glen and Beau Constantia, Eagles Nest and Groot Constantia – is this single-storey, family home set on a magnificent 8 878m² site. Three reception rooms, an open-flow kitchen and a large conservatory/sunroom. Additional features include a classically-designed swimmer's pool and patio with built-in braai for relaxed outdoor living. The outside gym with staff cloakroom may be converted into staff accommodation. This is an opportunity to acquire the abutting property on 9 008m² for R17 000 000.

● **CONSTANTIA UPPER R15 000 000** Web Ref No 4047538 • Beds 4 • Baths 2 • Garages 2 • Receptions 3
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



Magnificent Cape Dutch on level acre

This piece of paradise offers an unparalleled country lifestyle with versatile accommodation, staff quarters, pool room, Airbnb opportunity, three garages and own borehole. The property enjoys 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 • Receptions 4 • Cottage
Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Elegant with versatile accommodation

This pristine and private property enjoys exceptional mountain views and effortless open flow, designed by well-known architect Michael Dall to enjoy indoor/outdoor living. Spacious with generous proportions, the downstairs study and games room plus bathroom offers the opportunity to create a separate flatlet with individual entry and driveway. Within easy distance to Constantia Village, Constantia Emporium and High Constantia shopping centres, sporting facilities and some of the city's most prominent wine estates, golf courses, leading schools, and a selection of world-class restaurants, as well as vineyard and greenbelt walking trails.

● **CONSTANTIA UPPER R14 995 000** Web Ref No 3539753 • Beds 4 • Baths 3.5 • Garages 3 • Receptions 4 • Study 2
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



French Provençal-styled home

Expansive family home in the sought-after Avenues, perfectly positioned on 2 520m², filled with charm and offering breathtaking mountain views. Features are the earthy, natural materials used throughout; solid wood floors, cement finishes and natural stone walls. The elevated, landscaped, water-wise garden has a borehole which feeds two 5 000L JoJo tanks. Delightful outdoor areas to be enjoyed with half basketball court, jungle gym, pool and versatile accommodation. All this makes this home a must-see.

● **CONSTANTIA UPPER R13 500 000** Web Ref No 3890677 • Beds 5 • Baths 4.5 • Garages 2 • Receptions 4 • Guest suite
Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



A hidden gem in the Avenues

This newly-renovated, modern classic has impressive reception areas flowing effortlessly to the covered veranda overlooking the pool and established garden with a separate, four-seasons, entertainment pool room with glass stack-back doors and built-in braai. Features include: exposed brick feature walls, oak-engineered Lalegno flooring, aluminium windows, separate study with built-in desk, industrial entry sliding door and bay window with built-in seating and a versatile loft room to use as an additional work-from-home office or teenage lounge.

● **CONSTANTIA UPPER R12 900 000** Web Ref No 4056962 • Beds 4 • Baths 3.5 • Garages 4 • Receptions 3 • Study
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



● **CONSTANTIA UPPER R13 500 000**

Beautiful Georgian in the Avenues

Located in the sought-after Avenues, this immaculate classic set on over 1 514m² boasts impressive entertainment rooms flowing effortlessly to the expansive enclosed entertainment veranda overlooking the pool and landscaped garden via glass fold-back doors. Filled with natural north-facing sunlight, it offers spacious reception rooms, kitchen with eat-in breakfast area, five en suites, study, open winecellar and staff quarters.

Web Ref No 3904221 • Beds 5 • Baths 5 • Garages 2 • Receptions 3

Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



● **CONSTANTIA UPPER R12 500 000**

Classic Georgian – north-facing views

This distinguished Georgian, situated in a quiet avenue, offers the security and lifestyle of an elegant London townhouse. Underfloor heating, well-proportioned rooms, high ceilings and quality workmanship are the hallmarks of this exceptional home with three reception rooms, three en suite bedrooms, plus a guest suite or teenage pad with own sitting room. Wine cellar, double garage and pool, plus borehole water add to the package.

Web Ref No 2855623 • Beds 4 • Baths 4 • Garages 2 • Receptions 3

Ashley Barnes – 083 261 3996 – ashley@greeff.co.za
Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



● **CONSTANTIA UPPER R11 500 000**

Versatile with Airbnb or dual living

Enjoy the front garden, pool garden as well as a separate veggie garden with citrus, apple and peach trees. Additional features: a large conservatory, air conditioning throughout the home, two staff suites, instant WiFi, three solar heated geysers, inverter, generator, 48 solar panels, three wood-burning fireplaces and spacious separate flatlet/bedsitter above the garages. The borehole and filtration system provide off-the-grid water.

Web Ref No 3978908 • Beds 5 • Baths 4 • Garages 3 • Receptions 4

Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



● **CONSTANTIA UPPER R11 295 000**

'Brommaert Terrace' – three sold

Six beautifully designed luxurious homes in exclusive Constantia Upper. In the heart of Constantia, Brommaert Terrace presents elegant, easy-living. The versatile spaces are ideal for working from home, entertaining and relaxing with your family. Classical lines balanced with modern simplicity allowing for personal styling. Excellent security. Near completion. Plus VAT no transfer duty.

Web Ref No 4051322 • Beds 4 • Baths 4.5 • Garages 2 • Receptions 3

Ashley Barnes – 083 261 3996 – ashley@greeff.co.za
Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



● **CONSTANTIA UPPER R9 500 000**

Country farmhouse-style home

Step into the Batavian tiled "voorkamer" with French doors leading to a magical garden setting. An open-plan dining and lounge with French doors leads to a pool patio with built-in braai for al fresco dining. The heart of the home is the farm-style eat-in kitchen. A separate cottage is ideal for Airbnb with its own private patio. Features: yellow wood and tiled flooring throughout. Set on an acre with an opportunity to build a second dwelling.

Web Ref No 4050015 • Beds 3 • Baths 3 • Garages 2 • Study

Ashley Barnes – 083 261 3996 – ashley@greeff.co.za
Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



● **CONSTANTIA UPPER R8 500 000**

Unique sanctuary

A versatile classic that has been updated to enjoy a contemporary lifestyle. Set in a unique enclave of four properties, each with its own entry. The two self-contained levels with impressive proportions enjoy elevated views of the treed mountainside. The exceptional 2 220m² garden features indigenous plants and colourful shrubs with access to the Cecelia Forest with private paths and walkways. Dual-living or Airbnb opportunity.

Web Ref No 3765272 • Beds 4 • Baths 4.5 • Garages 2 • Receptions 6

Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



● **CONSTANTIA UPPER R7 500 000**

A haven of peace

An enchanting family home with an attractive Cape Dutch façade set on a lush 1 801m². Enjoy al fresco dining on the broad front veranda, with sunlight filtering through the vine-clad pergola embracing spectacular north-facing, mountain views. Sash windows, quarry-tiled flooring, Oregon pine cabinetry in the kitchen and high ceilings are just a few features of this special home.

Web Ref No 3961883 • Beds 4 • Baths 2.5 • Garages 2 • Receptions 3

Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



● **CONSTANTIA UPPER R5 200 000**

Position, position, position

Starting up or scaling down? A characterful, low-maintenance, face-brick home tucked away in a quiet, tree-lined cul-de-sac with easy access to country walks and Constantia's amenities. Offering two reception rooms, study and a selection of outdoor patios and an undercover pool patio to enjoy indoor/outdoor living. A spacious bedsitter/teenage-pad and double garage with direct access to the house. Perfect investment and renovation opportunity.

Web Ref No 4061120 • Beds 3 • Baths 3.5 • Receptions 2 • Study

Ashley Barnes – 083 261 3996 – ashley@greeff.co.za
Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



Home with various permutations

This well-maintained home on 1 585m², offers access to local schools and amenities. Accommodation allows for several living options. From the entrance hall, one accesses the open-plan living areas, which include an entertainment room with bar, and all have doors leading to the outdoor covered patio, pool

● **CONSTANTIA R6 900 000** Web Ref No 3861036 • Beds 6 • Baths 5.5 • Garages 4 • Parking 6
Jean Kerr – 082 975 8427 – jean@greeff.co.za | Jacqui Wood – 083 724 2934 jacqui@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, with screed floors. Includes an undercover entertainment area, running the full length of the home and boasts beautiful mountain views. A borehole, with 10 000L tank is linked to the house and manual irrigation system. Alarm, electric fence and security "plantation" shutters ensure peace of mind.

● **CONSTANTIA R6 790 000** 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



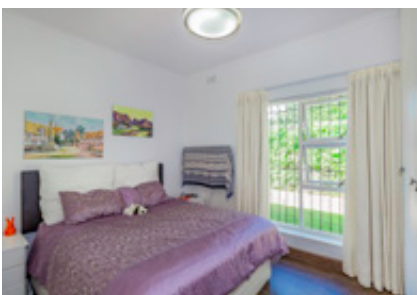
Enviably enclave

Positioned in the convenient, secure and sought-after Constantia Meadows pocket, this is as close as you get to estate living, without living on an estate. The ad hoc residents committee ensures top security in the area, and with only one entry/exit into the circular Meadow Way, it has a great community feel and is quiet, due to no unnecessary thoroughfare.

● **CONSTANTIA R4 350 000** Web Ref No 3973223 • Beds 4 • Baths 2.5 • Garages 2 • Parking 2
Jean Kerr – 082 975 8427 – jean@greeff.co.za | Jacqui Wood – 083 724 2934 – jacqui@greeff.co.za



Pretty and peaceful



CONSTANTIA **R3 995 000**

Web Ref No 4009480
Beds 4
Baths 2
Garages 2
Parking 4

This single-level, low-maintenance, north-facing home is positioned conveniently and securely with mountain views. The entrance hall leads to an open-plan living area with modern kitchen and doors to the north-facing patio and pool area. The outdoor spaces are specifically designed for easy care and low maintenance. Four bedrooms and a full family bathroom, plus main en suite. A further bedroom with bathroom, is accessed from a back entrance and could be utilised as staff quarters, guest suite, teen pad or work-from-home. Good security, solar heating for pool and geyser, aircon and borehole. This is as close as you get to estate living, without living on an estate. The ad hoc residents committee ensures top security in the area and with only one entry/exit into the circular Meadow Way.



Architectural feat in fabulous Fernwood

It is clear why this home won the 2011 Cape Institute of Architects Residential Design Award. Full of great lines, flow and double-volume spaces and set perfectly on the plot to enjoy the mountain and sun from most of the property. Ideal for entertaining, with a large patio area and pool.

● **NEWLANDS R11 500 000** Web Ref No 3948752 • Beds 4 • Baths 3 • Garages 2 • Parking 2 • Pool

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



Highly desirable Bankside Mews

These Mews are surely the most desired cluster in Newlands! Recently built to a very high standard by esteemed KingsHill. Great views of Table Mountain, sunny front courtyard and undercover parking for two. Lots of open light and bright living space with three en suites upstairs. Super Village lifestyle on your doorstep.

● **NEWLANDS R10 950 000** Web Ref No 3900909 • Beds 3 • Baths 3 • Parking 2

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



Family home and investment property

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

● **NEWLANDS R8 900 00** Web Ref No 3838731 • Beds 4 • Baths 4 • Garages 3 • Parking 3 • Receptions 3
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Upmarket lock-and-leave

Located on sought-after Boshof, this home is set back and quiet, with a great sense of spaciousness. A gentle stream runs through to complete the picture. Taylor shutter guards have been installed on all doors and windows and there are 105cm beams on the perimeter. A water treatment plant and a solar-heating system keep running costs minimal.

● **NEWLANDS R8 600 000** Web Ref No 3954482 • Beds 3 • Baths 2.5 • Garages 2 • Parking 4 • Staff quarters
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Sunny, downscale Village home

Set on a quiet Village road, this home offers all the requirements for a downscale property – direct access from double garage, large living area with high ceilings, scullery and three en suite bedrooms. Water storage and a study nook. One of two homes set together.

● **NEWLANDS R7 500 000** Web Ref No 3901397 • Beds 3 • Baths 4 • Garages 2
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Picturesque on popular Palmboom

With a feeling of English country, this quaint home is quiet and full of character. North facing with a pretty front garden and a generous back patio for dining. Positioned down a gated lane. A stroll to Village cafes and Palmboom park.

● **NEWLANDS R7 900 000** Web Ref No 3950047 • Beds 3 • Baths 3 • Parking 2

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



Super-stylish light home

Crisp and clean, modern home boasts a large work-from-home space or fourth en suite bedroom. A spacious and covered wraparound veranda and large double-volume entrance hall create a sense of infinite space and a touch of glamour. Generous proportions offer easy-living spaces. Easy-to-manage garden and a perfectly sized pool.

● **NEWLANDS R6 990 000** Web Ref No 3948824 • Beds 4 • Baths 3 • Garages 1 • Pool

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



Dean Street, directly opposite SACS

So well placed for SACS, Westerford High School and UCT. Renovated and sunny with a double garage, garden and pool. Brief stroll to Woolworths and all the great Dean Street hub eateries.

● **NEWLANDS R5 450 000** Web Ref No 3948985 • Beds 3 • Baths 3 • Garages 2

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



Serene elegance

This home exudes a classical elegance from the moment one steps in. All the rooms are beautifully appointed and generously proportioned, overlooking the lush green garden with a trickling stream. A large, covered entertainment veranda with fireplace flows perfectly from the family room and breakfast room. The modern, pristine kitchen has a large servery, while a covered courtyard leads to a separate guest suite/staff room and laundry. All bedrooms are en suite. Fitted study opens to a private garden. Extras include a borehole and wellpoint and an excellent security system.

● **KENILWORTH UPPER R12 500 000** Web Ref No 3992199 • Beds 3 • Baths 3.5 • Garages 3 • Guest suite
Debbie Woods – 082 578 4181 – debbie@greeff.co.za | Angelika Edwards – 083 377 5577 – angelika@greeff.co.za



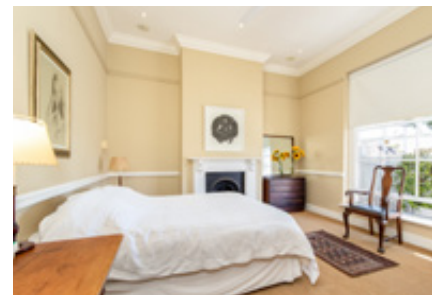
Unique designer home

In a private panhandle driveway, this fashionable home epitomises the warmth of Chelsea. Stylish, with soft Moroccan influences, the home offers exciting entertainment possibilities. Trendy finishes include three Godin slow-combustion fireplaces, marble in the bathrooms, solid Belgian oak floors and a gorgeous French antique dresser in the kitchen. Main bedroom with en suite, dressing room and study area; formal lounge and dining area, separate TV/music room; open-plan kitchen, plus adjoining scullery, leading to the double garage. A separate flatlet offers an ideal extra bedroom space. Well-tended garden, lap pool, built-in braai and entertainment area.

● **WYNBERG UPPER R12 000 000** • Beds 3 • Baths 3.5 • Garages 2 • Pool • Flatlet
Debbie Woods – 082 578 4181 – debbie@greeff.co.za | Angelika Edwards – 083 377 5577 – angelika@greeff.co.za



Dual-living deliciousness



KENILWORTH UPPER

R4 990 000

Web Ref No 3974130

Beds 4

Baths 3

Garages 1

Parking 4

Exquisite period home boasting enormous proportions, high ceilings, farm-style eat-in kitchen with granite tops and walk-in pantry, extra-large, custom-made sash windows and fireplaces in three rooms including the kitchen. Beautiful conservatory with stack-back doors overlooking a pond (big enough to convert into a plunge pool). The *pièce de résistance* is a double-storey, income-generating flatlet with its own parking and entrance. Spacious lounge with gas fireplace, plus open-plan dining area. A large sunny conservatory-type reception room/informal lounge overlooks the garden, and is currently used as an art studio with stack-back doors opening onto a secluded garden complete with koi pond. The large master suite comprises a full bathroom, large walk-in wardrobe and fireplace. The second bedroom also has a fireplace.



Prime position in Hen & Chicken

Gorgeous garden setting, north-facing views and generous proportions. Ample reception rooms, including a 12-seater dining room, wine cellar, open-plan TV room, with fireplace, adjoining the kitchen with pizza oven and walk-in pantry. The separate sitting room with French doors opens to the garden and an undercover patio with built-in braai. There is a separate den/entertainment room for pool parties. Bonus: a domestic room.

● **CLAREMONT UPPER R14 950 000** Web Ref No 3910708 • Beds 5 • Baths 4.5 • Garages 4 • Parking 4
Debbie Woods – 082 578 4181 – debbie@greeff.co.za | Angelika Edwards – 083 377 5577 – angelika@greeff.co.za



Townhouse in small security cluster

Sophistication at its best! Stylishly appointed using top-end finishes, this triple-storey, spacious home, with stupendous, mountain, north-facing views boasts fantastic proportions internally, and offers an easy carefree lifestyle, thanks to a low-maintenance, small, landscaped patio garden with a plunge pool.

● **CLAREMONT UPPER R8 500 000** Web Ref No 4021720 • Beds 3 • Baths 3 • Garages 2 • Parking 1
Mariella Peretti – 082 357 4602 – mariella@greeff.co.za | Charles Silbert – 082 555 4286 – charles@greeff.co.za



A home of distinction

A magnificent home, set on over 1 000m² of sheltered landscaped garden offering views of the mountain. "Southey Cottage" has been running as a very successful B and B, with the benefit of extra income or revert the homestead to its original use as a large, charming family home. Spaces for all. The permutations and potential

● **CLAREMONT UPPER R7 995 000** Web Ref No 4042738 • Beds 5 • Baths 6 • Parking 5
Mariella Peretti – 082 357 4602 – mariella@greeff.co.za | Charles Silbert – 082 555 4286 – charles@greeff.co.za



● CLAREMONT UPPER R7 950 000

Looking for a lock-and-leave?

This property would suit a smaller family or globetrotters seeking a base to call home. Enter through a charming courtyard to this south-entry, north-facing home with lovely mountain views and a small manageable garden. The inviting double-volume entrance leads to the open-plan living rooms, which include a sitting room with double-sided gas fireplace, family room and dining room – all opening to a covered patio.

Web Ref No 3841660 • Beds 3 • Baths 2 • Garages 2 • Study
Debbie Woods – 082 578 4181 – debbie@greeff.co.za
Angelika Edwards – 083 377 5577 – angelika@greeff.co.za



● CLAREMONT UPPER R6 750 000

Eclectic family home

Charming and artistically-inspired home offering all the accommodation a family could wish for. Tastefully appointed, with touches of quirkiness and originality. Within walking distance to Greenfield Girls' Primary School, and situated in a quiet cul-de-sac. Great views. Bonus: separate self-contained flatlet.

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



● CLAREMONT UPPER R6 600 000

Luxury townhouse in secure estate

Spacious, sunny, north-facing home in an exclusive secure estate in the heart of Claremont Upper. Boasting mountain views and offering a secure relaxed lifestyle in close proximity to all important amenities, this stylish home is a winner!

Web Ref No 3935833 • Beds 3 • Baths 2.5 • Garages 2 • Parking 1
Mariella Peretti – 082 357 4602 – mariella@greeff.co.za
Charles Silbert – 082 555 4286 – charles@greeff.co.za



● CLAREMONT UPPER R4 350 000

English country home in the 'burbs

Family home, with dual-living cottage, situated in a quiet cul-de-sac in the heart of Claremont Upper. A stone's throw away from Kingsbury Hospital, close to Claremont High and other popular schools. North-facing aspect with good mountain views. Separate dual living, ideal as an income-generating option or for guests.

Web Ref No 4034387 • Beds 4 • Baths 2 • Garages 2 • Parking 4
Charles Silbert – 082 555 4286 – charles@greeff.co.za
Mariella Peretti – 082 357 4602 – mariella@greeff.co.za



● **CLAREMONT LYNFRAE R4 500 000**
Sought-after gem in the avenues of Lynfrae

Set on 688m² in the quiet, leafiness of the Avenues, this much-loved family home offers you prime location, wraparound grassed, indigenous garden and stunning mountain views. School catchment area and a quick walk to Keurboom Park and Newlands cricket and rugby grounds. Ample opportunity to modernise at

Web Ref No 4059412 • Beds 3 • Baths 1.5 • Garages 1 • Parking 4
 Debbie Chalmers – 082 871 6278 – debbie.chalmers@greeff.co.za



● **CLAREMONT LYNFRAE R3 850 000**
Convenience and charm at its best

A fabulous find in the heart of Lynfrae. A well-loved family home with beautiful mountain views. Open-plan reception areas make for easy flow. Light and bright lounge with gorgeous parquet flooring has French doors to a north-facing entertainment patio and grassed garden.

Web Ref No 3892590 • Beds 3 • Baths 2 • Garages 1 • Parking 2
 Debbie Chalmers – 082 871 6278 – debbie.chalmers@greeff.co.za



● **CLAREMONT R3 750 000**
Peaceful, 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 flatlet with private garden. Secure covered parking behind automated garage door. Excellent security.

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



● **CLAREMONT R3 450 000**
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 for small business enterprise, or work from home. 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 295 000**
Easy-living family home

Close to Ave de Mist, leading schools and Belvedere Square, this home boasts open-plan, tiled, lounge/kitchen/dining room 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 parking.

Web Ref No 3648596 • Beds 3 • Baths 2 • Tandem garage • Parking 4
 Debbie Chalmers – 082 871 6278 – debbie.chalmers@greeff.co.za



● **CLAREMONT R2 450 000**
Private, secure and perfectly positioned

The ideal balance between lock-and-go and spacious starter-up or scaling-down opportunity. Open-plan tiled lounge (with Jetmaster fireplace)/dining room/kitchen, opening to paved entertainment patio. Seamless flow to paved, secure parking, which can also be utilised as an expanded garden.

Web Ref No 4050633 • Beds 3 • Baths 2 • Parking 2
 Debbie Chalmers – 082 871 6278 – debbie.chalmers@greeff.co.za



The "WOW" factor

Decorative Victorian ceilings and classic fireplaces meld with ultra-contemporary additions to bring together a most surprisingly generous three-bedroomed, three-bathroomed home. Impressive upstairs studio, with mountain and rooftop views doubles as a large space for family time.

- **MOWBRAY R4 200 000** Web Ref No 4044443 • Beds 3 • Baths 3 • Carports 2
Mark Shagam – 083 272 4004 – mark@greeff.co.za



A perfect family home

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

- **CLAREMONT LYNFRAE R4 150 000** Web Ref No 3318837 • Beds 3 • Baths 2 • Garages 2 • Flatlet
Debbie Chalmers - 082 871 6278 - debbie.chalmers@greeff.co.za



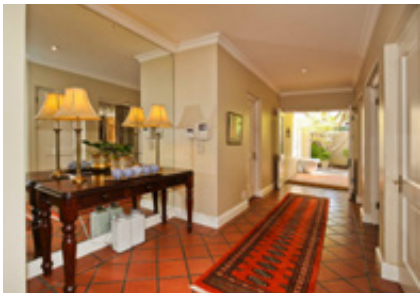
Oregon features plus two fireplaces

Easy access to leading teaching hospitals, city and N2. A magical approach to the covered front porch, great for lazy summer evenings and mountain views. Large separate-entrance consulting/home office or casual integrated family room. Outdoor deck overlooks pool and garden patio "party" area.

- **MOWBRAY R3 850 000** Web Ref No 4031693 • Beds 2 • Baths 2 • Parking 2 • Pool
Mark Shagam – 083 272 4004 – mark@greeff.co.za



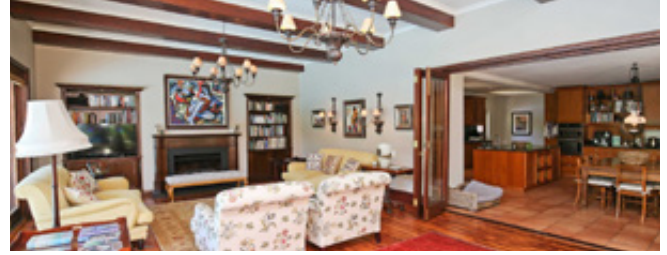
Formula for fine living



RONDEBOSCH
R11 500 000

Web Ref No 3991606
Beds 5
Baths 4.5
Garages 2
Parking 2

This well-maintained family home boasts a tiled spacious entrance hall adjoining the main living room, lounge, dining room and guest cloakroom. The carpeted formal lounge/bar has a built-in fireplace. The dining room and family TV room lead to the garden through sliding doors. An open-plan kitchen features ample counter and cupboard space, a separate scullery and walk-in pantry. The downstairs bedroom leads to a private patio area. The upstairs bedrooms are spacious and light filled, while the large en suite bedroom features underfloor heating and a separate walk-in closet. The second en suite bedroom along with the remaining bedrooms all lead onto a balcony and boast beautiful views of the garden and Table Mountain. Features: pool, patio area, undercover braai and excellent security.



Living at its best

The property has been sensitively restored, from the wooden flooring to the American shutters and the designed staircase, the home is perfectly decorated. Spacious main living area, with feature fireplace and stack-back doors leading onto an undercover entertainment and pool deck. The dining room and family room each boast a fireplace. Features include: a cherry-wood kitchen and temperature-controlled wine cellar, landscaped garden and koi pond, full security, automated watering system and much more.

- **RONDEBOSCH R16 500 000** Web Ref No 3909169 • Beds 4 • Baths 4.5 • Garages 2 • Parking 4
Val Petzold – 083 625 0433 – val@greeff.co.za | George Quenet – 079 516 1978 – george@greeff.co.za



Modern living at its finest

Beautifully restored modern home. Spacious lounge/dining area with sliding doors to a patio. Refurbished kitchen includes built-in oven, plumbing for two appliances and double sink. All bedrooms have built-in cupboards and light carpets. The main bedroom has a walk-in closet and en suite bathroom. There is a self-contained flatlet. Electric fencing and secure double carport.

- **RONDEBOSCH R4 475 000** Web Ref No 3992337 • Beds 4 • Baths 4 • Carport 2
Val Petzold – 083 625 0433 – val@greeff.co.za | George Quenet – 079 516 1978 – george@greeff.co.za



Classic beauty

Well-maintained home with high ceilings, large wooden-framed windows, tiled floors and spacious rooms. Open-plan living room with fireplace. A formal dining room, kitchen and guest bathroom are all located downstairs. Upstairs, there are three bedrooms with built-in cupboards. Generous main en suite, plus a full family bathroom.

- **RONDEBOSCH R3 499 999** Web Ref No 3971049 • Beds 3 • Baths 2.5 • Garages 1 • Parking 2
Val Petzold – 083 625 0433 – val@greeff.co.za | George Quenet – 079 516 1978 – george@greeff.co.za



● **CRAWFORD R3 295 000**
Elegant, spacious family home

An impeccable family home with open-plan fitted kitchen, undercover entertainment and pool area. Air-conditioned lounge with splendid mountain views. Three bedrooms with a generous master bedroom and full en suite. Tandem garage, laundry room and entertainment/games room, plus secure off-street parking.

Web Ref No 4053243 • Beds 3 • Baths 2 • Garages 2 • Parking 3
Shahieda Bardien - 084 512 4845 - shahieda@greeff.co.za



● **OTTERY R1 795 000**
Your dream home awaits

Aluminium frames and doors are fitted throughout this three-bedroomed house with neat modern finishes. Two receptions, large kitchen, three bedrooms and two bathrooms. The private back garden has access from the master bedroom.

Web Ref No 3873743 • Beds 3 • Baths 2 • Garages 1 • Parking 2
Jordan Beya - 078 346 2995 - jordan@greeff.co.za
Allan Kato - 071 569 3632 - allan@greeff.co.za



● **RONDEBOSCH EAST R1 450 000**
Sought-after Rondebosch Close

Trendy lock-and-go offering spacious living areas and well-fitted kitchen. Two bedrooms with built-in cupboards and bathroom with shower over bath. Dedicated parking bay. Excellent security includes a night guard.

Web Ref No 3992074 • Beds 2 • Baths 1 • Parking 1 • Pool
Shahieda Bardien - 084 512 4845 - shahieda@greeff.co.za



● **WYNBERG VILLAGE POA**
Beauty in brick

Beautifully maintained duplex townhouse, comprising three bedrooms, two bathrooms, spacious lounge/dining and a modern kitchen. Light and bright rooms with modern finishes throughout. The garage has been converted into a large dining room but still functions as a garage. Bonus: pool.

Web Ref No 4012057 • Beds 3 • Baths 2 • Garages 1 • Parking 1
Jordan Beya - 0783462995 - jordan@greeff.co.za
Allan Kato - 0715693632 - allan@greeff.co.za



● **PLUMSTEAD R1 095 000**
Charming apartment with views

This two-bedroomed apartment boasts a spacious open-plan living area and tiled flooring throughout. A sun-filled lounge leads onto a balcony with views. The kitchen with a built-in oven is plumbed for an appliance. Access control and electric fencing.

Web Ref No 3886000 • Beds 2 • Baths 1 • Garages 1 • Parking 1
David E Miller - 082 820 6166 - davidm@greeff.co.za
Aaqilah Hendricks - 083 296 1945 - aaqilah@greeff.co.za



● **PLUMSTEAD R1 095 000**
Modern duplex apartment

Located on the third floor of this family-friendly apartment block in Plumstead, the suburb with heart. This one-bedroomed duplex apartment boasts light and bright spacious rooms throughout. Communal entertainment area and pool, plus parking bay.

Web Ref No 3873963 • Beds 1 • Baths 1 • Parking 1
David E Miller - 082 820 6166 - davidm@greeff.co.za
Aaqilah Hendricks - 083 296 1945 - aaqilah@greeff.co.za



100+ Unit Sales, R150 million+ in turnover

The Greeff Christie's International Real Estate's sectional title team is highly driven and motivated to offer an exceptional level of service, whether it be for buying or selling.

The team has been awarded the following:

- Greeff Agents of the Year – 2016, 2017, 2018 and 2019
- Most Showhouses in 2019
- Most Sole Mandates in 2019
- Most Unit Sales in 2019

For top-quality advice, contact the Sectional Title Team below. They are experts in their field and will provide you with the professional service you are looking for.

Matthew White

082 817 1044 mwhite@greeff.co.za

Garrick Sutton

076 154 2808 - garrick@greeff.co.za

Greg McDonald

073 141 9668 - greg@greeff.co.za

Ryan Johnson

081 745 8917 - ryan.j@greeff.co.za



Where it counts



● CLAREMONT R4 499 999

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 boasts a centre island and clean finishes. Both bedrooms have carpets and built-in cupboards.

Web Ref No 3683774 • Beds 2 • Baths 2 • Garages 2

Greg McDonald – 073 141 9668 – greg@greeff.co.za
Matthew White – 082 817 1044 – mwhite@greeff.co.za



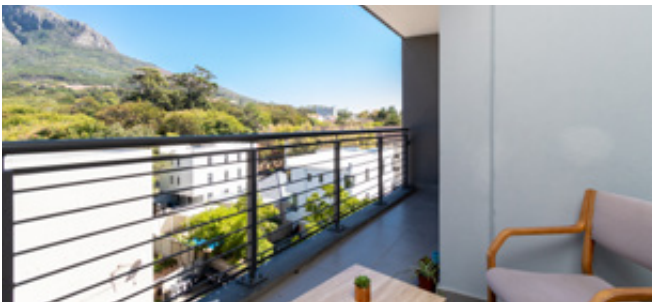
● CLAREMONT R3 499 999

Brand new on Grove Avenue

North-facing ground floor apartment in walking distance to Cavendish Square. Large open-plan living/dining room, wooden flooring, high ceilings and fireplace. Spacious bedrooms with built-in cupboards and renovated bathroom with shower and bath. Great security and an outside communal garden area.

Web Ref No 3956896 • Beds 3 • Baths 1.5 • Garages 1

Greg McDonald – 073 141 9668 – greg@greeff.co.za
Matthew White – 082 817 1044 – mwhite@greeff.co.za



● RONDEBOSCH R2 999 999

Milbrook has the best look

Spacious apartment boasting modern design elements and beautiful finishes throughout. Stylish modern kitchen plumbed for one appliance. Enjoy the sunny living area, with doors to balcony. Both bedrooms have built-in cupboards, plus main en suite and full bathroom.

Web Ref No 4011581 • Beds 2 • Baths 2 • Parking 1

Garrick Sutton – 0761542808 – garrick@greeff.co.za
Ryan Johnson – 0817458917 – ryan.j@greeff.co.za



● RONDEBOSCH R2 499 999

Join the race for Albion Place

Gorgeous and move-in-ready apartment. Open-plan kitchen and living area with door to balcony overlooking the tranquil Liesbeek River. Two generously-sized bedrooms and one bathroom. Communal tennis court, pool, braai facilities, plus parking bays.

Web Ref No 3921712 • Beds 2 • Baths 1 • Parking 1 • Pool

Greg McDonald – 073 141 9668 – greg@greeff.co.za
Matthew White – 082 817 1044 – mwhite@greeff.co.za



● KENILWORTH UPPER R1 750 000

Don't sit still, it's Cornhill

Sunny, spacious flat with great attention to detail throughout. The lounge with dining area, has beautifully parquet flooring. Three large bedrooms all have built-in cupboards and great views. Well-maintained block with great security.

Web Ref No 3958441 • Beds 3 • Baths 1.5 • Garages 1

Garrick Sutton – 0761542808 – garrick@greeff.co.za
Ryan Johnson – 0817458917 – ryan.j@greeff.co.za



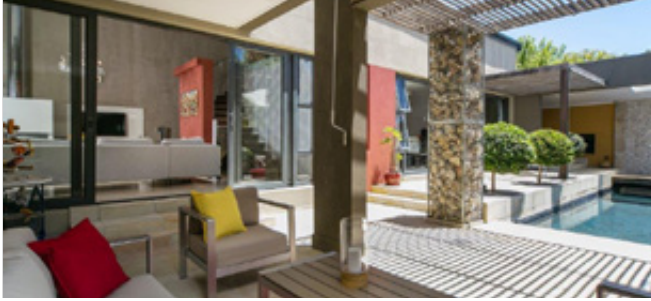
● CLAREMONT R1 750 000

Doncaster will make you wonder

Doncaster is a block of apartments located in one of Claremont's most sought-after complexes, 'Marlborough Park'. This complex boasts beautiful gardens, pools and great security.

Web Ref No 3961525 • Beds 2 • Baths 1 • Garages 1 • Parking 1

Garrick Sutton – 0761542808 – garrick@greeff.co.za
Ryan Johnson – 0817458917 – ryan.j@greeff.co.za

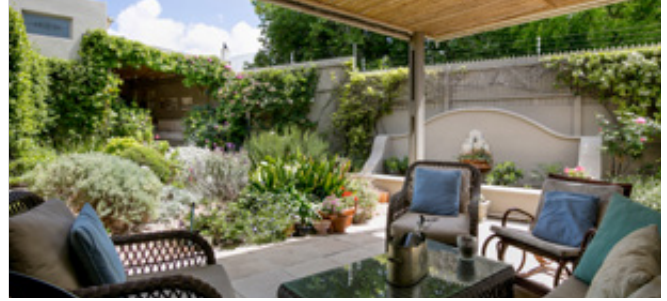


● WYNBERG UPPER R5 300 000

In the school catchment area

Luxury at its best with attention to detail in every aspect. Aesthetically pleasing with the double-volume, light-filled, open-plan concept. Living and dining, chef's dream kitchen with centre island, gas stove and concealed appliances. Undercover entertainment veranda, pool and Jacuzzi.

Web Ref No 3725685 • Beds 3 • Baths 3 • Garages 2
Lana Holt – 071-035 9458 – lana@greeff.co.za



● WYNBERG UPPER R4 999 999

Chic and charming in the Village

A meticulous townhouse with open-plan living/dining and gourmet kitchen. Neutral palette, exquisite chandeliers, wood-burning fireplace and luxury bathrooms. Charming Chelsea English country garden with a superb hidden retreat featuring built-in braai and seating. Don't miss this one.

Web Ref No 3817938 • Beds 3 • Baths 2 • Garages 2 • Parking 1
Lana Holt – 071-035 9458 – lana@greeff.co.za



● WYNBERG UPPER R4 600 000

A perfect contemporary family home

A rare find in a private panhandle in walking distance to fine schools. Immaculate with neutral palette, quality finishes, open-plan living and dining with a Jetmaster fireplace. Sliding doors lead to a treed, manicured lawn. Cleverly designed eat-in kitchen, scullery and generous bathrooms.

Web Ref No 3960742 • Beds 3 • Baths 2 • Garages 2 • Parking 2
Lana Holt – 071-035 9458 – lana@greeff.co.za



● WYNBERG UPPER R2 995 000

A tranquil haven in the Village

Nestled in the prettiest tree-lined close in Chelsea, this impeccable, north-facing, beautifully-appointed ground-floor apartment offers a spacious living room overlooking a lush, picturesque garden and a perfect entertainment patio. Modern kitchen and full bathroom. A splendid lock-'n-leave.

Web Ref No 4022014 • Beds 2 • Baths 1 • Garages 1
Lana Holt – 071-035 9458 – lana@greeff.co.za

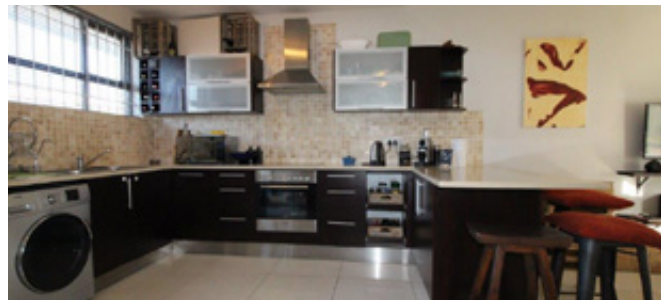


● WYNBERG UPPER R1 750 000

Chic lock-'n-leave

Perfect for holiday, couples or investors. An immaculate apartment with that "wow" factor. Wooden floors, neutral palette and American shutters. An open-plan kitchen with stone counter tops, living/dining room and full bathroom. Includes exclusive undercover parking bay.

Web Ref No 3793266 • Beds 2 • Baths 1 • Parking 1
Lana Holt – 071-035 9458 – lana@greeff.co.za



● WYNBERG UPPER R1 600 000

Superb north-facing apartment

Capturing the splendid mountain views, with beautiful, spacious, open-plan living/dining room and kitchen. Two large bedrooms with ample cupboards and stylish full bathroom. Includes an exclusive secure parking bay. A must-view.

Web Ref No 3734917 • Beds 2 • Baths 1 • Parking 1
Lana Holt – 071-035 9458 – lana@greeff.co.za



● **BERGVLIET R4 995 000**

Five-star guarded estate

Upmarket, contemporary double-storey townhouse in La Scala Estate. Top building specifications include double-glazed windows, shatterproof glass stack-back doors, American shutters, solar geyser, LED downlights, ceilings with shadowline cornices, recessed skirtings and pivot front door. Offers the discerning buyer an elegant lifestyle, a secure environment, freehold ownership and affordable levies.

Web Ref No 3886810 • Beds 3 • Baths 2.5 • Garages 2
Roz van der Walt – 083 278 7269 – roz@greeff.co.za



● **MEADOWRIDGE R3 800 000**

Dual-living gem

This immaculate home is well positioned in a tranquil pocket of Meadowridge, in the Sweet Valley zone. Set in a leafy road, on a corner plot, this property offers a three-bedroomed main house and a one-bedroomed, self-contained granny flat with separate entrance.

Web Ref No 3885735 • Beds 4 • Baths 3 • Garages 3 • Carport 2
Roz van der Walt – 083 278 7269 – roz@greeff.co.za

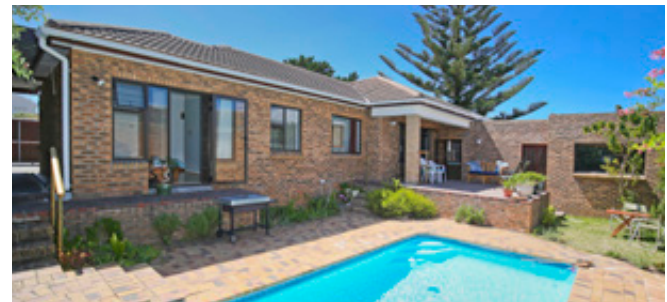


● **BERGVLIET R3 500 000**

Exclusive estate. Dream downscaler

Farmsedge Estate offers affordable levies and a secure lifestyle with a gorgeous central garden, soaring mountain views and neatly laid out cottages in their fresh white and heritage green theme. Offers over R3.2m will be considered.

Web Ref No 4022769 • Beds 3 • Baths 2 • Garages 1 • Parking 1
Roz van der Walt – 083 278 7269 – roz@greeff.co.za



● **BERGVLIET R3 395 000**

Natural, earthy and indigenous

With its indigenous garden, this immaculate property offers a low-maintenance lifestyle. Set on a compact corner erf, with elevated veranda overlooking the pool, mountain views, direct access from the double garage and extra height carport.

Web Ref No 3984453 • Beds 3 • Baths 2 • Garages 2 • Parking 5
Roz van der Walt – 083 278 7269 – roz@greeff.co.za



● **DIEP RIVER R3 395 000**

Young or mature couple's scene

Sun-splashed, Chelsea Village, heritage cottage boasting: sash windows, shutters, high ceilings, Oregon strip floors, gorgeous private garden, wind-protected entertainment courtyard, open-plan, designer, granite kitchen, luxurious master suite with Victorian en suite bathroom, double-volume studio/work-from-home, two enclosed carports, plus off-street parking and excellent security.

Beds 3 • Baths 2.5 • Carport 2 • Parking 2
Roz van der Walt – 083 278 7269 – roz@greeff.co.za



● **BERGVLIET R2 995 000**

Secure, affordable and adorable

Many Bergvliet locals earmark The Crescent gated village as the perfect downscale location. Affordable, with incredibly low levies, which even cover exterior painting of each of the cottages. The offering is freehold, not sectional title or life rights.

Web Ref No 4011836 • Beds 3 • Baths 2 • Garages 1 • Parking 1
Roz van der Walt – 083 278 7269 – roz@greeff.co.za



Ample accommodation, position & views

Nestled on the Constantiaberg mountainside of Constantia Valley, a gorgeous Georgian classic, with tall ceiling heights throughout. A seamless flow from spacious formal/informal living areas to sun-drenched, wind-sheltered, covered entertainment patio overlooking the wonderful pool. An acre garden with fully automated irrigation from its own borehole. Beautiful mountain and False Bay views. There is also a self-contained cottage generating an income. An absolute delight for the larger family.

● **ZWAANSWYK R20 000 000** Web Ref No 3064462 • Beds 6 • Baths 6 • Garages 2

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



Best Constantia Valley views

This Silversteen Estate home offers palatial proportions, fine finishes and a seamless inside/outside flow with majestic views over False Bay from several entertainment patios. The dramatic double-volume entrance hall leads to expansive formal and informal living areas with built-in wet bar, wine cellar and surround sound system. A gourmet kitchen with discreet cupboards is open plan to dining areas, with concertina stacking doors opening from the undercover entertainment patio onto a manicured garden and heated swimming pool. Engineered wooden floors, wood-burning and gas fireplaces and a borehole plumbed into the house.

● **SILWERSTEEN ESTATE R19 200 000** Web Ref No 4028497 • Beds 5 • Baths 4 • Garages 2 • Parking 3 • Pool

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



Exclusive Silwersteen Security Estate

Set on an elevated position on 1 641m², with spectacular views of the Constantia Valley, Hottentots Holland Mountains and False Bay. Indoor/outdoor flow from the reception area to the extensive entertainment veranda with indoor braai area and seamless glass stack-back doors opening to the garden and pool area. This home is off the grid. Additional features include a study, double garage with direct entry. An opportunity not to be missed. Make this your own.

● **SILWERSTEEN ESTATE R13 200 000** Web Ref No 3289761 • Beds 5 • Baths 3.5 • Garages 2
 Karen Little – 083 261 8849 – karen@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



A cut above the rest

The home boasts a great floor plan offering a seamless flow between formal and informal entertainment areas, with gas fireplace in the formal lounge and a wood-burning fireplace in the large entertainment room, undercover patio with built-in braai. State-of-the-art security offers peace of mind, a fully-fitted library and study, single garage, plus an undercover parking for two cars, plus further parking complete this wonderful ensemble.

● **TOKAI R5 950 000** Beds 5 • Baths 3.5 • Garages 1 • Parking 4
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Impeccable classic home

A much-loved family home with formal and informal living areas, with doors leading to the well-established irrigated garden, entertainment patio and heated salt-chlorinated pool, plus a pond. Well-appointed kitchen. A big plus is a flatlet above the garage with its own entrance. Double garaging, plus off-street parking.

● **TOKAI R4 700 000** Web Ref No 3986023 • Beds 3 • Baths 2 • Garages 2 • Parking 3

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



● **TOKAI R4 200 000** **Entertainer's delight**

Set in a cul-de-sac, in move-in condition. Open-plan kitchen, lounge with fireplace and dining area. Patio, pool and established garden. Well-appointed kitchen, with plenty of cupboard space and a breakfast bar. Main en suite with its own large study and doors to the garden.

Web Ref No 3765015 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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

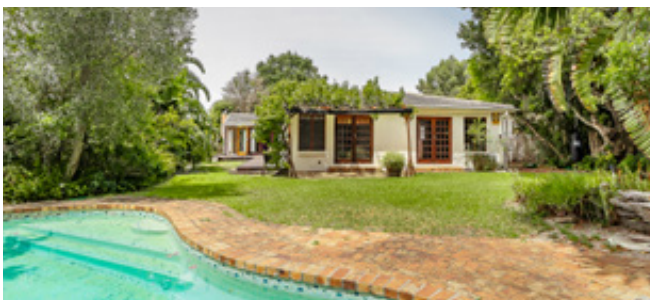


● **TOKAI R3 999 000** **Whispers of a bygone era**

Bay windows and original wooden floors, renovated with a light, open-plan living/dining space. A mezzanine study leads onto a veranda and established garden. Two undercover entertainment patios and pool. A character-filled home on a double plot. Wellpoint and good security.

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



● **TOKAI R3 950 000** **Investor's dream**

Large entertainment room, spacious study, in a tranquil garden setting. There are two outbuildings which could be converted into a self-contained flatlet. Extras: heated towel rails, air conditioners, borehole with potable water and 400L solar geyser – live off-the-grid.

Web Ref No 3986206 • Beds 3 • Baths 2 • Garages 3 • Parking 5

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



● **DREYERSDAL EST. TOKAI R2 499 500** **Highly sought after**

An opportunity to own in the much-coveted, secure Tokai Villas, in a great position, north facing, overlooking the gardens with glorious mountain views. Open-plan kitchen to dining and lounge with doors to the undercover patio. Three good size bedrooms with main en suite, full family bathroom and linen cupboard. Single garage and communal pool.

Web Ref No 3903194 • Beds 3 • Baths 2.5 • Garages 1 • Parking 1

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

YOUR GUIDE TO A SMOOTH SALE & TRANSFER PROCESS

SELLER

- 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?

BUYER

- 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 of 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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at STBB Claremont
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SOLD

● **NOORDHOEK R9 900 000**

Brand new with views

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. Seamless flow to the veranda and entertainment area, pool and elevated garden, with uninterrupted sea views. Well-planned kitchen, with central island, Smeg appliances and scullery.

Web Ref No 3750593 • Beds 4 • Baths 4 • Garages 2 • Parking 4

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



● **NOORDHOEK R7 990 000**

Sleepy Hollow horse-riding farm

This iconic Noordhoek property is for sale. Best known for tourist beach rides, horse-riding lessons, pony rides and riding for the disabled, this level, two-acre (8 088m²) equestrian property is any horse-lover's dream. Positioned at the very end of Sleepy Hollow Lane, down a quiet dirt road, you will find this very unique property with direct access to the wetlands and beach, as well as the Noordhoek showgrounds.

Web Ref No 3952788 • Beds 3 • Baths 2 • Garages 5 • Parking 15

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



● **NOORDHOEK R7 500 000**

Above the crowd

Set at the end of a cul-de-sac, on 1 727m², this home is truly magnificent. As you enter, you get the feeling of being in a botanical garden with not another home in sight. Enjoy the indigenous and beautifully maintained borehole-watered garden. Sitting on the patio, you can watch the eagles gliding through the sky as they play in the thermals. The mountains are so close by that you feel as though you could reach out and touch them.

Web Ref No 3961266 • 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 R6 900 000**

Perfect hideaway

Set back in Noordhaven's most sought-after street, you will find this gem of a family home. L-shaped in design, the house offers seamless flow allowing for easy living with superb sea views from the wrap-around veranda and pool. A double-volume, barn-style living room and lounge boast chestnut wood floors and an adjoining expansive kitchen and scullery. This elevated home is private and secure and has a sizeable level garden for the kids.

Web Ref No 3952935 • Beds 4 • Baths 3.5 • Garages 2 • Parking 2

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



Endless views

This elevated Noordhaven home offers peace and privacy with unbeaten sea and mountain views. You'll never want to leave home with the outdoor entertaining space perfectly designed for early morning coffee, late afternoon sundowners or simply drinking in the view from the undercover patio, which overlooks the well-established garden and ocean beyond. A lovely pool is surrounded by greenery all year round to attract birds; enjoy the birdsong while you take a dip.

- **NOORDHOEK R6 690 000** Web Ref No 3886559 • Beds 4 • Baths 4 • Garages 3 • Parking 2 • Study
Dale Gremels – 082 539 9393 – dale@greeff.co.za | Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



Built to exacting standards

The north-facing aspect of this home, paired with its orientation on the plot, make it sunny and sheltered from the summer winds. The property boasts modern finishes and clean lines throughout. The living spaces are open plan, with two lounge areas separated by a double-sided fireplace, plus dining area, kitchen, a large scullery and guest toilet.

- **NOORDHOEK R5 990 000** Web Ref No 3842438 • Beds 4 • Baths 2.5 • Garages 2 • Parking 2 • Pool • Office
Dale Gremels – 082 539 9393 – dale@greeff.co.za | Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



Fabulous mountain views

Set in a small enclave of homes in a private cul-de-sac. Majestic views of Chapman's Peak and the amphitheatre mountains from the wide undercover patio as well as from the living areas and bedrooms. A sunnier home would be hard to find! This twelve-year old home has been built to the highest of standards and is incredibly well maintained, having only ever had one house-proud owner.

- **NOORDHOEK R5 795 000** Web Ref No 3661187 • Beds 3 • Baths 2 • Garages 2 • Parking 4 • Pool
Dale Gremels – 082 539 9393 – dale@greeff.co.za | Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



Glorious sea views

This elevated home has a fantastic position – private and wind protected with superb sea and mountain views. There is great flow between the open-planned kitchen, dining room and formal lounge, all leading to the outside covered veranda, accessed through folding stacker doors, maximising views across Noordhoek Beach to Kommetjie and beyond.

● **NOORDHOEK R5 600 000** Web Ref No 3996916 • Beds 3 • Baths 2.5 • Garages 2 • Parking 2 • Pool
Dale Gremels – 082 539 9393 – dale@greeff.co.za | Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



Set on the water's edge

North-facing, sunny and light, with endless, sweeping views across the lake to Chapman's Peak and the entire Noordhoek Amphitheatre range of mountains. This home in Lake Michelle Secure Estate will be the envy of all your friends. Enjoy complete privacy, relax and unwind and enjoy the tranquil scenes of nature surrounding you.

● **NOORDHOEK R5 550 000** Web Ref No 3999372 • Beds 3 • Baths 2 • Garages 2 • Parking 2 • Pool
Dale Gremels – 082 539 9393 – dale@greeff.co.za | Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



Brand new! The price includes VAT

Ready to move in – open-plan, single-storey home in a security complex. The price includes VAT and no transfer duty payable. Set in an elevated prime position in Chapman's Bay Estate, this home has been designed to make the most of the north-facing mountain views with some sea views in the west.

● **NOORDHOEK R4 795 000** Web Ref No 2756096 • Beds 3 • Baths 2.5 • Garages 2 • Parking 2
Dale Gremels – 082 539 9393 – dale@greeff.co.za | Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



Bang on the water

Pristine, much-loved home with plenty of accommodation, including four bedrooms, two of which are en suite. The panoramic views of False Bay are enhanced by this cleverly designed home. It has everything one could dream of whilst living so close to the ocean.

● **SIMONS TOWN R11 995 000** Web Ref No 3852199 • Beds 4 • Baths 3 • Garages 2 • Parking 2

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



Where indoors meets outdoors

A great opportunity to invest in this rare piece of prime property on the water's edge of our False Bay coast. Situated in the tiny hamlet of Castle Rock, en route to the famous Cape Point, this four-bedroomed home is ready for you to just move on in. As one steps inside the front door, the large living room stacking doors frame everchanging picture-perfect hues of blue.

● **SIMONS TOWN R9 800 000** Web Ref No 3844027 • Beds 4 • Baths 2 • Parking 2

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Impressive family home

Contemporary family home commands breathtaking views of Simons Bay, surrounding mountains and the well-known Simons Town waterfall and ravine. This well-designed home has a simple and easy flow. The double front door opens to an entrance hall with staircases to upper and lower levels. The lower level comprises a modern, fitted open-plan kitchen, open-plan dining room and lounge with fireplace.

● **SIMONS TOWN R4 850 000** Web Ref No 3907142 • Beds 3 • Baths 2.5 • Garages 2

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

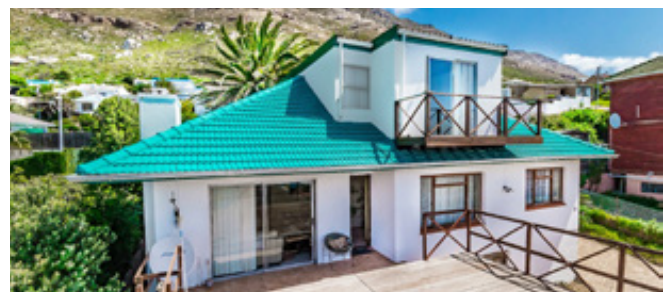


A stone's throw from the ocean

This double-storey property is east facing and is divided into two units (upstairs and downstairs) and a side unit. A large pool with braai area is sheltered from the South-Easter. Off-street parking for five vehicles. Located close to the Glencairn train station, the new Harbour Bay shopping mall and medical centre and well-known Dixie's restaurant.

● **SIMONS TOWN R4 000 000** Web Ref No 3843690 • Beds 7 • Baths 3 • Parking 6

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



Value in prime location

This three-bedroom home with main bedroom upstairs has its own balcony overlooking the sea. Downstairs is ideal for entertaining as the lounge leads off to a large deck with fabulous views over the bay, and a garden with beach pool and lapa. A double garage offers ample parking. A separate entrance room with a bathroom is ideal for extra income.

● **SIMONS TOWN R3 150 000** Web Ref No 3909910 • Beds 4 • Baths 3 • Garages 2 • Parking 2 • Pool

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



● FISH HOEK R5 999 000

Oceanfront 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 8 • 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



● FISH HOEK R5 300 000

Sea-front dual living

This unique home has been modernised and offers contemporary open-plan spaces, with excellent flow. The main living areas are voluminous and feature stack-back doors enhancing indoor-outdoor living. The orientation of these living areas is positioned towards the views of the beach and the bay. While away the sun-drenched hours on your wooden deck with plunge pool.

Web Ref No 3887234 • Beds 4 • Baths 3 • Garages 2 • Parking 2
Liz Richard – 084 900 0338 – liz@greeff.co.za
Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za



● FISH HOEK R3 395 000

Perfectly positioned Hillside charmer

Located in one of the most sought-after roads on the mountainside, this home has an easy-living, relaxed beach house feel, and offers the ideal income-generating, one-bedroomed spacious flat, with private entrance. As you enter through the security gate, and make your way up through a field of lavender and a charming garden, you will find yourself in the quintessential beach house. The home is light and bright with open-plan living areas featuring lovely sea views.

Web Ref No 3881436 • Beds 4 • Baths 3 • Garages 2 • Parking 2
Liz Richard – 084 900 0338 – liz@greeff.co.za
Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za



● CAPRI R3 300 000

Entertainer's delight—scenic views

This well-maintained home enjoys spectacular views of the Noordhoek mountains and Atlantic Ocean. A light-filled, central, open-plan area comprises a living room, formal dining area and a spacious modern kitchen with separate scullery and laundry. The lounge leads onto the large patio, half of which is undercover, ideal for entertaining while enjoying the panoramic views.

Web Ref No 3853967 • Beds 3 • Baths 2 • Garages 2 • Parking 3
Werner Rix – 082 462 1152 – wernrix@greeff.co.za



Heritage gem with magnificent views

This delightful, spacious, well-presented family home has large reception rooms full of soul with stunning sea and mountain views. Four large bedrooms are all en suite. Easy access to rock and beach pools. The position of this home captures the last rays of sun in Kalk Bay. An added feature is a two-bedroomed, one-bathroomed apartment.

● **KALK BAY R10 500 000** Web Ref No 3617253 • Beds 6 • 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 R7 500 000**
Heritage home – full of soul

A rare find in Kalk Bay. This charming old-world home epitomises days gone by. Two en suite bedrooms, with large reception rooms. A deep veranda overlooks the garden, with sea and mountain views. Property includes a studio apartment with separate entrance and parking.

Web Ref No 3901768 • Beds 3 • Baths 3 • Garages 1 • Parking 2
Heather Cape – 083 320 6302 – hmcape@greeff.co.za
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za

● **KALK BAY R7 000 000**
Secure living in iconic Kalk Bay

Well-secured modernised lock-and-go. Open-plan lounge, kitchen, dining with fireplace and wooden floors. The lounge area opens onto a balcony overlooking the fishing harbour. The kitchen opens to a secure garden with mountain views. Two bedrooms with en suite bathrooms and balconies. Double garage. Pool, gym and spa in the complex.

Web Ref No 3989091 • Beds 2 • Baths 2 • Garages 2
Heather Cape – 083 320 6302 – hmcape@greeff.co.za
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



● **KALK BAY R3 999 999**
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 for R3 999 999, while the top-floor unit is a modern apartment for R4 490 000. Both have outdoor terraces and balconies.

Web Ref No 3616895/3616475 • Beds 2 • Baths 2 • Garages 1 • Parking 2
Heather Cape – 083 320 6302 – hmcape@greeff.co.za
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za

● **KALK BAY R3 500 000**
Ultimate lock-'n-go in the heart of Kalk Bay

Enjoy peace of mind in this upmarket security estate. Modern galley kitchen with all the bells and whistles leading into a large lounge/dining area, opening onto a small garden. One-bedroom, modern, open-plan bathroom with separate toilet. Parking bay. Gym, pool and spa in the complex. All furniture included.

Web Ref No 3792104 • Beds 1 • Baths 1 • Parking 1
Heather Cape – 083 320 6302 – hmcape@greeff.co.za
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Purposefully renovated home

Owned by a well-known Cape Town architect, this property has been beautifully renovated, tastefully utilising the spaces and finished to a high standard. Double-volume, large airy reception areas with exposed timber beams open from a sunny private courtyard. Plus a sunroom on the waterfront for the winter months.

● **MARINA DA GAMA R4 500 000** Web Ref No 3887624 • Beds 3 • Baths 2.5 • Garages 2 • Receptions 3
Heather Cape – 083 320 6302 – hmcape@greeff.co.za | Russell Cape – 072 951 8466 – russell@greeff.co.za



● **MARINA DA GAMA R2 495 000** **Hidden gem on water**

From the pretty front garden, to the front door and onto the water – the kitchen/dining area steps down into the lounge to access a lovely, covered balcony overlooking the water. Split-level main bedroom has an en suite and dressing room.

Web Ref No 3971182 • Beds 3 • Baths 2 • Garages 1 • Parking 1
Heather Cape – 083 320 6302 – hmcape@greeff.co.za
Russell Cape – 072 951 8466 – russell@greeff.co.za



● **LAKESIDE R2 325 000** **Just a step from Sandvlei**

Large entertainment spaces lead out to a pool. Braai and bar area for entertaining your guests at the back of the home with a formal lounge at the front. Multiple parking bays, a garage and close to amenities. A perfect family home.

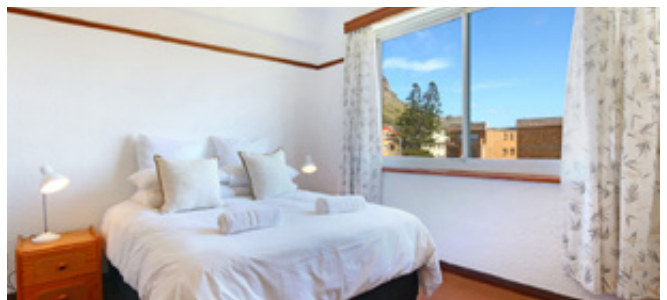
Web Ref No 3667302 • Beds 3 • Baths 1.5 • Garages 1 • Receptions 3
Heather Cape – 083 320 6302 – hmcape@greeff.co.za
Russell Cape – 072 951 8466 – russell@greeff.co.za



● **MARINA DA GAMA R2 150 000** **On the beach**

There is much to be admired in this modern, light, warm home on the beach. Airy two-bedroomed, north-facing home has splendid views of the mountain. Swim, surf and play on the beach all day, with all the necessary beach amenities right on your doorstep. Airbnb potential.

Web Ref No 4026979 • Beds 2 • Baths 2 • Parking 1
Heather Cape – 083 320 6302 – hmcape@greeff.co.za
Russell Cape – 072 951 8466 – russell@greeff.co.za



● **MUIZENBERG R1 965 000** **Art Deco apartment**

Large airy rooms with sea, vlei and mountain views and a stone's throw to the beach and Surfer's Corner. Four large bedrooms, guest and family bathroom. Art Deco fireplace surround in the large dining/lounge area. Separate kitchen. Staff quarters/storeroom included.

Web Ref No 3967277 • Beds 4 • Baths 1.5 • Receptions 2
Heather Cape – 083 320 6302 – hmcape@greeff.co.za
Russell Cape – 072 951 8466 – russell@greeff.co.za



Beach villa

This beachfront home in a gated estate boasts open-plan living, plus a separate entrance studio. Offering partial sea and mountain views, as well as a wonderfully sheltered pool area, this home is just a short stroll from the beach. A truly outstanding property.

● **KOMMETJIE R6 799 000** Web Ref No 3891082 • Beds 4 • Baths 4 • Parking 2 • Studio • Pool

Frankie Fleck – 082 447 7960 – frankie@greeff.co.za



Stunning masterpiece in secure estate

This outstanding property is as versatile as it is beautiful, located in a secure estate with glorious sea and mountain views, while offering loads of special features and a unique balance between nature and lifestyle.

● **IMHOFF'S GIFT R6 150 000** Web Ref No 3933664 • Beds 4 • Baths 3.5 • Garages 3 • Parking 3

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



Modern well-positioned home

Beautifully maintained, double-storey home with lake, sea and mountain views in Imhoff's Gift Estate. Modern simplicity creates an instant appeal and homely feel. Boasting a separate flat for the extended family, or for use as an income-generating opportunity.

● **IMHOFF'S GIFT R4 200 000** Web Ref No 3355428 • Beds 5 • Baths 4 • Garages 2 • Parking 2 • Pool • Flat

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



● **BLUEWATER ESTATE R3 550 000**

Secure living surrounded by nature

Set in beautiful secure surrounds offering lake, sea and mountain views, this home boasts high ceilings enhancing the spacious open-plan living areas. Perfect indoor/outdoor flow to pool as well as energy-efficient and water-saving features. A truly lovely home.

Web Ref No 3961665 • Beds 3 • Baths 2.5 • Garages 2 • Parking 2
Willi Schalk – 072 2111 753 – willi@villagehomes.co.za



● **BLUEWATER ESTATE R3 350 000**

Charming estate living

An easy and uncomplicated home offering tranquil living in a nature-filled environment bordering on Imhoff Farm with its new vineyard. The home boasts a covered patio for easy entertaining and enjoys views of the lake, sea and surrounding mountains.

Web Ref No 3971493 • Beds 4 • Baths 2 • Garages 2 • Parking 2
Willi Schalk – 072 2111 753 – willi@villagehomes.co.za



● **BLUEWATER ESTATE R3 195 000**

Secure estate home with views

This well-appointed home has great flow and style with beautiful finishes. Offering generous accommodation, a custom-built kitchen and a spectacular entertainment area. A built-in braai and covered patio complement the stylish interior. Fabulous lake, sea and mountain views and breathtaking sunsets.

Web Ref No 3042167 • Beds 3 • Baths 2 • Garages 2 • Parking 2
Willi Schalk – 072 2111 753 – willi@villagehomes.co.za
Werner Rix – 082 462 1152 – wernrix@greeff.co.za



● **KOMMETJIE R2 300 000**

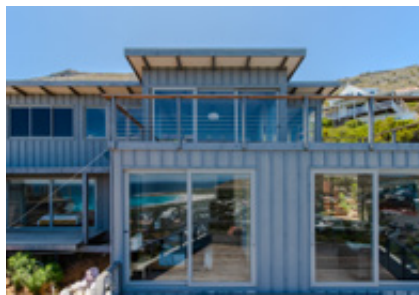
A rare opportunity

This north-facing elevated home is situated in the sought-after, safe and secure complex of Beachcomber Bay. Cosy and bright with an open-plan kitchen and living area, this home is an absolute must-see for any buyer looking for a safe lock-up-and-go home.

Web Ref No 3895334 • Beds 2 • Baths 2 • Garages 1 • Parking 1
Willi Schalk – 072 2111 753 – willi@villagehomes.co.za



Luxury and location



SCARBOROUGH

R11 950 000

Web Ref No 3950099

Beds 3

Baths 2

Garages 2

Parking 2

Pool & views

Set majestically on the mountainside amongst the fynbos, in the sought-after, wind-protected, north end of Scarborough's Hilltop Street, is this incredible seaside villa. Beautifully designed to optimise the panoramic ocean, reserve and mountain views, this soaring and spectacular, three-double-bedroomed residence offers seamless open-plan flow with oak floors and high quality finishes throughout. On the top floor, the fully integrated kitchen is a symphony of hand-crafted oak and granite with unrivalled views, with a large, wood-burning stove that links the kitchen, dining and living areas. The elegant master bedroom suite, also on the top floor, opens onto the sunny Balau deck and natural pool area and is flooded with natural light throughout the day. The property boasts water tanks, while a water-wise garden offers direct access to the mountains behind the house.



Grand family home with majestic views

This spectacular home sits astride two magnificent plots offering unbeatable ocean and mountain views from literally every window. This grand, open-plan timber home provides both fabulous entertaining and relaxing spaces.

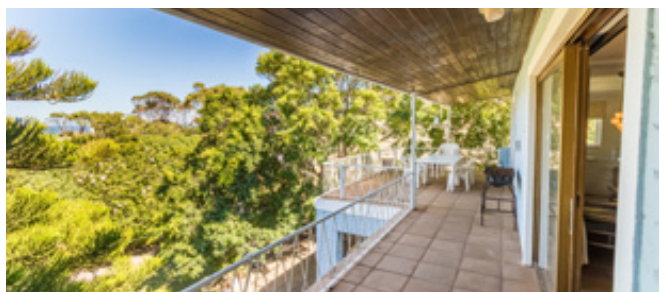
● **SCARBOROUGH R7 950 000** Web Ref No 3781416 • Beds 4 • Baths 4 • Garages 2 • Parking 2
Elly Abels – 076 807 1011 – elly@greeff.co.za | Marianne Furlong – 060 960 3994 – marianne@villagehomes.co.za



An entertainer's dream

This well-built timber house offers everything a family holiday home could need; ample accommodation and bathrooms; expansive entertaining areas with dining area; bar and braai room, plus two large decks with sweeping views of the beach, reserve and more.

● **SCARBOROUGH R4 950 000** Web Ref No 3963929 • Beds 5 • Baths 4 • Garages 2 • Parking 1
Elly Abels – 076 807 1011 – elly@greeff.co.za | Marianne Furlong – 060 960 3994 – marianne@villagehomes.co.za



Family home in heart of the village

Whether you're after a family home, a beach retreat or an income-generating holiday rental, this house is the perfect setting. Situated just a short walk from the beach, this spacious home offers generous living spaces with lovely sea views.

● **SCARBOROUGH R3 850 000** Web Ref No 3901657 • Beds 4 • Baths 3 • Garages 2 • Parking 2
Elly Abels – 076 807 1011 – elly@greeff.co.za | Marianne Furlong – 060 960 3994 – marianne@villagehomes.co.za



● **HOUT BAY R15 000 000**

Piece of paradise in Ruyteplaats

This beautiful Bali-style villa offers grand living in a secure environment. Dramatic entrance onto a double-volume landing with strategic windows capturing sea views across the bay. Entertainer's delight for all seasons.

Web Ref No 3959528 • Beds 4 • Baths 4 • Garages 2
Meryl Butt – 084 922 1016 – meryl@greeff.co.za



● **HOUT BAY R10 500 000**

Captivating and unique masterpiece

Extraordinary light and architectural scale abound in this beautifully designed home of dramatic proportions. Stylish yet functional, warm and inviting, this glamorous home with walls of glass has been designed to impress and capture the beauty of its forest-like setting.

Web Ref No 3983877 • Beds 4 • Baths 2 • Garages 2
Lindsay Goodman – 082 638 1758 – lindsay@greeff.co.za



● **HOUT BAY R8 995 000**

Spellbinding views – excellent value

A spacious, versatile home comprising four self-contained units or enjoy as a large family home, situated in a premium position in sought-after Scott Estate. Floating above the valley, it offers breathtaking bay and valley views from all rooms, evoking serenity and a sense of tranquility.

Web Ref No 3921478 • Beds 7 • Baths 5 • Garages 2
Suzette Wrangmore – 083 658 8610 – suzette@greeff.co.za
Lindsay Goodman – 082 638 1758 – lindsay@greeff.co.za



● **HOUT BAY R8 500 000**

Seaview home in Tierboskloof

This characterful home exudes the charm of a Mediterranean villa and is privately positioned within one of Hout Bay's top security estates. It offers spacious accommodation, a large decked balcony with breathtaking views of the bay, mountains and beyond.

Web Ref No 3992124 • Beds 5 • Baths 3 • Garages 2
Louise Reister – 083 226 3775 – louise@greeff.co.za
Denise Hey – 083 307 5677 – denise@greeff.co.za



● **HOUT BAY R36 000 000**

Spectacular new masterpiece

Innovative industrial finishes combine with luxury in this one-of-a-kind, brand-new home offering exquisite views of mountains and sea from every angle. The living spaces flow out to the glorious, north-facing, heated lap pool. Enjoy the all-encompassing vistas.

Web Ref No 3892400 • Beds 6 • Baths 6 • Garages 4
Jennifer Cluver – 082 871 9323 – jennifer@greeff.co.za



● **HOUT BAY R5 450 000**

Natural beauty in Longloof

A rare find nestled at the end of a cul-de-sac surrounded by nature. Stacking doors allow for spectacular views. Spacious upstairs study/home office would work well as a teenage lounge or children's playroom. A dream home for the whole family.

Web Ref No 4009644 • Beds 4 • Baths 2 • Garages 1
Denise Hey – 083 307 5677 – denise@greeff.co.za



● **HOUT BAY R4 750 000**

Immaculate Swiss precision

Not a cent to be spent on this owner-built home in the upper part of Beach Estate. Top-end finishes were used throughout this home. This property also offers the perfect opportunity for dual living or as an income-producing option.

Web Ref No 3798897 • Beds 3 • Baths 3 • Garages 2
Friedel McLachlan – 082 320 9473 – friedel@greeff.co.za



● **HOUT BAY R4 250 000**

Stylish seaside living

Spectacular double storey in peak condition. Just move in and enjoy the wonderful seaside lifestyle on offer. Easy to live in – easy to lock and leave. Boasting a light, bright and airy ambience with high ceilings. A stroll away from the beach.

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



● **HOUT BAY R3 975 000**

Perfect pied à terre in Ruyteplaats

Beautifully positioned lodge in this sought-after security estate offering the best in relaxed living. Admire the changing landscapes of sea and mountain from this wonderful property and enjoy the walking trails, tennis court, relaxing dam area and so much more.

Web Ref No 3989564 • Beds 2 • Baths 1 • Garages 1
Jennifer Cluver – 082 871 9323 – jennifer@greeff.co.za



● **HOUT BAY R3 295 000**

Private haven, perfect tranquility

Set in a small, quiet cul-de-sac, this private property captures views across the pool to the ocean with the sweep of Chapman's Peak beyond. The all-on-one-level accommodation is modern, smart and attractive. Perfect for a small family or a couple.

Web Ref No 3875471 • Beds 3 • Baths 2 • Garages 1
Glenda Woods – 082 853 4070 – glendaw@greeff.co.za

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Seize an opportunity to live a dream lifestyle in one of the South Peninsula's premier security estates.

Tranquillity and peace of mind define the idyllic experience of living in Chapman's Bay Estate – shouldn't that be yours?

- There are a few select plots on offer by developers from R 1 550 000 VAT inclusive.
- Purchase a plot and enjoy a generous three years in which to build your home without having to pay a penalty levy. Some plots have approved plans available.
- Of the 145 units planned for Chapman's Bay Estate, 65% have been completed.
- Greeff Christie's International Real Estate has sold almost 80% of the estate and as such is well placed to be of valuable service to you should you wish to explore your options.

For sales contact:

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



A sense of space ... What sets this estate apart is its abundance of space. There are only 145 units planned for this 450,000m².



● **KILDARE PLACE, NEWLANDS**

From R8 965 000 incl VAT. No transfer duty

Kildare Place - A secure and exclusive estate in Newlands

Kildare Place is a secure and exclusive niche estate comprising three luxury urban homes in the leafy suburb of Newlands, Cape Town. This prestigious, new and 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
David E. Miller: 082 820 6166

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The bridge between rest and recreation

Luxury apartments in Walmer Estate, nestled on the foothills of Devil's Peak.

One- and two-bedroomed apartments and penthouse from **ZAR 1 995 000 inc VAT**
No transfer duty. Estimated completion - Q1 2021.



Key Features:

- 24-Hour manned guardhouse
- Access control to all entrances
- Electric perimeter fencing
- Intercom to each apartment
- Secure parking
- On-site laundry facility
- Fibre connectivity
- Phone point in each apartment
- DSTV connectivity
- SMEG appliances
- Washing machine point
- Aircon installation-ready
- Rainwater irrigation system
- Cafe/coffee shop at the entrance



Nearby Attractions:

- Nature
- Table Mountain National Park - 1km
- De Waal Park - 2.5km
- Sea Point Promenade - 5.5km
- Camps Bay and Clifton Beach - 6km
- Green Park - 4.5km
- Newlands Forest - 3.5km
- Retail
- V&A Waterfront - 3km
- Gardens Centre - 2km

Justin Nortier - 082 789 1821 Aaqilah Hendricks - 083 296 1945

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CHRISTIE'S
INTERNATIONAL REAL ESTATE

HAUSWORX

Where it counts



Welcome Franschhoek

Country living meets sophisticated French elegance in Franschhoek, while great schools and a host of easily reached amenities mean more families are making this wineland gem their home.

With the promise of the finest wines, centuries-old vineyards and Cape Dutch architecture, Franschhoek is one of the most alluring destinations in the Western Cape. Add world-class restaurants and French cuisine, chic boutiques and festivals, all surrounded by breathtaking natural beauty, and it's clear to see why Franschhoek is known as the jewel in the crown of the Cape Winelands. "With Cape Town only a short drive away and some of the country's finest schools in Franschhoek and surrounding areas, more and more families are choosing to live in Franschhoek," says Mike Greeff, CEO of Greeff Christie's International Real Estate. "We chose to purchase property and live in Franschhoek not only based on the good schools, but for the lifestyle this area offers, with plenty of outdoor activities like cycling, hiking, wine farms to visit and of course the restaurants – not to mention social gatherings galore," says Aimee Campbell, who along with Carrick Campbell, is heading up the Greeff Christie's International Real Estate franchise in Franschhoek. "Over the past 12 months some R470 million of property have been sold in Franschhoek and buyers include locals and foreigners, including a few international celebrities," says Aimee.

Properties currently listed by Greeff Christie's International Real Estate range from a brand-new, two-bedroomed, two-bathroomed apartment for R2 625 million to a grand 12-hectare, 10-bedroomed farm for R38.5 million. You could also snap up your very own nine-bedroomed guesthouse for R14 million or relax with peace of mind in a three-bedroomed home set in a gated community – price: R6.5 million. Franschhoek is home to a number of security estates, making it a perfect lock-up-and-go location. The town is also one of the Cape's top tourist destinations making it an excellent opportunity for investors seeking a return on investment through rentals. If you dream of building your own home, Franschhoek is an excellent location, and vacant land is available.

With our proud Christie's International Real Estate affiliation, we strive to provide all our clients with professional service and expert advice. We are the Franschhoek experts and because of our expertise, we are able to assist you with any and all queries you may have regarding the Franschhoek market.



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



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

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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Where it counts



● **FRANSCHHOEK R83 000 000**
Equestrian bliss in Franschhoek

Magnificent 24ha estate with 977m² home includes: underground cellar, formal dining and living rooms, wood-panelled study, French-style entertainers' kitchen, state-of-the-art equestrian complex, groom's accommodation and manager's house attached.

Web Ref No 3934415 • Beds 5 • Baths 5 • Garages 3

Aimee Campbell – 072 693 4052 – aimee@greeff.co.za
Carrick Campbell – 071 502 3517 – carrick@greeff.co.za

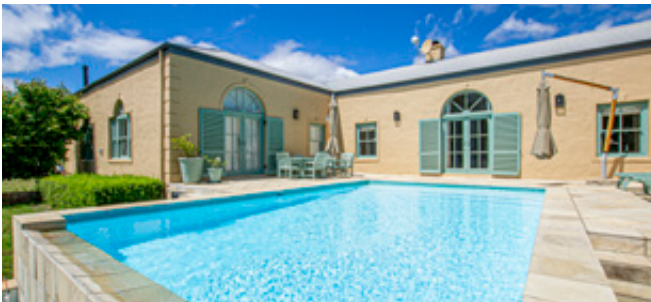


● **FRANSCHHOEK R16 900 000**
Desirable Franche Hoek Estate

Panoramic views from this masterfully built home in one of Franschhoek's most prestigious estates. Cape elegance with all the comforts. The spectacular landscaped garden and grounds frame the property. Savour peace and privacy in a park-like setting.

Web Ref No 3918107 • Beds 4 • Baths 4.5 • Garages 2

Aimee Campbell – 072 693 4052 – aimee@greeff.co.za
Carrick Campbell – 071 502 3517 – carrick@greeff.co.za



● **FRANSCHHOEK R38 500 000**
Tranquil luxury retreat guesthouse

Hidden down a quaint country road, surrounded by wine farms, this 12ha property boasts a manor house overlooking a river. The guest house offers luxury accommodation in six suites with lounge, kitchenette, private patio and beautiful views.

Web Ref No 3858212 • Beds 10 • Baths 9.5 • Garages 4

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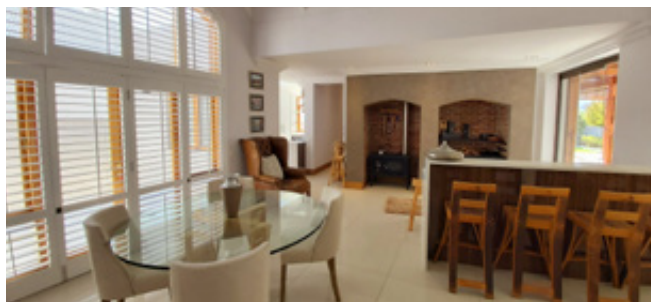


● **FRANSCHHOEK R18 950 000**
Double plot with single levy

Provençal style in this opulently spacious but intimately homely interior. Double-volume lounge and breathtaking kitchen, spacious well-appointed en suite bedrooms, private pool courtyard with bar for summer relaxing and Jacuzzi on front patio overlooking vineyards and mountains.

Web Ref No 3806703 • Beds 5 • Baths 5.5 • Garages 3

Aimee Campbell – 072 693 4052 – aimee@greeff.co.za
Carrick Campbell – 071 502 3517 – carrick@greeff.co.za

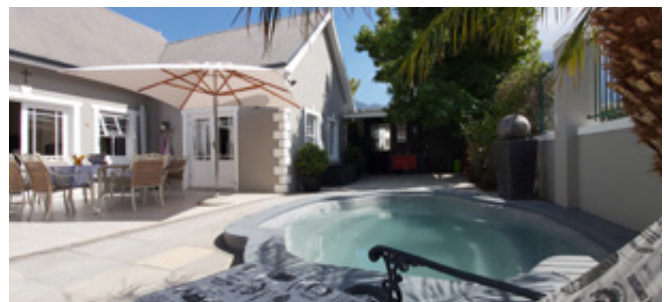


● **FRANSCHHOEK R6 900 000**
Contemporary and chic

Fransche Hoek Estate home with sophisticated, contemporary finishes. The ideal lock-up-and-go or manageable permanent residence. Open-plan dining/bar entertainment room with wood-fired stove and built-in braai. Large living room opens up to pool deck area. Lots of natural light and great features.

Web Ref No 4053148 • Beds 3 • Baths 3 • Garages 2 • Pool

Aimee Campbell – 072 693 4052 – aimee@greeff.co.za
Carrick Campbell – 071 502 3517 – carrick@greeff.co.za



● **FRANSCHHOEK R6 900 000**
Guesthouse or large family residence

This well-positioned, impeccable home is ideal for a guest house or large family. Light-filled en suite bedrooms, two separate reception/lounge areas, plus a formal dining room. French doors lead onto the pool and entertainment area with covered built-in braai.

Web Ref No 3883092 • Beds 6 • Baths 7 • Garages 1

Aimee Campbell – 072 693 4052 – aimee@greeff.co.za
Carrick Campbell – 071 502 3517 – carrick@greeff.co.za

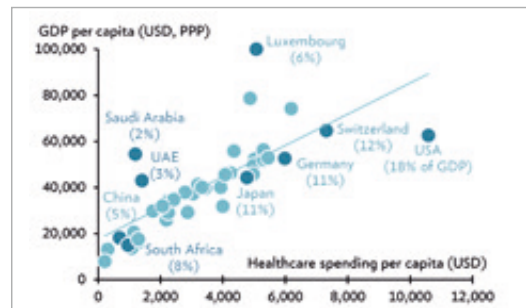
PANDEMIC WILL FOSTER FURTHER DIGITAL TRANSFORMATION OF THE HEALTHCARE INDUSTRY

BY DAMIEN NG, PHD
NEXT GENERATION RESEARCH,
BANK JULIUS BAER

(Damien NG is a thematic research analyst at Swiss Wealth Manager, Bank Julius Baer, headquartered in Zurich, Switzerland)



of healthcare to improve patient care due to the rising demand for greater adoption of digital health technologies, which should free up capacities at clinics and hospitals. An example lies in the field of tele-medicine. Specifically, online medical consultation became a popular source of healthcare advice among Chinese consumers during the outbreak.



ABOVE: US citizens pay most for healthcare
Source: OECD, Julius Baer (Data as of 2015 or nearest year)

PANDEMIC EXPOSES WEAK HEALTHCARE SYSTEMS

The outbreak of the coronavirus has undoubtedly exposed the woeful shortcomings of some healthcare systems in developed and developing countries alike. Nevertheless, the pandemic should serve as a wake-up call for all to better prepare for the adverse impact of future infectious threats, as vulnerabilities in our healthcare systems and inequalities in access to health services due to ever-spiralling medical costs have been revealed. For instance, Americans incur a disproportionate amount of expenditure on their health relative to their wealth. But despite higher spending on healthcare, roughly 28 million Americans do not have healthcare insurance at all and nearly 90% of those who have are underinsured. Some of them might even be forced to go to work despite being sick.

PANDEMIC SERVES AS A WAKE-UP CALL FOR FUTURE HEALTH THREATS

It is therefore in this context that Covid-19 will inevitably prompt authorities and healthcare organisations to re-examine the robustness of their national healthcare system. Put simply, the extent of the outbreak will hasten the further digital transformation

The increasing uptake of digital health technologies is in line with the outcome revealed by the 2019 Philips Future Health Index. According to the survey, it has emerged that 94% of Chinese healthcare professionals currently use any form of digital health technologies or mobile health apps, compared with 85% in Saudi Arabia, 76% in the US and 48% in South Africa. What is really happening in China and Saudi Arabia, for instance, is that both countries are at the forefront of adopting the use of new technologies to track health data via health apps installed on mobile phones to overcome the shortage of physicians in the countries.



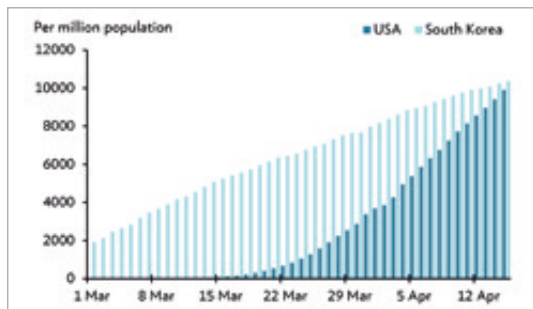
ABOVE: Adoption of digital health technologies by country
Source: Philips' Future Health Index 2019, World Bank, Julius Baer

“COVID-19 WILL INEVITABLY PROMPT AUTHORITIES AND HEALTHCARE ORGANISATIONS TO RE-EXAMINE THE ROBUSTNESS OF THE NATIONAL HEALTHCARE SYSTEM AND HASTEN THE ADOPTION OF DIGITAL HEALTH TECHNOLOGIES TO IMPROVE PATIENT CARE.”

UNLOCKING THE SECRETS OF COVID-19

In addition to online healthcare, biotech companies and public health institutions in the US, Europe and China are scrambling to develop treatments to counter the global fallout of the disease. In particular, they are increasingly turning their focus to the genetic code of Covid-19 to map the spread of the virus and its mutations, thanks to the use of artificial intelligence and declining costs of genome sequencing over the years. The research into the DNA of Covid-19 and those of human individuals can also lead to the hopes that gene-based cures can be found. Potential treatments include anti-viral medicines, vaccines, plasma-derived therapies, CRISPR technologies and diagnostics tests.

TESTING, TESTING AND MORE TESTING



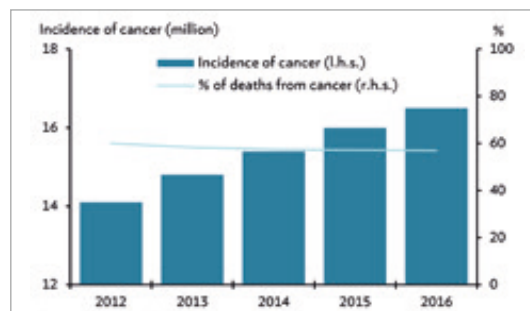
ABOVE: Number of Covid-19 tests per million: US vs South Korea (cumulative) Source: *The COVID Tracking Project, Korea Centers for Disease Control and Prevention, Julius Baer*

Since the World Health Organisation has strongly recommended the importance of testing patients for Covid-19, this article will put the focus on the two countries that have come under media focus for the number of diagnostic tests carried out in their countries. On absolute terms, the US conducts the most number of Covid-19 tests worldwide. As of 15th of April, around 3.2 million tests were conducted in the US. This compares to around 500,000 in South Korea. But when we zoom in on a per million population basis, the US is clearly still lagging behind South Korea. But the good news is that figures are showing that the US is rapidly ramping up the number of diagnostic tests for its citizens.

BEYOND THE COVID-19 CRISIS

Although the pandemic has caught many governments and public healthcare institutions off guard, the crisis has surely brought the importance of genomic research to the fore. Why is that so? Despite the intensive media coverage of Covid-19 pandemic, medical professionals are also silently fighting battles against other deadly diseases. For example, in 2019 last year there were 19 million people who contracted cancer worldwide. Out of these 19 million, 10 million died from cancer. Compare these mindboggling numbers with that of the Covid-19 deaths at around 130,000 as of 15th of April.

OUT OF 19 MILLION PEOPLE THAT CONTRACTED CANCER WORLDWIDE IN 2019, 10 MILLION DIED FROM IT



ABOVE: Incidence of cancer and deaths worldwide in million Source: *World Health Organisation, Julius Baer*

In other words, the knowledge gained from the Covid-19 research could pave the way for more study into gene-based therapies and other health technologies to combat present and future health threats. Not only will this research help the world deal with the present infection, but it could also herald an era of tailored treatments for other diseases like cancer, alzheimers, diabetes, depending on the patient’s DNA composition. All in all, the pandemic should further foster a long-term transformation of the healthcare industry, rendering it more resilient and more efficient for mankind. ■

JULIUS BAER IS THE LEADING SWISS WEALTH MANAGEMENT GROUP and a premium brand in this global sector, with a focus on servicing and advising sophisticated private clients. At the end of 2019, assets under management amounted to CHF 426 billion. Julius Baer is present in over 25 countries and more than 60 locations. Headquartered in Zurich, we have offices in key locations including Dubai, Frankfurt, Geneva, Hong Kong, London, Luxembourg, Mexico City, Milan, Monaco, Montevideo, Moscow, Mumbai, São Paulo, Singapore and Tokyo. Bank Julius Baer also has a Representative Office in Johannesburg which can be contacted on +27 10 133 0403. For more information, visit our website at www.juliusbaer.com.



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