

OUT

ISSUE 47

LOOK

CAPE PROPERTY & LIFESTYLE



OUTLOOK - THE GREEFF MAGAZINE - AUTUMN EDITION 2021



Find your dream home in these pages

Take your pic from our collection of houses big & small, stylish apartments & glorious land for sale across the Cape Peninsula, in the Winelands and along the Whale Coast

PLUS: Gorgeous bakes and your Autumn garden guide

YOUR COMPLIMENTARY ISSUE



Where it counts

ISSUE 47

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BUYERS ARE BITING!

WITH BUYER INTEREST ON THE UP AND UP, PROPERTY MARKET GROWTH IS ON THE CARDS. IT'S TIME FOR US TO LOOK AHEAD,

BY MIKE GREEFF

CEO GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE



I write this in the wake of President Cyril Ramaphosa's announcement of easing Covid restrictions to Level 1. This, along with the vaccine rollout is the psychological 'shot in the arm' the economy is craving.

Of late, we have been experiencing record numbers of buyer enquiries. What this means is that sellers

will start seeing increased interest in their properties and my prediction is that prices could start inching slowly upwards again. Watch this space.

My positive outlook is based on the stellar performance of Greeff Christie's International Real Estate during one of the most challenging years in our history. While there's been a lot of concern and talk about dwindling activity in the property market during 2020, at Greeff Christie's International Real Estate, it's been quite the opposite – things have been growing – in fact October 2020 saw us achieve higher sales figures than in any other month in our entire 20-year history. As of end February 2021, our year-on-year sales revenues showed 85% growth – this, in spite of the challenges presented by the pandemic.

Another massively positive factor is that Greeff Christie's International Real Estate not only retained all our staff through lockdown, but also experienced huge growth; we now boast a 250-strong sales team and have 20 offices strategically placed across the Western Cape. (See the list of offices on our contents page overleaf). While we are increasing our footprint, we remain a Cape-based niche brand, specialising in all that we do.

Our brokers and agents are experts in their areas and are backed by years of training, knowledge, research and technology. They will work to get the best possible price for your property with the goal of maintaining and

optimising on the value of what is invariably your most prized asset. This will always be our priority. Our mission is to listen to and hear you, our client and we are proud to be a company that people return to time and again as the years pass.

Sales and marketing are of course the key pillars upon which the ongoing development and success of any company rests. This we could not achieve without attracting and hiring the top-performing real estate brokers and agents in the current market, and then supporting them with up-to-the minute industry training and finely-tuned proven marketing strategies. This includes all-important digital marketing and keeping abreast of developments in a sector where advances are made in exponential leaps and bounds. Our affiliation to global property giant Christie's International Real Estate means we are able to access state-of-the-art marketing and media technology. Furthermore, our agents are part of an international team of real estate specialists providing maximum opportunities to showcase our clients' properties to qualified buyers, and in so doing, achieve the best possible selling prices.

Real estate in the Western Cape will always be a prize, and this is something I firmly believe we can all depend on. Growth in the sector will continue and investors are being offered more opportunities with 10 new developments on the market. Find out more about these on pages 69 and 78 and on <https://www.greeff.co.za/results/new-development/residential/>

We're delighted and excited to share that Greeff Properties is expanding internationally; we have listings from Mauritius on our website, with a view to adding Portugal, UK and more in the near future. Watch this space! Patrick Maingard will be heading this up.

I wish you and your families well. Stay safe and optimistic.

Mike Greeff

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<https://soneva.com/>





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By Mike Greeff

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FOLLOW GREEFF ON THESE SOCIAL MEDIA PLATFORMS





PROPERTIES FOR SALE

CONSTANTIABERG AND SOUTHERN SUBURBS

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69,78 NEW GREEFF DEVELOPMENTS

Don't miss these opportunities to invest priced from R750 000!

SOUTHERN PENINSULA AND FALSE BAY

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WE ARE DIGITAL!
View this issue of **OUTLOOK**
- the Greeff Magazine, as
well as past issues, on your
computer, smart phone or
tablet from anywhere.



SIGNATURE PROPERTIES



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*Contemporary masterpiece
in the 'Embassy Belt'*



CONSTANTIA UPPER

R65 000 000

Web Ref No 4519517

Beds 12

Baths 12

Receptions 7

Parking 80

Pools 2

Staff accommodation

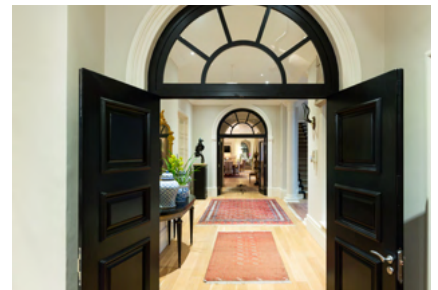
Spectacular 3 000m² contemporary, custom-designed property set on a magnificent 9 100m² with a backdrop of Table Mountain and sweeping views across the valley. Luxurious, comfortable, private and secure. Extraordinary light abounds in this versatile residence flowing over three levels, connected by a series of staircases offering impressive entertainment areas with cocktail and sushi bars, lounging and eating areas, a conference/admin centre, three chef's kitchens and two pools. 12 Magnificent en suite bedrooms on two levels open onto view balconies. Plus: a guardhouse at the entry, generous parking for up to 80 cars, telephone lines, TV connections, fridges and air cons in all bedrooms. Ideal for dignitaries, corporate headquarters or a large family with space for extended family and friends.

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

SIGNATURE PROPERTIES



*Elegant classically-styled
villa with spectacular views*



CONSTANTIA UPPER
R49 000 000

Web Ref No 3702245
Beds 5
Baths 5
Receptions 5
Garages 7
Conservatory
Wine cellar
Staff accommodation

Custom designed by the current owners, the extensive home includes 1 395m² of living space, grandly scaled reception rooms, a bespoke open-plan gourmet kitchen, two separate built-in bars, study and a magnificent conservatory. The vast lower level is dedicated to an extensive wine cellar and storage rooms and has 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.

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SIGNATURE PROPERTIES



*'Aan Klaasenbosch' - The ultimate
country-living security estate*



CONSTANTIA UPPER
R32 000 000

Web Ref No 4156613
Beds 4
Baths 3.5
Receptions 3
Studies 2
Separate cottage
Garages 4
Staff accommodation

This distinctive homestead with extra-high ceilings, four well-proportioned bedrooms, study and open-flow reception rooms has been built with emphasis on quality and comfortable living. Relax outdoors on the expansive all-seasons entertainment patio with dining and informal sitting areas. Additional features are the stone-clad walls, engineered-oak flooring, Italian wood-burning fireplace, underfloor heating, water storage tanks and borehole with magnificent fynbos garden. An added bonus is the separate cottage or work-from-home office with attached gym and sauna. A guardhouse leads to a sweeping driveway with access to each of the four homes in the estate. Your security is ensured with 24-hour guards and thermal cameras. Surrounded by green belts for country walks and close to the village centre for your convenience.

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SIGNATURE PROPERTIES



Contemporary masterpiece with private access to Groot Constantia vineyard



CONSTANTIA UPPER

R32 000 000
Web Ref No 4599744
Beds 5
Baths 5
Receptions 3
Study
Garages 3
Gym

Architecturally outstanding, this spectacular home on 8 578m² is an expression of pure style. Designed to provide a luxurious level of comfort, ultimate privacy and security, it enjoys a privileged position with access to Groot Constantia vineyards. A combination of light and space is emphasised by ceiling-high windows and double-volume doors. The home boasts formal and informal lounges, an office, a study, five luxurious en suite bedrooms and an Italian open-plan kitchen. Other features: a gym, a luxurious outside entertainment room with dining area, billiard table and a large open fireplace. Stacked doors open onto the garden and an extra-length swimming pool. The benefits are too numerous to mention.

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SIGNATURE PROPERTIES

*Enchanting seaside villa*

●
KALK BAY

R19 500 000

Web Ref No 4492176

Beds 5

Baths 5

Garages 3

Parking 4

This sophisticated, classic-style family home steeped in history, and ideally situated in an elevated position on 1 769m², is positioned up a long driveway with secure gates and three large garages with off-street guest parking. This is a rare find in Kalk Bay. An open-plan kitchen boasts stunning views, as well as an ample scullery. A large dining room with picture windows ensures additional gorgeous views. Two large lounges, both with wood-burning fireplaces, allow you to enjoy either a mountain or sea vista. A ground-floor, separate guest wing offers two generously proportioned en suite bedrooms, both opening onto private patios. There are more uninterrupted views from the upstairs bedrooms. Staff accommodation, solar geysers, borehole, alarm with beams and electric fencing are additional valuable features.

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SIGNATURE PROPERTIES

*One of Claremont's finest***CLAREMONT UPPER****R10 750 000**

Web Ref No 4524462

Beds 6

Baths 4.5

Garages 2

Parking 6

A gracious front door, under a large portico, opens to a spacious entrance hall with screed flooring and an original wooden staircase leading upstairs. A generously-proportioned lounge with Cemcrete flooring has a fireplace and doors opening onto a north-facing undercover veranda. An exceptionally large dining room with a fireplace boasts doors accessing the garden. The family room is open plan to a classic contemporary kitchen with Caesarstone tops, a scullery area and a separate laundry. The downstairs en suite bedroom has a bay window, a fireplace and its own entrance, plus access to the garden and parking – it would make an ideal guest suite.

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

THE NEW CLASSICS

Effortlessly chic, Bugatti clothing is all about an investment in style. Shirt R1 895, pants R2 495 and jacket R4 995 all by Bugatti from **Sea Storm**.



LITTLE TWINKLY LOVELIES

Celebrate glamour. Tigris Wide Ring, pink, gold-tone plated or blue with Ruthenium plating. R4 290 from **Swarovski**.



EMBRACE THE WINTER BLUES AND PINKS AT CAVENDISH SQUARE



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PRECIOUS

Stone bead bracelets in blues, greens, dark pink and deep purple. R350 each from **Lulu Belle**.

CAVENDISH SQUARE



ACTIVE STYLE

Next-level chic means your style never takes a break even if you do. Sneakers R1 399, handbag R999 from **Aldo**.



JUST WHAT THE DOCTOR ORDERED

Lustworthy Dr. Pachanga bags are a feast for the eyes. These must-haves are available from **The Space**. Annabelle (left) R850 and Ndlovukazi (right) R1 350.



PARTNER'S HAIR DESIGN

Change it up and step into a new season with a head-turning new cut.

IN THE PINK

Snuggle into this rosebud-pink hooded jacket – it's lightweight, yet super cosy and water-repellent. R4 200 from **HR Boutique**.



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

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Private Nature Reserve

★★★★★

Over the last 24 years, Grootbos has become known as the ultimate secret getaway, creating experiences that move with the rhythm of nature. A scenic two-hour drive from Cape Town International Airport, our 5-star luxury lodges are tucked between mountains, forests and sea on a 2,500-hectare private nature reserve in the heart of the Cape Floral Kingdom. Grootbos harmoniously combines luxury accommodation, exquisite cuisine and an array of unique guided experiences that create a complete sensory immersion into our environment.

Summer at Grootbos resonates with bursting life and abundance. The surrounding fynbos hills are covered with colourful pockets of green, red and orange, the sky is filled with cheerful birdsong and the glistening waters of Walker Bay are brimming with incredible marine life. This symphony of nature inspires our ethos at Grootbos and creates the perfect setting where everyone can reconnect and rejuvenate in nature.

Grootbos has experiences for all tastes, from blissful beach days on the untouched shores of Walker Bay, to an adventurous fat bike tour along the dunes. Indulge in relaxing wellness treatment under the ancient milkwood forest or wind down in our luxurious suites with a bottle of wine from our curated collection of rare and award-winning wines. Summer is truly unforgettable at Grootbos and to mark this special time we are running a "Summer Sun Special".

the
**SUMMER
SUN**

SPECIAL

JAN - APR

Grootbos Private Nature Reserve is running a **Summer Sun Special for R3950.00 per person per night sharing valid from 11 January - 30 April 2021**. This includes luxury accommodation in a freestanding suite, all-inclusive meals, a bottle of Grootbos Shiraz and 50% off spa treatments.

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GROOTBOS, FOREST LODGE

Walkerbay, Western Cape

S 34° 30' 36.597", E 19° 25' 55.926"



The KEEPERS

So utterly delicious, these are recipes you'll return to time and time again.

SWEET POTATO CAKE WITH STICKY TOFFEE SAUCE

Sweet potatoes work magic to create a velvety, moist and deliciously dense crumb.

Serves 6

CAKE INGREDIENTS

- + Orange sweet potatoes, 250g raw/peeled
- + Brown sugar (preferably Muscovado or any other dark, moist sugar), 125g
- + Butter, 1/3 cup melted
- + Vegetable oil, 1/3 cup
- + Eggs, 2
- + Sweet sherry, 1 Tbs
- + Vanilla, 1 tsp
- + Nutmeg, 1/2 tsp
- + Flour, 2 cups
- + Baking powder, 1 tsp
- + Bicarbonate of Soda, 3/4 tsp
- + Salt, 1/2 tsp
- + Buttermilk, 1/4 cup

RECIPES, PRODUCTION,
STYLING AND PHOTOGRAPHY
BY HEDI LAMPERT

METHOD

Set your oven to 180 C. Cut sweet potato into chunks and steam until tender. Mash or purée and leave to cool. Combine butter, oil and sugar and beat for a minute or two. Add eggs and beat on a high setting for two minutes. Add vanilla, sherry, salt, nutmeg and the puréed sweet potato. Beat until the mixture is lump free. Sift flour and raising agents together, then add to the batter alternately with the buttermilk, beating until combined.

Transfer batter into a well greased, bundt-shaped tin (I use a silicone bundt mould, which works marvellously). Bake for 50 minutes or until a skewer or kebab stick, when inserted into the cake, comes out dry. Leave to cool while you prepare the topping.

STICKY TOFFEE TOPPING INGREDIENTS

- + Brown Muscovado sugar, 3 Tbs
- + Butter, 1 Tbs
- + Sherry, 1 Tbs
- + Vanilla, 1 tsp
- + Caramel essence, 1 tsp
- + Salt, 1/4 tsp
- + Fresh cream, 3/4 cup
- + Pecans or walnuts, roughly broken, 1/4 cup

METHOD

Heat butter, sugar, salt, vanilla, caramel and sherry until bubbling and sugar has dissolved. Remove from heat and slowly pour in the cream. Stir to combine then return to the stove and cook over a medium heat for a minute. The sauce should thicken slightly and start darkening. Remove from heat.

While the cake is still a little warm, turn it out of the baking tin onto your chosen serving dish. Using a metal skewer, poke the cake, from top to base all over the surface, and then carefully, spoon over the sauce so it becomes absorbed into the crumb of the cake.

(Leave a little sauce over to serve alongside the cake, because partakers are likely to want a little more.) Sprinkle with roughly chopped nuts and serve with a dollop of cream cheese or mascarpone.





PEAR, FETA AND THYME TART

Serve this tart as a not-too-sweet, but immensely satisfying and delectable dessert. Also, a wonderful addition to brunch or high tea.

Serves 6

PASTRY INGREDIENTS

- + Flour, 175g
- + Castor sugar, 75g
- + Butter, chilled, cut into small pieces, 75g
- + Salt, a good pinch
- + Egg yolks, 2 lightly beaten
- + Iced water, 1 tsp

METHOD

Sift flour, castor sugar and salt together, rub in butter (or pulse in a food processor until mixture resembles breadcrumbs). Add egg yolks and carry on mixing to combine. Bring dough together gently with a teaspoon

of iced water, wrap in clingfilm and refrigerate for 30 minutes. (Avoid handling the dough too much, as it becomes sticky from the warmth of your hands.)

Roll out dough, press into a rectangular 35cm long loose-bottomed baking tin and bake blind. See page 17 for instructions.

FILLING INGREDIENTS

- + Pears, 2
- + Sugar, 1 Tbs
- + Cream, $\frac{3}{4}$ cup
- + Egg yolks, 2
- + Feta, 75g
- + Freshly ground pepper
- + Fresh thyme, 1 Tbs

METHOD

Set oven to 180 C. Peel and core pears, cut into segments, arrange in the baked pie crust and sprinkle with 1 Tbs sugar. Lightly beat egg yolks and cream and stir in chopped fresh thyme and some freshly ground pepper to your taste. Pour mixture over pears, crumble in the feta and bake for 25 to 30 minutes or until set.



SWEET ONION, EMMENTALER, SAGE AND THYME TART

Buttery, crumbly pastry with a taste sensation filling. File this one! You'll want to bake it time and again.

Serves 4 because it's too delicious to share among six.

SHORT CRUST PASTRY INGREDIENTS

- + Butter, 100g chilled, cut into small pieces
- + Flour, 200g
- + Water, chilled, 2 Tbs

METHOD

Set your oven to 200 C. Sift flour, rub in butter (or pulse in a food processor until mixture resembles breadcrumbs), add chilled water and bring dough together gently. Wrap in clingfilm and refrigerate for 30 minutes. Grease a 26cm round or square loose-bottom baking tin. (Line base with baking paper if you prefer.)

ROLLING THE DOUGH AND BAKING BLIND

Placing the ball of dough between two sheets of baking paper, roll out to a thickness of 2mm, and flip into your baking tin, patching dough in as necessary. Once your tin is lined with the dough, prick all over with a fork and chill in the fridge for 30 minutes. Bake blind for 15 minutes in a 200 C oven. Remove baking beads and paper and replace in the oven for an additional 10 minutes. Remove and set aside while you prepare your filling.

FILLING INGREDIENTS

- + Brown onions, finely sliced, 2 large
- + Olive oil, 2 Tbs
- + Fresh thyme, 1 Tbs
- + Fresh sage leaves, 12
- + (A few extra thyme sprigs and sage leaves to garnish)
- + Sherry, 1/3 cup
- + Salt
- + Black pepper
- + Cream, 3/4 cup
- + Egg yolks, 3
- + Emmentaler, grated, 1/2 cup

METHOD

Set oven to 180 C. Place oil in a large pan and gently fry onions until transparent. Add the sherry along with half of the thyme and sage, a sprinkling of salt and a few grinds of black pepper. Reduce heat, cover pan and simmer gently until onions are brown, caramelised and sweet – up to 40 minutes. Set aside. Gently beat cream and egg yolks, then mix in grated cheese, the remaining herbs and a little salt and pepper to taste if required. Spread onion mixture over the pre-baked tart base then cover with the cheesy cream mixture. Bake for 25 to 30 mins or until set. Garnish with a few extra sage leaves and thyme sprigs. Serve warm with a green salad.





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GARDENING IS GROWING!

CREATE THE PERFECT ESCAPE FROM YOUR HOME OFFICE THIS AUTUMN WITH STARKE AYRES GARDEN CENTRE.



Working from home, for many of us, could well be here to stay and the pros are numerous – increased productivity, less time wasted commuting, lower stress levels and a greater balance between office and family life. On the flipside, there’s the danger of the workday which never ends because your office is right there, in the heart of your home – always beckoning you to check for emails, or complete one last document.

The solution: escape to your garden! But, don’t just sit there, get your hands dirty; sow seeds, plant seedlings, feed flowers, fruit trees and lawns and you’ll soon be taking regular healthy breaks from your desk to check on the progress – it’s addictive in the best possible way.

Now that autumn has arrived, you’ve got an ideal opportunity to sow and plant in time to take advantage of the winter rains and bask in the glory of your garden’s springtime show.

TIPS FOR VEGETABLE GROWING

Soil needs to be well-worked, raked through and free of debris, which could hamper the development of roots. Root crops enjoy a more sandy soil as this is best for their development – clay soils in your garden could hinder the development of bulbs and roots, as it is more compact.

Use Superphosphate or bonemeal which are the organic and chemical root stimulants in the soil mixture and a sprinkling of Bounce Back or Talborne on the surface; use 100g per square meter at planting to ensure success.

Root crops enjoy sunny positions or areas which receive a lot of light. Plants should be kept moist during the germination period.

Feed with Bounce Back or Talborne at 50g per square meter during the growing phase.

When your veggies are ready and have been harvested, remember to place the onions in a cool, dark place to dry. The turnips, beetroot, radishes and carrots will last longer in the refrigerator.

Harvesting tip:

Remove tops after harvesting to prolong shelf life.

LAWNS

Autumn is the ideal time to eliminate muddy areas. Sow Starke Ayres “Cool Season” lawn grass seed – it germinates easily, is helped by winter rainfall, and provides a lush surface for those sunny winter days. Starke Ayres Garden Centre, Rosebank has a wide range to suit sunny or shady areas and staff will be happy to assist you.

Gardener’s tip: 1 x 30dm bag of lawn dressing usually covers 6 – 8m².

SEEDS TO SOW FLOWERS

Starke Ayres Namaqualand daisies and Bokbaal vygies are indigenous and ideal for water-wise gardens. Improve your germination rate by using Palm peat to help retain moisture in the sowing beds.

April and May are the months in which to sow sweetpeas. You can also sow: Violas, poppies, Lobelias, snapdragons, pansies, Delphinium, African daisies, Cinerarias, Salvias, Scabiosa and Nemesias. Alyssum and Dianthus are always good bets too.

VEGETABLES

This is the time to sow winter veggies such as broad beans, potatoes, turnips, carrots, onions, peas and cauliflower. If you’ve grown chive and garlic chives, divide them and replant in pots using freshly composted or potting soil – place these on your kitchen windowsill for easy access when cooking.

WHAT TO PLANT NOW

Bougainvillea, Plectranthus, Natal plum, Lavender, Leucadendron, Pelargonium Geranium, Rosemary, spekboom, Dietes, wild iris, Plumbago and Tulbaghia.



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Beautiful chateau in Bishopscourt

Situated in an elite location, this chic and eclectic home offers an exceptional lifestyle for the modern executive family. Deep, French-styled windows showcase the magnificent northern views and the living spaces flow out to a fabulous landscaped and manicured garden. A lovely veranda and pool are ideal for entertaining or relaxing in privacy. Ample accommodation includes a granny flat or staff suite, plus a downstairs guest room. This property benefits from excellent security for your peace of mind.

● **BISHOPSCOURT R39 500 000** Web Ref No 4196678 • Beds 6 • Baths 5 • Garages 4 • Parking 4 • Receptions: 4 • Study • Pool
Debbie Woods - 082 578 4181 - debbie@greeff.co.za



Special Georgian-style family home

Situated in the heart of Bishopscourt, this home with a country feel, exudes style and comfort for sophisticated living. The mountain views are superb and the garden is totally private, lush and green. A covered veranda leads to the pool and is perfect for 'al fresco' dining or simply relaxing.

● **BISHOPSCOURT R29 995 000** Web Ref No 2592163 • Beds 5 • Baths 4 • Garages 3 • Pool • Cottage
Debbie Woods - 082 578 4181 - debbie@greeff.co.za



● **CLAREMONT UPPER R17 500 000**

Eclectic mix beautifully presented

This intriguing, chic residence combines the best of two worlds; an eco-friendly contemporary architecture for the main house, plus the original "Orangerie" transformed into a second dwelling or office space, ideally separated from the main house by a charming, Italian-inspired piazza, positioned to catch optimum warmth and light.

Web Ref No 4219010 • Beds 4 • Baths 5 • Garages 2 • Parking 6 • Study
Debbie Woods – 082 578 4181 – debbie@greeff.co.za



● **BISHOPSCOURT R12 500 000**

Best value with luxuriant garden

Expansive lawns for children to run around, wonderful entertainment areas and north-facing bedrooms with mountain views all add up to make this a sunny, happy family home. The numerous reception rooms are all generously proportioned, opening onto a wonderful entertainer's terrace and pool house. The double bedrooms are light and airy, the bathrooms all have spa baths and showers. There is a separate, fully equipped guest wing.

Web Ref No 3781134 • Beds 5 • Baths 3.5 • Garages 2 • Parking 2
Debbie Woods – 082 578 4181 – debbie@greeff.co.za



● **BISHOPSCOURT R12 500 000**

Huge potential and great value

A solid, traditional family home with a gorgeous outlook towards the ocean, and well-positioned on the stand for further development or possible subdivision. Either turn this bungalow-style house into a fashionable washed-brick haven, or add a double storey and capture even better views and a bigger footprint.

Web Ref No 3066964 • Beds 3 • Baths 2 • Garages 3 • Parking 2 • Pool
Debbie Woods – 082 578 4181 – debbie@greeff.co.za



● **BISHOPSCOURT R11 300 000**

Wonderful forest setting

Set in parklike surroundings, this property offers dual-living and work-from-home options. Generously proportioned with the expansive upstairs living areas and kitchen opening up to a large balcony. Features: a combustion, wood-burning fireplace, a separate study, a borehole, water tank and good security. Take the opportunity to update and develop to its full potential.

Web Ref No 4366411 • Beds 5 • Baths 2.5 • Garage 1 • Parking 3
Debbie Woods – 082 578 4181 – debbie@greeff.co.za



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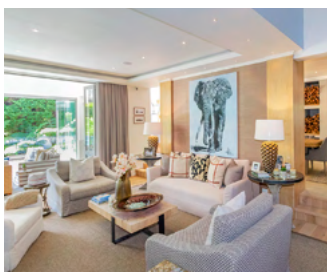
Magnificent contemporary home

On over two acres, this architecturally striking, remodelled, contemporary house provides grand-scale rooms blending comfort, formality and privacy. Features: five luxuriously appointed en suite bedrooms with lounging areas, floor-to-ceiling glass windows, skylights, LED lighting and a chef's kitchen open plan to the sun-drenched reception rooms. Plus, glass stacked sliding doors open onto landscaped lawns and a pool, from where the surrounding scenery can be fully appreciated. Hot summer days can be enjoyed on the under-roof veranda, encapsulating breathtaking 360 degree mountain and sea views. There is a separate, self-contained, four-bedroomed cottage, with an expansive, thatched entertainment lapa boasting a fireplace.

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



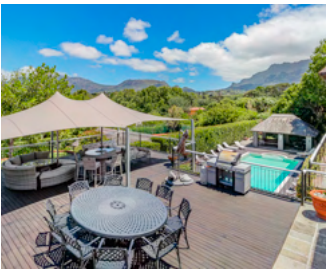
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Unsurpassed lifestyle in Silverhurst

Custom designed home by present owners with interiors by design firm Fyfe Boyce, this home is warm and inviting, with open-flow reception rooms and four en suite bedrooms. It has high ceilings, surround sound in the downstairs rooms, porcelain tiles, oak flooring, feature light fittings and magnificent north-facing mountain views. Enjoy a peaceful and protected lifestyle in the prestigious Silverhurst Estate with 24/7, manned security gate and the latest technology. Six acres of private garden feature a dam from which the estate's gardens are irrigated, plus the carefully landscaped Knott garden and a selection of walking paths, offering perfect serenity.

● **CONSTANTIA UPPER R29 000 000** Web Ref No 3865087 • Beds 4 • Baths 4.5 • Garages 2 • Receptions 3 • Study
Cheryl Teubus – 082 457 9980 – cheryl@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Baronial thatched country mansion

A magnificent home on an elevated 3 628m² plot with swimming pool, gazebo, and outdoor entertainment areas offering mountain and valley views. Entertainers will enjoy the gourmet kitchen, informal and formal dining rooms and formal lounge with gas fireplaces. Upstairs hosts four bedrooms (one in a separate wing with a versatile loft room). The main suite has his and hers bathrooms, dressing room and French doors to a private view balcony. There are a further two en suite bedrooms with kitchenette, study and own entrance, plus a separate flatlet off the garaging area with kitchenette and shower suite. The property also enjoys a spacious clubhouse and a newly resurfaced tennis court.

● **CONSTANTIA UPPER R24 000 000** Web Ref No 4551938 • Beds 7 • Baths 8.5 • Garages 3 • Parking 8 • Tennis court
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, contemporary masterpiece set on 2 000m² of landscaped garden in prime Hohenhort boasts a combination of light and space with high, ceiling windows and glass doors. Downstairs offers formal and informal lounges plus a study – all opening onto the patio, garden and pool, with north-facing mountain views. The pyjama lounge and upstairs suites open to a balcony overlooking the garden. There is a borehole with off-the-grid water purification and auto-irrigation systems. Security features include an electric fence, cameras, motion detectors and beams. The benefits are too numerous and spectacular to mention.

● **CONSTANTIA UPPER R19 950 000 + VAT** 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



New development, two bespoke homes

Three Avenue Picardie is a gorgeous new development of two bespoke homes by Kingshill development group. Set in a prime location in the sought-after Avenues of Constantia Upper, the properties offer a secure, elegant and easy-living lifestyle. Embracing magnificent north-facing mountain views, Three Avenue Picardie is beautifully designed with top quality finishes and versatile spaces, great for entertaining and relaxing with family and friends. Your security is ensured with CCTV cameras. VAT inclusive – No Transfer Duty.

● **CONSTANTIA UPPER R18 995 000** Web Ref No 4110609 • Beds 5 • Baths 5.5 • Garages 2 • Receptions 4 • Study
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubens – 082 457 9980 – cheryl@greeff.co.za



Beautiful Bel Ombre Georgian

Set on a lush manicured 1 902m² with fountain features, boasting magnificent north-facing mountain views, this grand home, with high ceilings and moulded cornices, features three reception rooms, open-plan lounge and dining areas leading into the fully equipped kitchen. A downstairs guest suite and three en suite bedrooms with study/pyjama lounge upstairs provide accommodation. Main reception rooms flow onto the all-seasons, under-roof veranda to a pool and magical garden. The property is completely off the water grid with borehole/filtration system, plus an inverter for electricity back up and solar panels to heat geysers.

● **CONSTANTIA UPPER R15 500 000** Web Ref No 3955430 • Beds 4 • Baths 4.5 • Garages 2 • Receptions 3 • Cottage
Cheryl Teubens – 082 457 9980 – cheryl@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



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Enchanting Constantia home

A perfect summer or winter retreat with Airbnb or a work-from-home opportunity. Refreshingly different with income-generating possibilities thanks to two beautiful self-contained outside suites. Designed for total relaxation, this pristine and versatile family home is great for indoor/ outdoor living, with reception areas opening to the pool and undercover entertainment patio, enjoying mountain views and the beautiful borehole-watered landscaped garden. Close to country walks and Constantia's amenities.

● **CONSTANTIA UPPER R13 900 000** Web Ref No 4455249 • Beds 6 • Baths 4.5 • Parking 6 • Receptions 3 • Study
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



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Magnificent two-acre property

Calling developers and renovators – presenting a fabulous opportunity to unlock the full potential of this Constantia Upper property. Double-storey home set on a verdant 8 293m² site in an elevated position embracing mountain and valley views. Three reception rooms, study and kitchen with informal dining area. An added advantage – annexed income-generating cottage with own entrance or direct access from the main house. Classically designed pool and patio with built-in braai for relaxed outdoor living. Ample parking for visitors. There is an opportunity to exercise the approved sub-division into two erven to realise its full potential.

● **CONSTANTIA UPPER R12 900 000** Web Ref No 4578167 • Beds 5 • Baths 3.5 • Garages 2 • Receptions 3 • Study
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



Four beautifully designed homes

A Michael Dall, Ziegler Martin Decoration collaboration. With volumes of light and space, The Villas provides a modern minimalist backdrop that will perfectly showcase individual style and taste. The surrounding aspects of mountain, green belt and established trees have been carefully considered and inspire the graceful flow from the entrance right through to the landscaped garden and beyond. VAT inclusive – No Transfer Duty.

● **CONSTANTIA UPPER FROM R12 995 000** Web Ref No 4100023 • Beds 4 • Baths 4 • Garages 2 • Receptions 3
Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Desirable Provençal-style home

A pathway with stepping-stones and pebbles, lined by roses welcomes you to this stunning Provençal-style home. Nestled under an ancient Swamp Cypress tree, in a lush, private garden with borehole water, this north-facing home has been built with style and flair. Highlights are the high ceilings, broad skirting, exposed brick feature walls, American shutters, stacked doors, bespoke light fittings, underfloor heating and an open fireplace, plus aircons in all bedrooms. There is an easy flow between the spacious reception rooms to an expansive all-seasons covered veranda. Your peace of mind is assured with excellent security.

● **CONSTANTIA UPPER R12 950 000** Web Ref No 4419874 • Beds 4 • Baths 4 • Garages 2 • Receptions 3 • Study
Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



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● **CONSTANTIA UPPER R15 950 000**

A symphony of light and space

This beautifully presented, double-storey, contemporary home has been thoughtfully designed by the architect and present owners to maximise light, views and an indoor/outdoor lifestyle. Enjoy the outstanding north-facing mountain and valley views from the open-plan family living areas and great entertainment spaces. The bedrooms are all generously proportioned. Your peace of mind is assured by the state-of-the-art security system.

Web Ref No 3734579 • Beds 5 • Baths 4 • Garages 2 • Receptions 4

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



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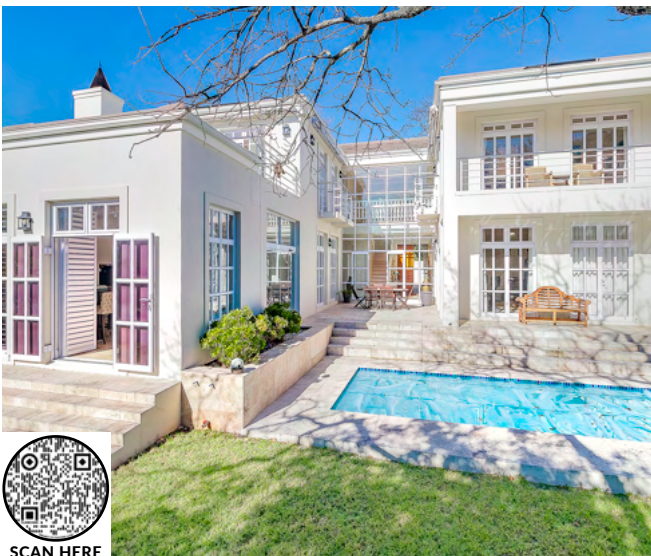
● **CONSTANTIA UPPER R13 500 000**

Move right in

This security estate of ten is home to a fabulous new build with custom-designed interior finishes. The open-plan living space is flooded with natural light and has great flow to the north-facing garden with pool. High-end finishes include Morgan Day light fittings, SMEG appliances and Hans Grohe sanitaryware, laminated flooring and Nouwens carpeting. Enjoy a relaxed and secure lifestyle with easy access to Constantia's country walks and amenities.

Web Ref No 4401083 • Beds 4 • Baths 4.5 • Garages 2 • Receptions 3

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



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● **CONSTANTIA UPPER R9 950 000**

Enjoy the benefits of secure living

This north-facing double storey is set within a secluded enclave of three houses and boasts generously proportioned rooms with high ceilings, a neutral colour scheme, solid wood and travertine-tiled flooring. Features: large, aluminum-framed windows, American security shutters and exterior doors. A lush, borehole-watered garden offers private seating areas. Community's security with own Omni-vision online-monitoring cameras.

Web Ref No 4113527 • Beds 4 • Baths 4.5 • Garages 2 • Receptions 4

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



SOLD

● **CONSTANTIA R6 790 000**

Ticks all the boxes

A modern and secure family home on half an acre in a quiet cul-de-sac in the heart of Constantia Rural. Screed floors, an undercover entertainment area running the full length of the home and beautiful mountain views. A borehole, with 10 000 litre tank is linked to the house and manual irrigation system. Alarm, plus electric fence and security 'Plantation' shutters ensure peace-of-mind.

Web Ref No 3816696 • Beds 4 • Baths 5 • Garages 7 • Parking 6

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



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Contemporary perfection in gated estate

Luxurious finishes combined with stunning views. Two TV rooms and a further entertainer's room with fireplace. The large dining room opens out to a deep terrace with glass stacked doors to the exquisite garden and pool area. The beautifully designed kitchen includes a temperature-controlled wine cellar. Two downstairs guest bedrooms plus an upstairs pyjama lounge lead to four further well-appointed en suite bedrooms. There is 24-hour guarded security.

● **CLAREMONT UPPER R29 000 000** Web Ref No 3841122 • Beds 6 • Baths 5 • Garages 2 • Parking 4 • Receptions 5 • Pool
Debbie Woods – 082 578 4181 – debbie@greeff.co.za



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Fashionable suburban villa

A much-admired, north-facing home in the heart of Hen and Chicken. Double-storey with sash windows and beautiful generous proportions throughout.

● **CLAREMONT UPPER R16 950 000** Web Ref No 4519634 • Beds 4 • Baths 4.5 • Garages 1 • Parking 1 • Pool • Study
Debbie Woods – 082 578 4181 – debbie@greeff.co.za



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Secure Estate in Hen & Chicken

This stylish home is set in sought-after Hoogeind. It is spacious with lovely light and open-plan spaces. A double-volume entrance hall leads to a family room and kitchen, which lead to a deep covered braai terrace, garden and pool. All bedrooms are en suite including the fifth bedroom downstairs and a luxe main suite with magical views.

● **CLAREMONT UPPER R13 500 000** Web Ref No 3105335 • Beds 5 • Baths 5 • Garages 2 • Parking 2 • Pool
Debbie Woods – 082 578 4181 – debbie@greeff.co.za



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A gorgeous private retreat

A classic property with a wonderful flow from the hub of the home to the serene, private garden with a north-facing view of the mountain. The well-designed living rooms open to the covered terrace with built-in braai and pool, whilst the open-plan kitchen with its central island adds to a relaxed, modern lifestyle. Extra off-street parking, and an excellent security system all add up to make this a highly desirable home in a prime position.

● **CLAREMONT UPPER R9 250 000** Web Ref No 4288079 • Beds 4 • Baths 2.5 • Garages 2 • Parking 2 • Receptions 4

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



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● **CLAREMONT UPPER R8 900 000**

City villa in Claremont Upper

Open plan with easy flow, this European-style home has a sense of space and airiness. It offers high ceilings with well-proportioned rooms throughout the open-plan layout. The upstairs, with its five bedrooms (three en suites), works well for any family dynamic. There is enough garden for entertaining, plus play areas for children, including a delightful pool.

Web Ref No 4552772 • Beds 5 • Baths 4 • Garages 2 • Parking 2 • Pool
Debbie Woods - 082 578 4181 - debbie@greeff.co.za



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● **CLAREMONT UPPER R6 950 000**

Unique development opportunity

Lovely north-facing, treed land situated in a popular and sought-after hub. The land has great mountain views, has been surveyed and sub-divided into two portions respectively. Purchase one or both plots - 874m² is R5 950 000, 921m² is R6 950 000. The process has been approved by Council but not yet registered. Ideal for creating a secure living environment.

Web Ref No 4444156 • Plots 2
Debbie Woods - 082 578 4181 - debbie@greeff.co.za



Traditional home with dual living

This gracious, well maintained family home is on the market again after thirty years. It is situated in a quiet, secluded cul-de-sac, with north-facing orientation and beautiful views of the mountain. BONUS: separate, self-contained, income-generating cottage/work-from-home. The large, magical, sunny garden is a kid's playground paradise. Within walking distance to Greenfields Primary school.

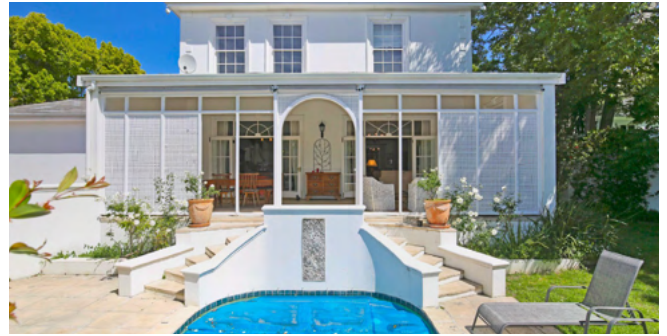
● **CLAREMONT UPPER R6 300 000** Web Ref No 4534090 • Beds 4 • Baths 3.5 • Garages 3 • Parking 3
 Mariella Peretti 082 357 4602 mariella@greeff.co.za | Charles Silbert 082 555 4286 charles@greeff.co.za



Contemporary urban living

Private, secure and conveniently situated in the hub of Claremont Upper, this modern, light and spacious double-storey, lock-up-and-go home is well suited for the busy executive, first-time owner or as a scale down. Spacious open-plan lounge, dining and kitchen with a separate utility area. There is a superb indoor/outdoor flow. A large flatlet above the double garage boasts its own entrance.

● **CLAREMONT UPPER R5 495 000** Beds 4 • Baths 4 • Garages 2 • Parking 2
 Mariella Peretti 082 357 4602 mariella@greeff.co.za | Charles Silbert 082 555 4286 charles@greeff.co.za



Elegant and secure city home

Tucked away for total privacy and with a gorgeous entertainer's veranda overlooking the splash pool and pretty garden, this graceful and inviting home offers generous living areas opening to the garden.

● **KENILWORTH UPPER R7 950 000** Beds 3 • Baths 3 • Garages 2 • Parking 4

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



Dual-living deliciousness

This exquisite period home boasts enormous proportions, high ceilings, a farm-style eat-in kitchen with granite tops, a walk-in pantry, extra-large sash windows and three fireplaces, including one in the kitchen. La pièce de resistance is a double-storey, income-generating flatlet.

● **KENILWORTH UPPER R4 590 000** Web Ref No 3974130 • Beds 4 • Baths 3 • Garages 1 • Parking 4 • Flatlet

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



Delightful, secure with separate cottage

One of two hidden private gems, this delightful home offers good accommodation and a secure townhouse lifestyle with the added bonus of an income-bearing cottage/work from home.

● **KENILWORTH UPPER R3 600 000** Web Ref No 4539641 • Beds 4 • Baths 3.5 • Garages 1 • Parking 1 • Carport 1 • Cottage

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



Luxury lifestyle home

A breathtaking home with an enchanting aesthetic and atmosphere. Arrive to a verdant garden, with added gorgeous courtyards, compliments of Alan Dawson, complete with croaking frogs, and a salt pool area kitted out with loungers. Enjoy a majestic mountain view and huge undercover patio with kitchen, bar area, built-in gas braai, a wood fireplace, dining table and lounge for maximum comfort. In addition, there is a full separate flatlet.

● **NEWLANDS R18 000 000** Web Ref No 4496352 • Beds 5 • Baths 4 • Garages 2 • Parking 4 • Cottage • Pool • Study
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Exclusive security estate

Set in the heart of Fernwood, this sunny estate is perfectly positioned with great views and quick access to town, the airport, UCT and excellent schools. 24-Hour security offers peace of mind.

● **NEWLANDS R16 500 000** Beds 4 • Baths 4 • Garages 2 • Parking 2 • Staff accommodation • Pool • Study
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Large village home with splendid outlook

Designed in the most thoughtful and creative way, this home has successfully embodied an understated, yet glamorous, atmosphere. Positioned uniquely in the village, one is quite riveted by the outlook of this property, which creates a sense of being deep in the country.

● **NEWLANDS R10 500 000** Web Ref No 4589510 • Beds 4 • Baths 3 • Garages 2 • Parking 3 • Pool • Study • Staff accommodation
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



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● **NEWLANDS R10 800 000**

Executive home with views

This well-maintained turnkey residence at the foot of the mountain has been thoughtfully designed with your every comfort in mind. Features include: a solar-heated pool and Jacuzzi, fireplaces and three spacious bedrooms, all en suite – two with separate pyjama lounges.

Web Ref No 4166452 • Beds 4 • Baths 4 • Garages 2 • Parking 2 • Pool
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



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● **NEWLANDS R10 700 000**

Immaculate traditional family home

Set in a Newlands pocket, where families stay for many years, this property is sunny and open, with plenty of space for easy living. The property also boasts staff accommodation.

Web Ref No 3718377 • Beds 4 • Baths 2 • Garages 2 • Parking 3 • Pool
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



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● **NEWLANDS R10 600 000**

Entertainer's home in Fernwood

Enter via the sun-soaked front garden to the spacious, open-plan living areas, flowing to the pool and back garden. The home is light and bright with modern finishes. There is also a flatlet.

Web Ref No 4559544 • Beds 4 • Baths 3.5 • Garages 2 • Parking 2
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



● **NEWLANDS R10 450 000**

Large erf in prime Newlands Village

On the banks of the idyllic Cannon River you'll find this unique property with its exquisite, verdant garden. Twisted branches of well-established trees frame glorious vantage points wherever your eye rests.

Beds 3 • Baths 2 • Garages 2 • Parking 2 • Study
Donna Norgarb – 071 602 7518 – donna@greeff.co.za

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and it's all in the small details



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● **NEWLANDS R7 995 000**

A touch of Hollywood Hills

Sunny, with super city views and superbly renovated, this home boasts a certain glamour. It is elevated, open planned and modern, with views forever. Direct access via the double garage and a decked pool area with a further lawn on which to play, all add to this wonderful property. There is also a study.

Web Ref No 3833045 • Beds 4 • Baths 4 • Garages 2 • Parking 2 • Pool
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



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● **NEWLANDS R7 950 000**

Sophistication in the Village

This elegant home is nestled on a leafy quiet corner in quaint Newlands Village. Featuring many superbly appointed living spaces, including an impressive entrance foyer, tasteful kitchen, stylish dining room, lounge and courtyard.

Web Ref No 3470441 • Beds 3 • Baths 2 • Garage 1
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



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● **NEWLANDS R7 950 000**

Picturesque on popular Palmboom

With a feeling of English country, this quaint home is quiet and full of character. North facing with a front garden and a generous back patio for dining. The property is perfectly positioned down a gated lane.

Web Ref No 3950047 • Beds 3 • Baths 3 • Parking 2 • Study
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



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● **NEWLANDS R6 990 000**

Provençal estate on Newlands Avenue

A rarely found cluster of just three homes in sought-after Newlands with cameras, electric fencing and LPR cameras on the road. Light and bright with four bedrooms, staff accommodation and a large basement, which can be converted to either further staff accommodation or a teen pad. In addition, there is a 50m² loft.

Web Ref No 4375238 • Beds 4 • Baths 3 • Garages 2 • Parking 2
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



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● **NEWLANDS R5 900 000**

Super stylish, light and bright home

Well-situated for schools, the village and Cavendish Square, this immaculate modern home further 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.

Web Ref No 3948824 • Beds 4 • Baths 3 • Garage 1 • Parking 1
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



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● **NEWLANDS R5 350 000**

Superbly positioned home opposite Westerford

With four bedrooms and a large, beautiful garden, this home has plenty of space. Lovely character features with modern finishes create both atmosphere and comfort.

Web Ref No 4479774 • Beds 4 • Baths 2 • Garage 1 • Parking 3
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



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Stately guest house

Offering a unique redevelopment opportunity, Palm Court Guest House is a one-of-a-kind property designed by a protégé of renowned architect Sir Herbert Baker in the early 1920s. It is situated in Wynberg Upper surrounded by majestic palms.

● **WYNBERG UPPER R27 000 000** Web Ref No 4197459 • Guest House

Daniel Etherington – 072 709 0057 – daniel@greeff.co.za | Andrew Miller – 072 598 0713 – andrew@greeff.co.za | Tim Greeff – 083 296 1945 – tim@greeff.co.za



Unique designer home

Situated down a private panhandle driveway, this fashionable home welcomes you with the warmth of Chelsea Village. Stylishly and creatively appointed with soft Moroccan influences, the home exudes a sense of calm and offers exciting entertainment possibilities.

● **WYNBERG UPPER R12 000 000** Beds 3 • Baths 3 • Garages 2 • Parking 2 • Pool • Flatlet

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



Warm and inviting family home

Situated in a quiet pocket of Trovato, this north-facing, sunny home has all a young family could wish for – gorgeous garden setting, good sized pool, AstroTurf netball area, outdoor chessboard and above all, excellent security.

● **WYNBERG UPPER R7 950 000** Beds 4 • Baths 3.5 • Garages 2 • Parking 4 • Staff accommodation • Pool • Study

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



Exquisite designer home

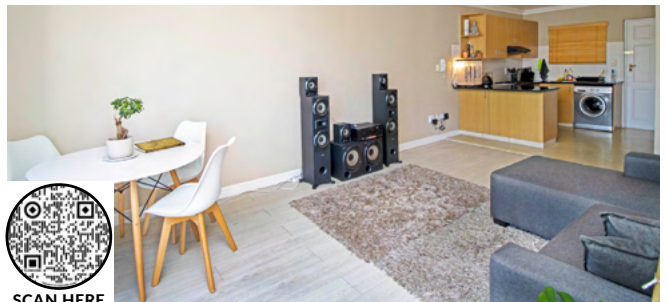
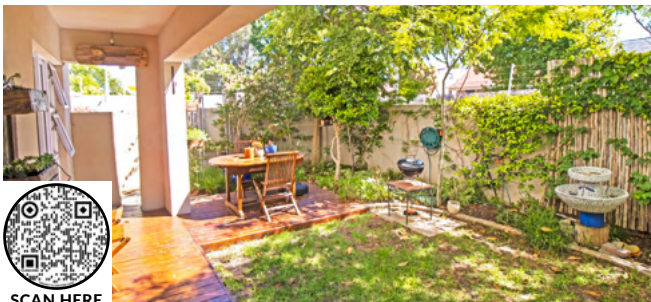
This is a seamlessly planned home with double-volume ceilings and a well-equipped kitchen flowing to an expansive lounge area with a wood-burning fireplace. A Jacuzzi, skylight, alarm system, electric fence and double garage add to the value. This one is not to be missed.



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● **WYNBERG UPPER R5 300 000** Web Ref No 4524573 • Beds 3 • Baths 3 • Garages 2 • Pool

Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za | Leigh Scheepers – 071 582 9363 – leigh@greeff.co.za



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● **WYNBERG UPPER R1 850 000**
Apartment with leafy garden

Welcome to this modern lock-up-and-go, two-bedroomed apartment complete with vinyl flooring and a private garden area.



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● **WYNBERG UPPER R1 650 000**
Tranquil and modern

Situated near Little Chelsea, this is a corner, light-filled unit with wooden floors and an underground parking bay. It's a great investment.

Web Ref No 4541302 • Beds 2 • Bath 1 • Parking 2

Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za | Leigh Scheepers – 071 582 9363 – leigh@greeff.co.za

Web Ref No 4504585 • Beds 2 • Bath 1 • Parking 1

Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za | Leigh Scheepers – 071 582 9363 – leigh@greeff.co.za



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● **BERGVLIET R4 795 000** Web Ref No 4423989 • Beds 3 • Baths 2 • Garages 2

Roz Van Der Walt – 083 278 7269 – roz@greeff.co.za

5-Star iconic guarded estate

This upmarket, contemporary, double-storey townhouse is set in the recently built estate of La Scala. The complex comprises 23 units and delivers 24-hour guarded access, a perimeter electric fence and video-camera monitoring. La Scala offers the discerning buyer an elegant lifestyle, a secure environment, freehold ownership and affordable levies.



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● RONDEBOSCH - CLAREPARK R4 200 000

A gem in a prime position

A golden opportunity to add your personal touch to this sturdily built family home, set on 508m² in Rondebosch-Clarepark. This is a prime corner property. Conveniently located within easy walking distance to Keurboom Park, Western Province playing fields, Belvedere Square and Rondebosch schools.

Web Ref No 4576338 • Beds 3 • Baths 2 • Garage 1 • Parking 1
Debbie Chalmers - 082 871 6278 - debbie.chalmers@greeff.co.za



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● CLAREMONT R3 675 000

Family home in a perfect location

This charming, renovated family home offers a wonderful blend of old and new with excellent indoor/outdoor flow. There is an easy-to-maintain garden with pool and there are also mountain views.

Web Ref No 4443223 • Beds 4 • Baths 2 • Garage 1 • Parking 3
Debbie Chalmers - 082 871 6278 - debbie.chalmers@greeff.co.za



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● CLAREMONT R3 500 000

Charm, location and versatility

This much-loved family home offers multiple options; three bedrooms, a work-from-home/fourth bedroom with separate entrance, plus a study with built-in cupboards. The option of creating a self-contained flatlet is also easily achieved - the perfect opportunity for the extended family or as an income generator.

Web Ref No 4572029 • Beds 4 • Baths 2 • Study • Parking 3 • Pool
Debbie Chalmers - 082 871 6278 - debbie.chalmers@greeff.co.za



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● CLAREMONT R3 500 000

Pristine family home

Conveniently located close to leading schools, Belvedere Square and beautiful parks. The home boasts a tiled, open-plan kitchen/dining room/lounge leading to a sun-filled, north-facing, paved garden, with an under-cover entertainment area. Enjoy the pool and a built-in braai. Security is ensured by an electric fence, burglar bars and security gates. Make it your own.

Web Ref No 4582829 • Beds 4 • Baths 3 • Garages 2 • Parking 2 • Pool
Debbie Chalmers - 082 871 6278 - debbie.chalmers@greeff.co.za



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Living at its best

The property has been sensitively restored, from the wooden flooring to the American shutters and the designed staircase. Features include: a cherry wood kitchen and a temperature-controlled wine cellar, a landscaped garden and a koi pond, full security, an automated watering system and much more.

● **RONDEBOSCH R13 950 000** Web Ref No 3909169 • Beds 4 • Baths 4.5 • Garages 2 • Parking 4 • Pool
Val Petzold – 083 625 0433 – val@greeff.co.za



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● **ROSEBANK R4 995 000**
A needle in a haystack

Built in 1934, come, step inside and discover how its architecture reflects 'The British Arts & Crafts' creativeness; from stylised fireplaces to an amazing, two-toned, brick-patterned stairwell, and floors of large parquet wooden blocks.

Web Ref No 4545055 • Beds 3 • Baths 2 • Parking 2 • Cottage
Mark Shagam – 083 272 4004 – mark@greeff.co.za

● **ROSEBANK R4 950 000**
Modern dual living

This aesthetically pleasing home boasts a north-facing entertainment patio, a solar-heated pool and a wonderful separate-entrance cottage.

Web Ref No 4110113 • Beds 3 • Baths 2 • Parking 3 • Separate cottage
Mark Shagam – 083 272 4004 – mark@greeff.co.za



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● **RONDEBOSCH R4 899 000**
Views and so much more

Imposing with that 'take-your-breath-away' element, this home has been newly renovated with flair. Not a cent to be spent. It boasts a private guest suite with its own entrance.

Web Ref No 4484497 • Beds 3 • Baths 2 • Parking 2 • Pool
Val Petzold – 083 625 0433 – val@greeff.co.za

● **MOWBRAY R4 500 000**
Ripe for the taking

This large character-filled home, is on larger than average grounds. Its outbuildings offer potential conversion to a cottage, or work-from-home offices. Features include: teak windows and doors, beautiful wood sprung floors, a generously established garden, and love.

Web Ref No 4430641 • Beds 4 • Baths 2.5 • Garages 2 • Pool
Mark Shagam – 083 272 4004 – mark@greeff.co.za



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Sought-after location

On entering this lovely family home, you are welcomed by a lounge/dining area with an open-plan, gourmet, granite-top kitchen and bar counter. Located in sought-after Long Place with a garden, pool and entertainment area.

● **PINELANDS R5 450 000** Web Ref No 4472254 • Beds 5 • Baths 4 • Garages 2 • Parking 8 • Pool
Daniel Etherington – 072 709 0057 – daniel@greeff.co.za | Michael Maingard – 082 497 7888 – michael@greeff.co.za



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Nestled in old Pinelands

This charming five-bedroomed, four-bathroomed family home offers it all, and is set in an immaculate indigenous garden on a 1 011m² erf.

● **PINELANDS R4 375 000** Web Ref No 4542380 • Beds 5 • Baths 4 • Garages 2 • Parking 5 • Pool
Daniel Etherington – 072 709 0057 – daniel@greeff.co.za | Michael Maingard – 082 497 7888 – michael@greeff.co.za



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● **PINELANDS R3 900 000**
Must-see six-bedroomed home
A not-to-be-missed, very secure, six-bedroomed, four-bathroomed (two en suite) family house, with a large, spacious front lounge and gas fireplace.

● **PINELANDS R1 375 000**
Sunny top floor apartment
Situated in a highly sought-after block, the open-plan lounge and dining room are perfect for entertaining with the flow to your own private balcony.

Web Ref No 4480856 • Beds 6 • Baths 4 • Garages 2 • Parking 4 • Pool
Daniel Etherington – 072 709 0057 – daniel@greeff.co.za | Michael Maingard – 082 497 7888 – michael@greeff.co.za

Web Ref No 4308620 • Bed 1 • Bath 1 • Garage 1
Michael Maingard – 082 497 7888 – michael@greeff.co.za | Daniel Etherington – 072 709 0057 – daniel@greeff.co.za



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Sophisticated lock-up-and-go

Surrounded by lush green fields, this immaculate home is generously proportioned with luxurious finishes throughout. Natural light streams into the open-plan lounge and dining area from the entertainment area outside. Features include: a pristine kitchen, good security, American shutters and a neat garden.

● **PLUMSTEAD R5 500 000** Web Ref No 4523155 • Beds 3 • Baths 2.5 • Garages 2 • Parking 1

Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za | Nicholas Van Niekerk – 071 454 4423 – nicholas@greeff.co.za



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● **PLUMSTEAD R4 995 000**

Two-dwelling home

Ideal for a large family – a modern four-bedroomed home, plus a second two-bedroomed and a one-and-a-half bathroomed dwelling of exceptional quality. A perfect income generator.

Web Ref No 4554139 • Beds 4 • Baths 2.5 • Garages 2 • Parking 4

Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za |
Nicholas Van Niekerk – 071 454 4423 – nicholas@greeff.co.za



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● **RONDEBOSCH EAST R2 650 000**

An absolutely rare find

A treasured, well-maintained home set on a 595m² plot, with a well-established garden and added extras, including JoJo tanks, security gates and Spanish bars throughout.

Web Ref No 4561073 • Beds 3 • Baths 2 • Garage 1 • Parking 4

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



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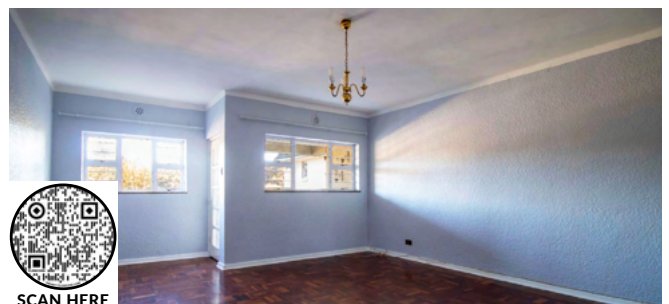
● **PINELANDS R2 250 000**

In sought-after Pine Acres

This quaint double-storey townhouse offers a lifestyle second to none with an amazing private established garden.

Web Ref No 4555177 • Beds 2 • Bath 1 • Garage 1 • Parking 2

Daniel Etherington – 072 709 0057 – daniel@greeff.co.za |
Michael Maingard – 082 497 7888 – michael@greeff.co.za



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● **PINELANDS R1 350 000**

Bright and light

If a super spacious one-bedroomed apartment with lots of natural light is what you are after, then look no further.

Web Ref No 4244784 • Bed 1 • Bath 1 • Reception 1

Michael Maingard – 082 497 7888 – michael@greeff.co.za |
Daniel Etherington – 072 709 0057 – daniel@greeff.co.za

THE LAND EXPROPRIATION SAGA: RATHER BE INFORMED

Given our discriminatory past and the present political mayhem, land reform discussions in South Africa very often end in controversy and politicised emotional outcries. The conversation often explodes when the word “expropriation” enters the fray.

Expropriation itself is not a sinister, South-Africa-only political tool. It is used by governments worldwide to acquire land needed for important social purposes (‘public purposes’), such as where roads must be extended, dams built and the like. In South Africa, expropriation has an additional function, stipulated for in the Constitution, being to expropriate in the ‘public interest’. The latter component is defined in the Constitution to include “*the nation’s commitment to land reform, and to reforms to bring about equitable access to all South Africa’s natural resources*”.

The current Expropriation Bill that is so prevalent in the present media has, as one focus, the aim to give effect to the above constitutional requirement.

Does this translate into random land grabs?

No, of course not. Consider the following:

1. In our Constitution, a framework was laid down in which expropriation must take place. The “how to” was not provided and hence the need for a law that provides the procedures. The current Expropriation Act, 1975 has not yet undergone the constitutional facelift and requires amendment and/or repeal to align it with the Constitution. The Expropriation Bill aims to do exactly this.

2. The facelift involves:

2.1 that determining the amount of compensation payable to an owner whose property is expropriated, will no longer be calculated with reference to the willing buyer and willing seller construct, but as laid down in the Constitution. This requires compensation to be “just and equitable”, which determination will be informed by taking various (prescribed) factors into account, including the market value of the property; the history of acquisition; the use of the property, and more.

3.2 Allowing for expropriation in the ‘public interest’. This concept is wide; but one has to bear in mind that constitutional checks and balances remain in place to oversee the exercise of these powers.

3.3 Where (i) land is expropriated, (ii) ‘in the public interest’, and (iii) the land is the type described in section 12(3) of the Bill, the possibility exists that the determination of the amount of compensation may be Rnil. This is not a necessary outcome if the land falls in this category. The types of land identified are: (a) land which the owner does not use and has as aim not to develop the land or use it to generate income, but to benefit from appreciation of its market value; (b) where an organ of state holds land that it is not using and will not need for its functions and it was acquired for no consideration; (c) abandoned land; (d) where the market value of the land is equal to or less than the value of state investment; (e) when the property poses a health, safety or physical risk; and (f) where the expropriation occurs in terms of the Labour Tenants Act.

Safeguards

Section 2 of the Bill, echoing the Constitution, confirms that expropriation may not take place (i) arbitrarily; or (ii) for a purpose other than a public purpose or in the public interest; or (iii) without an attempt to reach agreement on the amount of a reasonable compensation. These are strict parameters and an owner or property (including land) may contest an expropriation if these prerequisites are absent. (There are limited exceptions to (i) and (ii).)

Further, once the prescribed steps have been followed to commence the expropriation, then it is proposed (by the Constitution and in the Bill) that the parties should seek to reach agreement on the amount of compensation. If an agreement regarding the amount of compensation cannot be reached, the Bill provides for the parties to go for mediation. And, should the mediation also fail, either party may approach a Court. The owner may also request the expropriating authority to institute proceedings on his/her behalf.

There are remaining concerns and aspects not adequately dealt with or addressed in the Bill and our further commentary will be provided here once the public input has been addressed by the legislature.

Contact us at info@stbb.co.za for assistance.



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T: 010 001 2632

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East London

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T: 011 453 0577
T: 043 721 1234



Development potential in Plumstead

This home has maintained its Victorian roots with traditional ceilings. The expansive open-plan lounge and kitchen area is a premium culinary and entertainment space. The main bedroom's walk-in closet has potential to become an en suite bathroom.

● **PLUMSTEAD R2 250 000** Web Ref No 4478669 • Beds 3 • Bath 1 • Parking 9

Nicholas van Niekerk - 071 454 4423 - nicholas@greeff.co.za | Aaqilah Hendricks - 0832961945 - aaqilah@greeff.co.za



● **PLUMSTEAD R1 895 000**
Duplex with family appeal

This property is a blend of timeless charm and modern flair. A beautiful duplex in a security complex, it is positioned in a sought-after pocket in Plumstead on a leafy street.

Web Ref No 4553493 • Beds 3 • Baths 1.5 • Garage 1
Aaqilah Hendricks - 083 296 1945 - aaqilah@greeff.co.za |
Nicholas Van Niekerk - 071 454 4423 - nicholas@greeff.co.za



● **PLUMSTEAD R1 495 000**
Newly-renovated apartment

Welcome to this spacious and newly-renovated, one-and-a-half-bedroomed apartment, which is ready for you to move into and is complete with two parking bays for your convenience.

Web Ref No 4573966 • Bed 1.5 • Bath 1 • Parking 2
Nicholas van Niekerk - 071 454 4423 - nicholas@greeff.co.za |
Aaqilah Hendricks - 0832961945 - aaqilah@greeff.co.za



● **STEENBERG R1 450 000**
Sun-filled dream home

Step into this beautiful sun-kissed home, with its large open-plan kitchen and lounge area perfect for entertaining and relaxing.

Web Ref No 4569689 • Beds 3 • Bath 1 • Garage 1 • Parking 2
Jordan Beya - 078 346 2995 - jordan@greeff.co.za



● **PLUMSTEAD R1 325 000**
Apartment with mountain views

This spacious two-bedroomed, two-bathroomed flat is situated on the top floor of a quiet complex, and is ready for you to move in and make it your home. This property appeals to all.

Web Ref No 4559795 • Beds 2 • Baths 2 • Garage 1 • Parking 1
Nicholas van Niekerk - 071 454 4423 - nicholas@greeff.co.za |
Aaqilah Hendricks - 0832961945 - aaqilah@greeff.co.za



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● **WYNBERG R2 895 000**

The perfect dual living opportunity

This home has been beautifully designed, with a high-ceilinged living room boasting a chandelier and laminated flooring throughout. There is no better way to describe the kitchen other than "wow". This offering is modern and spacious.

Web Ref No 4525898 • Beds 5 • Baths 2.5 • Parking 4 • Flatlet
Jordan Beya – 078 346 2995 – jordan@greeff.co.za |
Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za



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● **WYNBERG R2 795 000**

Big and beautiful

This property features wooden flooring throughout the living room with its character fireplace. A formal dining room is open plan to the exquisite dream kitchen.

Web Ref No 4479075 • Beds 5 • Baths 5.5 • Garage 1 • Parking 4
Jordan Beya – 078 346 2995 – jordan@greeff.co.za |
Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za



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● **OTTERY R2 395 000**

Low maintenance in peaceful location

Presenting a beautifully-kept home in a quiet pocket of Ottery, with under-cover patio and built-in braai, making the space perfect for entertaining.

Web Ref No 4525694 • Beds 4 • Baths 2 • Garages 2 • Parking 2
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



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● **LANSDOWNE R1 195 000**

Secure and trendy lock-up-and-go

This spacious, modern, light and bright, two-bedroomed apartment boasts mountain views. Extras include 24-hour manned security as well as two parking bays.

Web Ref No 4578230 • Beds 2 • Bath 1 • Parking 2
Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za

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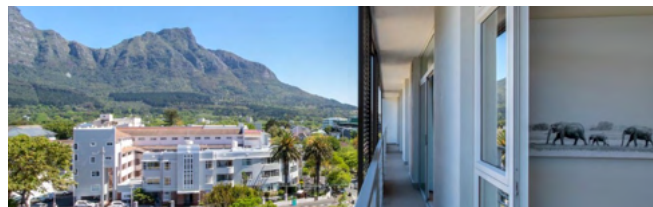
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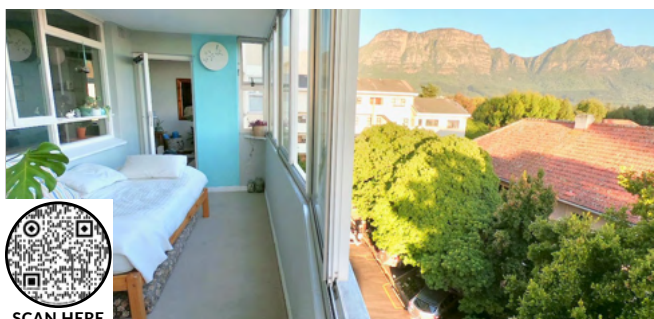


Crème de la crème

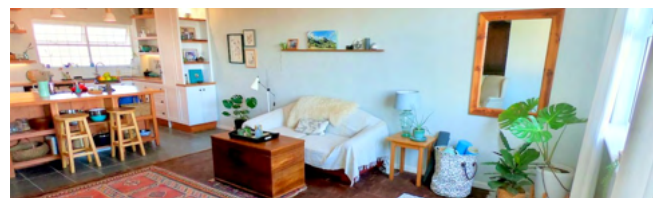
A top floor, three-bedroomed luxury apartment boasting a sun-soaked, open-plan lounge, dining room and kitchen, complete with modern finishes. There is a communal rooftop pool, with braai. The price includes two parking bays.

● **CLAREMONT UPPER R5 495 000** Web Ref No 4436634 • Beds 3 • Baths 2 • Parking 2 • Communal pool

Garrick Sutton – 076 154 2808 – garrick@greeff.co.za | Federico de Lorenzo – 072 271 4565 – federico@greeff.co.za



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Secure, newly renovated flat

This spacious, north-facing, three-bedroomed apartment is in the well-established Ashbourne. Located on the third floor, with panoramic mountain views from the enclosed balcony.

● **KENILWORTH UPPER R2 995 000** Web Ref No 4561135 • Beds 3 • Baths 2 • Garage 1 • Parking 1 • Storeroom

Garrick Sutton – 076 154 2808 – garrick@greeff.co.za | Federico de Lorenzo – 072 271 4565 – federico@greeff.co.za



● HARFIELD VILLAGE R3 250 000
First class on First

Inside this three-bedroomed home, you are welcomed into the open-plan living space with easy flow throughout the lounge, dining area and kitchen.

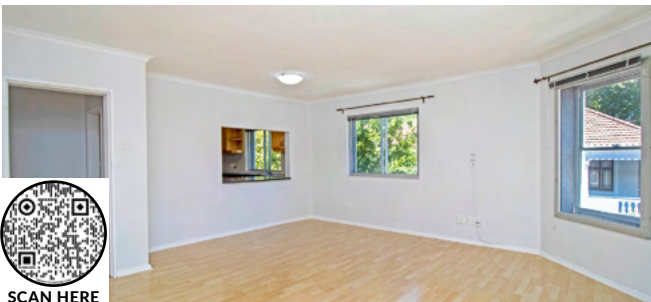
Web Ref No 4551160 • Beds 3 • Baths 2 • Garages 2
Greg Mc Donald - 073 141 9668 - greg@greeff.co.za
Matthew White - 082 817 1044 - mwhite@greeff.co.za



● CLAREMONT UPPER R2 999 999
Apartment on Protea

This unit is perfect for any type of purchaser from investment to retirement. Beautiful two-bedroomed apartment located in sought-after block, Intaba, which is located within walking distance of Cavendish Square and popular restaurants.

Web Ref No 4462533 • Beds 2 • Baths 1.5 • Parking 1 • Communal pool
Greg Mc Donald - 073 141 9668 - greg@greeff.co.za
Matthew White - 082 817 1044 - mwhite@greeff.co.za



● RONDEBOSCH R2 995 000
Timeless elegance - zen ambience

A stunning, newly-renovated unit. With an entrance hall leading to a living room, the apartment is sun-kissed and inviting with laminated flooring fitted beautifully throughout.

Web Ref No 4524691 • Beds 2 • Baths 2 • Parking 2
Garrick Sutton - 076 154 2808 - garrick@greeff.co.za |
Federico de Lorenzo - 072 271 4565 - federico@greeff.co.za



● HARFIELD VILLAGE R2 390 000
North-facing duplex

Located in Hereford Road, this north-facing duplex home is spacious throughout. The upstairs en suite bedroom has beautiful views and access to a rooftop/deck.

Web Ref No 4498417 • Beds 2 • Baths 2 • Garages 2
Greg Mc Donald - 073 141 9668 - greg@greeff.co.za
Matthew White - 082 817 1044 - mwhite@greeff.co.za



● KENILWORTH R1 650 000
Newly developed apartment block

This top-floor, beautiful and modern, two-bedroomed apartment features stylish finishes throughout and boasts wonderful north-facing views.

Web Ref No 4438327 • Beds 2 • Bath 1 • Parking 1
Greg Mc Donald - 073 141 9668 - greg@greeff.co.za
Matthew White - 082 817 1044 - mwhite@greeff.co.za



● ROSEBANK R1 600 000
Versatile style with vintage appeal

Perfect for first-time buyers, this renovated, north-facing, sunny and spacious apartment will likely meet all your property needs and wants.

Web Ref No 4500623 • Beds 2 • Baths 1.5 • Parking 1
Garrick Sutton - 076 154 2808 - garrick@greeff.co.za |
Federico de Lorenzo - 072 271 4565 - federico@greeff.co.za



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Country seclusion at its best

This is the ultimate equestrian estate in Zwaanswyk with sweeping views of the back of Table Mountain, Tygerberg Mountain and False Bay. It is optimally located between Steenberg Estate, Tokai Forest and Silvermine nature reserve. The gorgeous home, with high ceilings surrounds a courtyard with a plunge pool. There are formal and informal living areas, with a grand farm-style kitchen and a central fireplace to warm the main family living areas. Features: state-of-the-art security, a two-bedroomed cottage, a lap pool and pool house, four stables, feed and tack rooms, lunging and jumping arenas and paddocks.

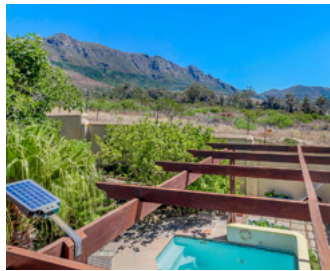
● **ZWAANSWYK R35 000 000** Web Ref No 4593033 • Beds 5 • Baths 4 • Garages 7 • Parking 6 • Pool • Study • Cottage
Karen Little – 083 261 8849 – karen@greeff.co.za | Wayne Kruger – 083 378 0344 – wayne@greeff.co.za



The best views of the Constantia Valley

This home offers palatial proportions and a superb floor plan providing a seamless flow from inside to outside, with majestic views over False Bay from several entertainment patios. It boasts executive elegance with top-of-the-range finishes, plus concertina stacking doors opening from the undercover entertainment patio onto a manicured garden and heated pool. In a league of its own, with 900m² under roof, the home is nestled in an exclusive security estate.

● **TOKAI R19 200 000** Web Ref No 4028497 • Beds 5 • Baths 3.5 • Garages 2 • Parking 4 • Pool
Karen Little – 083 261 8849 – karen@greeff.co.za | Wayne Kruger – 083 378 0344 – wayne@greeff.co.za



Characterful home – country serenity

Enjoy beautiful mountain views, from this spacious, sunny, home. A large family-style, eat-in kitchen leads to a formal lounge and covered, enclosed patio with a built-in pizza oven. There is great flow throughout the house. A huge bonus; two private self-contained cottages – one three-bedroomed with a pool and one two-bedroomed – both have private gardens. The property also benefits from a borehole with a filtration system.

● **ZWAANSWYK R16 500 000** Web Ref No 4593469 • Beds 3 • Baths 3 • Garage 1 • Parking 4 • Pools 2 • Cottages 2
Karen Little – 083 261 8849 – karen@greeff.co.za | Wayne Kruger – 083 378 0344 – wayne@greeff.co.za



Country seclusion

Located in the heart of the Constantia Valley winelands, set on the foothills of Constantiaberg, this gorgeous little north-facing gem enjoys peace and tranquillity with wonderful views of False Bay and Table Mountain. Ideal for the couple who want to enjoy the rural feel but still have easy access to all amenities. This cottage is set on half an acre and enjoys excellent security with a 24/7 patrol and electric fencing. There is also a shared borehole.

● **ZWAANSWYK R6 500 000** Web Ref No 4536883 • Beds 3 • Baths 2 • Garages 2 • Parking 4
Karen Little – 083 261 8849 – karen@greeff.co.za | Wayne Kruger – 083 378 0344 – wayne@greeff.co.za



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● ZWAANSWYK R6 500 000

Stunning level plot – build your dream home

Situated down a quiet cul-de-sac, this level plot is a rare find, offering outstanding views of the back of Table Mountain. Great security, with a 24/7 patrol and electric fencing. Ideal for those wanting a little rural seclusion but close to all amenities. There are no restrictions on this plot – build to your heart's delight.

Web Ref No 4593105 • Plot

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



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● KIRSTENHOF R5 450 000

Prime commercial property

Ideally positioned opposite Blue Route Shopping Centre, this property is perfect for an owner-occupier or as an investment, with high retail demand on this particular strip.

Web Ref No 4462469 • Commercial

Andrew Miller – 072 598 0713 – andrew@greeff.co.za |
Daniel Etherington – 072 709 0057 – daniel@greeff.co.za



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● TOKAI R4 925 000

Immaculate family home

A lovely character home with larger than average rooms, offering an open-plan lounge and dining room with doors to a games/entertainment room with a built-in braai. Little to no garden maintenance is required. A must see.

Web Ref No 4480213 • Beds 5 • Baths 4.5 • Parking 4 • Pool

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



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● TOKAI R4 495 000

Beautiful and traditional

A well-loved home with a large lounge and wood-burning fireplace, plus parquet flooring throughout. An upstairs loft room runs the length of the house.

Web Ref No 4333434 • Beds 4 • Baths 3 • Garage 1 • Parking 4 • Pool

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



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● TOKAI R1 295 000

Lock-up-and-go loft apartment

This is a north-facing loft apartment, with a double-volume, open-plan living room and sunny private patio. The kitchen is fully fitted, and a mezzanine bedroom boasts built-in cupboards. Two basement parking bays and a large storeroom, access control, plus electric fencing and security cameras make this a neat offering.

Web Ref No 4443082 • Bed 1 • Bath 1 • Parking 2

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



SOLD

● TOKAI R950 000

Calling bachelors/bachelorettes

This delightful north-facing, one-bedroomed unit, with a lovely sunny balcony is situated in sought-after Tokai Villas, and offers great 24/7 security, a pool and a laundry in the complex.

Web Ref No 4536767 • Bed 1 • Bath 1 • Parking 1

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



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Contemporary farmhouse with sea views

Set on just under an acre, in beautifully landscaped gardens, this ultra-modern farmhouse boasts dramatic views of the garden with a raised pool and firepit overlooking Noordhoek beach in the background. This architecturally-designed home fully embraces the environment with double-volume steel windows, raw and polished cement, exposed brick, tempered steel and natural textures that give it a contemporary edge.

● **NOORDHOEK R14 950 000** Web Ref No 4044592 • Beds 4 • Baths 4 • Garages 2 • Parking 4 • Pool

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



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Exquisite mountain and sea views

This home boasts exceptional finishes throughout. It features an open-plan living area with a dining room and two lounges, separated by a double-sided enclosed fireplace. Sliding glass doors open to the deep veranda and outside entertainment area, with pool, elevated garden and uninterrupted sea views. The kitchen with SMEG appliances and a large scullery leads to the double garage. Extras: pyjama lounge, upstairs study, wine cellar, double glazing, OGGI flooring and excellent security.

● **NOORDHOEK R9 995 000** Web Ref No 4295297 • Beds 4 • Baths 4 • Garages 2 • Parking 4 • Pool

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



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● **NOORDHOEK R7 600 000**

Belvedere Magic

Enjoy an open-planned kitchen, dining room and lounge with stacked doors onto a wind-protected Balau patio. Relish the sea and mountain views from this fabulous family home exuding a sense of warmth, light and energy. There are three en suite bedrooms upstairs and a spacious fourth guest room downstairs, which leads onto the patio. All bedrooms offer magnificent views.

Web Ref No 4290575 • Beds 4 • Baths 4 • Garages 3 • Parking 3 • Pool
Dale Gremels – 082 539 9393 – dale@greeff.co.za |
Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



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● **NOORDHOEK R7 500 000**

Uninterrupted sea and mountain views

With only one neighbour, this newly refurbished home occupies the prince of positions. The sea views stretch from the lighthouse at Kommetjie all the way across to Chapman's Peak. The mountain views are spectacular too.

Web Ref No 4429287 • Beds 5 • Baths 3 • Garages 2 • Parking 2 • Pool
Dale Gremels – 082 539 9393 – dale@greeff.co.za |
Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



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● **NOORDHOEK R7 500 000**

Belvedere magic with dual living

This house is set in one of the best locations on the cusp of Belvedere and Noordhaven. The mountain slope vantage point offers uninterrupted views coupled with complete privacy. North-facing and wind-protected, the emphasis here is on space, flow and energy. Bonus: a separate flatlet on the ground level.

Web Ref No 4546124 • Beds 5 • Baths 4.5 • Garages 2 • Parking 4 • Pool
Paul Le Roux – 082 550 4533 – paulr@greeff.co.za |
Dale Gremels – 082 539 9393 – dale@greeff.co.za



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● **CHAPMAN'S BAY ESTATE R7 245 000 incl VAT**

Brand new – No Transfer Duty

Beautifully positioned, high up at the end of a cul-de-sac in the secure Chapman's Bay Estate, this home definitely has the wow factor. There are views of the beautiful Noordhoek beaches stretching from Kommetjie to Chapman's Peak, and surrounding mountains. Purchase from the developer. No Transfer Duty.

Web Ref No 4075061 • Beds 4 • Baths 3 • Garages 2 • Parking 4
Dale Gremels – 082 539 9393 – dale@greeff.co.za |
Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



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● NOORDHOEK R5 795 000

Mountain, vineyard and sea views

This impeccable home overlooks the Cape Point Vineyards with beautiful views of Noordhoek beach. It boasts Batavian hand-crafted quarry floor tiles throughout the living areas. There are also restored Oregon pine floors. Secure, with bedroom areas featuring lockable American shutters.

Web Ref No 4357073 • Beds 4 • Baths 3 • Garages 2 • Parking 2 • Pool

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



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● NOORDHOEK R5 325 000

On the water's edge in Lake Michelle

This immaculate north-facing home is a true gem, superbly positioned on the lake for utmost privacy. The heated 10m pool with automated cover is an absolute treat, and allows for swimming all year round. If it is a true sense of calm you are after, look no further.

Web Ref No 4579905 • Beds 3 • Baths 3 • Garages 2 • Parking 2 • Pool

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



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● NOORDHOEK R5 195 000

Dual living in Lake Michelle

This neat, immaculate home is beautifully presented offering fantastic flow to the covered patio outside, which overlooks the pool and garden – irrigated by well-point. A plus is a spacious flatlet with its own entrance.

Web Ref No 4546222 • Beds 4 • Baths 3 • Garages 2 • Parking 2 • Pool

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



● NOORDHOEK R4 350 000

Lock-up-and-go

Backing onto Chapman's Peak Mountain with views of Noordhoek beach, this is a unique and soon-to-be sectional titled property, and is a rare find in the Noordhoek valley. A great investment opportunity.

Web Ref No 4525285 • Beds 2 • Baths 2 • Parking 2

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



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● NOORDHOEK R3 250 000

Get your foot in the door

Set on the old side of Lake Michelle, this north-facing property is on a good-sized corner plot with complete privacy from neighbours. The living and kitchen area is open plan and there is direct access into the home from the large double garage.

Web Ref No 4536444 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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



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● NOORDHOEK R1 850 000

Save the best for last

There are views from here to forever from this last and best remaining plot in Chapman's Bay Estate. Set opposite a greenbelt, this slightly elevated plot has sweeping unobscured views from Kommetjie lighthouse to Chapman's Peak and beyond. What a beauty.

Web Ref No 4393241 • Plot • Erf size 702m²

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



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A home with a story to tell

One of Fish Hoek's oldest properties, this expansive home has evolved and changed with the seasons. It still maintains its gracious history with original stonework, high ceilings and beautiful gleaming wooden floors.

● **FISH HOEK R5 995 000** Web Ref No 4480281 • Beds 6 • Baths 5 • Garages 3 • Parking 3

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



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● **CLOVELLY R4 950 000**

The beautiful life

This home has been lovingly renovated by its design-smart owner, who has successfully merged the old with the new. Modern charcoal steel windows offset restored, original parquet wooden floors. It offers great continuity and flow.

Web Ref No 4565438 • Beds 3 • Baths 3 • Garages 2 • Parking 2

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



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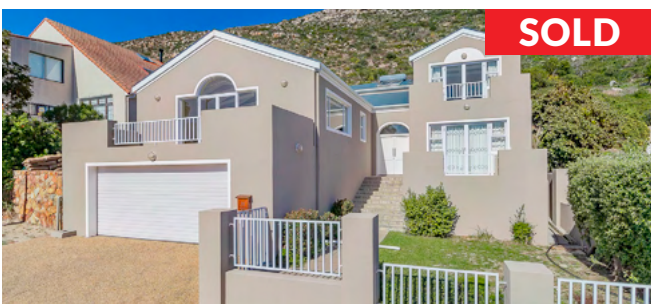
● **FISH HOEK R4 600 000**

Serene sea views

Stylish comfort and understated modern elegance define this immaculate home in Stonehaven Estate, a popular eco estate in the South Peninsula overlooking the Noordhoek valley, with vistas all the way to Noordhoek beach and Chapman's Peak.

Web Ref No 4506018 • Beds 3 • Baths 4 • 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**

Mountain-view delight

This home is the epitome of modern open-plan living, with double-volume spaces that will appeal to those looking for expansive and bright interiors.

Web Ref No 4299178 • 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



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● **CAPRI R3 095 000**

A special home in Capri

A well-kept lawn and indigenous garden faces what appears to be a country home. Step inside into a warm home with all the modern amenities one could ask for.

Web Ref No 4371690 • Beds 3 • Baths 2 • Garages 2 • Parking 2

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



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Prime position & sea views

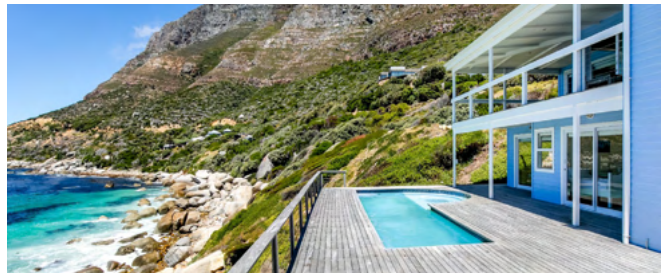
In a prime position on the doorstep of Boulders Beach, this three-bedroom house, with main en suite, family bathroom and guest toilet is perfect as a holiday getaway or a permanent tranquil residence by the beach. The living area leads out to a large balcony with built-in braai – ideal for entertaining. Sea views from each of the rooms. These properties rarely come on the market.

● **THE BOULDERS R15 000 000** Web Ref No 4502190 • Beds 3 • Baths 2.5 • Parking 1

Dan Pienaar – 084 970 3999 – dan@greeff.co.za | Emily Walker – 084 645 4303 – emily@greeff.co.za



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Ocean-front sanctuary

Set in breathtaking natural surrounds, this exceptional home is the perfect lock-up-and-go bolt hole for the discerning buyer seeking peace and solitude. Overlooking a spectacular marine reserve, one can watch the southern-right whales, dolphins and sea otters frolicking only metres away. The panoramic view of False Bay and a stunning mountain backdrop make this an enviable location.

● **CASTLE ROCK R14 000 000** Web Ref No 3232212 • Beds 4 • Baths 4.5 • Garages 2 • Parking 2

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



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Magical waterfall and sea views

Step inside and be welcomed by high ceilings, open-plan living and dining area, plus kitchen with scullery. The three bedrooms are located downstairs. The master bedroom, with a walk-in closet and en suite features lovely sea views. The property includes a studio space and a fully self-contained two-bedroomed, one-bathroomed cottage with separate entrance.

● **MOUNT PLEASANT R7 500 000** Web Ref No 4393070 • Beds 5 • Baths 3.5 • Garages 3

Dan Pienaar – 084 970 3999 – dan@greeff.co.za | Emily Walker – 084 645 4303 – emily@greeff.co.za



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● **THE BOULDERS R6 450 000**

Pilgrim's rest on Boulders

This delightful cottage made from wood and iron that came in a kit from England was built by the Royal Fusiliers in 1899. It features two double en suite bedrooms and one single bedroom. The modern kitchen boasts sea views, while an open-plan dining room and lounge lead out through French doors onto a wooden deck, also with sea views – it's perfect for entertaining. This is a great opportunity to own a piece of history.

Web Ref No 4471256 • Beds 3 • Baths 2

Dan Pienaar – 084 970 3999 – dan@greeff.co.za |
Emily Walker – 084 645 4303 – emily@greeff.co.za



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● **SEAFORTH R4 995 000**

Spacious family home

This home with its high ceilings, loads of natural light and sea views is waiting for you to move right in. An open-plan dining area, kitchen and lounge, with stacked doors to a balcony boasting a built-in braai, make it perfect for entertaining.

Web Ref No 4514931 • Beds 3 • Baths 4 • Garages 2 • Parking 1

Dan Pienaar – 084 970 3999 – dan@greeff.co.za |
Emily Walker – 084 645 4303 – emily@greeff.co.za



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● **GLENCAIRN R3 950 000**

Trendy industrial-style home

This architecturally designed, contemporary home offers open-plan living and a second living area/study in the loft space. It includes an income-generating flatlet with separate entrance and its own entertaining area.

Web Ref No 2889733 • Beds 4 • Baths 3 • Garages 2 • Parking 3

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



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● **SEAFORTH R2 495 000**

Seaside retreat

This superb two-bedroomed, two-bathroomed apartment is located a stone's throw away from Seaforth Beach, restaurants and the world-famous Boulders Penguin Colony. Situated in a highly secure complex with landscaped gardens and swimming pool, it's ideal as a holiday or permanent home. A handy, dedicated storeroom in the basement and two secure parking bays complete this value-for-money offering.

Web Ref No 4148720 • Beds 2 • Baths 2 • Parking 2

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



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A charming Heritage home

This Heritage home, built in 1913, and designed by architects Hawke & McKindly, does require some modernising, but has strong bones, and includes lots of original features and numerous rooms with gorgeous views overlooking the St James tidal pool and the ocean. There are plenty of outbuildings, including a one-bedroomed flat with its own entrance. A large family kitchen has a study/bedroom and pantry off to the side (the butler's rooms from bygone eras). The spacious lounge and dining room, which look out onto the sea, have high ceilings and all the original features.

● **ST JAMES R9 950 000** Web Ref No 4560958 • Beds 4 • Baths 2.5 • Garages 2 • Flatlet

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



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● **KALK BAY R6 900 000**

Heritage home – full of soul

Walk into the home and feel the nostalgia of bygone years. The kitchen is full of old-world charm but boasts modern functionality. This property includes an income-generating apartment requiring completion. The veranda runs across the front of the home and overlooks the garden. Extras: solar geyser, greywater tank, a good working security system, garage and off-street parking.

Web Ref No 3901768 • Beds 3 • Baths 3 • Garage 1 • Parking 3

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



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● **KALK BAY R3 995 000**

Kalk Bay by the sea

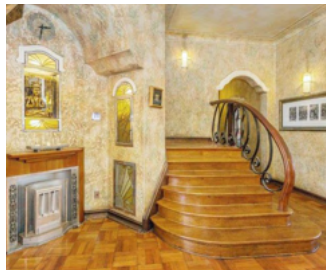
This modern contemporary apartment offers sea views from most of the rooms. It boasts parquet flooring throughout the reception areas, with beautifully curved, timber windows framing the sea views. There are balconies along the front of the property and a private terrace at the back.

Web Ref No 4502570 • Bed 2 • Bath 1 • Parking 2

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



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Majestic – beautiful – art deco

Be transported back in time to the 1930's in this tastefully decorated Art Deco home with all of the original detailing lovingly preserved. Features include: three working fireplaces and oak parquet flooring throughout the home. Enter through the magnificent entrance hall, which has a sweeping, curved, timber stairway polished by the many feet which have climbed it over the last nine decades.

● **MUIZENBERG R7 800 000** Web Ref No 4482331 • Beds 4 • Baths 4.5 • Garage 1 • Parking 3 • Flatlet
Heather Cape – 083 320 6302 – hmcape@greeff.co.za | Russell Cape – 072 951 8466 – russell@greeff.co.za

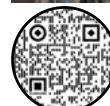


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● **MUIZENBERG R2 050 000**
On the beach

Light, warm and airy, this modern, two-bedroomed, north-facing apartment has splendid mountain views. It has high-volumed ceilings with an open-plan lounge, dining and kitchen area. The furniture is for sale too.

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



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● **MUIZENBERG R1 495 000**
Freestanding dream with an estate's comfort

This three-bedroomed townhouse meets and exceeds all the requirements one could have when looking for the perfect starter family home.

Web Ref No 4594879 • Beds 3 • Bath 1 • Garage 1 • Parking 3
Brett van der Posch – 066 157 4383 – brett@greeff.co.za
Russell Cape – 072 951 8466 – russell@greeff.co.za



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● KOMMETJIE R15 000 000

Seaside beauty in Old Kommetjie

Set in the front row, this home has everything you could need for relaxed living. There is a spacious living area downstairs leading onto a small garden and swimming pool overlooking the Kom. With plenty of space for everyone, this is an ideal home for a large or extended family. This property offers a unique experience of Kommetjie.

Web Ref No 4167641 • Beds 4 • Baths 4 • Parking 2 • Pool
Frankie Fleck - 082 447 7960 - frankie@greeff.co.za



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● KLEIN SLANGKOP ESTATE R7 250 000

Almost on the beach

This modern home in magnificent Klein Slangkop Estate is an impeccable partner to the spectacular natural beauty of its location and is suffused with serenity. Arranged over two levels, the inside of the home is meticulously designed with generously-proportioned rooms. Just one house away from Long Beach and perfect for a weekend getaway or tranquil living.

Web Ref No 4395406 • Beds 4 • Baths 3 • Garages 2 • Parking 2 • Pool
Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



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● KOMMETJIE R6 750 000

Thatched beach house

Perfectly located just one row back from the beach, in the desirable part of Kommetjie, this lovely thatched home is situated just a short walk from the famous Long Beach. There's an abundance of potential. The ample living area with fireplace opens out to a covered entertainment patio - ideal for al fresco dining or watching the sunset.

Web Ref No 4377104 • Beds 4 • Baths 2.5 • Garages 2 • Parking 2
Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



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● BLUEWATER ESTATE R4 450 000

Uninterrupted views in a secure estate

This north-facing family home is located in sought-after Bluewater Estate, and features European-standard finishes and views of Chapman's Peak and Atlantic Ocean. The open-plan kitchen and living areas are architecturally located on the upper level to enjoy the stunning views, while the living area leads out to the 32m² upper deck, ideal for relaxed lounging or sundowners under a gold-drenched sky.

Web Ref No 4059255 • Beds 4 • Baths 2.5 • Garages 2 • Parking 2
Willi Schalk - 072 211 1753 - willi@villagehomes.co.za



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Expansive views & outdoor living

Located at the end of a quiet cul-de-sac, high up against the Slangkop Mountains with unobstructed ocean and mountain views, and surrounded by nature, this extraordinary property comprises two separate homes, each with an income-generating flatlet. This could be a guest house option.

● **KOMMETJIE R5 695 000** Web Ref No 3621043 • Beds 7 • Baths 5 • Garages 4 • Parking 2

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



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● **BLUEWATER ESTATE R3 725 000**

Front row in secure estate

This immaculate, double-storey home is located in a front-row setting, and boasts views across the Wildevoëlvelei to the sea. Enjoy the secure environment, plus a perfect mix of open-plan spaces and more formal features. The open-plan living areas offer lovely flow to the outside entertainment area. Enjoy the tranquil setting filled with nature.

Web Ref No 4450033 • Beds 4 • Baths 2 • Garages 2 • Parking 2
Willi Schalk – 072 211 1753 – willi@villagehomes.co.za



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● **BLUEWATER ESTATE R3 350 000**

Charming estate living

This is an uncomplicated home offering tranquil living in a nature-filled environment, bordering on Imhoff Farm with its new vineyard. Set in a secure estate, the home is immaculate, with a covered patio for easy entertaining and views of surrounding mountains, lake and sea.

Web Ref No 3971493 • Beds 4 • Baths 2.5 • Garage 1 • Parking 2
Willi Schalk – 072 211 1753 – willi@villagehomes.co.za



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● **IMHOFFS GIFT R3 250 000**

Tranquil lifestyle estate living

Beautifully located in the secure, picturesque lakefront estate of Imhoff's Gift, this family home is ready for you to move right in. The home also boasts a separate, self-contained, income-generating bedsitter flat.

Web Ref No 3989571 • Beds 4 • Baths 4 • Garages 2 • Parking 2
Willi Schalk – 072 211 1753 – willi@villagehomes.co.za



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● **IMHOFFS GIFT R2 850 000**

Modern living in lifestyle estate

This cottage-style, level family home is located in the well-established, secure lifestyle estate of Imhoff's Gift. This home offers privacy as well as ample accommodation.

Web Ref No 4482266 • Beds 3 • Baths 2 • Parking 4 • Pool
Willi Schalk – 072 211 1753 – willi@villagehomes.co.za



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Cosy interiors & ocean views

Let the ocean be your orchestra in this captivating property with its bright, yet cosy interiors and unbeatable location. Nestled between fynbos-covered mountains and the mighty Atlantic, this spacious, multi-level house has been designed to maximise the sweeping views from a setting of privacy, elegance and comfort.

● **MISTY CLIFFS R8 595 000** Web Ref No 4553488 • Beds 3 • Baths 3 • Parking 2

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



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Sweeping views tranquil setting

Tucked into a gorgeous, wind-sheltered corner of Scarborough, this charming stone and timber home boasts beautiful features. Light-filled nooks and expansive, open-plan living spaces flow onto outside decks with captivating ocean, reserve and mountain vistas. This unique home will inspire you. Viewing is highly recommended.

● **SCARBOROUGH R7 995 000** Web Ref No 4526874 • Beds 3 • Baths 2 • Parking 2 • Pool

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



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Charming, with gorgeous views

Set on a plot with superb views of ocean, mountain and a reserve, this exciting property has so much to offer, including two separate dwellings linked by a sunny garden of fruit trees. Across the garden from the main house is the charming and creatively designed cottage. This interesting home must be viewed to appreciate all of its great features.

● **SCARBOROUGH R5 400 000** Web Ref No 3542889 • Beds 5 • Baths 4 • Garages 2 • Parking 2 • Cottage

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

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Hanging Meadow sensation

This clean-cut, beautifully designed residence fully embraces its incredible address overlooking the curve of the beach and offering endless views sweeping out to sea and towards the back of the 12 Apostles mountains to encompass the whole of Hout Bay. Designed with precision in mind, this sleek beauty, in immaculate condition, sits on three levels elevated above the beach. The airy, fresh and stylish interiors offer well-proportioned, high-ceilinged accommodation. A magnificent residence.

● **HOUT BAY R11 995 000** Web Ref No 4553692 • Beds 6 • Baths 4 • Garages 2
Glenda Woods – 082 853 4070 – glendaw@greeff.co.za



Iconic landmark in Hout Bay

Glenellen show grounds has long been an iconic landmark for equestrians in South Africa. The land comprises two erven, one measuring 8 035m² and the other 8 425m². Individually the erven are being marketed at R5 500 000 each, but the whole can be purchased at R11 000 000. The erven are fully fenced, irrigated and serviced with three-phase electricity. This property is zoned rural and borders onto the Disa River. It is ideal for organic farming.

● **HOUT BAY R11 000 000** Web Ref No 4168637 • Plot
Suzette Wrankmore – 083 658 8610 – suzette@greeff.co.za



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● **HOUT BAY R9 550 000**

Hakuna matata – a wild Cape landscape

This artistic beauty primely set in the Tierboskloof gated suburb is a true gem and must be seen to be properly appreciated. Uniquely custom designed in keeping with its verdant surroundings, the home offers views from virtually every window, sweeping across its serene indigenous setting to the bay.

Web Ref No 4504367 • Beds 3 • Baths 3 • Garage 1
Glenda Woods – 082 853 4070 – glendaw@greeff.co.za



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● **HOUT BAY R8 250 000**

Unique, zen-inspired home

A rare level home boasting a gorgeous mountain backdrop, open-plan living areas and postcard bay views. Beautifully proportioned, with quality fixtures and fittings throughout. Spacious lounge, living area and kitchen, all with doors leading out to the pool area and gardens.

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



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● **HOUT BAY R8 000 000**

At one with nature

This eco-house, made with love from sustainable woods merges perfectly into the rocky hillside. Situated below Skoorsteenskop in Hout Bay, with magnificent views, this home is one of three properties situated in an access-controlled estate.

Web Ref No 4401022 • Beds 4 • Baths 3 • Garage 1
Jenny Barbour – 071 611 9702 – jenny@greeff.co.za |
Suzette Wrانkmore – 083 658 8610 – suzette@greeff.co.za



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● **HOUT BAY R7 500 000**

Exclusive Tierboskloof Estate

This home has the charm of a Mediterranean villa and is privately positioned within a top Hout Bay security estate. Tierboskloof estate offers tranquillity and peace of mind with state-of-the-art security, a communal pool, tennis court, squash court and nature walks.

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



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● HOUT BAY R5 995 000

Sought-after secure estate

An enchanting family home in a quiet cul-de-sac, close to the estate clubhouse, pool, kids play area and tennis court. This estate offers 24-hour security and is close to the quaint village of Hout Bay, shops, restaurants and the beach.

Web Ref No 3348259 • Beds 3 • Baths 3.5 • Garages 2

Jenny Barbour – 071 611 9702 – jenny@greeff.co.za |
Louise Reister – 083 226 3775 – louise@greeff.co.za



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● HOUT BAY R5 450 000

Sea view in private estate

This family home in Berg en Dal private estate is open plan and light-filled with gorgeous sea views. Set on the sunny side of Hout Bay with its unique lifestyle, including coffee shops, restaurants, shops, beach and mountain walks.

Web Ref No 4537222 • Beds 3 • Baths 2.5 • Garages 2

Meryl Butt – 084 922 1016 – meryl@greeff.co.za



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● HOUT BAY R5 450 000

Magnificent Ruyteplaats penthouse lodge

Enjoy breathtaking views from this immaculately renovated penthouse lodge in sought-after Ruyteplaats. Set in exquisite surrounds, the security estate offers a tennis court, winding walking trails, a relaxing dam area and beautiful indigenous gardens.

Web Ref No 4552107 • Beds 2 • Baths 2 • Garage 1

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



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● HOUT BAY R4 350 000

Modern, secure, lock-up-and-go

A new, modern and secure property with high quality finishes, in a quiet, well-established area. Spacious living areas seamlessly flow to the garden and undercover patio area. The property is tenanted until March 2022 at R25 000 per month. A good investment option.

Web Ref No 414414 • Beds 3 • Baths 2 • Garages 2

Meryl Butt – 084 922 1016 – meryl@greeff.co.za



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● HOUT BAY R3 550 000

Charming with loads of potential

On nearly 2 000m², this home features: an over-sized lounge with a wood-burning fireplace, parquet flooring throughout, a modern, open-plan kitchen to dining room opening to a wooden deck with views towards Klein Leekoppie. There are two rentable options available.

Web Ref No 4537683 • Beds 5 • Baths 4 • Garages 3

Friedel McLachlan – 082 320 9473 – friedel@greeff.co.za



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● HOUT BAY R2 995 000

Sea view surprise

A rare opportunity to acquire this 130m² townhouse with gorgeous sea and mountain views in sought-after Monaco Close in the heart of Hout Bay. The waterwise garden is home to lemon and lime trees. There is excellent security and it's a quick walk to Hout Bay beach, shops and restaurants.

Web Ref No 4488793 • Beds 3 • Baths 2.5 • Garage 1

Friedel McLachlan – 082 320 9473 – friedel@greeff.co.za



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Erinvale, with breathtaking views

Come and be wowed by this secluded property situated high up in Erinvale, with views of the mountains, dam and golf course. This property has everything one could wish for in a home, including a rim-flow pool, inverter, heat pump for the swimming pool, study, gym, sauna and so much more.

● **SOMERSET WEST R18 750 000** Web Ref No 4434270 • Beds 4 • Baths 4 • Garages 3 • Parking 4 • Pool

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



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Entertainer's ideal home

A large open-plan lounge, dining room and kitchen leading to an outdoor area with built-in braai. All three bedrooms are en suite. Two bedrooms are upstairs – both with patio, while a third bedroom is downstairs. A double garage has direct access and there is 24-hour manned security and a guard house.

● **SOMERSET WEST R3 995 000** Web Ref No 4431088 • Beds 3 • Baths 3 • Garages 2 • Parking 2

Julie Louw – 084 956 7820 – julie@greeff.co.za | Debbie Kietzmann – 083 264 7086 – debbiek@greeff.co.za



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● **SOMERSET WEST R2 100 000**

Sea and mountain views

This spacious corner unit offers old-world charm with parquet flooring, spacious rooms and a solid build boasting 168m² under roof. There is a single garage with direct access, and a secure parking bay. With this space and quality, this is great value for money.

Web Ref No 4546096 • Beds 3 • Baths 2.5 • Garage 1 • Parking 2
Donné Jacobs – 084 448 4446 – donne@greeff.co.za



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● **SOMERSET WEST R1 390 000**

Great investment opportunity

This 97m² apartment is well-maintained and recently renovated to include American shutters. Well positioned within the estate, with a super-spacious third bedroom upstairs, this unit is perfect as a starter home, investment, downscaler, or just the perfect lock-up-and-go situation.

Web Ref No 4470531 • Beds 3 • Baths 2 • Parking 2
Loretta Diab – 082 416 6982 – loretta@greeff.co.za

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L&M Bakwerke:

60 Main Street, Louwville, Vredenburg, Western Cape, 7380 - 022 713 1780



Grand estate expansive views

This magnificent estate is located in a beautiful rural setting on the edge of Franschhoek village. Elevated, with exceptional views, it's a highly desirable location. The 5.2ha property (13 acres) has spectacular grounds and offers a plethora of visual delights from towering Dylan Lewis sculptures to relaxed recreational areas and established formal gardens framed by wild grasses. The house with its generous proportions is reminiscent of a bygone era.

● **FRANSCHHOEK POA** Web Ref No 4568978 • Beds 8 • Baths 9 • Garages 3 • Pool

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



Provençal 'farmhouse' in Estate

Situated in one of the most popular 'boutique' estates, Domaine Des Anges will enchant you with its vineyards, olive groves and abundant lavender. This expansive five-bedroomed family home offers generous living spaces, a large country kitchen, a covered patio entertainment area, a guest cottage and a large pool to name only a few features.

● **FRANSCHHOEK R13 500 000** Web Ref No 4584473 • Beds 5 • Baths 4 • Garages 2 • Pool

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



Contemporary smart home

This Smart home is in a lovely setting near the reservoir park and is only a stroll away from the high street attractions. Eco-friendly and modern, this lock-up-and-go has Smart technology integrated throughout. Voice automated appliances, a music system, blinds and taps, water harvesting, solar-power and an electric car charger are just a few features of this fun home. The layout is open plan and spacious and offers a large entertainment deck, complete with pool and Jacuzzi.

● **FRANSCHHOEK R7 495 000** Web Ref No 4286955 • Beds 4 • Baths 4 • Carport 2 • Pool

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



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4-Star guest house

This farm is being sold as a going concern. The guest house sale includes all antique furniture and fittings. The country house, with views of the mountains and vineyards in set among 3 hectares of guavas – exported to Tiger Brand. 12 Hectares of vines yield grapes supplied to Boland Cellars. Varieties – Chenin Blanc, Shiraz, Cabernet Sauvignon and Pinotage.

● **PAARL R28 900 000** Web Ref No 4548944 • Beds 8 • Baths 9 • Garage 1 • Parking 10

Milya van Heerden – 072 745 7917 – Milya@greeff.co.za



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On the slopes of Paarl mountain

This prestigious, luxurious mansion was originally designed and owned by a member of the famous band, "The Hollies". No expense was spared in the finishes, which were specifically designed to complement the unique artistic influences captured within this home.

● **PAARL R16 950 000** Web Ref No 4472090 • Beds 5 • Baths 5 • Garages 4 • Parking 4

Chantelle Muller – 083 273 9371 – c.muller@greeff.co.za



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Provençal living in Paarl

Tranquillity meets French flair in this beautiful four-bedroomed house. Inspired by the Huguenots, this stunning Provençal, rustic-style home offers you the best of both worlds.

● **PAARL R12 600 000** Web Ref No 4476525 • Beds 4 • Baths 4 • Garage 1 • Parking 5

Getha Viljoen – 082 821 4606 – getha@greeff.co.za



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Villa in Winelands estate

This indescribably beautiful property has a spectacular view of Paarl Mountain. A real gem, worth much more than the selling price with a 1 300m² villa on 11 312m² of land with a dam, borehole, vineyard and olive trees.

● **PAARL R12 500 000** Web Ref No 4571445 • Beds 6 • Baths 7 • Garages 4

Wiekus Viljoen – 083 228 8500 – wiekus@greeff.co.za



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Exquisite in prestigious wine estate

This gorgeous home is set in Le Joubert wine estate, which you'll find to be central and perfectly located in Paarl. It has easy access to all Paarl's well-known schools and amenities. The property, with its beautiful scenery, including vineyard and mountain views makes for a magnificent option and a unique opportunity.

● **PAARL R11 995 000** Web Ref No 4449475 • Beds 4 • Baths 4 • Garages 4 • Parking 4

Chantelle Muller – 083 273 9371 – c.muller@greeff.co.za



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Spacious double storey with flatlet

This welcoming, spacious family home offers lots more than expected, with its big, double-volume reception area. Come and experience the unique and sought-after lifestyle of Boschenmeer Country and Golf Estate.

● **PAARL R6 150 000** Web Ref No 4428645 • Beds 4 • Baths 3 • Garages 2 • Parking 2

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● MCGREGOR R4 800 000

Country lodge in McGregor

A country getaway. At the very top of the village this gracious country-style homestead is a rare opportunity. On the corner of Smith and Darling it is the best address in Mc Gregor. With sweeping lawns and mountain views, tranquillity pervades. Spacious throughout, this is where grandeur and the unpretentious co-exist. This much-loved home is a must see.

Web Ref No 4486799 • Beds 4 • Baths 4 • Parking 3 • Study
Caro Hodges – 083 265 2258 – caro@greeff.co.za



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● MCGREGOR R2 490 000

Beautiful home in beautiful McGregor

This lovingly built two-year-old home, with stunning mountain views from all aspects has a 185m² double-volume living area comprising a lounge/dining area and open-plan kitchen. Double doors open onto the under-cover 'stoep' and garden with a small pool. The stairway leads up to a fully self-contained living space, ideal for parents, guests or teenagers.

Web Ref No 4184932 • Beds 3 • Baths 3 • Garages 2
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● MCGREGOR R2 200 000

History marries romance

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Web Ref No 4471694 • Beds 3 • Baths 4 • Parking 3 • Study
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● MCGREGOR R1 300 000

Large plot in Upper Mill Street

Come and claim your slice of McGregor and build your dream home with space for paddocks and horses, and for children to experience country life and freedom. This is one of the last big plots, and is in a sought-after area. It is also level, with fabulous mountain views. The plot is L-shaped, which gives it interesting possibilities. As an added bonus, it has electricity and an operational borehole.

Web Ref No 4487908 • Plot
Caro Hodges – 083 265 2258 – caro@greeff.co.za

THE UNSTOPPABLE RISE OF SUSTAINABLE INVESTING

POST COVID-19

TALKING TO SILVIA WEGMANN, HEAD OF SUSTAINABLE INVESTMENT SOLUTIONS AT JULIUS BAER

“SUSTAINABLE COMPANIES HAVE PROVEN TO HAVE MORE INNOVATIVE SOLUTIONS TO MEET TODAY’S SUSTAINABILITY CHALLENGES AND THEREBY SUPPORT THE TRANSFORMATION OF ENTIRE SECTORS.”

How will companies need to adapt in the future? And did the recent corona crisis change sustainable investment trends? We sat down with Silvia Wegmann, Head of Sustainable Investment Solutions at the Swiss Wealth Manager, Julius Baer to feel the pulse of the markets.



ABOVE: Silvia Wegmann, Head of Sustainable Investment Solutions at the Swiss Wealth Manager, Julius Baer

How did you perceive the Covid-19 pandemic to impact sustainable investing? “At the time I decided to focus on the topic, which was more than fourteen years ago, there was less than a handful of books or essays about sustainability. And though over time it has become a fundamental part of investors’ vocabulary, there have always been equally strong critics who saw sustainability-themed strategies as mainly a bull-market trend, which would falter at the first sight of a downturn. The corona crisis served as an ‘acid test’ and sustainability can finally show what it’s made of. The pandemic can be described as a ‘baptism of fire’ for sustainable investments – these tend to be less prone to bankruptcies and the downward revision of earnings, as higher prudence towards ESG (Environmental, Social, Governance) risks helps to protect them from scandals and can improve innovation and productivity. The corona crisis has reinforced demand for sustainable investments. It serves as a reminder of how fragile our systems can be to unfamiliar shocks and has thereby strengthened the desire to support organisations that are actively helping to reduce imbalances. Recently the focus has shifted to the social aspect, which has become even more critical in the current health crisis.”

How will companies need to adapt in the future? “I think the coronavirus pandemic will put more companies under scrutiny for decisions that impact employees, customers and society. Sustainable investing never was and never will be about creating shareholder value, but about maximising value for all stakeholders. Even though Covid-19 has potentially opened further doors to sustainable investments, it is a megatrend with long-term impact.”

Are there specific themes which have grown more important in this environment? “Yes. Until recently, an important trend was to concentrate on the environment, since climate change is largely regarded as the greatest challenge of our time. Recently, however, the focus has shifted to the social aspect, which has grown even more critical in the current health crisis. Customers and investors are increasingly avoiding companies with sensitive working conditions. Furthermore, the organisations themselves have recognised that the inclusion of the social factor creates added value.”

What do sustainable companies do differently? “In the past, cynics viewed sustainable investors as they did tree huggers. However, this has definitely changed in recent years. It took a lot of educational work, not only from me internally, but also a lot of tailwind from the regulatory side. Sustainable companies have proven to offer more innovative solutions to meet today’s sustainability challenges and thereby support the transformation of entire sectors.”

Will the boom continue? “We believe it will. It’s worth noting that these strategies have been around for decades. The inflows, however, have only occurred in the last five years. So it is really the first time these strategies have gone through an ‘acid test’. Popularity has risen, and so have product supply and regulation, which will further support their maturing into an established investment segment.”

About Julius Baer

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