

OUT

ISSUE 48

LOOK

CAPE PROPERTY & LIFESTYLE



SCAN HERE

Find your dream home in these pages

A house in the leafy suburbs, a stylish apartment in a buzzy central hub, a seaside retreat, or a haven in the Winelands. Also, find starter homes, scaling-down options & investment opportunities.

Dining in crispy perfection • Gardeners – discover the must-have collector’s plant • Blue winter trends

YOUR COMPLIMENTARY ISSUE

GREEFF

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Where it counts

Celebrating

20
Years

of success



GREEFF



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Where it counts

GREEFF CELEBRATES THE BIG 20!

BY MIKE GREEFF

CEO GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE



20 Years ago, real estate agent, Mike Greeff started Greeff Properties in the heart of Cape Town's Southern Suburbs. "It all began at my dining room table – I was a one-man show working day and night to get mandates," he says. It was a bold move – Greeff was throwing his cap into a ring dominated by well-established real estate giants. "I was something of a David among the Goliaths," he adds. "My vision has always been to grow the company, yet retain that original essence of the boutique agency – offering a niched, personalised and expert service by agents who are undisputed specialists in their areas of operation." It has turned out to be an effective and winning approach, which garnered Greeff Properties the prestigious affiliation with global property giant, Christie's International Real Estate. Their worldwide network of approximately 138 affiliates are hand-selected for their success in luxury property sales and their ability to meet strict standards of excellence.

The Greeff approach has also earned the agency numerous awards, including: Luxury Lifestyle Awards: Best Real Estate Brokerage – 2021, African Property Awards – Best Marketing Real Estate Agency – 2020/21, Christie's Affiliate of the year – 2018 and African Property Awards – Real Estate Agency: Marketing – 2018/19.

Prior to this, Greeff Properties won the 2015 Capital Finance International Real Estate award for Best Residential Agency – Cape Town.

The past 20 years have seen Greeff Christie's International Real Estate grow to a complement of 250 including brokers, admin staff, management and interns. "Growing effectively has meant keeping abreast of developments in a sector where technological advances are made in exponential leaps and bounds," says Greeff. "This means supporting our property brokers with up-to-the minute industry training and finely-tuned, proven marketing strategies, including all-important digital platforms."

Today the Greeff Christie's International Real Estates flag flies at 18 offices distributed in and around the Cape Peninsula and other areas of the Western Cape including the Winelands, Helderberg, Hermanus and Overberg and West Coast.

"Top property specialists are attracted to Greeff Christie's International Real Estate because of our world-class quality offering and because we're not a top-heavy operation burdened by layers of time-wasting bureaucracy," adds Greeff. "The management maintains an open-door policy, allowing for quick decisions and a flexibility which is ideal for sellers, buyers and brokers alike."

"We grew up watching my dad build this business, day after day. He worked incredibly hard, but it's thanks to his efforts that my brother and I were able to receive an excellent education and witness first-hand, the skills and tenacity required for success in the property sector," says Tim Greeff, himself an award-winning real estate broker and now regional sales manager.

This new generation of Greeffs also represents a growing trend of young, ambitious graduates who are choosing a career in real estate. "This is a sector that's on the move and constantly growing and we intend to keep growing and adding value to our communities with mentorship and training," says Tim Greeff, adding that giving back has always been an essential element of Greeff's approach. "I was seven when my dad started Greeff Properties and he's always had an outreach programme, or sponsored a worthy cause. Various animal welfare organisations, *Save The Rhino* and *The Big Issue* are just a few. Our current outreach efforts are going towards *Feed The Nation*."

Thank you to all our clients for all their valued support over these 20 years. Wishing you and your families health and prosperity.

Mike Greeff

Read more about Greeff Christie's International Real Estate: <https://www.greeff.co.za/about/>



14



12

CONTENTS



20



10

1 Property OUTLOOK
By Mike Greeff

GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE SIGNATURE PROPERTIES

- 4 Classic Bishopscourt**
A distinctive and luxurious residence
- 5 Constantia Upper Splendour**
Ideal for dignitaries or corporate headquarters
- 6 The Magnificence of Franschoek**
A breathtakingly beautiful equestrian estate in an unbeatable location
- 7 Kalk Bay Dream**
An enchanting seaside villa
- 8 Contemporary Luxury**
Noordhoek easy living in ultimate style
- 9 Life's a Holiday in Dreamy Misty Cliffs**
Contemporary elegance set right on the beach
- 28 On the Cover**
Contemporary Constantia Upper
- 10 More Cool Winter Blues**
Spoil yourself – it's time
- 12 A Maldives Winter Escape**
Unparalleled beauty rising out of a turquoise lagoon
- 14 Dine-in Delicious**
Selected recipes with an irresistible crisp factor
- 20 Meet Gladys Jones and Sugar Plum Fairy**
Discover Epiphyllum – the new collector's plant every garden wants

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GREEFF RENTALS 021 794 1295
PAARL & WINELANDS 079 969 6396
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FOLLOW GREEFF ON THESE SOCIAL MEDIA PLATFORMS





PROPERTIES FOR SALE

CONSTANTIABERG AND SOUTHERN SUBURBS

- 22,23,24 Bishopscourt
- 51 Bergvliet
- 43,49 Claremont, Lynfrae
- 24,25,26,52 Claremont Upper
- 27-36 Constantia Upper
- 37 Constantia
- 51 Diep River
- 52 Kenilworth
- 26,42 Kenilworth Upper
- 56 Kirstenhof
- 56,64 Lakeside
- 44 Mowbray
- 38,39,40,41,52 Newlands
- 47,48 Pinelands
- 50,51 Plumstead
- 43,44,52 Rondebosch
- 44 Rosebank
- 54,55,56 Tokai
- 49 Wynberg
- 42,45,46 Wynberg Upper
- 53,54,55 Zwaanswyk

SOUTH EASTERN SUBURBS

- 49 Fairways
- 49 Landsdowne
- 49 Rondebosch East
- 50 Strandfontein
- 50 Zeekoevlei

72,73 NEW GREEFF DEVELOPMENTS

Don't miss these opportunities to invest priced from R685 000!

SOUTHERN PENINSULA AND FALSE BAY

- 60 Clovelly
- 60,61 Fishhoek
- 63 Kalk Bay & St James
- 66 Klein Slangkop
- 65,67 Kommetjie
- 64 Muizenberg
- 61 Murdock Valley
- 58,59,60 Noordhoek
- 68,69 Scarborough
- 62 Seaforth
- 62 Simonskloof
- 61 Sunnydale

ATLANTIC SEABOARD

- 74-76 Hout Bay

WINELANDS AND OVERBERG

- 79 Boland, Groot Parys
- 6 Franschhoek
- 77 McGregor
- 78 Paarl and Wellington



SCAN HERE

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



*Distinctive and luxurious
residence*



BISHOPSCOURT
R56 000 000

Web Ref No 2587913
Beds 8
Baths 8
Receptions 5
Garages 4
Parking 12

Set against a dramatic mountain backdrop, this lavish home offers an exceptional lifestyle. It is positioned on 7 708m² of landscaped garden and rolling lawns, with tennis court, pavilion and gate house. The impressive, triple-volume entrance hall includes two guest cloakrooms. Both the formal sitting room and interleading, 14-seater dining room have doors to the terrace, as does the indoor party room with bar and barbecue. Additional amenities: snooker room, eight-seater cinema, one-bedroomed guest flat with separate entrance, large high-tech kitchen with scullery, laundry, pantry, breakfast room and a gymnasium. The second guest apartment has two bedrooms, two bathrooms, living/dining and spacious kitchen, and in addition, a luxurious guest suite. Upstairs are four generous bedrooms, plus a music room. Pool, Jacuzzi, change room with shower and toilet. A separate suite for staff members.

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

SIGNATURE PROPERTIES



Contemporary masterpiece with exceptional accommodation in the ‘Embassy Belt’



CONSTANTIA UPPER
R65 000 000

Web Ref No 4519517
Beds 12
Baths 12
Receptions 7
Pools 2
Parking 80

A spectacular 3 000m² contemporary, custom-designed home set on a magnificent 9 100m² with a backdrop of Table Mountain, and sweeping views across the Constantia valley. Luxurious, comfortable, private and secure, this residence abounds in extraordinary light. Defined by its versatility the home flows 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 balconies with views. 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.

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SIGNATURE PROPERTIES



Equestrian estate in exclusive rural setting



FRANSCHHOEK
R69 000 000

Web Ref No 4685100
Beds 3
Baths 2
Receptions 2
Garages 4

With its breathtaking mountain backdrop and north-facing vistas, this elegant equestrian estate comprises 19 hectares of prime agricultural real estate, within easy reach of the village attractions of Franschhoek, and a few hundred metres from the prestigious Bridge House School. Controlled access to the farm is along a well-maintained, paved road. The homestead is framed by immaculate formal gardens, creating a park-like setting, including a waterfall, chapel, rose gardens, formal hedging, fruit orchards and a vegetable garden. Other standout features include three cottages, an elegant barn venue, large adjoining studio, health centre with gym, and therapy rooms. Plus a 25m training pool, stable facilities for up to 16 horses, a dressage arena, lunging ring and one-hectare vineyard with Méthode Cap Classique varietals and abundant water.

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SIGNATURE PROPERTIES



Enchanting seaside villa



KALK BAY
R19 200 000

Web Ref No 4492176
Beds 5
Baths 5.5
Receptions 4
Garages 3
Parking 2

This sophisticated, classic-style family home is steeped in history and ideally situated in an elevated position on 1 769m². Positioned up a long driveway with secure gates, the property boasts three large garages with guest off-street parking – a rare find in Kalk Bay. The open-plan kitchen offers stunning views, and has 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 boasts two generously-proportioned en suite bedrooms, opening onto private patios. More uninterrupted views are to be enjoyed from the upstairs bedrooms. Additional features include: domestic accommodation, pool, solar geysers, borehole, alarm with beams and electric fencing.

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SIGNATURE PROPERTIES



*Modern Belvedere home with
views aplenty*



NOORDHOEK
R12 600 000

Web Ref No 4726089
Beds 4
Baths 4
Receptions 2
Garages 4
Parking 4

This brand-new, modern and secure home with slick finishes and clean lines fully embraces the elements with double-glazed, tinted windows, polished cement, exposed brick and natural textures. Its north-facing vantage point on the slopes of Silvermine reserve offers elevated sea views, an expansive mountain outlook and lots of light. The upper level has three spacious en suite bedrooms with views. A ground floor, separate, two-roomed, self-contained flatlet, offers dual living or an Airbnb rental. The middle floor, with wraparound verandas and 180-degree views, boasts a state-of-the-art kitchen, flowing seamlessly to the outside entertainment area with braai and decked swimming pool. Additional features include an off-grid solar system and water-wise, indigenous garden.

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SIGNATURE PROPERTIES



Contemporary elegance & luxury overlooking the ocean



MISTY CLIFFS
R19 750 000

- Web Ref No 4728414
- Beds 4
- Baths 4
- Receptions 2
- Garages 2
- Parking 2

This spectacular property is set right on the beach in Misty Cliffs. With elegant, open-plan living spaces, this stylish home is in a league of its own and has been featured in European style magazines. The modern kitchen, with stainless steel worktops and a wooden centre island, boasts a built-in SMEG oven and gas hob. The kitchen flows into the beautiful, open-plan living and dining spaces, with a log-burning stove and stacked doors leading to a large deck overlooking the beach. The seductive master bedroom includes a private lounge leading into the garden and down to the beach beyond. Extras include water storage and a grey-water irrigation system, outside shower and a sheltered seating area. For sale fully furnished.

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SWING OUT SISTER

We love these Ditakki Makgabe earrings inspired by the traditional fringed skirt worn by Batswana women. They're lightweight and made from wood veneer and beads, with a stainless steel hook. R180 from **The Space**.



DUAL DENIM STYLE

Denim is upscaled and repurposed in this olive puffer jacket. R1 999 from **Nicci Boutique**.



WALK THIS WAY

Wear an icon in style and ultimate comfort. These Birkenstock BEND sneakers in khaki are a blend of leather, rubber and of course, the classic cork. R2 999 from **Birkenstock**.

BRING ON THE WINTER BLUES

AND, ADD TURQUOISES AND AQUAS PLUS A LITTLE STONE FOR THE SEASON'S RELAXED FEEL AT CAVENDISH SQUARE.

CAVENDISH SQUARE



LOVE THIS!
 Feel thoroughly regal in this sumptuous velvet floral coat with its aqua background. R3 150 from **Lulu Belle**.

WHEN YOUR FEET DO ALL THE TALKING

Fans of Stance are well aware of these statement socks, but love them for their extreme comfort too. Left, Classic Medium Cushion Designed by Kevin Lyons, R299.99 and right, Casual socks R199.99 from **The Store**.



PLAIN IS OVERRATED
 Come on guys, go for bold, patterned style in these 100% cotton print shirts, R520 from **Casa Boho**.

BLUE BAN
 Glasses with blue-light-filtering technology can enhance your focus and reduce eye strain, so your eyes feel less tired and your productivity soars. These are also lightweight and won't slide off your nose. The RJL BLUE is R599 from **Superfine**.



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

A NEW ERA FOR MALDIVES LUXURY

UNWIND WITH AN INDULGENT WINTER ESCAPE IN THE IDYLIC NOONU ATOLL



ABOVE: The vast pool decks have panoramic ocean views.

RIGHT: Overseas by Mathias Dahlgren serves a delectable seasonal menu.

Rising out of the turquoise depths of a private lagoon, the iconic villas of Soneva Jani present a dream-like image. Add exceptional hospitality, rare guest experiences and the unparalleled beauty of the location in the Maldives' Noonu Atoll, and you have the ultimate destination for an idyllic winter escape. And, just when you thought it couldn't get much better, along comes Soneva Jani Chapter Two; with more luxury, space and privacy, plus innovative, new dining destinations, the bar has now been raised even higher – the unashamedly indulgent new offering is: Soneva Unlimited.

ROOMS WITH A VIEW

Positioned to enjoy panoramic views of the sunrise or sunset, 27 new Chapter Two Water Reserves are found along a gently winding jetty. Ranging from an expansive 555 m² One-Bedroomed Water Reserve, to a vast 1,421 m² Four-Bedroomed Water Reserve with Slide – yes, really – these are among the

largest and most luxurious over-water villas in the world. Each villa is thoughtfully located a fair distance from its neighbours to offer a true sense of seclusion and privacy.

When it comes to features, all the villas boast spacious terraces above the sparkling lagoon, freshwater swimming pools, swings and loungers, as well as catamaran nets slung straight over the ocean. Like all Soneva villas, every Water Reserve has a signature open-air bathroom, hidden from view, where guests can relax in the tub or shower with the sun on their skin or the stars overhead. And because slides are so much more fun than steps, most also feature a waterslide straight into the lagoon.

CULINARY ADVENTURES

Three exciting new dining concepts have joined Soneva Jani's acclaimed culinary portfolio as part of the new Chapter Two. Overseas by Mathias Dahlgren, so named because of its breathtaking overwater setting, serves a pescatarian and plant-based lunchtime and dinner menu. Ingredients are freshly picked from the resort's own organic gardens or sustainably caught in nearby waters. At So Wild by Diana Von Cranach, raw food guru, the healthy menu takes its references from the flavours and fragrances of South-East Asia and the Spice Islands. And just steps from the beach, So Primitive grills, sears and sizzles meats, fish and plant-based delights over fire and hot coals.



Throughout the year, the resort also welcomes an array of Michelin-starred guest chefs to host a series of exclusive dinners at the So Engaging chef's table.



This winter the stellar line up includes: Dolder Grand’s Heiko Nieder; Manu Buffara, one of Brazil’s most renowned culinary talents; Paco Morales, the pioneering Andalusian chef; and Béatriz Gonzalez, chef and owner of Neva Cuisine in Paris.

ONE-OF-A-KIND EXPERIENCES

Soneva Jani’s offered experiences aim to enrich and inspire guests of all ages. Each in its own right is utterly unique. Take your pick from a sumptuous dinner cruise with a private astronomer, to snorkelling with dozens of manta rays, monitoring nesting, rare turtles or simply relishing in a picnic on a private stretch of beach.

Younger guests can embark on incredible adventures during their stay, through Soneva Academy, which presents a range of fun, educational courses. Older children and teens really respond well to learning outside of the classroom and these courses are led by experts. On offer: Marine Life in the Maldives, the Night Skies or the Adventure of the Corbin, following the voyage of an ancient galleon.

The Soneva Stars programme brings a host of eminent experts and sporting heroes to the resort, too. This season, they include a football camp with former French international, Mikaël Silvestre, plus coaching with legendary tennis player Jonas Björkman.

UNLIMITED INDULGENCE

All guests staying in a Chapter Two villa will enjoy Soneva Unlimited, an exceptional offering enabling them to experience every facet of the resort: unlimited food and beverages across Soneva Jani’s dining destinations, including meals with Michelin-starred chefs; limitless spa and wellness therapies, from massages to yoga sessions, including with visiting practitioners and the resort’s Ayurvedic doctor; and unlimited experiences on land and at sea, including diving with the experienced PADI-certified team. Soneva Unlimited also includes complimentary return shared seaplane transfers from and to Malé, a 24/7 personal Barefoot Butler, and so much more.

A RETURN TO NORMALITY

The Maldives welcomes travellers from South Africa (and fully vaccinated arrivals can now enter the country without a prior PCR test), and Soneva Jani has stringent health and safety protocols to ensure the island resort remains COVID-19 free. Once guests have a negative result from an on-arrival PCR test, conducted within the comfort of their own private villa, they are able to relax and go mask-free for the rest of their stay, unwinding with the sand between their toes.

ABOVE: The Chapter Two Water Reserves feature large freshwater pools and slides straight into the lagoon.
LEFT: The new reserves are among the largest over-water villas in the world.

For more information about Soneva Jani Chapter Two and Soneva Unlimited, go to soneva.com/resorts/soneva-jani/

MEET THE WOWSERS!

*They're tasty, spicy, sweet and savoury,
but what these recipes share is the crisp
factor that wows every time.*

RECIPES, PRODUCTION, STYLING AND
PHOTOGRAPHY BY HEDI LAMPERT

SPICY CAULIFLOWER POTTAGE WITH CRISPY ONION

Heartwarming and tasty – perfect for chilly winter nights.

Serves 4

INGREDIENTS

- + Oil, 15ml (use canola or other high-smoking-point oil)
- + Cumin seeds, 5ml
- + Ground cumin, 5ml
- + Coriander seeds, 5ml
- + Dried chilli flakes, 5ml
- + All spice, 5ml
- + Ground cinnamon, 5ml
- + Turmeric powder, 5ml
- + Onion, 1 large or 2 medium, roughly chopped
- + Fresh ginger, 2cm knob, peeled and grated
- + Garlic, 2 large cloves crushed
- + Fresh red chilli, 1 finely sliced
- + Cauliflower, 1 head, broken into florets
- + Chicken or veg stock, 3 cups, plus 1 tsp stock powder
- + Sundried tomato, marinated, 8 pieces
- + Coconut milk, ½ cup, plus ½ cup for serving
- + Lemon juice, 3 Tbs
- + Salt
- + Pepper
- + Coriander leaves and red chilli to garnish

METHOD

Heat 15ml oil in the pot you're using to make the pottage. Add cumin seeds, ground cumin, coriander seeds, dried chili flakes, all spice, ground cinnamon and turmeric powder. Cook, on high, while stirring, for one minute, allowing the spices to release their fragrances. Remove spice mixture from the pot and grind up with a pestle and mortar. Set aside. Don't rinse the pot. Add half of the large onion or 1 medium onion, roughly chopped, and cook until starting to turn golden (don't let the onion burn). Add the remaining ingredients, including the ground, pre-toasted spices. (Keep ½ cup coconut milk aside for serving). Bring to the boil, then reduce heat and simmer for 20 minutes or until the cauliflower is tender. Set aside to cool a little before pureeing. Check seasoning and adjust to your taste.

Serve in bowls, topped with crispy onion, sliced, fresh chilli, coriander leaves, a swirl of coconut milk and warm flatbread or naan.

FOR THE CRISPY ONION TOPPING

- + Cornflour, ½ cup
- + Onion, 1 medium or half of 1 large
- + Vegetable oil for frying

METHOD

Slice the onion as thinly as possible, dust with cornflour and fry in very hot oil working with small batches. You must keep an eye on this at all times as these onion slices are done in less than a minute. Don't let them burn – they should just be browning on the edges. Remove from the oil with a slotted spoon and drain on paper towel. Sprinkle on top of the cauliflower pottage before serving.





CRISPIEST EVER PRAWNS WITH TANGY CITRUS SAUCE

Well worth the effort, these are a special treat as a starter or main served with sweet potato fries.

Serves 4

INGREDIENTS

- + Frozen prawn tails, shelled and deveined, 800g
- + Vegetable oil for frying

FOR THE BATTER

- + Rice flour, $\frac{1}{2}$ cup
- + Wheat flour, $\frac{1}{2}$ cup
- + Cold soda water, 1 cup

METHOD

Defrost the prawns and pat dry with a clean dishcloth.

Combine rice and wheat flour in a bowl. Slowly add up to 1 cup soda water. Only use as much as you need to get a crumpet-like batter. Don't worry about lumps as over-mixing means losing the air from the soda water.

Dip prawns into batter and fry in hot oil until golden. Remove crisped prawns and drain on paper towel. Serve immediately to enjoy maximum crispiness.

Cook's note• Fry prawns in small batches or the oil temperature will drop and you'll land up with soggy batter.

FOR THE SAUCE

- + Orange juice, freshly squeezed, 1 cup
- + Lemon juice, 30ml
- + Garlic, 1 clove, finely chopped
- + Fresh ginger, grated, 1 tsp
- + Soya sauce, 25ml
- + Thai fish sauce, $\frac{1}{4}$ tsp
- + Fresh chilli, sliced
- + Honey, 1 Tbs

METHOD

Combine ingredients in a small saucepan and bring to the boil for a minute, then simmer until slightly thickened. Serve in individual dipping bowls to accompany the prawns.



Meringues and cream cheese are an ideal combination of crispy, creamy, sweet and tart. Add chunks of hazelnut chocolate with toffee-like, chewy dates, and the result is not just unexpected, it's sublime.

METHOD

Set your oven to 120° C.

Ensure that your bowl and beater are spotlessly clean with no oily traces.

Beat egg whites until foamy, then add cream of tartar and beat until soft peak stage. Start incorporating castor sugar bit by bit and continue beating. Carry on beating until all sugar has been incorporated and the egg whites are stiff and glossy. Beat in the vanilla essence.

Line a large (32.5 x 23cm) baking tray with baking paper or a silicone mat. Dust your chosen baking surface lightly with cornstarch. Place tablespoonfuls of meringue mixture swirled into rounds on the baking tray. Use an additional tray if you have extra mixture. Bake meringues for one hour, then switch off the oven and leave them in for a further hour to dry out before removing.

FOR THE TOPPING

- + Cream cheese or low-fat, smooth cottage cheese, 250g
- + Vanilla essence, 2.5ml
- + Honey, 1 Tbs
- + Hazelnut milk chocolate, 160g
- + Medjool dates, 8-10 with pips removed

METHOD

Combine cream/cottage cheese with honey and vanilla essence. Top cooled meringues with cream cheese mixture, roughly chopped, hazelnut milk chocolate and sliced medjool dates. Serve immediately.

Cook's note: You can make the meringues up to two days ahead, just store them in an airtight container once cooled. Top them just before serving though, or they will become soggy.



HAZELNUT CHOC AND DATE MERINGUES WITH CREAM CHEESE

Serves 8 dainty diners or 4 hearty fellows!

INGREDIENTS

- + Egg whites, 3 extra large (at room temperature)
- + Castor sugar, 1 cup
- + Cream of tartar, 2ml
- + Vanilla essence, 2.5ml
- + Cornflour to dust

GROOTBOS

Private Nature Reserve

★★★★★

For over 24 years, Grootbos Private Nature Reserve has become known as the ultimate secret getaway where experiences that move with the rhythm of nature are created.

A scenic two-hour drive from Cape Town, our unique 5-star lodges and villas are tucked between mountains, forests and sea on 2,500-hectares in the heart of the Cape Floral Kingdom. It is here that Grootbos harmoniously combines luxury accommodation, exquisite cuisine and premium regional wines, and an array of unique guided experiences to create complete sensory immersion.





The SPRING SPLENDOUR

SPECIAL

SEP - DEC 2021

Spring is a time of regeneration, growth and new life... a time when we get to marvel at how infinite nature's source of renewal is all around us.

On Grootbos, spring is more magnified than ever. Nature awakens, and the landscape comes to life. The surrounding hills are covered in a pink blanket of Erica irregularis blossoms, sunlight sparkles penetrate the ancient Milkwood Forest's leafy canopy and Southern Right Whales frolic in the bay below.

More than any other time of the year, the spring months at Grootbos create a time when immersion and connection with nature simply make sense. The energy and regeneration across Grootbos's spring landscape are tangible with vibrance and splendour!

Our Spring Splendour Special allows you to step into spring with us! For R4,450 per person per night sharing (valid from 1 September until 10 December 2021), the special includes luxury accommodation in a freestanding suite, meals, a complimentary bottle of wine and 50% off spa treatments.

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THE NEW COLLECTOR'S PLANT

RED MUSSEL DRACULA, SUGAR PLUM FAIRY, LEMON CUSTARD AND GLADYS JONES - NO, THESE ARE NOT DRAG QUEENS, THEY ARE EPIPHYLLUM OR ORCHID CACTI, AND THEY ARE JEWELS OF THE CACTUS KINGDOM!

Here's how these flowering beauties grow, how to care for yours and where to find them before they're all snapped up.

HOW DOES YOUR EPIPHYLLUM GROW

Firstly, they get their name because of what they do to survive - they're epiphytes, growing on tree trunks to ensure they get the light they need to survive. Tropical rainforests of Central and South America are their natural

habitat, but they make wonderful houseplants. They're best grown in hanging baskets, because they trail with jointed stems growing from 45 to 76 cm long. It's from these stems that the flowers appear directly.

With a multitude of variations, the Epiphyllum produce almost dizzyingly beautiful blooms. The flowers present in all shapes and sizes, including some the size of a dinner plate in diameter. Perhaps the most well known is the fragrant Queen of the Night (*Epiphyllum oxypetalum*) - with its long tube like white flowers which appear like a beautiful

dream for one night only.

Fortunately there are many varieties of Epiphyllum which bloom during daylight and for several days at a time. Colours range from purples, lilacs and mauves to every hue of red from garnet to lobster bisque rust, copper and burnt

orange in between. There are flowers with the faintest blush of rose and those that burst into an unshamed show of shocking pink, deep fuchsia and coral. And, the yellow spectrum beggars belief with everything from bold gold and boastful sunshine yellow to the elegant and restrained blooms of lemon custard - pale and creamy, the colour of whipped butter. New varieties and hybrids are introduced every year.

GOOD TO KNOW

- + Your Epiphyllum may even produce edible fruit. It tastes a lot like passion vine fruit with a kiwi-fruit-like texture. Dragon fruit is an example.
- + They can be fussy about their water, so to be safe, use bottled, the filtered water you drink or rain water. Treated tap water often contains high levels of chlorine.
- + You can grow new plants from stem cuttings



WHERE TO FIND THEM BEFORE THEY'RE ALL SNAPPED UP
 Starke Ayres is the first garden Centre in South Africa to have a range exceeding 50 varieties of Cascading Epiphyllum spp. These beauties have been lovingly cultivated over the past three years.



HOW TO CARE FOR YOUR EPIPHYLLUM

Starke Ayres Garden Centre's Growing Tips

Position is key. Your Epiphyllum enjoys filtered light. It doesn't mind full morning sun, but needs shelter from afternoon sun. And when it comes to watering, keep the soil moist, but never drenched.

These plants don't enjoy being waterlogged, their roots will rot. Ideally they should be planted in a container which allows for proper drainage. Look for wooden Chinese hanging baskets (Starke Ayres has a wonderful range). Epiphyllums don't need very fancy soil though, when potting use two thirds potting soil and 1/3 river sand (not sea sand, they don't enjoy the salt). Feed with a diluted fertilizer such as Nitrosol during the autumn/winter growth period, but come spring and going into summer, try a high potassium 3.1.6 or flowering orchid food. Once they start flowering, don't feed them until the blooming is over.

Some like it hot, but Epiphyllum prefers it cool at 10 to 15 degrees C. In fact it's the cool winter temperatures that force the blooming.



A wooden Chinese hanging basket is the ideal container for Epiphyllum. Starke Ayres Garden Centre, Rosebank stocks a wonderful range.

STARKE AYRES
GARDEN CENTRE
www.starkeayresgc.co.za
 - ESTABLISHED 1877 -

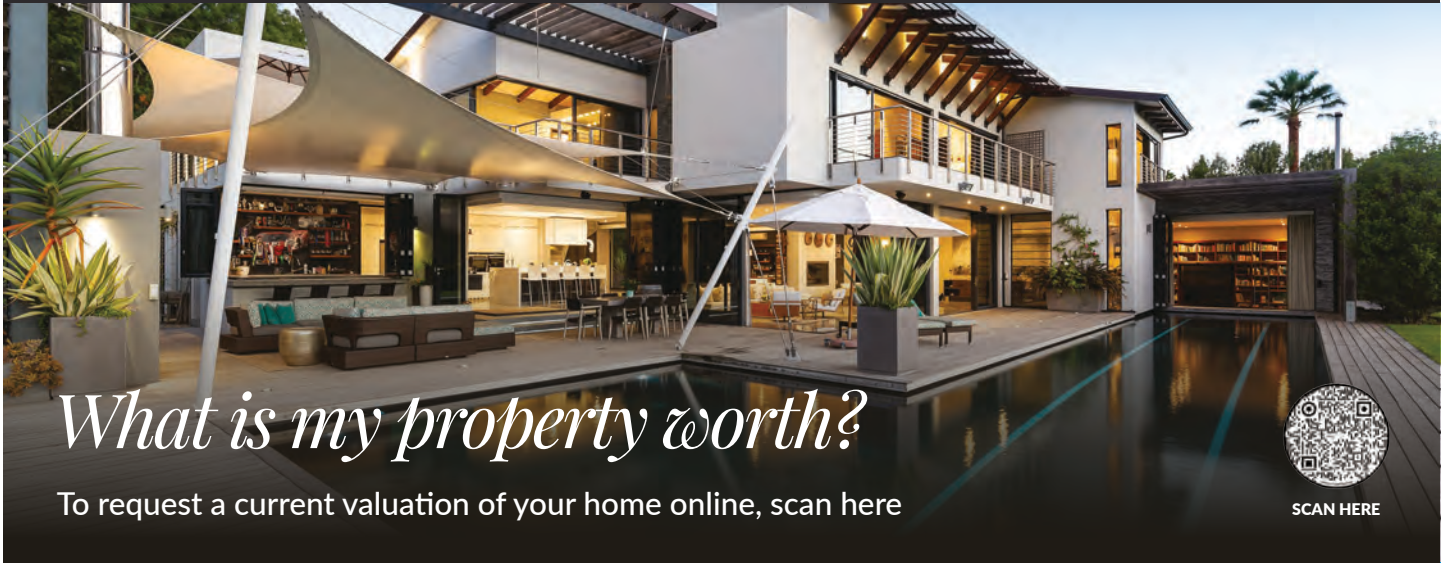
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STEP 1 – Open your smartphone's camera app

STEP 2 – Point camera over QR code

STEP 3 – Click on the link that pops up on your phone



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A beautiful chateau high up in Bishopscourt



BISHOPSCOURT **R39 500 000**

Web Ref No 4196678
Beds 6
Baths 5
Receptions 4
Garages 4
Parking 4

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. There is also a lovely veranda and a pool, 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.

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



Georgian-style family home



BISHOPSCOURT
R29 995 000

Web Ref No 2592163
Beds 5
Baths 4
Receptions 4
Garages 3

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. The four reception areas flow seamlessly into each other, allowing entertaining on a grand scale. On the same level is a spacious private study. The kitchen is a dream with its central island and separate pantry. Upstairs are the five bedrooms and four bathrooms. The main suite is sumptuously fitted with a dressing room. In addition, there are three garages and multiple parking, a three-bedroomed staff flat, and excellent security. A truly spectacular home for the discerning buyer.

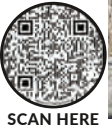
Debbie Woods – 082 578 4181 – debbie@greeff.co.za



Wonderful forest setting

Park-like surroundings, perfect for active children providing a welcome retreat with views towards Muizenberg, overlooking the treetops. Staff accommodation, two studies and a pool complete the picture.

● **BISHOPSCOURT R11 300 000** Web Ref No 4366411 • Beds 5 • Baths 2.5 • Receptions 3 • Garage 1 • Parking 3
Debbie Woods – 082 578 4181 – debbie@greeff.co.za



A gorgeous private retreat

This is a classic property with a wonderful flow from the hub of the home to the serene, private garden setting with its wonderful north-facing view of the mountain. The well-designed living rooms open to the expansive covered terrace with built-in braai and pool. Three sunny and spacious bedrooms, plus a fully fitted office – easily converted to a fourth bedroom.

● **CLAREMONT UPPER R9 250 000** Web Ref No 4288079 • Beds 4 • Baths 2.5 • Receptions 4 • Garages 2 • Parking 2
Debbie Woods – 082 578 4181 – debbie@greeff.co.za



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.

● **CLAREMONT UPPER R6 950 000** • Vacant Land • Plots 2
Debbie Woods – 082 578 4181 – debbie@greeff.co.za



The epitome of style and elegance

Rarely does a property of this nature come onto the market in this exclusive gated estate. Luxurious finishes combined with stunning views make this an exceptional, highly desirable home, combining both privacy and security. A gracious entrance hall displaying beautiful sculptures and artwork sets the tone of sophistication. Numerous, versatile reception rooms, with lofty proportions cater for the entire family's various needs. Additional features include underfloor heating, air conditioning or ceiling fans, high-tech security, parking for six cars and a workshop, plus a filtration system and computerised irrigation. A truly unique world-class property.

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



● **CLAREMONT UPPER R16 950 000**
Stylish, north-facing suburban villa

This much-admired home is located in the heart of the sought-after area of Hen and Chicken. It is double storey, with sash windows, and beautiful generous proportions throughout. There is also a study and a sparkling pool. Don't miss out.

Web Ref No 4519634 • Beds 4 • Baths 4.5 • Receptions 4 • Garage 1 • Parking 1
Debbie Woods - 082 578 4181 - debbie@greeff.co.za



● **CLAREMONT UPPER R10 250 000**
Move right in

Recently renovated, this home offers a wonderful opportunity to relocate without having to update. Situated within walking distance to Wetpups and close to all other schools, this is a perfect family home. Special features are staff accommodation, two studies and a pool.

Web Ref No 3820120 • Beds 5 • Baths 3.5 • Receptions 3 • Garages 2
Debbie Woods - 082 578 4181 - debbie@greeff.co.za



One of Claremont's finest

This home, with its large entrance hall and original wooden staircase boasts among other features, an exceptionally large dining room with fireplace and doors to the garden. The family room is open plan to a classic contemporary kitchen with Caesarstone tops, a scullery area, plus separate laundry. The downstairs bedroom has a bay window, fireplace and en suite with own entrance and access to garden and parking – an ideal guest suite.

● **CLAREMONT UPPER R9 250 000** • Beds 6 • Baths 4.5 • Receptions 3 • Garages 2 • Parking 6

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



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● **KENILWORTH UPPER R6 800 000**

A beautiful house to call home

A gorgeous landscaped garden leads to the double front door and a double-volume entrance hall with feature wall and statement suspended light fitting. The large open-plan living areas open onto the undercover patio, and private north-facing garden, with an entire "wall" of stacked doors. There is also a study / guest room.

Web Ref No 4765705 • Beds 4 • Baths 4 • Receptions 3 • Garages 2 • Parking 2

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



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● **CLAREMONT UPPER R6 750 000**

Secure, bespoke, stylish townhouse

Defined by elegant lines, with classic roof eaves, functional, wooden, sash windows and shutters, this home is energy efficient with double-glazed windows, a heat pump, LED lights and water storage. Excellent security. Total floor space 2 706m² (excluding covered terrace).

Web Ref No 4617581 • Beds 3 • Baths 3 • Receptions 2 • Garages 2 • Parking 1

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



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● **CLAREMONT UPPER R4 975 000**

Land – a rare find in this exclusive neighbourhood

A golden opportunity to build your perfect family home. Located in sought-after area of Hen and Chicken, with a borehole. This is a blank canvas upon which to make your dream a reality.

Web Ref No 2979422 • Vacant land 845m²

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



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● **CLAREMONT UPPER R4 150 000**

English country-style home and separate cottage

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

Web Ref No 4634588 • Beds 4 • Baths 2 • Receptions 3 • Garages 2

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



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*Elegant classically-styled villa
with spectacular views*



CONSTANTIA UPPER
R49 000 000

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

Situated in the prestigious Embassy Belt of Constantia Upper, and surrounded by stunning scenery, the property enjoys spectacular views of valley, mountain and sea and is a glorious retreat. The residence, originally built in 1966, by the heir to an iconic South African department store, has been renovated to a custom design by the current owners in collaboration with renowned Stellenbosch architects Dennis Moss and Partners, with Martina le Roux as team leader. The extensive home encompasses 1 395m² of living space, grandly-scaled reception rooms, bespoke, open-plan gourmet kitchen, two separate, built-in bars, study and magnificent conservatory. The vast lower level is dedicated to an extensive wine cellar, storage rooms as well as access to seven-car garaging. Bespoke finishes include; exquisitely crafted carpentry throughout, waterborne underfloor heating, air conditioners with separate units to draw in fresh air, surround sound in selected areas, high ceilings and solid American Oak flooring. The home offers the perfect combination of efficiency and luxury.

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



*Contemporary masterpiece with private access
to Groot Constantia Vineyard*



CONSTANTIA UPPER
R32 000 000

Web Ref No 4599744
Beds 5
Baths 5.5
Receptions 3
Study
Gym
Garages 3

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 with 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 and 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.

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



*The perfect fusion of classic exterior
and contemporary interior*



CONSTANTIA UPPER
R27 500 000

Web Ref No 4030249
Beds 6
Baths 5.5
Receptions 4
Staff accommodation
Garages 3

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



SCAN HERE

Baronial thatch with magnificent vistas



CONSTANTIA UPPER **R24 000 000**

Web Ref No 4551938
Beds 7
Baths 8.5
Receptions 4
Garages 3
Parking 8

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

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



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Contemporary marvel

This spectacular newly-built modern masterpiece set on 2 000m² of landscaped garden in Prime Hohehnort, boasts a combination of light and space that filters through the high-ceiling windows and glass doors. Downstairs offers formal and informal lounges and a study – all opening onto the patio, garden and pool, with serene, north-facing mountain views. The pyjama lounge and upstairs suites open to a balcony with a view overlooking the garden. Security systems include an electric fence, cameras, motion detectors and beams. The benefits are too numerous and spectacular to mention.

● **CONSTANTIA UPPER R23 950 000** Web Ref No 4314827 • Beds 4 • Baths 4.5 • Receptions 4 • Garages 2
Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



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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. One already sold.

● **CONSTANTIA UPPER From R13 995 000** Web Ref No 4166170 • Beds 4 • Baths 4 • Receptions 3 • Garages 2
Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Security estate – just move in

A fabulous new build with custom-designed interior finishes, offering luxurious and easy living with generous proportions throughout. The open-plan living space is flooded with natural light. Great flow to the north-facing garden with pool. There is also a study. High-end finishes include Morgan Day light fittings, SMEG appliances, Hans Grohe sanitaryware and Nouwens carpeting. Enjoy a relaxed and secure lifestyle with easy access to country walks and Constantia's amenities.

● **CONSTANTIA UPPER R13 500 000** Web Ref No 4401766 • Beds 3 • Baths 3.5 • Receptions 3 • Garages 2
Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Walk in and fall in love

A perfect summer or winter retreat with mountain views and Airbnb or 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 400 000** Web Ref No 4455249 • Beds 4 • Baths 2.5 • Receptions 3 • Parking 6
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



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Premium residence – secure lifestyle

With custom interior design and high-end finishes throughout, this home maximises on light, space and the lush surroundings. A contemporary kitchen boasts a wine cellar with glass doors and air conditioning. Inter-leading reception and entertainment areas comprise a built-in braai with access to a private undercover courtyard. Stacked doors open to the decked pool area and balcony and to a wraparound balcony and all-seasons, sun-filled conservatory. A shared borehole and an inverter for electricity back up are just some of the special features. The buyer has the opportunity to purchase the furniture – arrive with your suitcase.

● **CONSTANTIA UPPER R12 900 000** Web Ref No 4727352 • Beds 3 • Baths 3.5 • Receptions 4 • Garages 2 • Parking 3
Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



SCAN HERE



Farmhouse feel in magical setting

Set on a magnificent 3 866m² of level land in a cul-de-sac in a leafy neighbourhood in Constantia Upper, this warm, characterful country-style home is great for family living. This versatile property has ideal accommodation for the growing family as well as an income-generating, separate, two-bedroomed cottage, with kitchenette, scullery and lounge, plus study. There is also a self-contained one-bedroomed flatlet with kitchenette, lounge and balcony above the garages. Plus copious borehole water and the option to exercise the municipality approved sub-division.

● **CONSTANTIA UPPER R12 500 000** Web Ref No 3683324 • Beds 4 • Baths 3.5 • Receptions 3 • Garages 2
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



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New build – move right in

This newly-designed, barn-style retreat is set on a lush 1 350m² of beautifully landscaped garden with established trees in a tranquil cul-de-sac. Enjoy spectacular north-facing mountain views from the sunny pool with wooden deck. A blend of chic modernism and upcycled, original pieces gives this home a sense of continuity and soul. Offering four en suite bedrooms, three with French doors, which open to the garden, plus a spacious work-station with copious shelving and built-in desks. The open-plan living spaces have double-volume ceilings and there is also a versatile loft room and study.

● **CONSTANTIA UPPER R11 500 000** Web Ref No 4718610 • Beds 4 • Baths 4.5 • Receptions 3 • Garages 2

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



SCAN HERE



Immaculate single-storey family home

Set on 1 992m² with established trees, lawns and colourful shrubs in a tranquil and secure cul-de-sac, this home boasts three spacious interleading reception rooms flowing to the expansive underroof all-seasons patio to garden and pool. Includes: a spacious study, guest cloakroom and chef's kitchen with separate scullery / laundry room with access to a private courtyard and outside cloakroom with shower. Well-proportioned bedrooms, main en suite with walk-through dressing room with sliders to the garden. A separate garden cottage is perfect for parents, teenagers, guests or an income-generating Airbnb.

● **CONSTANTIA UPPER R8 499 000** Web Ref No 4771330 • Beds 4 • Baths 3.5 • Receptions 3 • Garages 4

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



SCAN HERE



North-facing views in the "Avenues"

This home is nestled on a level 2 743m² in the sought-after "Avenues" of Constantia Upper. Interior highlights include three easy flow reception rooms to the patio, garden and pool, making this a perfect property for entertaining. Expansive north-facing mountain views can be enjoyed from almost every room, as well as from the veranda, patios and balcony. Included in the offering are five spacious bedrooms, four bathrooms, a study and staff accommodation. Enjoy the home as is, or redesign to suit your unique lifestyle. A wonderful opportunity.

● **CONSTANTIA UPPER R11 950 000** Web Ref No 4324777 • Beds 5 • Baths 4.5 • Receptions 4 • Garages 2
Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



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In a tree-lined avenue

An appealing entrance welcomes you to this single-storey, four-bedroomed home, offering three spacious reception rooms with folding doors to a large under-roof, all-seasons patio with a Jet Master braai. Additional features include: a study with a courtyard, a large self-contained cottage with own entrance and garden, staff accommodation, three garages, carport, parking for five cars and a pool. Bonus – a beautiful, borehole-watered, north-facing garden with valley and mountain views.

● **CONSTANTIA UPPER R10 995 000** Web Ref No 4625439 • Beds 4 • Baths 2.5 • Receptions 3 • Garages 3 • Parking 5
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SCAN HERE



In the heart of the winelands

With large proportions, high ceilings and easy flow between all reception rooms, this home is light and spacious. Aluminium windows and door frames ensure easy maintenance. The expansive paved patio to pool allows for easy entertainment or relaxing while enjoying the stunning mountain views. Plus ample garaging for the car enthusiast. Walk to Groot Constantia Wine Estate.

● **CONSTANTIA UPPER R9 950 000** Web Ref No 4660870 • Beds 4 • Baths 3 • Receptions 4 • Garages 6

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



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Superb central location

Come feel the magic of this light and sunny, beautifully renovated family home in the heart of Constantia Upper, offering open-plan informal living areas flowing seamlessly to the garden with pool. Three spacious bedrooms, two en suite, study / optional fourth bedroom and staff accommodation with bedroom and bathroom. Enjoy an abundance of sunshine, tiled floors, high ceilings, space and quality finishes throughout. Close proximity to the Constantia shopping centres as well as a selection of country walks.

● **CONSTANTIA UPPER R8 950 000** Web Ref No 4631782 • Beds 4 • Baths 2 • Receptions 3 • Garages 2

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SCAN HERE



Stunning plot in the "Avenues"

An opportunity to build your dream home on this 2 220m² section in the sought-after "Avenues" of Constantia Upper. The current owners have submitted plans for a contemporary style home to council for approval. The architect is available to consult if required. The property is in close proximity to some of the country's most celebrated wine estates, golf courses, top tier schools, shopping centres, boutiques and a selection of world-class restaurants. (Images are 3D artist's renderings)

● **CONSTANTIA UPPER R7 000 000** Web Ref No 4658701 • Erf size 2 220m²

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



I'm back...and better

Yes, selling even better than before!

I am very excited to be serving the Constantia area with all your property related needs - from valuations, renovation speculations, to selling or buying. After four years of travelling, rallying, hiking, moving house, renovating twice, family funerals and family weddings, I am putting all of my experiences together with my 20 years combined real estate and business experience, to create a property platform for my clients based on knowledge, integrity, reliability, success and of course, boundless energy!

Looking forward to meeting you and adding value to your home.

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Pepita Mace - pepita@greeff.co.za - 082 338 9276



Captivating English cottage

An English-style cottage in an expansive garden, perfectly positioned in a cul-de-sac. The unique, peaceful and practical elements are ideal for an expanding family wanting to add on in the future, or for those scaling down but still wanting room to roam. Ample space for a second dwelling. The property is alarmed and beamed separately.

● **CONSTANTIA R5 250 000** • Beds 3 • Baths 2.5 • Receptions 2 • Garages 2 • Parking 3

Pepita Mace - 082 338 9276 - pepita@greeff.co.za



SCAN HERE

Luxury lifestyle home in Newlands



NEWLANDS **R16 500 000**

Web Ref No 4496352
Beds 5
Baths 4
Receptions 3
Garages 2
Parking 4

This breathtaking home has an exquisite garden, with gorgeous courtyards, pool area with loungers, a majestic mountain view and a huge undercover patio with kitchen, bar area, built-in gas braai, a wood fireplace, dining table and lounge. The chef's kitchen boasts three cookers, two with their own convenient faucets above, and a centre island, plus fitted fridge. There are five fireplaces, undercover wood storage, plus heated flooring and towel rails in bathrooms. Four bedrooms are in the main house, with pyjama lounge and open space flowing from the master bedroom – suitable for a second office or gym. In addition, there is an impeccably designed, separate cottage.

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



Timeless simplicity – mountain views

Situated in the heart of Newlands, a stroll to great schools and restaurants, this recently built home has all the features one could possibly want. Open-plan living with great flow to the garden, ideally sized for cricket. The large kitchen will accommodate all your catering needs. Additional features: a study, flatlet and pool.

● **NEWLANDS R10 695 000** • Beds 4 • Baths 3 • Receptions 3 • Garages 2 • Parking 1
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Wake up to stunning views

Kildare Place comprises a secure and exclusive niche estate of three, luxury, urban homes in the leafy suburb of Newlands, Cape Town. This prestigious new exclusive development boasts three-storey, 21st-century-lifestyle homes, nestled in a desirable part of Newlands, yet close to an extraordinary spread of facilities – many within easy walking distance. The price excludes VAT and no Transfer Duty applies.

● **NEWLANDS R7 850 000** Web Ref No 3477653 • Beds 4 • Baths 3.5 • Receptions 2 • Garage 1 • Parking 3
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Entertainer's home set in Fernwood

Enter via the sun-soaked front garden to the spacious living areas, all open-plan, flowing to the pool and garden. Light and bright with modern finishes. Includes study, bar area, pool and cottage.



SCAN HERE

● **NEWLANDS R10 600 000** Web Ref No 4559544 • Beds 4 • Baths 3.5 • Receptions 3 • Garages 2 • Parking 2
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Perfect large village home with views

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 in the deep country. The offering includes a study, staff accommodation and a pool.



SCAN HERE

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



A touch of Hollywood Hills

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



SCAN HERE

● **NEWLANDS R7 995 000** Web Ref No 3833045 • Beds 4 • Baths 4 • Receptions 3 • Garages 2 • Parking 4
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



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London meets Scandinavia in suburbia

This clever design has successfully created a happy meeting point between London and Scandinavia. It's modern and minimal, but also completely homely. North-facing, in popular Hiddingh, and a few minutes on foot to the village hub. With the high-water table, Newlands boasts effortlessly beautiful gardens. Extras: flatlet, pool and study.

● **NEWLANDS R8 990 000** Web Ref No 4603872 • Beds 4 • Baths 4 • Receptions 2 • Garages 2 • Parking 1
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



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Sophistication in the village

Nestled on a leafy, quiet corner in the quaint Newlands village, this elegant home reminds one of a Bel Air property, with many superbly appointed living spaces, including an impressive entrance foyer, tasteful kitchen, stylish dining room, lounge and courtyard. Multiple sets of French doors onto the courtyard create a lovely flow of space between the indoor and outdoor living areas. The cultivated courtyard offers a slice of old-world charm and evokes a hotel-like splendour.

● **NEWLANDS R7 700 000** Web Ref No 3470441 • Beds 3 • Baths 2 • Receptions 2 • Garage 1
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



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Provençal estate on Newlands Avenue

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, a large basement converted to either further staff accommodation or a teen pad and a 50m² loft. Further potential to expand this home if desired to a double storey with approved plans by Heritage are in place. Complete with borehole and underground water storage.

● **NEWLANDS R6 990 000** Web Ref No 4375238 • Beds 4 • Baths 3 • Receptions 3 • Garages 2 • Parking 2
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Unique designer home

Situated down a private panhandle driveway, this fashionable home welcomes you with the warmth of Chelsea Village. Stylish 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 • Receptions 2 • Garages 2

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



Family home and separate cottage

Exuding an atmosphere of warmth with understated classic interiors, this well-maintained home, situated in a quiet cul-de-sac offers excellent accommodation and great entertainment areas. Features include: an under-cover patio with mountain views; parquet flooring; modern kitchen; study with American shutter room divider; TV room; separate two-bedroomed cottage; low-maintenance garden and pool. Well located, close to popular schools and within walking distance to the popular Kenilworth hub.

● **KENILWORTH UPPER R4 995 000** Web Ref No 4339548 • Beds 4 • Baths 2 • Receptions 2 • Parking 2

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



Delightful and secure

This home is situated in an attractive and well-maintained exclusive townhouse complex, within close proximity to Kenilworth's Main Road shopping hub. The open-plan lounge / dining-room, with stylish sunscreen blinds, opens on to a private, landscaped patio garden with a water feature. The main bedroom with Juliette balcony includes a dressing area with built-in cupboards, air conditioner, under-carpet heating and an en suite shower. Front door security gates, alarm, electric fencing and security gate upstairs.

● **KENILWORTH UPPER R3 799 500** Web Ref No 4600174 • Beds 3 • Baths 2.5 • Reception 1 • Garage 1 • Parking 1

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



● **CLAREMONT LYNFRAE R5 995 000**

Quiet sophistication

Located in the heart of Lynfrae on 683m², this substantial, double-storey family home offers gracious and spacious accommodation with excellent indoor / outdoor living from the multiple reception rooms, plus study and staff accommodation. Beautiful, well-established, north-facing garden with spectacular mountain views.

Beds 5 • Baths 5.5 • Garages 2 • Parking 4
Debbie Chalmers – 082 871 6278 – debbie.chalmers@greeff.co.za



● **CLAREMONT R5 395 000**

Secure, low-maintenance lifestyle home

Set in a leafy, quiet road, this much-loved family home in a gated complex of five free-standing homes, offers prime location, flexible accommodation options and a well-established garden with pool. Four bedrooms plus study. Secure lock-and-go living.

Web Ref No 4800369 • Beds 4 • Baths 3 • Garages 2 • Parking 2
Debbie Chalmers – 082 871 6278 – debbie.chalmers@greeff.co.za



● **CLAREMONT LYNFRAE R4 950 000**

Everything and more

This immaculate, centrally located home is in the heart of Lynfrae. Its spacious entrance hall leads into a light and bright, open-plan living space with lounge, dining room and kitchen. A closed combustion fireplace heats the entire space beautifully. Enjoy seamless flow via stacked doors to a private, secluded undercover entertainment patio, garden and pool.

Web Ref No 4712388 • Beds 5 • Baths 4 • Garage 1 • Parking 3
Debbie Chalmers – 082 871 6278 – debbie.chalmers@greeff.co.za



● **RONDEBOSCH-CLAREPARK R4 695 000**

A gem not to be missed

This much-loved family home, situated on a large erf of 671m², is located in a quiet cul-de-sac. Step into a beautifully sunny, spacious lounge with a closed, combustion, wood-burning fireplace and fitted floor-to-ceiling cupboards and shelving. French doors lead to the entertainment patio and garden with a sweeping lawn and mountain views.

Web Ref No 4775528 • Beds 4 • Baths 2 • Reception 2 • Garages 1 • Parking 2
Debbie Chalmers – 082 871 6278 – debbie.chalmers@greeff.co.za



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● **RONDEBOSCH R7 850 000** Web Ref No 4779752 • Beds 4 • Baths 4 • Receptions 2 • Garages 2 • Parking 1

Val Petzold – 083 625 0433 – val@greeff.co.za | Michael Maingard – 082 497 7888 – michael@greeff.co.za | Daniel Etherington – 072 709 0057 – daniel@greeff.co.za



Sophistication epitomised

Modern in concept with spacious open-plan living, one enters into a family room with its feature stairwell. Enjoy a spacious formal lounge with impressive dining room and state-of-the-art designer kitchen all flowing to superb outdoor living. Outdoor features: an undercover braai area, verdant garden and pool. Upstairs comprises three generous bedrooms – the master bedroom with en suite, plus separate full guest suite downstairs. State-of-the-art security throughout.



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● **RONDEBOSCH R8 500 000**

Spectacular in every way

With high ceilings and original restored features including wooden floors, this home boasts five fireplaces. The hub is the open-planned family room, with a wood-burning fireplace and gourmet feature kitchen. French doors lead to the atrium, with stacked doors to the pool and garden.

Web Ref No 4685183 • Beds 4 • Baths 2 • Receptions 4 • Garage 1 • Parking 1
Val Petzold – 083 625 0433 – val@greeff.co.za | Michael Maingard – 082 497 7888 – michael@greeff.co.za | Daniel Etherington – 072 709 0057 – daniel@greeff.co.za



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● **RONDEBOSCH R5 800 000**

Being surprised is an absolute understatement

A double-volume living room is the central feature with a wood combustion fireplace warming this vast space. The suspended floating stairs of reclaimed antique wooden beams, plus light streaming from huge windows into a gorgeous kitchen make this a truly special offering. Definitely a home for entertaining. Separate entrance (dual living).

Web Ref No 4779525 • Beds 4 • Baths 2 • Receptions 2 • Garages 4 • Parking 3
Mark Shagam – 083 272 4004 – mark@greeff.co.za



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● **ROSEBANK R6 350 000**

It's just perfect

This home exudes an ego the size of a grand mansion, but in comfortably smaller proportions. Tall, elegant windows lend a certain graciousness to every room, from glorious living room to each of the three huge bedrooms. This is a synergy of period architecture and truly modern living.

Beds 3 • Baths 2.5 • Receptions 3 • Parking 2
Mark Shagam – 083 272 4004 – mark@greeff.co.za



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● **MOWBRAY R3 900 000**

Architect-designed with superior quality

Simple, clean lines throughout. Large central open-plan living-space, porcelain-tiled floors, central aircon / heating, plus a wood-burning combustion fireplace. The designer kitchen includes Caesarstone countertops, touch induction hob, double oven and a separate scullery / utility area.

Web Ref No 4685080 • Beds 3 • Baths 2.5 • Receptions 3 • Garage 1 • Parking 2
Mark Shagam – 083 272 4004 – mark@greeff.co.za



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● WYNBERG UPPER R4 599 000

The Bell House in Little Chelsea

This is a classic light-filled Chelsea home. This house offers an elegant take on a timeless style. With a garden and pool, plus a sizeable loft that could be utilised as office space or an additional bedroom.

Web Ref No 4671584 • Beds 3 • Baths 3 • Reception 1 • Garage 1
Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za
Nicholas van Niekerk – 071 454 4423 – nicholas@greeff.co.za



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● WYNBERG UPPER R2 700 000

Three bedrooms in a leafy suburb

This property welcomes you with a considerable green garden and paved area covered by an awning, making it perfect for entertaining and relaxing. Double doors open to look out onto the garden from the open-plan living and dining room, completed with wooden flooring.

Web Ref No 4671516 • Beds 3 • Baths 2 • Receptions 2 • Garage 1 • 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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● WYNBERG UPPER R2 695 000

Prestigious Montana Vista

Montana Vista is perfectly situated with quick access to Main Road, Chelsea Village, Wynberg Girls and Boys schools. This larger than average unit has a wonderful view from the enclosed balcony. A perfectly tranquil and north-facing apartment.

Web Ref No 4736897 • Beds 2 • Baths 2 • Reception 1 • Garage 1
Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za
Nicholas van Niekerk – 071 454 4423 – nicholas@greeff.co.za



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● WYNBERG UPPER R2 195 000

Immaculate with stunning garden

This modern-contemporary property is stylish and unparalleled. The light-filled two bedroomed, two-bathroomed property, with an easily maintainable wraparound garden, is perfect for al fresco dining in the morning sunlight. Showcasing synthetic grass and a courtyard with a lemon tree, the garden is pristine. You won't be disappointed.

Web Ref No 4668790 • Beds 2 • Baths 2 • Reception 1 • Garage 1 • 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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● WYNBERG UPPER R1 499 000

Contemporary two-bedroomed apartment

This property welcomes the light with its stacked doors leading into the spacious open-plan lounge, dining and kitchen area, complete with off-white tiled floors. The lounge area is sun-filled with a large window, boasting mountain views.

Web Ref No 4672974 • Beds 2 • Bath 1 • Reception 1 • 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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● WYNBERG UPPER R1 495 000

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 4504585 • Beds 2 • Bath 1 • Reception 1 • 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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Stately guest house

Offering an established guest house with 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 R24 995 000** Web Ref No 4197459 • Guest house

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



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● **PINELANDS R4 950 000**

Double-storey family home

Set behind a beautiful greenbelt, this home embodies open-planned living through the lounge, dining room and kitchen area, with sliding door access on either side. The property features four spacious bedrooms, two being en suite, a study / play area and a full family bathroom.

Web Ref No 4754672 • Beds 4 • Baths 3 • Receptions 2 • 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 R3 850 000**

Family home nestled in the heart of Pinelands

This north-facing home, located in a quiet cul-de-sac, is ideal for any family looking to settle in Pinelands. The spacious living areas have plenty of natural light throughout the year. With an undercover patio and pool, there is great entertainment potential.

Web Ref No 4752881 • Beds 4 • Baths 2.5 • Receptions 2 • Parking 4
Daniel Etherington – 072 709 0057 – daniel@greeff.co.za
Michael Maingard – 082 497 7888 – michael@greeff.co.za
Michael Steenkamp – 074 444 7022 – msteenkamp@greeff.co.za



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● **PINELANDS R3 695 000**

Sought-after Mountbatten Avenue

Double-storey family home quietly positioned within walking distance to Howard Centre and close to local schools. Special features: study, pool and flatlet. A must-see for anyone looking to establish themselves in Pinelands.

Web Ref No 4746697 • Beds 3 • Baths 1.5 • Receptions 2 • Garages 2 • Parking 4
Daniel Etherington – 072 709 0057 – daniel@greeff.co.za
Michael Maingard – 082 497 7888 – michael@greeff.co.za



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● **PINELANDS R3 650 000**

Spectacular four-bedroom home

This well-loved and maintained family home offers two warm and inviting reception rooms, with well-conditioned wooden floors throughout. Ideal property to just move straight into and appreciate.

Web Ref No 4753018 • Beds 4 • Baths 1.5 • Receptions 2 • Garage 1 • Parking 4
Daniel Etherington – 072 709 0057 – daniel@greeff.co.za
Michael Maingard – 082 497 7888 – michael@greeff.co.za



● PINELANDS R2 995 000
Wonderful opportunity – great position

Currently operating as a pre-school, this well-positioned 818m² property offers three bedrooms and two reception rooms. Importantly, it can be reconfigured into a four or even a five-bedroomed property. A bonus is a useful flatlet.

Web Ref No 4741610 • Beds 3 • Baths 2.5 • Receptions 3 • Parking 6
Daniel Etherington – 072 709 0057 – daniel@greeff.co.za
Michael Maingard – 082 497 7888 – michael@greeff.co.za



● PINELANDS R2 250 000
Sought-after Pineacre townhouse

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 • Receptions 2 • Garage 1 • Parking 2
Daniel Etherington – 072 709 0057 – daniel@greeff.co.za
Michael Maingard – 082 497 7888 – michael@greeff.co.za



● PINELANDS R1 495 000
Apartment in leafy Pinelands

Apartment with two bedrooms, both with built-in cupboards and carpets. The bathroom is fully fitted and tiled. Good security throughout the block.

Web Ref No 4748149 • Beds 2 • Bath 1 • Reception 1 • Garage 1 • Parking 1
Daniel Etherington – 072 709 0057 – daniel@greeff.co.za
Michael Maingard – 082 497 7888 – michael@greeff.co.za



● 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 4308620 • Bed 1 • Bath 1 • Reception 1 • Garage 1
Michael Maingard – 082 497 7888 – michael@greeff.co.za
Daniel Etherington – 072 709 0057 – daniel@greeff.co.za



● 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 • Garage 1
Michael Maingard – 082 497 7888 – michael@greeff.co.za
Daniel Etherington – 072 709 0057 – daniel@greeff.co.za



● PINELANDS R1 050 000
First home at Anfield Village

This is the perfect complex for first-time buyers. It is close to all amenities with a communal gym and a sunny pool area, complete with a lovely braai area to enjoy time with friends and family.

Web Ref No 4614775 • Bed 2 • Bath 1 • Reception 1 • Parking 1
Daniel Etherington – 072 709 0057 – daniel@greeff.co.za
Michael Maingard – 082 497 7888 – michael@greeff.co.za



● **CLAREMONT R6 995 000**

Calling all investors

Belvedere Place is a small block of six units, situated in Claremont and very competitively priced. All units have been newly renovated and the block has been sectionalised. It offers a one-bedroomed unit and five two-bedroomed units. Ideal as an investment, student accommodation or even Airbnb.

Beds 11 • Baths 6 • Receptions 6 • Parking 7

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



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● **RONDEBOSCH EAST R3 100 000**

New release in "The Avenues"

Modern and spacious family home with high, boxed ceilings. Large living areas with double French doors to undercover patio and pool in a well-established garden. Fully fitted kitchen with scullery and laundry area. Automated gates, garage, plus alarm, intercom, security gates and burglar bars.

Web Ref No 4745459 • Beds 3 • Baths 2 • Receptions 2 • Garage 1 • Parking 1

Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za
Nida Cariem – 071 485 5063 – nida@greeff.co.za



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● **WYNBERG R2 895 000**

Perfect dual-living opportunity

This family home boasts a lounge, dining room and kitchen, as well as three generous bedrooms. Plus a separate-entrance section with a darling kitchen, open plan to the living room, a dining room and two bedrooms.

Web Ref No 4525898 • Beds 5 • Baths 2.5 • Receptions 4 • Parking 4

Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



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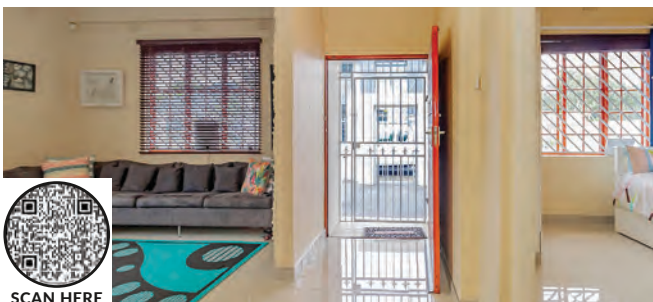
● **FAIRWAYS R2 695 000**

A dream come true

Sunny and spacious five-bedroomed home with a lounge, dining and entertainment area. An expansive kitchen has ample counter and cupboard space. There's also a dual-living-opportunity flatlet, plus ample parking and garage.

Web Ref No 4747010 • Beds 5 • Baths 3 • Reception 1 • Garage 1 • Parking 6

Luke Meyer – 071 608 8279 – luke@greeff.co.za
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



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● **LANSDOWNE R2 650 000**

Elegant family home

Family home within proximity to Islamia College, features high ceilings. A wide entrance to a light and bright sun-filled living room, flows to a semi open-plan, fully-functional kitchen with a breakfast counter. An undercover area is perfect for entertaining. Extras include teen pad / staff accommodation, alarm, perimeter fence and so much more.

Web Ref No 4699401 • Beds 3 • Baths 3 • Receptions 2 • Garage 1 • Parking 8

Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za
Nida Cariem – 071 485 5063 – nida@greeff.co.za



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● **LANSDOWNE R1 095 000**

Private and secure

Two-bedroomed apartment, open-plan living with porcelain tiles throughout. Both bedrooms have built-in cupboards. The fully-fitted kitchen has a breakfast counter. Bathroom with shower over bath. Extras: security gates, two parking bays and 24-hr security.

Web Ref No 4796903 • Beds 2 • Bath 1 • Reception 1 • Parking 2

Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za
Nida Cariem – 071 485 5063 – nida@greeff.co.za



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Art-deco home on quiet lake

This newly renovated and beautifully designed house features the most luxurious interior fixtures including two additional, separate-entrance flatlets. Four bedrooms and three bathrooms with a guest loo. Fully enclosed entertainment area with a pool.

● **ZEEKOEVLEI R 6 250 000** Web Ref No 4621080 • Beds 6 • Baths 4.5 • Receptions 3 • Parking 2
Luke Meyer – 071 608 8279 – luke@greeff.co.za | Jordan Beya – 078 346 2995 – jordan@greeff.co.za



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● STRANDFONTEIN R1 695 000

A stone's throw from the beach

A sun-kissed lounge with laminated flooring and aluminum frame doors leading out to the sizeable front garden and pool. The dining room has tiled floors and is open plan to the immaculate, spacious kitchen.

Web Ref No 4621982 • Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 2
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



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● PLUMSTEAD R1 375 000

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 • Beds 1.5 • Bath 1 • Reception 1 • Parking 2
Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za
Nicholas van Niekerk – 071 454 4423 – nicholas@greeff.co.za /



● STRANDFONTEIN R1 195 000

The perfect starter home

Family-friendly home with tiled flooring throughout. The kitchen has ample counter and cupboard space. Downstairs guest loo and a generously-sized bedroom. Upstairs – two spacious bedrooms with built-in cupboards and a family bathroom.

Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 1
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



● PLUMSTEAD R875 000

Top floor with mountain view

Spacious, renovated, one-bedroomed apartment is ready for you to move into, complete with high-quality finishes. From first-time buyers looking to get into the property market to an investor looking to expand the portfolio – this property appeals to all.

Bed 1 • Bath 1 • Reception 1 • Garage 1 • 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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● **BERGVLIE** R4 395 000 Web Ref No 4714379 • Beds 3 • Baths 2.5 • Receptions 2 • Garages 2

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



Prestigious 24-hour guarded estate

22 La Scala is well-positioned in this sought-after security estate. With its great outlook, it impresses from the start. The sleek white exterior and visually appealing landscaped garden and pool are just for starters. Enjoy open-plan living areas, a designer kitchen, scullery, laundry, guest bathroom, double garage with direct access, three spacious upstairs bedrooms, two full pristine bathrooms and a balcony with mountain views.



● **DIEP RIVER** R3 150 000

An unassuming rare gem

Set in the heart of the characterful Chelsea Village of Diep River, this is the epitome of "prime property with potential". The appealing façade with its cottage-pane windows, French doors and arched portico entrance welcomes you into a large family home of surprising volume. **SOLD BY US IN FOUR DAYS.**

Beds 4 • Baths 2 • Receptions 2 • Garages 2 • Parking 2

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



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● **DIEP RIVER** R2 495 000

Affordable dual-living setup

A multi-purpose property offering a choice of: dual living for the extended family; home office / consulting rooms; leveraged income from renting out the cottage; an investment property with dual-rental income (House: R10 000pm. Cottage: R7 200pm).

Web Ref No 4736346 • Beds 4 • Baths 2 • Reception 1 • Parking 3

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



● **PLUMSTEAD** R2 295 000

A beautiful double-storey gem

Timeless charm and rustic flair in this beautiful double-storey gem positioned in a sought-after pocket, on a leafy street in Plumstead. The property is fibre-ready and pet-friendly. Not one to be missed.

Beds 3 • Baths 2.5 • Reception 1 • Garage 1 • 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** R2 250 000

Home and separate-entrance flatlet

The kitchen is fitted with a breakfast nook and tiled throughout. The main home features two bedrooms and two bathrooms. Outside is an entertainment area and double garage with a carport. There is a separate entrance with a flatlet.

Web Ref No 4712893 • Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 2

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



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● **NEWLANDS R5 499 999** Web Ref No 4118975 • Beds 2 • Baths 2 • Reception 1 • Parking 3

Mikayla Morkel-Brink – 0762059838 – mikayla@greeff.co.za | Matthew White – 082 817 1044 – mwhite@greeff.co.za



Two-bedroomed flat in Newlands

Immaculate 158m² duplex in Sevenoaks security complex. The sunny, open-plan lounge and dining area leads to an entertainment-sized balcony with view of the mountain and surrounds. Gorgeous modern kitchen with a built-in oven and extractor, plus plumbing for three appliances. The staircase leads to two spacious bedrooms. The large, main bedroom boasts incredible views and built-in cupboards, while the second bedroom features an en suite bathroom and leads to an exclusive balcony. Excellent security.



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● **NEWLANDS R2 990 000**
Townhouse living with exclusive garden

A darling two-bedroomed townhouse with a spacious kitchen. The large open-plan living area leads to an even bigger outside garden area with lush trees and a bright pink bougainvillea. This townhouse also boasts a garage and storage.

Web Ref No 4749017 • Beds 2 • Baths 1.5 • Reception 1 • Garage 1 • Parking 1

Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za
Greg McDonald – 073 141 9668 – greg@greeff.co.za



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● **RONDEBOSCH R2 500 000**
Timeless elegance

Entering into this stunning unit you are welcomed by a sizeable entrance hall which leads into a large living room, with laminated flooring throughout. Two bedrooms are spacious and include built-in cupboards. Secure undercover parking bay, as well as ample first-come-first-served visitor's parking on site.

Web Ref No 4524691 • Beds 2 • Baths 2 • Reception 1 • Parking 2

Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za
Matthew White – 082 817 1044 – mwhite@greeff.co.za



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● **KENILWORTH R2 250 000**
Ground floor corner unit

This well-maintained, corner apartment is located on the ground floor of a security complex. Comprising three bedrooms, two bathrooms, a spacious kitchen and a huge private garden. There is also a communal pool.

Web Ref No 4720846 • Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 1

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



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● **CLAREMONT UPPER R1 750 000**
Exclusivity at The Quadrant

This beautiful apartment boasts an open-plan kitchen, and a generous lounge and entertainment area leading onto a private balcony running the full length of the unit. There is a communal pool, plus a gym. The purchase includes a storeroom.

Web Ref No 4570678 • Bed 1 • Bath 1 • Reception 1 • Parking 1

Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za
Greg McDonald – 073 141 9668 – greg@greeff.co.za



Country seclusion at its best



ZWAANSWYK
R35 000 000

Web Ref No 4593033
Beds 5
Baths 4
Receptions 2
Garages 7
Parking 6

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

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



Views of 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. Executive elegance with top-of-the-range finishes, plus concertina stacked doors opening from the undercover entertainment patio onto a manicured garden and heated pool. In a league of its own, with 900m² under roof. Nestled in an exclusive security estate.

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



Characterful property – country serenity

With beautiful mountain views, you'll feel at one with nature as you step into this spacious, sunny, home. A large family room leads to a formal lounge and enclosed patio with a built-in pizza oven. The patio leads out to a sheltered private garden, with a heated plunge pool. A very large, farm-style kitchen, with informal dining areas adds to the country feel. The generous bedroom wing is accessed through a study area. A big plus: two other luxury, 4-star TGSA self-contained cottages, one with private plunge pool, both with private gardens. Definitely a property that needs to be viewed.

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



Stunning level plot – build your dream

Build your dream home on this level plot situated down a quiet cul-de-sac. 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.

● **ZWAANSWYK R6 500 000** Web Ref No 4593105 • Plot

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



Country seclusion

In the heart of Constantia Valley winelands, set on the foothills of Constantiaberg, this gorgeous little north-facing gem enjoys peace and tranquility with wonderful views of False Bay and Table Mountain. Ideal for the couple who wants to enjoy the rural feel but still within easy access of 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 R5 700 000** Beds 3 • Baths 2 • Reception 1 • Garages 2 • Parking 4

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



Entertainer's delight – great potential

This large family home is for the discerning buyer looking for one of the best-priced homes in Dennendal. The home's focal point is the sheltered entertainment area with built-in braai, thatched boma, bar, pool and Jacuzzi. There is a teen pad / work-from-home room behind the garage with a separate entrance. The house also has a well point and security system.

● **TOKAI R4 900 000** Web Ref No 4754205 • Beds 4 • Baths 2.5 • Receptions 2 • Garages 3

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

**SOLD**

● KIRSTENHOF R3 750 000

Welcome home

This immaculate, light, bright home offers an open-plan lounge and dining area with a built-in fireplace. The spacious pool deck overlooks a well-maintained garden, solar-heated pool and appealing rock feature. The well-appointed kitchen boasts Caesarstone counters and a gas hob. A plus is the one-bedroomed flatlet, or work-from-home opportunity.

Beds 4 • Baths 3 • Reception 1 • Garage 1 • Parking 4

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



SCAN HERE

● LAKESIDE R2 895 000

Starting out or slowing down

Set in the quiet pocket of Klein Wassenaar, this is a rare opportunity for a young family or retired couple looking for a tight-knit community. Spacious lounge / dining area, with patio doors to a low-maintenance garden with pool and mountain views. The kitchen is modern with a breakfast bar. Secure with alarm and beams.

Web Ref No 4746552 • Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 2

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



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● KIRSTENHOF R2 649 000

A gem awaits your creativity

This much-loved, cosy family home is north facing with a spacious garden, plus a pool and superb mountain views. It is ideally located close to amenities such as Blue Route Mall and Kirstenhof Primary School. Includes security gates and burglar alarm system. A wonderful investment opportunity for business or development (GR2 zoning).

Web Ref No 4723197 • Beds 3 • Bath 1 • Reception 1 • Parking 2

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



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● TOKAI R1 975 000

Lock-and-go living

Stunning views surround this modern apartment. It's urban living for the young executive or family starting out. An open-plan kitchen with high-end finishes leads to a living room with spacious balcony. Rooftop pool and deck with elevator access, plus basement parking and 24-hour on-site security. No Transfer Duty. Perfect investment opportunity.

Web Ref No 4739346 • Beds 3 • Baths 2 • Reception 1 • Parking 2

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

GetSmarter and UCT:

Building a *better future* for students online

In celebration of our longest-standing university partnership

For over a decade, GetSmarter, a 2U, Inc. brand, and the University of Cape Town (UCT) have collaborated to deliver high-impact online courses to students locally and abroad. This relationship has been built on a foundation of mutual support and respect. Together we've faced hardship, yet have continued to offer our students a superior online learning experience. We look forward to a future of continued partnership with UCT, Africa's top-ranked university, and we invite you to learn with us.

Image shown taken before fires





SCAN HERE



Dual or triple-living opportunity

This gracious, thatched country home set on a lush, landscaped acre with lovely mountain and sea views offers country-living at its best. The main house comprises four spacious en suite bedrooms. An exquisite, substantial cottage is nestled in the garden with four bedrooms and two bathrooms, which would easily accommodate another family, so it's perfect for dual living or even a suite of work-from-home offices. There are three garages plus an outside studio flat with kitchenette and pool, making this property a very rare triple-living option.

● **NOORDHOEK R8 950 000** Web Ref No 4752416 • Beds 9 • Baths 7 • Receptions 4 • Garages 3 • Parking 4

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



SCAN HERE



Superb family home with views

This large, secure Belvedere family home with unbelievable sea and mountain views is the ideal family home and is designed for the entertainer. A sunny, north-facing poolroom and bar with stacked windows to let the outdoors in, overlooks a 12m lap pool and braai with Balau decking and sea views. There is staff accommodation, which could also be converted to a work-from-home to finish off this fabulous family home.

● **NOORDHOEK R7 250 000** Web Ref No 4775373 • Beds 4 • Baths 2.5 • Receptions 2 • Garages 2 • Parking 2

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



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Picture perfect

This newly renovated home is immaculate with superb finishes and particular attention to detail. The upstairs main en suite opens onto a balcony offering expansive sea and mountain views. Downstairs has two family en suite bedrooms each boasting brand-new bathrooms. A fourth outside guest en suite bedroom has a kitchenette. The designer kitchen (with separate scullery) leads onto a deep, covered veranda.

● **NOORDHOEK R6 950 000** Web Ref No 4698082 • Beds 4 • Baths 4.5 • Receptions 2 • Garages 2 • Parking 2

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



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Sensational beach and sea views

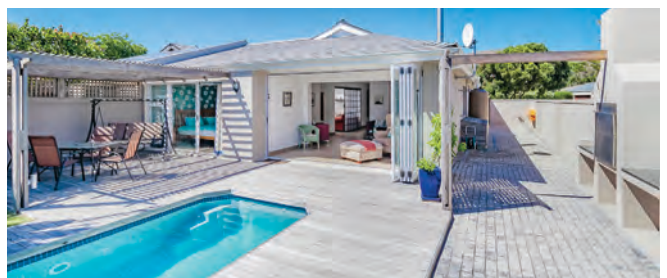
This home is set on a rare 1 500m² on the mountainside off Beach Road, up a panhandle, with uninterrupted sea views, in tranquil surrounds and a beautiful garden. Open-plan living defines the upper level, with two lounges, a dining room and kitchen all overlooking Noordhoek beach. All four bedrooms are on the lower level. The home has superb flow onto the level back garden and north-facing, decked terrace with mountain pool and braai area.

● **NOORDHOEK R6 450 000** Web Ref No 3812855 • Beds 4 • Baths 3.5 • Receptions 2 • Garages 2 • Parking 4

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



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On the water's edge

This immaculate north-facing Lake Michelle home is a true gem, superbly positioned on the lake for utmost privacy. The German, imported kitchen flows seamlessly to the open-planned living area, leading to a wind-protected, outdoor, undercover entertainment area and braai. The heated 10m pool with automated cover is an absolute treat and allows for swimming all year round.

● **NOORDHOEK R5 235 000** Web Ref No 4579905 • Beds 3 • Baths 3 • Receptions 2 • Garages 2 • Parking 2

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



SCAN HERE



A home with a story to tell

Intricately woven into the magical history of Fish Hoek, this expansive home offers a discerning buyer a unique opportunity. As one of Fish Hoek's first properties, the home has evolved and changed with the seasons. It still maintains its gracious history with the original stonework, high ceilings and beautiful gleaming wooden floors.

● **FISH HOEK R5 995 000** Web Ref No 4480281 • Beds 6 • Baths 5 • Receptions 3 • 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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The beautiful life

This home has been lovingly renovated by its design-smart owner, who has successfully merged the old with the new. There is an appealing sense of continuity and flow, further evoked by the decorative finishes used – the charcoal steel windows add a modern edge, which juxtaposes perfectly with the restored original parquet wooden floors.

● **CLOVELLY R4 950 000** Web Ref No 4565438 • Beds 3 • Baths 3 • Receptions 2 • Garages 2 • Parking 2

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

**SOLD**

Industrial-chic dual living

This tasteful and unique home comprises an upstairs living area with two large en suite bedrooms, a sizeable kitchen and spacious open-plan dining and lounge. The cosy upstairs patio is enclosed with large windows to maximise on light while allowing added protection from the elements. A comfortable and sizeable one-bedroom flatlet with lounge and kitchen, plus private garden is ideal as an income-generator.

● **NOORDHOEK R4 250 000** Web Ref No 4752446 • Beds 3 • Baths 3 • Receptions 2 • Garages 2 • Parking 2

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

SOLD



Uninterrupted panoramic views

Situated in a prime position overlooking False Bay, this home offers a lounge with excellent flow through the well-appointed sunroom to the protected and private pool deck, with solar heated pool. There are two bedrooms and a laundry. The double garage has electric doors. This property has great potential for further development and must be viewed.

● **MURDOCK VALLEY R3 400 000** Beds 2 • Baths 3 • Receptions 3 • Garages 2 • Parking 2

Tom Shenfield – 081 331 3988 – tom@greeff.co.za | Nadine Fullerton – 073 651 0197 – nadine@greeff.co.za



Options aplenty

Situated with a pleasant outlook over treetops towards the mountains surrounding Fish Hoek, this north-facing home offers good flow and light-infused spaces. A deck leading from the dining room overlooking the garden and pool area, will most definitely be the spot you'll choose to enjoy countless hours soaking up the sun and relaxing.

● **FISH HOEK R2 595 000** Web Ref No 4682781 • Beds 3 • Baths 2 • Reception 1 • Garages 2 • Parking 2

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



SOLD

Where the living is easy

This low-maintenance, face brick charmer is situated in the happy community of Noordhoek Chalets, a secure living enclave in close proximity to Long Beach Mall, Noordhoek Farm Village, Long Beach Medical Centre and other popular lifestyle destinations.

● **SUNNYDALE R2 195 000** Web Ref No 4747440 • Beds 3 • Baths 2 • Reception 1 • 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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Spacious home in sought-after street

This well-located home offers three bedrooms, two of which lead out onto a balcony, with the main boasting an en suite bathroom and walk-in closet. The open-plan kitchen, lounge and dining area leads out to a sunroom featuring stacked doors opening onto a large wooden deck. A separate-entrance office, swimming pool and built-in braai area, secure garden and double garage with direct access complete the picture.

● **SIMONSKLOOF R5 950 000** Web Ref No 4587490 • Beds 5 • Baths 3 • Receptions 3 • Garages 2 • Parking 2

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



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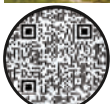


Dual living at its best

Presenting a dual-living property with commercial rights. The top unit is a residential home whilst the bottom was designed for self-catering accommodation. Both levels have excellent viewing decks which serve as extended living areas. The double garage has electric doors and provides direct access to the upper level. The garden has been professionally landscaped with sufficient space to construct a secondary building.

● **SIMONSKLOOF R5 750 000** Web Ref No 4679947 • Beds 5 • Baths 5 • Receptions 4 • Garages 2 • Parking 3

Tom Shenfield – 083 331 3988 – tom@greeff.co.za | Nadine Fullerton – 073 651 0197 – nadine@greeff.co.za



SCAN HERE



Spacious family home

High ceilings, loads of natural light and sea views define this home. An open-plan dining area, kitchen and lounge with stacked doors leading out from the lounge to a balcony with a built-in braai, make it perfect for entertaining. There are three bedrooms, and the main en suite boasts a corner bath. The main and second bedrooms lead out to a small garden. The double garage gives direct access to the home.

● **SEAFORTH R4 750 000** Web Ref No 4514931 • Beds 3 • Baths 4 • Receptions 3 • Garages 2 • Parking 1

Dan Pienaar – 084 970 3999 – dan@greeff.co.za | Shawn Wright – 082 783 7593 – shawn@greeff.co.za



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 of the ocean overlooking the St James tidal pool. Plenty of outbuildings, including a one-bedroomed flat with its own entrance. The 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 R8 950 000** Web Ref No 4560958 • Beds 4 • Baths 2.5 • Receptions 3 • Garages 2
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Heritage home – full of soul

Walk into this 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.

● **KALK BAY R6 700 000** Web Ref No 3901768 • Beds 3 • Baths 3 • Receptions 2 • Garage 1 • Parking 2
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 including three working fireplaces and oak parquet flooring throughout the home. Enter through the magnificent entrance hall with its sweeping timber stairway polished by many feet over the last nine decades.

● **MUIZENBERG R7 800 000** Web Ref No 4482331 • Beds 5 • Baths 4.5 • Receptions 2 • Garage 1 • Parking 3
Brett van der Posch – 066 157 4383 – brett@greeff.co.za | Austin Leak – 084 241 4482 – austin@greeff.co.za



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● **LAKESIDE R4 199 995**
Mountainside dream thatched home

This uniquely designed property is situated perfectly along the Muizenberg mountainside, with views across the vlei and to the mountains beyond. With a balcony stretching the length of the first floor, an incredible vista is guaranteed year round.

Web Ref No 4652476 • Beds 3 • Baths 3 • Reception 3 • Garages 2 • Parking 2
Brett van der Posch – 066 157 4383 – brett@greeff.co.za
Austin Leak – 084 241 4482 – austin@greeff.co.za



● **MUIZENBERG R1 595 000**
Spacious sought-after position

With clear views of the mountain in ideal weather, this corner property will be perfect for you to make the jump into your first, free-standing home purchase or break out from the confines of a flat / apartment and give your family the space it needs to grow.

Beds 3 • Baths 2 • Reception 1 • Garages 2 • Parking 1
Brett van der Posch – 066 157 4383 – brett@greeff.co.za
Austin Leak – 084 241 4482 – austin@greeff.co.za

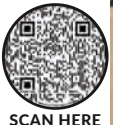


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● **MUIZENBERG R1 450 000**
Where modern living meets comfort

Perfectly situated in the sought-after Fisherman's Village estate. Clearly the design of these units followed a meticulous process ensuring it hit the right balance between fitting in with a beach-front community while guaranteeing a noticeably modern and striking aesthetic.

Web Ref No 4729939 • Beds 2 • Bath 1 • Reception 1 • Parking 1
Brett van der Posch – 066 157 4383 – brett@greeff.co.za
Austin Leak – 084 241 4482 – austin@greeff.co.za



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● **MUIZENBERG R1 042 950**
Apartment with phenomenal mountain views

Set on the first floor in the much sought-after Sunrise Villas, this two-bedroomed apartment meets and exceeds all the requirements one might have when looking for the perfect home for your small family or to expand or start your investment portfolio.

Web Ref No 4613508 • Beds 2 • Bath 1 • Reception 1 • Parking 1
Brett van der Posch – 066 157 4383 – brett@greeff.co.za
Austin Leak – 084 241 4482 – austin@greeff.co.za



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Seaside front-row beauty



KOMMETJIE **R15 000 000**

Web Ref No 4167641
Beds 4
Baths 4
Receptions 2
Parking 1

With unrestricted views of the Old Kom basin, this home is all about relaxed living. It's ideal for a large or extended family with en suite bedrooms, plus a spacious living area leading onto a garden and swimming pool overlooking the Kom. Braai, bake pizza in the pizza oven, or just relax on the rooftop deck. The path in front of the villa forms part of the boardwalk leading to the Slangkop Lighthouse. Go for a swim, ride on your SUP (stand-up paddleboard) or venture further out for a surf.

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



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*Exceptional prestigious
estate home*



KLEIN SLANGKOP ESTATE
R8 900 000

Web Ref No 4242728
Beds 4
Baths 3
Receptions 3
Garages 2
Parking 2

This newly built and light-filled home, with modern, open-plan design, is nestled amongst the indigenous flora and boasts exceptional finishes both inside and out. The upstairs main en suite bedroom enjoys sensational views, and has a walk-in cupboard plus a private sitting room. The imaginative living area flows effortlessly out to a wonderful covered entertainment patio and sparkling (eco) pool deck for lazy al fresco dining or family breakfasts on summer mornings. Special features include oak laminate flooring throughout and aluminium window / door frames. Airbnb income-generating potential.

Willi Schalk – 072 2111 753 – willi@villagehomes.co.za | Frankie Fleck – 082 447 7960 – frankie@greeff.co.za



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● **KOMMETJIE R9 950 000**

Beach house with unobstructed views

Set on the fringes of Slangkop Nature Reserve, located within the safety parameters of the sought-after Klein Slangkop Private Estate, this home offers all the amenities for a modern lifestyle. It's in pristine condition and ticks all the boxes.

Web Ref No 1717462 • Beds 5 • Baths 4 • Receptions 3 • Garage 1 • Parking 2
Willi Schalk – 072 2111 753 – willi@villagehomes.co.za
Frankie Fleck – 082 447 7960 – frankie@greeff.co.za



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● **KOMMETJIE R4 450 000**

Front-row uninterrupted views

This north-facing family home in sought-after Bluewater Estate, features European-standard finishes. Enjoy views of Chapman's Peak, the Atlantic Ocean, Wildevoel Vlei and the roaming horses from Imhoff Farm. For a safe and tranquil lifestyle, there is no better place.

Web Ref No 4059255 • Beds 4 • Baths 2.5 • Reception 2 • Garages 2 • Parking 2
Willi Schalk – 072 2111 753 – willi@villagehomes.co.za



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● **KOMMETJIE R3 495 000**

One of Kommetjie's best stands

Nestled against the Kommetjie mountainside, this elevated, extensively landscaped plot presents a rare opportunity to build your dream home. Immersed in nature with sweeping ocean and mountain views, this plot has it all.

Web Ref No 4710141 • Erf Size 637m² (Vacant land)
Willi Schalk – 072 2111 753 – willi@villagehomes.co.za
Frankie Fleck – 082 447 7960 – frankie@greeff.co.za



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● **KOMMETJIE R3 350 000**

Charming estate living

This is an easy and uncomplicated home offering tranquil living in a nature-filled environment, bordering on Imhoff Farm. It's in immaculate condition, with a covered patio for easy entertaining. Enjoy spectacular views of the surrounding mountains, lake and sea.

Web Ref No 3971493 • Beds 4 • Baths 2.5 • Receptions 3 • Garage 1 • Parking 2
Willi Schalk – 072 2111 753 – willi@villagehomes.co.za



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*Contemporary opulence in an incredible
reserve-side setting*



SCARBOROUGH
R14 200 000

Web Ref No 3469254
Beds 4
Baths 4
Receptions 3
Garages 2
Parking 2

This magnificent home lies on the border of a World Heritage Site in a pristine and sought-after coastal village. Contemporary opulence surrounds you with open-plan living and entertainment areas inside and out, art studios, a wine cellar and a two-bedroomed, self-contained, luxury apartment with integrated kitchen. Enjoy views of the Atlantic Ocean, grazing wildlife or fynbos-covered mountains. Owned and co-designed by a talented local artist, the house exudes beauty and creativity alongside state-of-the-art functionality. Features: A modern kitchen with walk-in pantry and a separate scullery, two spacious art studios (one with three-phase electricity for a kiln), plus a wine cellar large enough to be an additional bedroom or study. The beautifully landscaped, indigenous, water-wise garden is a short stroll along the Cape Point Reserve fence to Scarborough beach.

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



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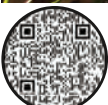


Three plots and a great house

This unique and wonderful property comprises an adorable, bright and sunny three-bedroomed brick cottage on three separate plots totalling almost 2 000m². The fully fenced property runs between Eland and Duiker Roads and the vacant plots currently comprise an expansive, beautiful garden bursting with cycads, king proteas, and fynbos. However, they remain separate plots, which can be developed individually. There are beautiful ocean, mountain and reserve views, with the beach an easy stroll away along the reserve fence – you might even see Eland or Zebra on the way.

● **SCARBOROUGH R8 800 000** Web Ref No 4728172 • Beds 3 • Bath 1 • Receptions 2 • Garage 1 • Parking 2

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



SCAN HERE



Family home on a large plot

Set on a large, tree-filled plot in central Scarborough, this solid family home, is spread over two floors. The downstairs area has a kitchen, utility room, shower room and an expansive open-plan lounge / dining room with tiled floors throughout. Upstairs there are three bright, sunny bedrooms, a family bathroom and a second lounge with a wooden deck and sea views. The walled, lush garden wraps around the house with established, indigenous trees creating shady paths on this almost double plot. A large swimming pool and double garage complete this property.

● **SCARBOROUGH R4 150 000** Web Ref No 4692280 • Beds 3 • Baths 2 • Receptions 3 • Garages 2 • Parking 2

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



Why purchasing in retirement schemes is different.

In South Africa there are attractive opportunities for retirees who have the means, to re-settle in schemes that offer a range of facilities. These 'lifestyle' or 'retirement' schemes typically include a full spectrum of outdoor and indoor facilities, lock-up-and-go security, and frail care services with or without an option of assisted living. As these schemes cater for retirees which group may include persons who are becoming vulnerable and less savvy in current business practices, legislation exists that aims to prevent abuse. The Housing Development Schemes for Retired Persons Act 65 1988 (the Act) was introduced to regulate retirement development schemes and to afford buyers in such schemes some minimum level of protection relating to both the development and the ongoing management of these schemes.

Distinguishing the different forms of residence in retirement schemes

When you buy into a retirement scheme it is of utmost importance to ascertain which type of rights are acquired, because the underlying legal construct differs greatly with the different types of schemes. Retirement villages are generally based on one of the following legal structures:

- **Sectional title ownership**, which will give a purchaser outright ownership of the unit in the retirement village. Registration of ownership of the unit in the purchaser's name is registered in a deeds registry and the purchaser will receive a title deed to the property.
- **Share block ownership**, which implies that the development is registered in the name of a shareblock company and each unit is allotted a number of shares

in the company. The shares which are acquired gives the purchaser the right to use the residence and the complex's facilities, but ownership of the property is not transferred. The purchaser receives no title deed to the unit, but will receive share certificates reflecting his/her shares in the company that owns the land on which the retirement village was developed.

- **Life rights**, which give the purchaser the right to occupy a particular unit or apartment for the rest of his or her life. The purchaser does not acquire ownership of the underlying property.
- **Full title ownership** where ownership in the property is registered in the purchaser's name. Often the retirement scheme will be managed by a homeowners' association to maintain public areas and provide security and other services.

Are 'life rights' similar to rights under a lease, or is there more to it?

A life right is a 'housing interest' in terms of the Act which is granted for the lifetime of the purchaser, although it can be for a limited term. Life rights offer much more to the holder thereof than a tenant has under a lease agreement, because:

- The holder of a 'life right' acquires the right to occupy a unit in a scheme for as long as he lives. What happens upon death is regulated in the contract of sale between the developer of the scheme and the purchaser.
- The Act determines that the holder of a life right has, for all purposes, the same rights as those conferred upon a lessee

in terms of a registered long lease. Practically this means that the holder of a life right has a real right to occupy the property for the full term of the interest. Therefore, should the land be sold, the holder of this life right may remain in occupation for the remainder of his/her interest.

- The Act determines further that the real right of the 'life right'-holder will rank in priority over any other right, no matter whether this other right is registered over the property and no matter the time when this other right was registered. In other words, the Act says that the right of the 'life interest'-holder will rank above that of a mortgage bond holder, holder of a servitude, and so forth.

How old must one be to buy into a retirement scheme?

The Act determines that no person other than a retired person (50 years or older) or his/her spouse, may *reside* in a retirement scheme. However, anyone regardless of age may *invest* in a retirement scheme. A child of a retired person may for example purchase an apartment or life right for his parents to stay in a retirement scheme.

There are many more considerations to take into account when considering a purchase in a retirement scheme.

Contact Junel Hickman junelh@stbb.co.za and Martin Sheard martins@stbb.co.za at STBB Claremont for specialist assistance with purchases in retirement schemes, before you put pen to paper.

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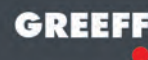


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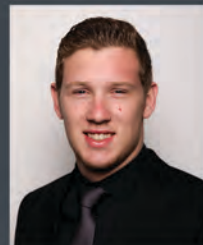
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- + Nestled between Chapman's Peak and Table Mountain, Hout Bay is an idyllic location.
- + Hout Bay is home to a caring community, lending this unique village an atmosphere that's quite different to normal suburbia.

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Welcome to Hout Bay and Llandudno

- + Say goodbye to sitting in traffic for hours. Hout Bay is a mere 20-minute drive along the scenic coast road to the CBD. It is also within easy access to the Southern Suburbs.
- + With a variety of homes for first-time buyers and younger families, to upmarket security estates and small farms, Hout Bay offers properties suitable for all life stages.
- + Within the Hout Bay hub you will find a working harbour, a wide selection of shops, medical facilities, schools and restaurants.
- + Don't forget the beaches! The beloved and famous Hout Bay beach is on your doorstep, while the pristine Llandudno beach is in your backyard.

**Turn the page for
some stunning new releases -
your new home and a
laid-back lifestyle awaits!**



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● HOUT BAY R13 500 000

5-Star equestrian dream

Situated on 7 800m² in the valley, alongside the Disa River and surrounded by mountains, this family home comprises large, open-plan living areas leading to a generously-proportioned entertainment deck with views of the stunning stable yard, arena and bridle path along the river.

Web Ref No 4665409 • Beds 4 • Baths 5 • Receptions 3 • Parking 6
Suzette Wrangmore – 083 658 8610 – suzette@greeff.co.za



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● HOUT BAY R8 995 000

Beach villa with sea views

Fall in love with the romance of this home – an eclectic mix of rustic country and relaxed beach style. Tierboskloof Estate boasts top-notch security, a swimming pool for residents, plus a tennis court, squash court and nature walks.

Web Ref No 4607478 • Beds 4 • Baths 4 • Receptions 2 • Garages 2 • Parking 1
Louise Reister – 083 226 3775 – louise@greeff.co.za



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● HOUT BAY R8 500 000

On Chapman's Peak Drive

Stylish open-plan living area with separate fitted kitchen. The living areas open through seamless glass stacked doors onto an undercover balcony with the most stunning sea and mountain views. Executive lifestyle with communal pool, sundeck and barbeque areas.

Web Ref No 4719336 • Beds 3 • Baths 2 • Receptions 2 • Garage 1 • Parking 1
Jenny Barbour – 071 611 9702 – jenny@greeff.co.za
Suzette Wrangmore – 083 658 8610 – suzette@greeff.co.za



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● HOUT BAY R8 250 000

Landmark home for sale

Magnificently positioned on an elevated stand capturing wraparound views encompassing the bay and surrounding mountains with beautiful Klein Leeukop as its backdrop. This dream home offers four en suite bedrooms, two high-volume reception rooms, study / studio and three garages.

Web Ref No 4760808 • Beds 4 • Baths 4 • Receptions 2 • Garages 3
Friedel McLachlan – 082 320 9473 – friedel@greeff.co.za
Glenda Woods – 082 853 4070 – glendaw@greeff.co.za



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● HOUT BAY R3 995 000

Easy-living family home

Secure, complex living in this spacious and well-proportioned family haven. Ideal for year-round entertaining on the covered stoep flowing easily from the indoors. Private and protected from the southeaster and capturing wonderful north sun.

Web Ref No 4675484 • Beds 4 • Baths 3 • Receptions 3 • Parking 2
Glenda Woods – 082 853 4070 – glendaw@greeff.co.za
Friedel McLachlan – 082 320 9473 – friedel@greeff.co.za



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● HOUT BAY R2 495 000

Mountain-view stand

Proposed sub-division in sought-after Bokkemanskloof Estate. Ideal location to build your dream home capturing the majestic 360 degree mountain views. This easy-to-build-on, level stand is sunny and north facing. There are beautiful walks within the estate.

Web Ref No 4715479 • Erf Size 652m²
Meryl Butt – 084 922 1016 – meryl@greeff.co.za
Louise Reister – 083 226 3775 – louise@greeff.co.za



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● MCGREGOR R4 500 000

Calling all chefs to McGregor

Wonderful restaurant with all the bells and whistles. Commercially zoned, this space is versatile and ideal for large or small functions.

Web Ref No 4284558 • Commercial

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



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● MCGREGOR R3 600 000

Build your dream home in McGregor

Exclusive commercial and / or residential opportunity in a prime location in McGregor (4 283m²) opposite Temenos Retreat. Includes borehole, pool and leiwater.

Web Ref No 3591822 • Commercial

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



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● MCGREGOR R3 200 000

Elevated with breathtaking views

This solidly-built family home offers an unpretentious space. The living area is spacious and the flow includes a lounge with fireplace and dining area which opens onto the private patio and pool. Extras: guest suite and double garage.

Web Ref No 4706718 • Beds 4 • Baths 3 • Receptions 2 • Garages 2 • Parking 2

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



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● MCGREGOR R2 950 000

Private retreat in McGregor

There is a tranquility about this well-maintained house. The generous spaces throughout, both upstairs and down, effortlessly open up onto the various shaded wraparound verandas, offering mountain views and an invitation to the easy-to-maintain treed garden. This is a great opportunity.

Web Ref No 4539097 • Beds 2 • Baths 2.5 • Receptions 2 • Garage 1 • Parking 1

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



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● MCGREGOR R2 450 000

Home and private retreat

This much-loved home offers a fantastic opportunity to get your slice of McGregor magic. In the best area of town with a sunny north face, it ticks all the boxes. Light and bright reception areas, with spacious loft room which could easily be converted into a separate flatlet.

Web Ref No 4708366 • Beds 3 • Baths 3 • Reception 1 • Garages 2

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



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● MCGREGOR R985 000

Plot with mountain backdrop.

At the edge of the village and the beginning of the 'Road to Nowhere', this level plot offers the space to build you ideal home. Boasting uninterrupted views of the Rivieronderend Mountains in the distance and being on a corner, the possibilities are endless.

Web Ref No 4749072 • Plot

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



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● **PAARL From R876 300** Web Ref No 4512111 • Beds 2 • Bath 1 • Parking 1
Hanno Koen – 079 969 6396 – hanna@greeff.co.za



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● **WELLINGTON From R1 795 000** Web Ref No 4680234 • Beds 2-3 • Baths 2 • Garages 1 or 2
Hanno Koen – 079 969 6396 – hanna@greeff.co.za



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