

# OUTLOOK

ISSUE 49

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# LOOK

CAPE PROPERTY & LIFESTYLE



OUTLOOK - THE GREFF MAGAZINE - SUMMER EDITION 2021



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## Your dream home could be in these pages

A contemporary farmhouse, mountainside splendour, a classic family home in the suburbs, a cottage in the Winelands or a beach house to call your own – it's your choice.

PLUS: starter homes, scaling-down options & investment opportunities.

Grilled prawns and the best-ever crab cakes • A holiday season gift guide

YOUR COMPLIMENTARY ISSUE

**GREFF**

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

*Where it counts*

ISSUE 49





WE VALUE  
ALL ASSETS



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FOR INSURANCE &  
MARKET PURPOSES?



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# POSITIVE OUTLOOK



IT'S GOOD NEWS FOR THE CAPE PROPERTY MARKET

BY MIKE GREEFF

CEO GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE

It's hard to believe 2021 is almost at a close, the year has sped by and it's been all systems go here at Greeff Christie's International Real Estate. You may have heard talk of a depressed property market due to the pandemic, but that's certainly not what our agents are experiencing; Our 2021 sales figures have reached record highs – in October 2021 alone, Greeff's total turnover was just under R428 million. This is good news for sellers or would-be sellers around the Cape Peninsula, which remains a hugely desirable location for a primary or secondary residence, or an investment property. Our prestigious affiliation with global property giant, Christie's International Real Estate puts us in a prime position to attract qualified international buyers. Greeff Properties is recognised by a worldwide network of approximately 138 affiliates, each of which has been selected for their success in luxury property sales and their ability to meet strict standards of excellence.

Statistics reveal that the City Bowl and Atlantic Seaboard are key locations for foreign buyers, as well as those looking to “semigrate” from up-country cities. We're already seeing a greater demand for expert real estate services from buyers and sellers alike in the City Bowl and Atlantic Seaboard and Greeff Christie's International Real Estate has responded by relocating its City Bowl office to new and larger premises at 96 Kloof St in order to accommodate a growing team of specialist agents.

Greeff Christie's International Real Estate has established a significant presence in all areas along the Atlantic Seaboard and in the City Bowl, from Cape Town central radiating out to Gardens, Tamboerskloof, Oranjezicht and Higgovale, and further to Vredehoek, University and Walmer Estates, Woodstock, Salt River and Observatory. The portfolio of properties ranges from studios and one-bedroomed apartments, ideal for first-time buyers and investors, to luxury apartments and homes with breathtaking views of Table Mountain, the city, Table Bay and the Atlantic Ocean.

We are looking forward to taking advantage of exciting new opportunities for the company and adding value to the property market as we bring our unique style of business to the heart of the mother city.

We have also recently expanded our areas of operation to include Franschoek, where the Greeff Christie's International flag is kept flying by top team, Aimee and

Carrick Campbell, both of whom are already chalking up significant sales in the area, in keeping with their impressive track records achieved selling real estate in the winelands areas of McGregor, Montague and Robertson.

Furthermore, we're excited to announce that Greeff Christie's International Real Estate is now operating in Plettenberg Bay, where Agent Mandy Smith is heading things up. We welcome her and wish her all the best as she brings our unique brand to that very beautiful section of the Garden Route.

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.

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. Today the Greeff Christie's International Real Estates flag flies at 22 offices distributed in and around the Cape Peninsula and other areas of the Western Cape. These include Southern Suburbs, the South Peninsula, City Bowl (new premises at 96 Kloof Street), Winelands, Helderberg, Hermanus, Plettenberg Bay, Overberg and West Coast.

This expansion has led to a growth in referrals between all of our agents and this widening of our combined bases of knowledge, areas of specialisation and spheres of influence is of great benefit to our clients. It means a higher rate of successful sales at the best possible prices.

Growing effectively has meant keeping abreast of developments in a sector where technological advances are made in exponential leaps and bounds. This means supporting our property brokers with up-to-the-minute industry training and finely-tuned, proven marketing strategies, including all-important digital platforms. Mostly, we pride ourselves in our mission to run a healthy business based on the family values upon which Greeff Properties has been built for the past 20 years. On that note, I wish you and your family a blessed and safe holiday season.

Mike Greeff





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## SIGNATURE PROPERTIES



*A home that whispers  
class and comfort*



● **CONSTANTIA UPPER**

**R35 000 000**

Web Ref No 4886183

Beds 6

Baths 7

Receptions 3

Garages 2

Set on 2 000m<sup>2</sup>, enjoying optimal privacy and state-of-the-art security, this contemporary, smart home is designed to embrace breathtaking mountain views. Living and entertainment spaces flow effortlessly onto a stunning, north-facing patio from which to enjoy the garden, lap pool, koi pond, fountain feature, pizza oven and braai, with alfresco dining area. Two of the six bedrooms comprise a self-contained flat with separate entrance or access from the house. Features include, a cinema and entertainment room, with built-in pub, a dining area with built-in wine racks, a SMEG wine fridge, sommelier drawer and an integrated coffee machine, Liebherr integrated fridge freezer and Hansgrohe bathroom sanitaryware. The kitchen area boasts marble and unpolished, acid-washed and polished granite work tops. There are also glass stacked doors, imported light fittings, hardwood and marble flooring, plus staff accommodation, among other outstanding features.

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## SIGNATURE PROPERTIES

*A timeless classic beyond excellence***CONSTANTIA UPPER****R28 000 000**

Web Ref No 4968916

Beds 6

Baths 5.5

Receptions 4

Study

Garages 2

Experience a level of comfort seldom found with this blend of clever design, excellent quality and bespoke finishes throughout. North facing, with views of the mountain, the peninsula, and beyond to the Hottentots Holland Mountains, the 700m<sup>2</sup> home is set in an elevated position on 2 271m<sup>2</sup> of lush, landscaped, formal gardens and manicured lawns in the sought-after Avenues of Constantia Upper. Attention to detail is evident throughout, from the entrance hall, with feature light fitting, to the elegant living spaces and chef's open-plan kitchen. Highlights include, the generously-proportioned living areas, en suite bedrooms, high ceilings and bespoke light fittings. Additional features are, marble tops, unpolished marble flooring, kitchen with high-end Siemens appliances, surround sound, air conditioners, walk-in wine cupboard, underfloor heating, borehole and staff accommodation, to name a few.

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## SIGNATURE PROPERTIES



*Tasteful beyond in Hiddingh,  
with mountain views and an elegant flatlet*



**NEWLANDS**  
**R11 950 000**

Web Ref No 4849316  
Beds 4  
Baths 3  
Receptions 2  
Garages 2

Renovated with such impeccable taste, resulting in a free-flowing home, which is both edgy and completely warm and inviting. 15m Stacked doors ensure the exterior and interior are seamlessly connected, creating so much space to play. Engineered oak floors juxtapose beautifully with a Fenix black kitchen. Positioned within a short walk to the village, this home also neighbours the historical Newlands House, home to a Parliamentarian, with the incredible bonus of a 24-hour police guard. The equally appealing flatlet yields an existing rental of R8 700 per month. Malmesbury shale has been lovingly hand-crafted to create a unique front wall, resulting in masses of kerb appeal. Complete with a big playroom and study.

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## SIGNATURE PROPERTIES



*Mountainside splendour,  
with exceptional views*



**ZWAANSWYK**

**R11 900 000**

Web Ref No 4834150

Beds 4

Baths 3.5

Receptions 4

Garages 2

Nestled in an elevated position on the foothills of Constantiaberg in the Constantia Valley, this architecturally designed, newly-built home offers stylish, carefree, open-plan living. Sweeping views of False Bay, Table Mountain and the vineyards can be enjoyed from the sheltered, undercover patio or from the sparkling pool. The home boasts high ceilings and light, bright living with floor-to-ceiling windows. Formal and informal living areas abound. The gourmet kitchen, with central island is great for entertaining. A large utility/laundry room leads to the drying yard. All three bedrooms have doors to the deck. There is a separate-entrance flat with a lounge, large kitchen, dining area and bedroom en suite. Good security, with a neighbourhood-dedicated security monitor.

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**SIGNATURE PROPERTIES**



*Chatelet – castle on the hill*



**HOUT BAY**  
**R39 500 000**

Beds 6  
Baths 5  
Receptions 3  
Garages 2

Located on the mountainside, overlooking the spectacular Hout Bay, and enjoying unrivalled views, is "Chatelet" – a unique and magnificent, secure, private residence set on 7 108m<sup>2</sup>, which includes three adjacent properties defined by uncompromised privacy. This superb and upmarket property offers a stately main house, comprising six bedrooms, a guest cottage with its own entrance, plus two freehold vacant stands, a double garage, a rim-flow, 15m swimming pool alongside a serene entertainment pavilion, and all of this in an established and manicured garden, with its own floodlit tennis court. This is surely one of Hout Bay's finest offerings for a discerning buyer.

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## SIGNATURE PROPERTIES



## *Charming De Goede Hoop farmhouse*



### NOORDHOEK

**R39 500 000**

Web Ref No 4968780

Beds 8

Baths 9

Reception 6

Garages 5

Parking 7

Set in De Goede Hoop Security Estate, each five-acre stand has access to bridle paths, plus direct access to secure hiking trails on a private section of the mountain. This contemporary Noordhoek farmhouse, with spectacular mountain views, nestles in a forest with two perennial streams. There are multiple dwellings, including the four-bedroom main house, a studio apartment, plus a separate, three-bedroom cottage. The magnificent natural gardens include a 300-year-old English oak with a Kirstenbosch-style "Boomslang" treetop walkway from the main house via a treehouse deck through the tree canopy, past the dam and on to the cottage.

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**BEDECKED**

Outdo all the season's dazzle in these Dimitriadis and Crystal rings, R1 350 each from **Lulu Belle**.

# LOVIN' SUMMER

SOMETHING FOR EVERYONE - HOLIDAY TREATS TO HOLD ON TO FROM CAVENDISH SQUARE.

**EFFORTLESSLY COOL**

On hot summer days you'll feel like a water sprite in this Italian linen shift. Also available in black or beige, R8 500 from **HR Boutique**.



**CHARMING**

Ed's vote goes to this locally-made, fabric cosmetic bag with leather tassel, by Hippip, R335 from **Little House Boutique**.



CAVENDISH SQUARE





**THE LEGEND LIVES ON**

Taormina sandals by Birkenstock in Ochre, R2 199 from **Birkenstock** store.



**HAPPY HAT**

This Ebb Tide Bucket Hat is a summer must have, on or off the beach – carry it everywhere with you and keep the sun off, by Sisstrevolution, R529.99 from **The Store**.



**TO BE TREASURED**

This Victorian, silver and gilt, enamel locket, circa 1890 opens up to hold your most precious memories, R4 995 from **Kay's Antiques**.



**NOW, EAR THIS**

The more the prettier – adorn yourself with a pair of sterling silver earrings with semi-precious prehnite, R625 and why not add a vintage-style, sterling silver pearl ear cuff priced at R230? Both from **Casa Boho**.

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



# GROOTBOS

*Private Nature Reserve*

★★★★★

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

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

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

*The*  
**SUMMER  
SUN**

**SPECIAL**

JAN - APR

Grootbos Private Nature Reserve is running a **Summer Sun Special for R4950.00 per person per night sharing valid from 11 January - 30 April 2022** (Excluding Easter holidays). This includes luxury accommodation in a freestanding suite, all-inclusive meals, a bottle of Creation Summer Rosé and 50% off spa treatments.

**[www.grootbos.com](http://www.grootbos.com)**  
**+27 (0)28 384 8053**  
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# GROOTBOS, FOREST LODGE

Walkerbay, Western Cape

S 34° 30' 36.597" , E 19° 25' 55.926"





# PURE TASTE

*Delicious, yet super-light and healthy additions  
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PRODUCTION,  
STYLING AND  
PHOTOGRAPHY BY  
HEDI LAMPERT

## ASIAN-STYLE CRAB CAKES

These are light, tasty and easier to whip up than you might imagine. A perfect starter or cocktail snack.

Serves 4

### INGREDIENTS

- + Frozen crab claws, 330g (usually available from your fishmonger)
- + Breadcrumbs, 1 cup
- + Eggs, 2
- + Red chilli, 1/2 finely chopped
- + Ginger, fresh, 1 tsp grated
- + Lime, 1/2 juiced
- + Brown sugar, 1 tsp
- + Soya sauce, 1/2 tsp
- + Thai fish sauce, 1/4 tsp
- + Coriander, 1/4 cup chopped
- + Garlic, 2 cloves, finely chopped
- + Spring onion, 2 for serving
- + Mayonnaise for serving
- + Canola oil for frying (no more than 2 Tbs)

### METHOD

Defrost the crab claws and cook in a steamer until the flesh is tender and you can easily pull it away from the claw and the central cartilage. The crab meat will flake naturally. Add eggs, breadcrumbs, garlic, ginger, chilli, sugar, lime juice, coriander, Thai fish sauce and soya sauce. Mix until combined. Place in the fridge for 30 minutes so that mixture firms a little. Rub your hands with oil and gently shape tablespoons full of the mixture into patties/cakes.

Heat oil in a pan and fry the crab cakes until golden brown on each side. Serve with a good quality mayonnaise and snipped spring onion.

(On page 16)

## BRAAIED, GARLIC BUTTER AND LIME PRAWNS, WITH PINE, PAPAYA AND PEANUT SALSA

A yummy and stylish summer braai alternative.

Serves 4

### INGREDIENTS

- + Frozen prawns, 24 peeled
- + Lime, 1
- + Garlic, 2 cloves finely chopped
- + Butter, 1/4 cup melted
- + Papaya, 1
- + Pineapple, 1
- + Red chilli, 1/2
- + Coriander, 1/4 cup
- + Salted peanuts, 1/2 cup

### METHOD

Defrost the prawns and check that all veins have been removed. Thread prawns onto skewers and brush with combined garlic, melted butter and the juice of half a lime. Cook the prawns over white hot coals, turning and basting regularly with garlic butter and lime mixture. Serve hot off the coals with the salsa.

### SALSA

Combine chopped papaya, pineapple, red chilli, coriander, and the juice of half a lime. Sprinkle with peanuts and serve.





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## BANANA, CINNAMON “ICE CREAM”

A bonanza of a dessert packed with creamy flavour, yet it contains zero fat or added sugar.

### METHOD

Allow one banana per person. Freeze the bananas, and when solid, simply blend them in a food processor until creamy. That's it! Easy, peasy. Sprinkle with cinnamon and if you want some crunch, serve with almond brittle. (Yes, the brittle contains sugar, and the almonds are a source of healthy fats and vitamin E.)

## ALMOND BRITTLE

*Makes enough for 4 small servings*

### INGREDIENTS

- + Sugar, 1/3 cup
- + Almonds, 12 roughly chopped

### METHOD

Spray a piece of aluminium foil with cooking spray. Sprinkle almonds onto the foil.

Place sugar in a saucepan and heat until the sugar melts and starts to turn golden. Pour molten sugar over the almonds and allow to harden into brittle. Break into shards and serve scattered over the banana “ice-cream”.





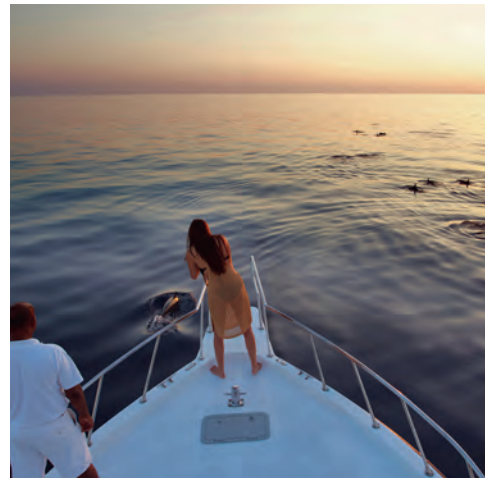
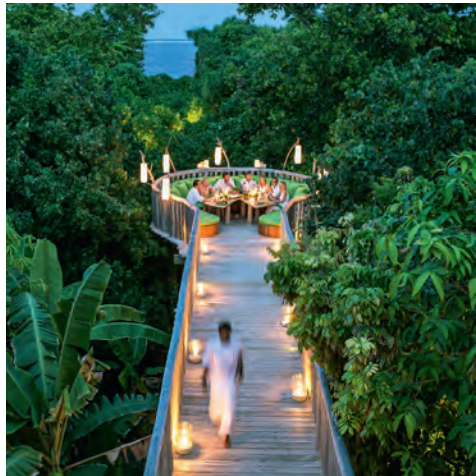
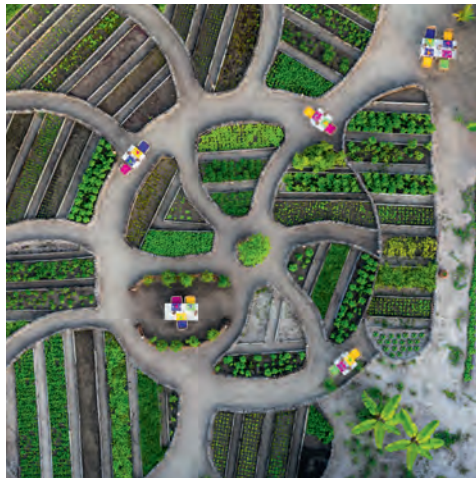
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*A beautiful chateau high up  
in Bishopscourt*



**BISHOPSCOURT**  
**R56 000 000**

Web Ref No 2587913  
Beds 8  
Baths 8  
Receptions 3  
Garages 4  
Parking 12

Set against a dramatic mountain backdrop, this lavish home offers an exceptional lifestyle. It is positioned on 7 708m<sup>2</sup> 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 interleaving, 14-seater dining room have doors to the terrace, as does the indoor party room with bar and barbeque. Additional amenities are, a snooker room, eight-seater cinema, a gymnasium, one-bedroomed guest flat with separate entrance, large high-tech kitchen with scullery, laundry, pantry and breakfast room. The second guest apartment has two bedrooms, two bathrooms, a living/dining area and a spacious kitchen, and in addition, a luxurious guest suite. Upstairs are four generous bedrooms, plus a music room. Further features are, a pool, Jacuzzi, change room with shower and toilet, a separate staff suite and a borehole.

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## *Georgian-style family home*



### **BISHOPSCOURT** **R29 995 000**

Web Ref No 2592163

Beds 5

Baths 4

Receptions 2

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 ample parking, a three-bedroomed staff flat and excellent security. A truly spectacular home for the discerning buyer.

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*North-facing beauty in Hen and Chicken*

Fabulous open-plan spaces, quality finishes, plus formal and informal entertainment spaces. A spacious sitting room has beautiful oak floors, a wood-burning fireplace and French doors leading to the garden. The formal dining room flows seamlessly from the well-designed kitchen. An eat-in area boasts a free-standing gas and electric cooker, Caesarstone countertops, a separate scullery and laundry. A divine, enclosed patio has stacked glass doors showcasing the decked pool area and majestic mountain views. Additional features include, staff accommodation, a wine cellar, a borehole and irrigation system, plus excellent security.

● **CLAREMONT UPPER R13 500 000** Web Ref No 4938568 • Beds 4 • Baths 4.5 • Receptions 3 • Garages 2 • Parking 2  
Debbie Woods – 082 578 4181 – Debbie@greeff.co.za



*A spacious, yet warm and cosy home*

Luxurious and modern, the triple-volume entrance hall leads to a large, open-plan kitchen leading onto the dining room, sitting room and fabulous bar area. A braai-room has doors to the garden with luscious fruit trees. The kitchen boasts a scullery, laundry, and extra room for ironing or staff use. Features include, a well-fitted study, coffee station, heat-pump for the geysers and excellent security. There is direct access from the garage into the kitchen area.

● **CLAREMONT UPPER R12 900 000** Web Ref No 4783908 • Beds 4 • Baths 3.5 • Receptions 4 • Garages 2 • Parking 4  
Debbie Woods – 082 578 4181 – Debbie@greeff.co.za





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### *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 include staff accommodation, two studies and a pool.

● **CLAREMONT UPPER R10 250 000** Web Ref No 3820120 • Beds 5 • Baths 3.5 • Receptions 3 • Garages 2

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



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### *Chic city living*

A stylish and immaculate home set in an easy-to-maintain lush garden, with an enticing Mediterranean-style pool extending from the front terrace. The pristine interior exudes a sense of warmth and relaxed elegance. This is open-plan living at its best, with a versatile space incorporating the snug fireside sitting room, with doors to the north-facing terrace. A separate TV room/study, with terrace doors, is ideal for those family movie nights.

● **CLAREMONT UPPER R9 850 000** Web Ref No 4996028 • Beds 3 • Baths 3.5 • Receptions 3 • Garages 2 • Parking 2

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



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### *A gorgeous private retreat*

This classic property has a wonderful flow from the hub of the home to the serene, private garden with its north-facing mountain view. Well-designed living rooms open to the expansive covered terrace with built-in braai and pool, whilst the open-plan kitchen with centre island adds to a relaxed, modern lifestyle. The fully fitted office could easily be a fourth bedroom. A bedsit / guest suite with its own entrance and garden adjoins the main house.

● **CLAREMONT UPPER R9 250 000** Web Ref No 4288079 • Beds 4 • Baths 2.5 • Receptions 3 • Garages 2 • Parking 2

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





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### ● CLAREMONT UPPER R6 750 000

#### Secure, bespoke, stylish townhouse

Defined by elegant architectural lines, with classic roof eaves, working wooden sash windows and shutters, this home boasts thoughtful design and exquisite attention to detail in all aspects of living comfortably. Energy efficient, environmentally-friendly design includes, double-glazed windows, heat pump, LED lights and water storage. Excellent security. Total floor space 2 706m<sup>2</sup> (excluding covered terrace).

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

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Charles Silbert – 082 555 4286 – charles@greeff.co.za



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### ● CLAREMONT UPPER R5 000 000

#### Unique development opportunity

Lovely north-facing, treed land situated in a popular and sought-after hub. The land has great mountain views, has been surveyed and sub-divided into two portions respectively. Purchase one or both plots – 874m<sup>2</sup> is priced at R5 000 000, 921m<sup>2</sup> is priced at R6 000 000. The process has been approved by Council but not yet registered. Ideal for creating a secure living environment.

Web Ref No 4444156 • Vacant land – Plots 2

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



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### ● CLAREMONT UPPER R4 975 000

#### Land – a rare find in this exclusive neighbourhood

This is a golden opportunity to build your perfect family home. This land is located in the sought-after "Hen and Chicken". Complete with a borehole, it presents a blank canvas upon which to make your dreams come true.

Web Ref No 2979422 • Vacant land – Erf size 845m<sup>2</sup>

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



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### ● CLAREMONT UPPER R2 990 000

#### Pristine Victorian terrace house

This charming, spacious and light-filled, Victorian cottage abounds with original features, including Oregon-pine-strip flooring, brookie lace, high ceilings, two Victorian fireplaces and sash windows. A spacious loft room/studio/playroom has a separate entrance from the courtyard via a custom-designed spiral stairwell. Immaculate and well maintained, this much-loved home is a gem. Centrally situated and competitively priced.

Web Ref No 5001269 • Beds 2 • Bath 1.5 • Receptions 2 • Parking 1

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Charles Silbert – 082 555 4286 – charles@greeff.co.za





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*A distinctive home, with  
magnificent views*



**CONSTANTIA UPPER**  
**R23 950 000**

Web Ref No 4943352  
Beds 4  
Baths 4.5  
Receptions 4  
Garages 3  
Studies 2  
Staff accommodation  
Separate cottage

Designed by architect, Jane Baldwin, this home is nestled in a quiet tree-lined crescent. With versatile and expansive accommodation, including a work-from-home office or optional fifth guest-suite. There is easy flow between the reception rooms, chef's kitchen and large entertainment room with stacked doors onto the patio, garden and pool. Enjoy a tennis court and a luxurious, two-bedroomed cottage. A state-of-the-art security system, with guard house, assures your peace of mind. Benefit from generous, two-bedroomed staff accommodation, plus a generator to power the entire property in case of outages. Two boreholes provide ample water for both the one-acre garden and in-house consumption, using an on-site, professional water filtration and purification plant, allowing the property to fully operate off the council grid.

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





*Contemporary style in the 'Embassy Belt'*

Set on a magnificent 9 100m<sup>2</sup> with a backdrop of Table Mountain and sweeping views across the Constantia valley, this luxurious, comfortable, private and secure home flows over three levels, connected by a series of staircases. Impressive entertainment areas include, cocktail and sushi bars, lounging and eating spaces, a conference/admin centre, three chef's kitchens and two pools. Magnificent en suite bedrooms boast view balconies. Features include, a guardhouse at the entry, parking for 80 cars, telephone lines, TV connections, fridges and air cons in all bedrooms. Ideal for dignitaries or as corporate headquarters. There is staff accommodation.

● **CONSTANTIA UPPER R65 000 000** Web Ref No 4519517 • Beds 12 • Baths 12 • Receptions 7 • Parking 80  
Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



*Elegant, classically-styled villa with views*

Custom designed by the current owners, the extensive home includes 1 395m<sup>2</sup> of living space, grandly-scaled reception rooms, a bespoke open-plan gourmet kitchen, two, separate, built-in bars, a study and magnificent conservatory. The vast lower level is dedicated to an extensive wine cellar and storage rooms, and has access to seven-car garaging. Bespoke finishes include, exquisitely crafted carpentry throughout, waterborne underfloor heating, air conditioners with separate units to draw in fresh air, surround sound in selected areas, high ceilings and solid American oak flooring. The home offers the perfect combination of efficiency and luxury.

● **CONSTANTIA UPPER R49 000 000** Web Ref No 3702245 • Beds 5 • Baths 5 • Receptions 5 • Garages 7 • Parking 8  
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za





### *Private access to Groot Constantia*

This architecturally outstanding home on 8 578m<sup>2</sup> is designed to provide a luxurious level of comfort, ultimate privacy and security. It enjoys a privileged position with access to Groot Constantia Vineyards. Light and spacious, with ceiling-high windows and double-volume doors, the home boasts formal and informal lounges, an office, two studies, luxurious en suite bedrooms and an open-plan kitchen. Other features include, a gym, an outside entertainment room with lounge and dining area and a large, open fireplace. Stacked doors open onto the garden with an extra-length swimming pool.

● **CONSTANTIA UPPER R32 000 000** Web Ref No 4599744 • Beds 5 • Baths 5.5 • Receptions 3 • Garages 3  
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



### *Magnificent contemporary home*

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

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





*Classic meets contemporary*

A symphony of light and space. Set in an elevated position on over two magnificent acres, enjoying optimal privacy and security, with breathtaking panoramic views. 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: pyjama lounge/study, kitchen and staff accommodation.

● **CONSTANTIA UPPER R27 500 000** Web Ref No 4030249 • Beds 6 • Baths 5.5 • Receptions 4 • Garages 3  
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



*Baronial thatch with magnificent vistas*

A magnificent 1 400m<sup>2</sup> home on an elevated 3 628m<sup>2</sup> with pool, gazebo and outdoor entertainment areas boasting mountain and valley views. Revel in a gourmet kitchen, informal and formal dining rooms and formal lounge with gas fireplaces. The main suite has his and hers bathrooms, an exceptional dressing room and French doors to a private view balcony. Two of the en suite bedrooms have a kitchenette, study and own entrance, and there is a separate flatlet off the garaging area with kitchenette and shower suite. Enjoy the clubhouse and newly resurfaced tennis court.

● **CONSTANTIA UPPER R24 000 000** Web Ref No 4551938 • Beds 7 • Baths 8.5 • Receptions 4 • Garages 3 • Parking 8  
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za





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*Perfect contemporary family home*

Set in a secure and tranquil cul-de-sac, on 1 387m<sup>2</sup> of lush garden with pool and borehole water, this stylish home boasts high, open-beam ceilings, stacked doors, bespoke, imported, wood flooring, underfloor heating, fireplaces, study, as well as aircons in all the bedrooms. Enjoy easy flow between the spacious reception rooms to an expansive, all-seasons, covered veranda and enclosed entertainment room. Off the grid with a sophisticated water filtration system and ample solar power for electricity. Excellent security system, plus entry-controlled, manned guard house at the top of the street.

● **CONSTANTIA UPPER R13 900 000** Web Ref No 4963894 • Beds 4 • Baths 3.5 • Receptions 4 • Garages 2  
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



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*Excellent Airbnb opportunity*

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

● **CONSTANTIA UPPER R12 900 000** Web Ref No 4455249 • Beds 6 • Baths 4.5 • 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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● **CONSTANTIA UPPER R14 500 000** Web Ref No 4166170 • Beds 4 • Baths 4 • Receptions 3 • Garages 2

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



### *Four beautifully designed homes*

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



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● **CONSTANTIA UPPER R12 950 000** Web Ref No 4401766 • Beds 3 • 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



### *Stylish lock-up-and-go*

Move right into this brand-new stylish home in a security estate of 11. Highlights are generous proportions throughout and open-flow reception rooms. No expense has been spared on the high-end finishes, including Victorian Bathrooms sanitaryware and Morgan Day lights. Seamless stacked glass doors make for easy indoor/outdoor living to the enclosed, expansive entertainment patio with built-in gas braai. Add the manageable garden and you have the ideal lock-and-go.



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● **CONSTANTIA UPPER R11 900 000** Web Ref No 4971514 • Beds 3 • Baths 2.5 • Receptions 3 • Garages 2

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



### *Enchanting location in the Avenues*

This facebrick, low-maintenance home, perfectly positioned in the prime Avenues of Constantia Upper embraces north-facing mountain views from every window. Nestled on a lush 1 568m<sup>2</sup> borehole irrigated landscaped garden, the home boasts easy flow from the reception rooms to the expansive all-seasons veranda with lounging and dining areas. There is also staff accommodation. Enjoy as is or redesign to suit your unique lifestyle. You'll be spoilt for choice with this exceptional opportunity.





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**● CONSTANTIA UPPER R12 500 000**  
**Characterful, country-style family home**

Set on 3 866m<sup>2</sup> of level land in a cul-de-sac, in a lush garden with pond feature and mountain views. Income-generating opportunities, with a separate two-bedroomed cottage, with kitchenette, scullery, lounge, study and a self-contained, one-bedroomed flatlet, with kitchenette, lounge and balcony above the garages. Copious borehole water, and the option to exercise the municipality-approved sub-division.

Web Ref No 3683324 • Beds 4 • Baths 3 • Receptions 3 • Garages 2 • Parking 4  
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za  
Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za



**● CONSTANTIA UPPER R8 950 000**  
**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. A study could be a fourth bedroom. There is also staff accommodation with bedroom and bathroom. Enjoy an abundance of sunshine, bay windows, tiled floors, high ceilings, space and quality finishes throughout.

Web Ref No 4631782 • Beds 4 • Baths 2 • Receptions 3 • Garages 2  
Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za  
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



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**● CONSTANTIA UPPER R8 750 000**  
**Ideal price and position**

A beautifully renovated, modern, north-facing family home set in a tranquil and secure, 24-hour-manned cul-de sac in the heart of Constantia Upper. Set on 1 227m<sup>2</sup> of private, water-wise garden with ivy-clad boundary walls, a large swimming pool with rock feature and expansive, all-seasons, undercover veranda with built-in braai. French-paned windows and sliding doors for easy indoor/outdoor living. A fifth bedroom with own entrance presents versatility.

Web Ref No 4969185 • 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



**● CONSTANTIA UPPER R6 300 000**  
**Stunning plot in the Avenues**

An opportunity to build your dream home on this 2 220m<sup>2</sup> section in the sought-after Avenues of Constantia Upper. The current owners have submitted plans to council for approval of a contemporary-style home. 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 exceptional restaurants.

Web Ref No 4658701  
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za  
Cheryl Teubes – 082 457 9980 – cheryl@greeff.co.za

*\*Artist's rendering*





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### *Farmhouse on lush 4 002m<sup>2</sup> plot*

Nestled amongst big trees and camellia, adjoining Tokai forest and a protected wetland, this secluded property is a rare find. A broad veranda overlooks the pool, a picturesque fountain and spacious garden. Being part of an estate, there are lanes for bike-riding and a stream to explore. With some renovation, the rambling house has huge potential as a family home. There's even a lift to the upper floor.

● **CONSTANTIA R8 995 000** Web Ref No 4947050 • Beds 4 • Baths 3 • Receptions 4 • Garages 4 • Parking 4  
Tarryn Unite-Penny – 083 285 3762 – tarryn@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za



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### *Exceptional home for the love of life*

This is the home for the entertainer extraordinaire. It offers extended family living facilities, a spacious, enclosed, peaceful garden with abundant bird life, a large pool, established trees and so much more. Garaging for serious 4x4 enthusiasts and an impressive office with outside entrance are an added bonus. Enjoy this rural, quiet setting with easy, quick access to all major amenities and good schools.

● **CONSTANTIA R7 950 000** Web Ref No 5031090 • Beds 5 • Baths 5 • Receptions 3 • Garages 5 • Parking 6  
Tarryn Unite-Penny – 083 285 3762 – tarryn@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za



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### *Conveniently situated family home*

This elegant home, with pool, is designed for relaxed family living. The house has a picturesque exterior with wooden shutters and stone-washed face-brick walls. A gable-roofed portico over the front door adds a charming touch. Numerous features set this house apart and make it a great investment.

● **CONSTANTIA R4 900 000** Web Ref No 4985420 • Beds 4 • Baths 2.5 • Receptions 4 • Garages 2 • Parking 2  
Tarryn Unite-Penny – 083 285 3762 – tarryn@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za





*A distinctive, luxurious home  
with exceptional views*



**NEWLANDS**

**R18 800 000**

Web Ref No 5030829

Beds 5

Baths 5.5

Receptions 4

Garages 2

Parking 4

This magnificent north-facing property has a distinguished provenance – passed down through a generation, it has recently been renovated to epitomise the highest standard of luxury living and elegant entertaining. It's a double-storey, with all living areas making the most of the unsurpassed mountain view. Few homes in Newlands have this sort of vista, wrapping around a completely secluded, easy-to-maintain, enclosed garden, with heated swimming pool and majestic champion oak trees. Upstairs there are five luxurious bedrooms, all en suite, with a private pyjama lounge at the top of the stairs. A borehole with a full carbon filtration system, solar geysers, electrical inverter and a sophisticated security system are all part of this perfect package.

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*Provençal farmhouse*

Referencing a contemporary, French Provençal farmhouse, architect, Jeanne du Toit has created a magnificent home full of authentic charm and attention to detail. Situated in the sought-after Hiddingh Estate, the location is hard to beat. Close to all amenities and Southern Suburbs schools, owners also enjoy the lifestyle of the five-minute stroll to multiple restaurants in the neighbourhood, and the hop and skip into the magnificent Newlands Forest for hiking and cycling.

● **NEWLANDS R10 900 000** Web Ref No 5005048 • Beds 5 • Baths 3.5 • Receptions 3 • Garages 2 • Parking 3  
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



*Perfectly positioned village home*

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

● **NEWLANDS R9 390 000** Web Ref No 4589510 • Beds 4 • Baths 3 • Receptions 3 • Garages 2 • Parking 3  
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*Contemporary in a secure estate*

This double-storey house has magnificent proportions. On entering one is met by a sweeping staircase that leads up to four bedrooms. The main bedroom has an expansive en suite, dressing room and lounge area, with a spacious terrace overlooking the garden. 24-Hour protection offers all the security measures one could wish for. The property is on the corner of the estate, allowing for complete privacy.

● **NEWLANDS R15 900 000** Web Ref No 5001533 • Beds 5 • Baths 3.5 • Receptions 3 • Garages 3 • Parking 3  
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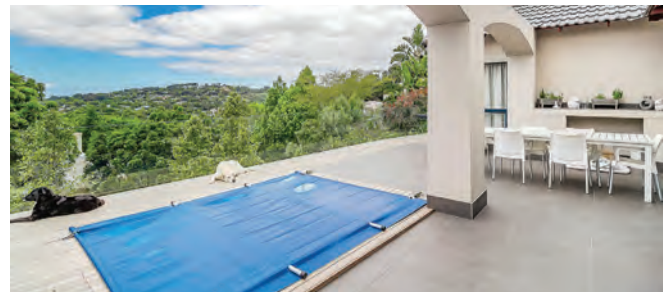
*Entertainer's home set in Fernwood*

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

● **NEWLANDS R9 900 000** Web Ref No 4559544 • Beds 4 • Baths 3.5 • Receptions 3 • Garages 2 • Parkings 2  
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



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*A touch of Hollywood Hills*

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

● **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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### *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. This property features 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 is 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 50m<sup>2</sup> loft. Further potential to expand this home if desired to a double storey with approved plans by Heritage in place. Complete with borehole and underground water storage.

● **NEWLANDS R7 200 000** Web Ref No 4375238 • Beds 5 • Baths 3 • Receptions 3 • Garages 2 • Parking 2

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



### *Ticks all the boxes*

This home opens up to a very large open-plan living area leading to a lovely, study with wonderful views. There is a generous garden, complete with pool and space for a trampoline. The property is just a two-minute walk to Westerford and is very close to SACS and all the Dean Street amenities. A highly desirable position.

● **NEWLANDS R6 100 000** • Beds 3 • Baths 2 • Receptions 3 • Garage 1 • Parking 2

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





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● **ROSEBANK R7 200 000** Web Ref No 4977755 • Beds 4 • Baths 3.5 • Receptions 3 • Garage 1 • Parking 5  
Mark Shagam – 083 272 4004 – mark@greeff.co.za



*A charming Victorian*

Hidden within an established, lush garden, a meandering, shaded driveway protects this imposing Victorian from prying eyes. Located in the very heart of quiet, leafy Banksia Road, this property could easily become your "forever home". Enhanced by a classic wraparound covered porch on the north and west aspects, with large entertainment patio looking onto the pool.



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● **CLAREMONT R4 995 000**  
**Superb location with security**

Set in a leafy, quiet road in the Newlands/Palmyra pocket, 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 salt-water, solar-heated pool.

Web Ref No 4998932 • Beds 4 • Baths 3 • Receptions 2 • Garages 2 • Parking 5  
Debbie Chalmers – 082 871 6278 – Debbie.chalmers@greeff.co.za



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● **CLAREMONT R4 995 000**  
**Immaculate – just move in**

This tastefully renovated family home offers the discerning buyer the best of the best. Conveniently located close to leading schools, and within walking distance to Keurboom Park, shopping centres and Kelvin Grove.

Web Ref No 4938413 • Beds 4 • Baths 3 • Receptions 3 • Parking 2  
Debbie Chalmers – 082 871 6278 – Debbie.chalmers@greeff.co.za



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● **ROSEBANK R3 995 000**  
**Super return on this investment**

Be clever, be quick. For fifteen years, this has been a well-organised, well-maintained, student rental accommodation, comprising seven bedrooms and two bathrooms, plus parking for five. It's in the heart of the hub of student life.

Web Ref No 4881477 • Beds 7 • Baths 2 • Receptions 2 • Parking 5  
Mark Shagam – 083 272 4004 – mark@greeff.co.za



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● **MOWBRAY R3 850 000**  
**Gable and curlicues**

A rare opportunity on offer. One of just a pair of unique, decorative, double-storey, Victorian houses in Little Mowbray. Such generous rooms and high ceilings, space for kids to run wild, explore hidden corners, and indulge in their whimsical fantasies.

Web Ref No 5000247 • Beds 3 • Baths 2.5 • Receptions 2 • Garage 1  
Mark Shagam – 083 272 4004 – mark@greeff.co.za





*Elegance and charm*

This exquisite home has been renovated by architects and interior designers. It boasts high ceilings, an abundance of light, and a perfect entertainer's flow. Beautifully designed, engineered oak wooden flooring throughout. Lovely garden with pool and carport for two cars.

● **RONDEBOSCH R9 995 000** • Beds 5 • Baths 3 • Receptions 3 • Parking 2

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



*Come down to Sandown*

Bring your family home to this exquisite five-bedroomed luxury house and be amazed by the outstanding attention to detail and top-of-the-range finishes portrayed throughout. Large, leafy garden and sparkling pool.

● **RONDEBOSCH R8 450 000** Web Ref No 4784260 • Beds 5 • Baths 3 • Receptions 2 • Garages 4

Val Petzold – 083 625 0433 – val@greeff.co.za | Daniel Etherington – 072 709 0057 – daniel@greeff.co.za



*Unique position*

This property is in superb condition. Built with every feature in mind. A low-maintenance home with spacious accommodation and a wonderful family room. The sitting room leads to the undercover patio and garden. One of the best family homes on the market. Price negotiable.

● **RONDEBOSCH R4 795 000** Web Ref No 4984245 • Beds 3 • Baths 2 • Receptions 3 • Garages 2 • Parking 2

Val Petzold – 083 625 0433 – val@greeff.co.za





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● **WYNBERG UPPER R24 995 000**

**Stately guest house**

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

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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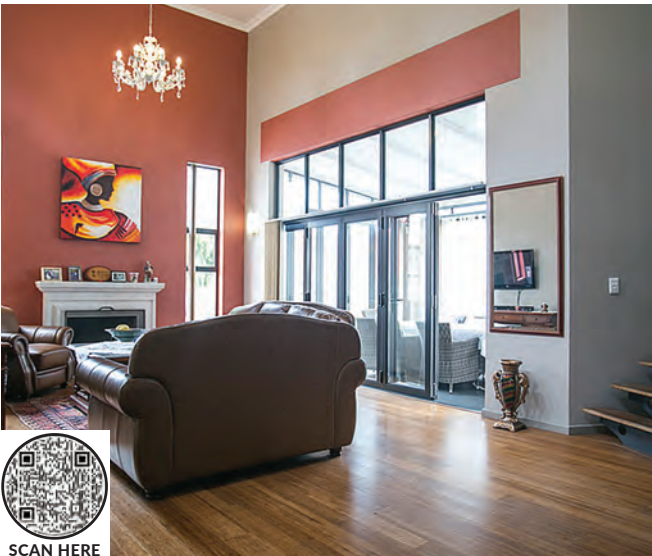
● **KENILWORTH UPPER R4 995 000**

**Family home with separate cottage**

Warmth and understated classic interiors define this well-maintained home, situated in a quiet cul-de-sac. Excellent accommodation and great entertainment areas. Enjoy the added value brought by a two-bedroomed cottage, pool, studio and flatlet. There is a double carport.

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



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● **KENILWORTH UPPER R4 450 000**

**Secure, bespoke, stylish townhouse**

An exceptionally neat and spacious, north-facing townhouse-styled home with plunge pool, situated in a quiet cul-de-sac. Large lounge with dining area and easy-to-maintain bamboo flooring and fireplace. Open-plan kitchen with separate scullery. Lounge flows onto enclosed sunroom/breakfast room. Included is a heat pump. Good security.

Web Ref No 4916974 • Beds 3 • Baths 2 • Receptions 2 • 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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● **KENILWORTH UPPER R3 950 000**

**Townhouse-style living**

Above Main Road, this north-facing unit, one of four, is situated in five-minute walking distance to the Kenilworth Main Road hub. Entrance hall and large lounge/dining area are open plan to a spacious kitchen, which opens onto a lovely east and north-facing garden. The main bedroom boasts a large, north-facing balcony, plus walk-in dressing room and en suite.

Web Ref No 4794715 • Beds 3 • Baths 2.5 • Receptions 2 • 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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### ● PLUMSTEAD R3 250 000

#### North facing in Timour Hall

This immaculate three-bedroomed, two-bathroomed home boasts stunning finishes throughout. Large pool and braai area, plus a spacious, separate bedroom with en suite. Electric fence and beams around the property and Timour Hall Security.

Web Ref No 4849395 • Beds 4 • Baths 2.5 • Receptions 3 • 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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### ● WYNBERG UPPER R2 295 000

#### Contemporary apartment

This move-in ready apartment is fully furnished with bespoke and stylish furniture. Perfect for investors wanting to expand their portfolio in an up-and-coming area, or for buyers in search of a chic apartment to call home. All furniture and appliances included.

Web Ref No 4932727 • Beds 2 • Baths 2 • Reception 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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### ● PLUMSTEAD R1 995 000

#### Charming three-bedroomed duplex

This property ticks all the boxes, from location to the quality of building maintenance, which is excellent. It's a beautiful unit in a secure complex, positioned in a sought-after pocket in Plumstead. The unit is fibre-ready and pet-friendly. This property is not one to be missed.

Web Ref No 5007013 • Beds 3 • Baths 2.5 • Receptions 2 • Parking 1

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



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### ● PLUMSTEAD R1 850 000

#### A property filled with potential

A typical Plumstead home, with wooden floors throughout. It has a spacious lounge waiting for you to add your flair. If you are interested in making a home completely your own, this is the property for you. The seller is open to negotiating the listing price.

Web Ref No 5001671 • Beds 3 • Bath 1 • Reception 1 • Garages 3 • Parking 3

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 450 000

#### Newly-renovated apartment

Welcome to a beautiful two-bedroomed unit with parquet floors throughout. One is met with an open-plan modern kitchen and lounge area with doors to a north-facing balcony. Additionally, the unit has one garage and parking bay. The apartment block boasts a laundry area and lift.

Web Ref No 4999910 • Beds 2 • 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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### ● PLUMSTEAD R1 400 000

#### Newly-renovated duplex

The ground floor of the property is an open-plan space comprising a lounge with a door out to a private courtyard. This neat duplex will make a great investment property.

Web Ref No 5005876 • Beds 2 • Baths 1.5 • 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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### ● PINELANDS R2 250 000

#### Townhouse in sought-after Pineacres

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 Steenkamp - 074 444 7022 - msteenkamp@greeff.co.za



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### ● PINELANDS R1 750 000

#### Views at Garden City Heights

This spacious and ready-to-move-in apartment is perfect for you. Two spacious bedrooms with built-in cupboards and aluminium windows and two bathrooms. One secure parking bay, plus communal laundry room.

Web Ref No 4928022 • Beds 2 • Baths 2 • Reception 1 • Parking 1

Daniel Etherington - 072 709 0057 - daniel@greeff.co.za  
Michael Steenkamp - 074 444 7022 - msteenkamp@greeff.co.za



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### ● MOUNTVIEW R1 695 000

#### A rare find at the price

Free-standing, modern, three-bedroom home. Open-plan living to a well-fitted, light and bright kitchen. Main bedroom with built-in cupboards. Family bathroom with main bedroom en suite.

Web Ref No 4834626 • Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 2

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



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### ● PINELANDS R1 695 000

#### Sun-kissed apartment

Enter into this sun-filled, two-bedroomed, spacious, open-plan apartment, with a free flow through to the kitchen. Pristine, landscaped, communal gardens and a communal braai area.

Web Ref No 5007455 • Beds 2 • Bath 1 • Reception 1 • Garage 1 • Parking 1

Daniel Etherington - 072 709 0057 - daniel@greeff.co.za  
Michael Steenkamp - 074 444 7022 - msteenkamp@greeff.co.za



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### ● LANSDOWNE R1 050 000

#### Private and secure

This modern, two-bedroomed apartment, with porcelain tiles throughout, offers you spacious, open-plan living. Generously-sized bedrooms with built-in cupboards, full bathroom and a bonus of two parking bays. Extras include 24-hour security.

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

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



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### ● PINELANDS R999 000

#### Poolside paradise at Anfield Village

This is a lovely, two-bedroomed apartment with stunning mountain views from the open-plan living area. A communal swimming pool means cool summer fun.

Web Ref No 4963281 • Beds 2 • Bath 1 • Reception 1 • Parking 1

Daniel Etherington - 072 709 0057 - daniel@greeff.co.za  
Michael Steenkamp - 074 444 7022 - msteenkamp@greeff.co.za





**FAIRWAYS R3 149 000**  
**The treasure of Fairways**

This distinctive, four-bedroomed home offers comfort, convenience and luxurious living. The immaculate kitchen is tiled and features a dining booth. This home has three air-conditioning units. Complete with a pool and entertainer's dream back garden.

Web Ref No 4974434 • Beds 4 • Baths 3 • Reception 1 • Garages 2 • Parking 2  
Luke Meyer – 071 608 8279 – luke@greeff.co.za  
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



**HEATHFIELD R2 990 000**  
**Ultimate investor's dream**

If you are looking to earn multiple passive incomes, this home would be the perfect buy. With nine bedrooms and six bathrooms and additional separate entrance/staff accommodation. The lounge has tiled flooring and the kitchen has a scullery and laundry.

Web Ref No 4925442 • Beds 9 • Baths 6 • Receptions 3 • Parking 9  
Jay-jay – 061 380 4331 – jayjay@greeff.co.za  
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



**STRANDFONTEIN R2 495 000**  
**Double-storey for big families**

This desirable and spacious house is located in family-friendly Strandfontein, close to the beach. Comprising four bedrooms, two bathrooms and a modern kitchen. The paved back yard boasts a pool.

Web Ref No 4991284 • Beds 4 • Baths 2.5 • Receptions 2 • Garage 1 • Parking 1  
Keenan Louw – 067 661 7157 – keenan@greeff.co.za  
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



**RETREAT R1 395 000**  
**Double-storey dream home**

Enter into the open-plan lounge, dining and kitchen, with tiled flooring throughout. The kitchen boasts ample counter and cupboard space, plumbing for an appliance and a built-in oven with an extractor hob. There is a single garage as well as parking for two cars.

Web Ref No 5025841 • Beds 3 • Baths 3 • Receptions 2 • Garage 1 • Parking 2  
Keenan Louw – 067 661 7157 – keenan@greeff.co.za  
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



**DIEP RIVER R1 195 000**  
**Darling top-floor apartment**

Inside this sunny unit, you are welcomed into the main living room with dining area and doors to a balcony with mountain views. Polished parquet flooring throughout. Very secure block with electric fencing and gate.

Web Ref No 4944894 • Beds 2 • Bath 1 • Reception 1 • Parking 1  
Jay-jay – 061 380 4331 – jayjay@greeff.co.za  
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



**OTTERY R1 080 000**  
**Trendy top-floor apartment**

An ultra-modern, two-bedroomed apartment in a brand-new apartment block. Tiled open-plan kitchen and lounge, with balcony. The stylish kitchen has a breakfast bar and a built-in oven. Complete with a lock-up garage.

Web Ref No 4927959 • Beds 2 • Bath 1 • Reception 1 • Garage 1  
Luke Meyer – 071 608 8279 – luke@greeff.co.za  
Jordan Beya – 078 346 2995 – jordan@greeff.co.za





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● **MEADOWRIDGE R4 595 000** Web Ref No 4992267 • Beds 4 • Baths 2.5 • Receptions 2 • Garage 1 • Parking 2  
Roz van der Walt – 083 278 7269 – roz@greeff.co.za



*Professionally presented perfection*

A trendy, chic and sophisticated home, thanks to a professional designer, decorator and landscaper. Ideal for the “executive couple” or discerning “downscaler” looking for a sophisticated lifestyle with low-maintenance garden. Move straight in. Built for entertaining, excellent security, close to Constantia Village, Constantiaberg Mediclinic and easy access to M3 and M5. All furnishings, including loose kitchen appliances, curtains and pot plants are on offer to the new owner.



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● **RONDEBOSCH R3 995 000**  
**Peaceful, picturesque and polished**  
This top-class apartment boasts two spacious en suite bedrooms with views of the lush Rondebosch surrounds. Great 24-hour manned security, alarm system, electric fencing and CCTV cameras for your added peace of mind.

Web Ref No 4942990 • Beds 2 • Baths 2 • Reception 1 • Garage 1  
Greg McDonald – 073 141 9668 – greg@greeff.co.za  
Matthew White – 082 817 1044 – mwhite@greeff.co.za



● **CLAREMONT UPPER R3 750 000**  
**Apartment with a garden**

Situated on the ground floor, boasting two sizeable bedrooms and an expansive private garden, this unit is perfect for entertaining guests.

Beds 2 • Baths 2 • Reception 1 • Parking 2  
Greg McDonald – 073 141 9668 – greg@greeff.co.za  
Matthew White – 082 817 1044 – mwhite@greeff.co.za



● **NEWLANDS R2 990 000**  
**Townhouse with exclusive garden**  
Don't miss the chance to invest in this sought-after townhouse in the heart of Newlands. With easy access to Virgin Active, Cavendish Square and the Newlands Village hub, this home has everything you need and more.

Beds 2 • Baths 2 • Receptions 2 • Garage 1 • Parking 1  
Greg McDonald – 073 141 9668 – greg@greeff.co.za  
Matthew White – 082 817 1044 – mwhite@greeff.co.za



● **KENILWORTH R2 100 000**  
**Great location, fantastic views**

Wonderfully positioned, north-facing duplex penthouse found in the heart of Kenilworth Upper. Ideally located in walking distance of Bootlegger, Wildsprout and many more trendy restaurants.

Web Ref No 4972648 • Beds 3 • Baths 2.5 • Reception 1 • Parking 1  
Greg McDonald – 073 141 9668 – greg@greeff.co.za  
Matthew White – 082 817 1044 – mwhite@greeff.co.za



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● **TOKAI R4 900 000**

### Calling nature and dog lovers

This large family home is for the discerning buyer looking for one of the best-priced homes in prime 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.

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



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● **TOKAI R1 975 000**

### Lock-up-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 Duties. 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

www.greeff.co.za





### *Country seclusion at its best*

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. There are also, four stables, feed and tack rooms, lunging and jumping arenas and paddocks.

● **TOKAI R35 000 000** Web Ref No 4593033 • Beds 5 • Baths 4 • Receptions 2 • Garages 7 • Parking 6  
 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 900m<sup>2</sup> under roof. Nestled in an exclusive security estate. Offers considered from R15 000 000.

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



# KINGS BLOCKHOUSE



## *Secure, lifestyle development in Pinelands*

Conradie Park is one of the projects developed by the Western Cape Government. The aim of this project is to improve the lives of Cape Town's citizens by creating an ecosystem in which families and individuals can enjoy an environment offering all that is needed and more, within a 24-hour, manned, security, lifestyle estate. Including secure entry and exit points, as well as biometric access control. Kings Blockhouse is one of the luxury residential offerings within the estate.

### ● **133 Forest Drive Service Road, Pinelands**

**From: R700 000** (including VAT, No Transfer Duty)

Dual Mandate - Web reference number: ND63

**Studio, one-bedroomed and two-bedroomed units available**

*Get in touch with our agents:*

**Daniel Etherington**

072 709 0057 - daniel@greeff.co.za

**Aaqilah Hendricks**

083 296 1945 - aaqilah@greeff.co.za



# RETRO ACTIVE ESTATE



## *Secure residential estate in Rylands, Cape Town*

Retro Active Estate is a new and exciting project, inspired by the talented and professional Retro Active Development Group. It is a security, lifestyle estate and will be located in Rylands, a multi-cultural area in the suburb of Athlone. Offering three, unique living opportunities – two-bedroomed apartments, semi-detached houses and duplexes. The same architectural style has been used throughout the development, giving it a classic, yet contemporary feel.

### ● 37 Jane Avenue, Rylands

**From: R1 005 000** (including VAT, No Transfer Duty)

Sole Mandate - Web reference number: ND62

**Apartments:** 2 beds | 1 Bath | 1 Parking

**Duplexes:** 3 beds | 2.5 Baths | 1 Garage | 1 Parking

**Semi-Detached houses:** 3 beds | 2 Baths | 1 Garage | 1 Parking

*Get in touch with our agents:*

**Shahieda Bardien**  
084 512 4845 | shahieda@greeff.co.za

**Greg McDonald**  
073 141 9668 | greg@greeff.co.za

**Matthew White**  
082 817 1044 | mwhite@greeff.co.za





*Contemporary farmhouse-style home*

Architect, Richard Perfect, outdid himself in framing and optimising magical vistas from every room of this stunning double-storey home. Set within a secure exclusive estate, state-of-the-art security systems ensure optimal safety at every turn. Enjoy an established and landscaped, indigenous garden with a variety of fynbos, as well as a rose garden, a small orchard and a vegetable garden, plus an array of birdlife. This superior home is the perfect purchase for the discerning buyer.

● **TOKAI R16 500 000** Web Ref No 4853290 • Beds 4 • Baths 3.5 • Receptions 3 • Parking 6  
 Karen Little - 083 261 8849 - karen@greeff.co.za | Wayne Kruger - 083 378 0344 - wayne@greeff.co.za



*Stunning plot - build your dream home*

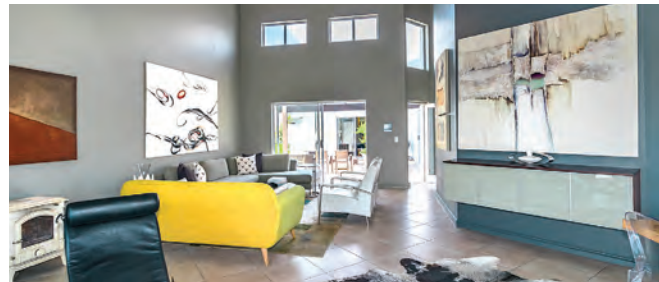
Build your dream home on this level plot situated down a quiet cul-de-sac. A rare find, offering outstanding views of the back of Table Mountain. Great security, with a 24/7 patrol and electric fencing. Ideal for those wanting a little rural seclusion but close to all amenities. There are no restrictions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

● **ZWAANSWYK R6 500 000** Web Ref No 4593105 • Vacant land  
 Karen Little - 083 261 8849 - karen@greeff.co.za | Wayne Kruger - 083 378 0344 - wayne@greeff.co.za





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*Purposefully-renovated home*

Beautifully renovated, tastefully utilising the spaces and finished to a high spec. With one of the best positions in the marina, double-volume, airy reception areas, with exposed timber beams, open out towards the water. The kitchen has clean, modern lines. The main, double-volume bedroom overlooks the marina. The second bedroom opens onto its own private courtyard – ideal for early morning coffee.

● **MARINA DA GAMA R4 250 000** Web Ref No 3887624 • Beds 3 • Baths 2.5 • Reception 1 • Garages 2  
Austin Leak – 084 421 4482 – austin@greeff.co.za

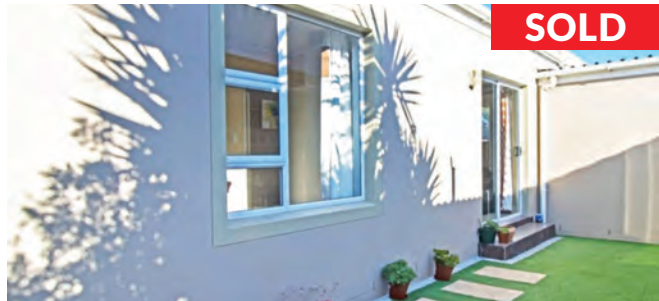


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● **MUIZENBERG R1 799 000**  
**Quintessential Muizenberg**

This apartment has high ceilings, wooden floors and an inviting fireplace in the living area. The kitchen is spacious with adequate storage in the form of a pantry and an exterior area (perfect for housing plants and storing the surfboard). Fresh air and mountain views make this the perfect space to live, work and play.

Web Ref No 4890249 • Bed 1 • Bath 1 • Reception 1 • Parking 1  
Austin Leak – 084 421 4482 – austin@greeff.co.za



**SOLD**

● **COSTA DA GAMA R1 250 000**  
**Perfectly secure starter home**

Ideally suited for a young professional or small family, first-time buyer or investor. The modern living area is open plan, filled with natural light leading into the renovated kitchen, offering ample counter space and plumbing for one appliance. Low maintenance while still delivering a brilliant aesthetic. Will sell fast, so don't miss out.

Beds 2 • Bath 1 • Reception 1 • Garage 1 • Parking 1  
Austin Leak – 084 421 4482 – austin@greeff.co.za



**SOLD**

● **MUIZENBERG R999 000**  
**Modern minimalist living**

A spacious ground-floor apartment, tastefully renovated, with seamless flow from the living area to the bedroom. The perfect space to accommodate the young professional or retired individual. Bay View Lodge is a secure complex situated at the foot of the mountain. Easy access to the main road, as well as everything Muizenberg has to offer, makes it the ideal location.

Bed 1 • Bath 1 • Reception 1 • Parking 1  
Austin Leak – 084 421 4482 – austin@greeff.co.za



*Meet our new agent*

**Danny Moodley**  
+27 (0) 82 857 7067  
danny@greeff.co.za

**Property Specialist:**  
Muizenberg, Costa da Gama, Marina da Gama

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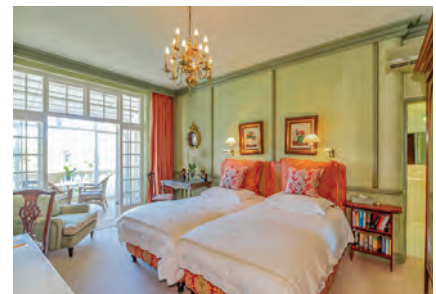
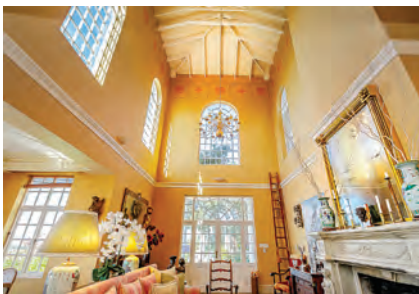
*"Allow me to elevate your lifestyle using my vast retail experience and entrepreneurial skill to understand the sensitivity and importance of purchasing or selling the correct home for you and your family. Not just a home, but a memory"*





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*A premium residence enjoying views  
fit for royalty*



**LAKESIDE**

**R22 000 000**

Web Ref No RL16329

Beds 9

Baths 10

Receptions 2

Garages 2

Parking 9

A magnificent villa with panoramic views of azure skies and shimmering lakes makes for an elegant base from which to explore the beautiful Cape Peninsula and Winelands. This hidden treasure offers an escape from busy city life. Colona Castle exudes a sense of charm, luxury and exclusivity. There are five full suites and three bedrooms offering a grand setting in which to relax and unwind. Each suite is perfectly curated as a unique experience. Features include: solar panelling, rainwater catchment and a state-of-the-art filtering water system dedicated to the whole house and garden. Take advantage of this warm enclave with its incomparable views and let it be the ideal canvas for your imagination.

Austin Leak - 084 421 4482 - austin@greeff.co.za

[www.greeff.co.za](http://www.greeff.co.za)





### Enchanting seaside villa

Steeped in history and situated in an elevated position on 1 769m<sup>2</sup>, the property boasts three garages with guest off-street parking – a rare find in Kalk Bay. The open-plan kitchen offers stunning views and an ample scullery. A large dining room with picture windows ensures gorgeous views. Two 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. Additional features include: staff accommodation, pool, solar geysers, borehole and good security.

● **KALK BAY R18 200 000** Web Ref No 4492176 • Beds 5 • Baths 5.5 • Receptions 3 • Garages 3 • Parking 2  
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



### Own a piece of history

Built in the 1820's and located at the foot of Jacobs Ladder is 'The Anchorage' – a magnificent 500m<sup>2</sup> double-storey heritage home, which has been sensitively renovated over the years, offering olde world charm with modern conveniences. The living spaces flow effortlessly through stacked doors running the full length of the south side of the house onto a gorgeous entertainment patio embracing magnificent sea and mountain views. The 862m<sup>2</sup> level garden boasts a heated pool, koi ponds and established trees. An excellent security system is in place for your peace of mind.

● **ST JAMES R15 900 000** Web Ref No 4814059 • Beds 4 • Baths 3.5 • Reception 5 • Garage 1  
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



# *Sold in Noordhoek in 2021 to date...*

## JANUARY



● **29 Olea, Lake Michelle**  
**R7 495 000\***



● **34 Beach Road, Chapman's Peak**  
**R5 400 000\***



● **103 Emerald, San Michel**  
**R4 695 000\***



● **30 Emerald, San Michel**  
**R3 950 000\***

## FEBRUARY



● **38B Beach Road, Chapman's Peak**  
**R4 350 000\***



● **45 Peers, Chapman's Bay Estate**  
**R5 275 000\***



● **70 Beach Road, Chapman's Peak**  
**R14 950 000\***



● **9 Dunedin, Chapman's Peak**  
**R5 995 000\***

## MARCH

## APRIL



● **27 Sapphire, Belvedere**  
**R9 995 000\***



● **17 Sapphire, Belvedere**  
**R9 995 000\***



● **43 Haven Drive, Belvedere**  
**R7 500 000\***



● **38A Beach Road, Chapman's Peak**  
**R3 950 000\***

## MAY



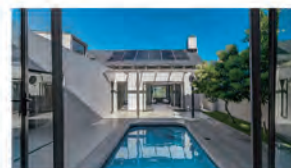
● **133 Emerald, Belvedere**  
**R2 500 000\***



● **135 Emerald Drive, Belvedere**  
**R7 600 000\***



● **17 Sea Cottage, Crofter's Valley**  
**R6 900 000\***



● **6 Olea, Lake Michelle**  
**R5 500 000\***



**MAY**



● **14 Acacia, Chapman's Peak**  
**R4 800 000\***



● **14 Keurboom, Chapman's Peak**  
**R3 300 000\***

**JUNE**



● **26 Sleepy Hollow, Chapman's Peak**  
**R11 750 000\***



● **1 Milagro, Crofter's Valley**  
**R8 950 000\***



● **12 Gerties, Belvedere**  
**R4 300 000\***



● **34 Topaz, San Michel**  
**R4 250 000\***



● **10 Cisticola, Chapman's Bay Estate**  
**R1 850 000\***



● **41 Sapphire, Belvedere**  
**R7 500 000\***

**JULY**



● **24 Turquoise, Noordhaven**  
**R6 950 000\***



● **22 Haven Drive, Noordhaven**  
**R6 850 000\***



● **128 Emerald, Belvedere**  
**R6 595 000\***



● **7 Wolf Power, Crofter's Valley**  
**R6 195 000\***

**AUGUST**



● **4 Pine Street, Chapman's Peak**  
**R5 900 000\***



● **13 Sapphire Way, San Michel**  
**R7 850 000\***



● **9 Wolf Power, Crofter's Valley**  
**R5 500 000\***



● **48 Beach Road, Chapman's Peak**  
**R6 450 000\***

**SEPTEMBER**

**OCTOBER**



● **2 Wattle Road, Chapman's Peak**  
**R4 650 000\***

*Looking forward to being of service to you*



**Paul Le Roux**  
082 550 4533  
paulr@greeff.co.za

**Dale Gremels**  
082 539 9393  
dale@greeff.co.za

*\*Listing price*





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● **NOORDHOEK R11 500 000** Web Ref No 4996640 • Beds 6 • Baths 5.5 • Receptions 3 • Garage 1 • Parking 4  
Paul Le Roux – 082 550 4533 – paulr@greeff.co.za | Dale Gremels – 082 539 9393 – dale@greeff.co.za



### *Two precious acres in beach area*

Two acres in the sought-after beach area of Noordhoek is unheard of. This unique and truly special property with pool is an opportunity waiting for someone to take to the next level. There is enormous equestrian potential, with a large lawned area that is perfect for paddocks. This property is an absolute gem. Where can you have an equestrian property within walking distance of Noordhoek beach?



SCAN HERE

● **NOORDHOEK R8 650 000** Web Ref No 4994909 • Beds 5 • Baths 5 • Receptions 2 • Garages 2 • Parking 4  
Paul Le Roux – 082 550 4533 – paulr@greeff.co.za | Dale Gremels – 082 539 9393 – dale@greeff.co.za



### *Modern, dual-living near beach*

This contemporary and stylish home is within walking distance of Noordhoek beach. The modern design has open spaces and a seamless flow allowing for easy living. This is an entertainer's home. The main hub is the living area opening onto a wind-protected veranda, perched under the vast canopy of an established tree. On hot summer days, this is where you will settle into long, lazy alfresco lunches.



SCAN HERE

● **CHAPMAN'S BAY R7 950 000** Web Ref No 4075061 • Beds 4 • Baths 3 • Receptions 2 • Garages 2 • Parking 4  
Dale Gremels – 082 539 9393 – dale@greeff.co.za | Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



### *Buy directly from the developer*

No Transfer Duty on this beautifully positioned home, high up at the end of a cul-de-sac in the secure Chapman's Bay Estate. Complete with the wow factor, this classy home overlooks the beautiful Noordhoek beaches stretching from Kommetjie to Chapman's Peak, and takes advantage of the breathtaking surrounding mountain views.





**SOLD**

● **NOORDHOEK R6 450 000**

**Sensational beach and sea views**

This home is set on a rare 1 500m<sup>2</sup> on the mountainside off Beach Road, up a panhandle, with uninterrupted sea views, in a beautiful garden, with tranquil surrounds. 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.

Beds 4 • Baths 3.5 • Receptions 2 • Garages 2 • Parking 4

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



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● **NOORDHOEK R5 600 000**

**Characterful, with beautiful views**

Elevated and set on a large plot, this eclectic, vibey home is situated just below the Noordhoek 'koppies' and has fabulous views of the ocean and Chapman's Peak. Featuring a light and airy, open-plan lounge, dining room and kitchen, with doors leading to the patio and pool and the outside braai area.

Web Ref No 4976702 • Beds 5 • Baths 3.5 • Receptions 2 • Garages 4

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



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● **NOORDHOEK R5 325 000**

**On the water's edge in Lake Michelle**

This immaculate north-facing home is a true gem, superbly positioned on the lake for utmost privacy. There are three bedrooms and three bathrooms in total, plus a cinema room that could double up as a playroom or work-from-home office. The German-imported kitchen flows seamlessly to the open-planned living area, leading to a wind-protected, outdoor, undercover entertainment area and braai.

Web Ref No 4579905 • 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**

● **NOORDHOEK R4 650 000**

**Walking distance to the beach**

Set opposite a nature sanctuary in the popular beach area of Noordhoek, this home is perfectly located and would suit a younger family with small children or those who are scaling down.

Beds 4 • Baths 3 • Reception 1 • Garages 1 • Parking 2

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





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- **FISH HOEK R4 695 000** Web Ref No 5009820 • Beds 4 • Baths 2.5 • Receptions 2 • Garages 2 • Parking 3  
Liz Richard – 084 900 0338 – liz@greeff.co.za | Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za



### A rare find

This home offers a larger-than-average lush garden, complete with a lavish pool area, Jacuzzi and extended patio. There is a seamless flow between outdoor and indoor zones, and an entire wall of stacked doors can be folded away to blur the divide.



SCAN HERE

- **CLOVELLY R2 995 000**  
**Endless views and possibilities**

Clovelly has the reputation of being a beautiful, tight knit, secure and peaceful hamlet in the gorgeous South Peninsula. This 2 294m<sup>2</sup> stand offers you the chance to build your dream home in an elevated position, cradled by the rugged peaks surrounding False Bay.

Web Ref No 4940645 • Vacant land • Erf size: 2 294m<sup>2</sup>  
Liz Richard – 084 900 0338 – liz@greeff.co.za  
Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za



SOLD

- **FISH HOEK R2 195 000**  
**This home exudes warmth**

Set in the popular pocket of Silverglades, Fish Hoek, this property is perfectly positioned with shops and schools in close proximity. The mood is one of welcome and well-being. The lounge and dining room form the heart of this home, with easy access and flow to the kitchen and bedroom wings.

Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 2  
Liz Richard – 084 900 0338 – liz@greeff.co.za  
Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za



SOLD

- **MILKWOOD PARK R1 750 000**  
**A quiet, natural beauty**

Tucked away at the end of a winding, inviting pathway you'll find this charm-infused home. A welcome oasis offering sanctuary from the hurly burly of everyday life.

Beds 2 • Bath 1 • Reception 1 • Garage 1 • Parking 2  
Liz Richard – 084 900 0338 – liz@greeff.co.za  
Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za



SOLD

- **SUN VALLEY R1 695 000**  
**Picture perfect**

Delightful secure home in sought after Hazelwood Park. This two bedroomed, two bathroomed gem is tucked away down a quiet close. Neat as a pin and ready to move in.

Beds 2 • Baths 2 • Reception 1 • Garage 1 • 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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### ● SIMON'S TOWN R2 350 000

#### Beautiful Victorian lock-up-and-go

This charming lock-up-and-go apartment is located in one of the most beautiful Victorian buildings in the centre of Simon's Town. The tastefully renovated, two-bedroomed apartment is in the courtyard of the main building. The apartment additionally boasts two bathrooms and an open-plan lounge/kitchen set up on the ground floor of the building.

Web Ref No 4933568 • Beds 2 • Baths 2 • Reception 1

Dan Pienaar dan@greeff.co.za 084 970 1999 | Emily Walker emily@greeff.co.za  
084 645 4303 | Shawn Wright shawn@greeff.co.za 082 783 7593



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### ● SEAFORTH R2 350 000

#### Seaside retreat

Situated in a highly secure complex with landscaped gardens and pool, this is ideal as a holiday or permanent home or even as a weekend getaway. Quality fittings throughout, offering open-plan kitchen, lounge and dining area flowing to a well-appointed viewing veranda with built-in braai and sea views.

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

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



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### ● SIMON'S TOWN R1 850 000

#### First-floor apartment

This light and airy apartment with sea views is just a stone's throw from the iconic Boulders Beach. Within walking distance to shops. The complex has a communal garden and braai area.

Web Ref No 4877159 • Beds 2 • Bath 1 • Reception 1 • Garage 1 • Parking 1

Dan Pienaar dan@greeff.co.za 084 970 1999 | Emily Walker emily@greeff.co.za 084  
645 4303 | Shawn Wright shawn@greeff.co.za 082 783 7593



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### ● FISH HOEK R1 450 000

#### Prime position

The sweeping vistas over Fish Hoek valley and the ocean make this property the perfect buy for those wanting to build their dream seaside idyll. Situated in a sought-after street on the ever popular Fish Hoek mountainside, this north-facing plot is larger than average. Create your mountainside castle.

Web Ref No 3937361 • Vacant land • Erf size: 932m<sup>2</sup>

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



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### ● CLOVELLY R1 295 000

#### Sea – mountain – golf

This well-priced stand offers an excellent opportunity to create the lifestyle you have always dreamed about. Mountain, sea, golf – what more could you ask for? The location and views speak for themselves.

Web Ref No 4973754 • Vacant land • Erf size: 596m<sup>2</sup>

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



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### ● FISH HOEK R670 000

#### Where eagles soar

Come and build your own eyrie on this mountainside plot, with endless views of sea, sky and mountains. Enjoy uninterrupted views over the bay, while you live a quiet life, far, far from the madding crowd. This 756m<sup>2</sup> plot places you where eagles soar.

Web Ref No 4940660 • Vacant land • Erf size: 756m<sup>2</sup>

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





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● **CASTLE ROCK R14 000 000** Web Ref No 3232212 • Beds 4 • Baths 4.5 • Receptions 2 • Parking 2  
Tom Shenfield – 083 331 3988 – tom@greeff.co.za



### *Oceanfront sanctuary*

Set in breathtaking natural surrounds, this exceptional double-storey home is the perfect lock-up-and-go. A panoramic view of False Bay and a stunning mountain backdrop make this an enviable location. The top level boasts an en suite bedroom, while the master bedroom and two more bedrooms are on the lower level, all flowing to a pool deck.



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● **SIMONSKLOOF R5 750 000** Web Ref No 4679947 • Beds 5 • Baths 5 • Receptions 3 • Parking 3  
Tom Shenfield – 083 331 3988 – tom@greeff.co.za



### *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.



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● **SEAFORTH R4 750 000** Web Ref No 4514931 • Beds 3 • Baths 4 • Receptions 3 • Garages 2 • Parking 1  
Dan Pienaar – 084 970 1999 – dan@greeff.co.za | Shawn Wright – 082 783 7593 – shawn@greeff.co.za



### *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. 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.





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### ● OBSERVATORY R3 250 000

#### Excellent investment opportunity

This impressive, north-facing apartment is located in the sought-after block 'The Eden'. Two queen-sized bedrooms with en suite bathrooms and two undercover parking bays make this the perfect investment. Communal pool.

Web Ref No 4984015 • Beds 2 • Baths 2 • Reception 1 • Parking 2

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



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### ● WOODSTOCK R2 449 000

#### Urban chic investor's dream

The apartment is open plan, with the most stunning modern finishes, and perfect flow throughout. Communal pool, gym and 24-hour security. This apartment is not to be missed.

Web Ref No 4925073 • Beds 2 • Bath 1 • Reception 1 • Parking 1

Soso Kelengeshe - 065 859 2514 - soso@greeff.co.za  
Pepita Mace - 082 338 9276 - pepita@greeff.co.za



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### ● SALT RIVER R2 150 000

#### Trendy times. Trendy living

Double-volume townhouse with light and bright spacious rooms flowing effortlessly from one space to the next. The upstairs living area is tiled throughout and leads to the large balcony with incredible mountain and ocean views.

Web Ref No 4938721 • Beds 2 • Baths 2 • Reception 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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### ● SALT RIVER R1 195 000

#### Live a New York minute

This darling apartment with balcony is situated on the fourth floor of a luxury apartment block within the vibrant suburb of Salt River. There is a block-manicured, communal garden, a pool and 24-hour security.

Web Ref No 4963419 • Bed 1 • Bath 1 • Receptions 2 • Parking 1

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



*Meet our new agent*

**Quinn Colananni**

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**Property Specialist:**  
Western Seaboard

Quinn has been a successful agent for many years and enjoys working with people and being a guide on their property journey.

*"I am ecstatic to be a part of the Greeff Christie's International Real Estate family. I will be servicing the Western Seaboard area, connecting qualified buyers with the property of their dreams. I am looking forward to being your Area Specialist."*



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### ● ZONNBLOEM R995 000

#### Fully-furnished apartment

A perfect space with an open-plan kitchen and lounge out to a balcony with stunning mountain views. This unit has one parking bay. Enjoy the communal gym, pool and running track. Furniture is included in the price.

Web Ref No 4945242 • Bed 1 • Bath 1 • Reception 1 • Parking 1

Soso Kelengeshe - 065 859 2514 - soso@greeff.co.za  
Pepita Mace - 082 338 9276 - pepita@greeff.co.za





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**● ORANJEZICHT R4 795 000**  
**Exquisite Oranjezicht oasis**

This apartment is one of only four in a pet-friendly block. The Victorian features have been embraced and fused with a contemporary style, creating a space for easy, sophisticated living. This property is a rare find with every aspect thoughtfully executed and designed to suit all lifestyles.

Web Ref No 5004183 • Beds 2 • Bath 1 • Receptions 2  
Bianca de Meyer – 084 200 6740 – bianca@greeff.co.za | Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za | Tim Greeff – 021 763 4120 – tim@greeff.co.za



**● GARDENS R2 995 000**  
**Stylish with views and two balconies**

This two-bedroomed, corner apartment is situated in a sophisticated block in the heart of gardens. Within proximity to Gardens Centre and the CBD, it offers an exciting city lifestyle.

Web Ref No 5018308 • Beds 2 • Bath 1 • Reception 1 • Parking 1  
Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za | Dylan Myburgh – 082 441 1980 – dylan@greeff.co.za | Tim Greeff – 021 763 4120 – tim@greeff.co.za



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**● VREDEHOEK R2 750 000**  
**Spacious apartment**

This spacious and extremely well-maintained unit is located high up in Vredehoek. With an extra-large main bedroom and open-plan living area, this unit presents a fantastic opportunity.

Web Ref No 5004203 • Beds 2 • Bath 1 • Reception 1 • Garage 1 • Parking 1  
Bianca de Meyer – 084 200 6740 – bianca@greeff.co.za | Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za | Tim Greeff – 021 763 4120 – tim@greeff.co.za



**● CAPE TOWN R1 999 999**  
**Modern, convenient and secure**

This two-bedroomed apartment is superbly located in the heart of Cape Town's City Centre. The kitchen is open plan to lounge and dining room with large windows. The block has 24-hour manned security, CCTV cameras, communal braai and pool area plus underground parking.

Web Ref No 4941269 • Beds 2 • Baths 2 • Reception 1 • Parking 1  
Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za | Dylan Myburgh – 082 441 1980 – dylan@greeff.co.za | Tim Greeff – 021 763 4120 – tim@greeff.co.za



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**● VREDEHOEK R1 750 000**  
**Sought-after location**

This modern apartment, with spacious, open-plan living and dining area with doors to a balcony, offers views of the city. This unit is perfect for investors or first-time buyers looking for the perfect lock-up-and-go apartment.

Web Ref No 4985778 • Bed 1 • Bath 1 • Reception 1  
Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za | Bianca de Meyer – 084 200 6740 – bianca@greeff.co.za | Tim Greeff – 021 763 4120 – tim@greeff.co.za



**● SUMMER GREENS R1 299 000**  
**Centrally located**

The perfect lock-up-and-go property. The lounge is open plan with the kitchen and tiled throughout. An enclosed front garden, with off-street parking for three vehicles.

Web Ref No 5004015 • Bed 3 • Bath 2 • Reception 1 • Parking 3  
Glodie Kabuya – 071 925 3133 – glodie@greeff.co.za  
Pepita Mace – 082 338 9276 – pepita@greeff.co.za





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**● MOUILLE POINT R26 000 000**  
**Unrivalled ocean views**

Revel in 180 degrees views of bold, vibrant and majestic splendour in this Italian-designed apartment, with its high ceilings, elevated glass windows, and an abundance of natural light. All three sea-facing bedrooms have lavish en suites. The capacious master bedroom has a double, walk-in closet, a soaking tub and a standing shower with views of the ocean.

Web Ref No 4971909 • Beds 3 • Baths 3.5 • Receptions 2 • Parking 2  
Natalie van Eden – 084 701 2116 – natalievaneden@greeff.co.za  
Tim Greeff – 021 763 4120 – tim@greeff.co.za



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**● MOUILLE POINT R12 999 000**  
**A stylish entertainer**

This gorgeous, two-bedroomed, sea-facing apartment, including a splash pool on the deck, has become available in this coveted block. The sea-facing master bedroom with aircon and wooden shutters has a full en suite, plus a second bedroom and family bathroom.

Web Ref No 4970016 • Beds 2 • Baths 2 • Receptions 2 • Parking 2  
Natalie van Eden – 084 701 2116 – natalievaneden@greeff.co.za  
Tim Greeff – 021 763 4120 – tim@greeff.co.za



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**● MOUILLE POINT R11 250 000**  
**Stunning Mediterranean duplex**

Enjoy coastline views from your living and kitchen area, with its floor-to-ceiling windows, in this highly desirable apartment. The master bedroom is upstairs and boasts a large en suite with 180 degree views. Downstairs is the second bedroom, plus a full guest bathroom. The balcony overlooks the Green Point Urban Park as well as the Metropolitan Golf Course.

Web Ref No 4973628 • Beds 2 • Baths 2 • Reception 1 • Parking 2  
Natalie van Eden – 084 701 2116 – natalievaneden@greeff.co.za  
Tim Greeff – 021 763 4120 – tim@greeff.co.za



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**● FRESNAYE R5 500 000**  
**A luxurious lifestyle**

Defined by clean design, this apartment has plenty to offer. The spacious living and dining areas are open plan with the kitchen. There are two generously-proportioned bedrooms – both en suites, with beautiful mountain views. A quaint study makes this perfect as a work-from-home.

Web Ref No 4994847 • Beds 2 • Baths 2.5 • Receptions 2 • Parking 2  
Michael Maingard – 082 497 7888 – michael@greeff.co.za  
Tim Greeff – 021 763 4120 – tim@greeff.co.za



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**● SEA POINT R3 795 000**  
**Look no further**

This elegant two-bedroomed apartment, with balcony has modern finishes throughout and superb open-plan designs. Renovated kitchen, spacious bedrooms, full bathroom and guest toilet. The apartment also has a secure parking bay.

Web Ref No 4940940 • Beds 2 • Baths 1.5 • Reception 1 • Parking 1  
Michael Maingard – 082 497 7888 – michael@greeff.co.za  
Tim Greeff – 021 763 4120 – tim@greeff.co.za



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**● GREEN POINT R2 990 000**  
**If apartments were 'couture'**

Set in Cape Town, 2.5km from Milton Beach and 1.8km from the V&A Waterfront, The Warwick offers an outdoor swimming pool and air conditioning throughout the premises and in all the apartments, plus private parking and 24-hour, front-desk security.

Web Ref No 4930057 • Bed 1 • Bath 1 • Reception 1 • Parking 1  
Michael Maingard – 082 497 7888 – michael@greeff.co.za  
Tim Greeff – 021 763 4120 – tim@greeff.co.za





*Prestigious lifestyle-estate location*

Sought-after Klein Slangkop Estate is home to this beautiful gem – its unique location, nestled behind a row of trees, provides shelter from the wind, yet you're just a short stroll away from the ocean. The modern kitchen has ample built-in cupboard space, a fireplace and breakfast counter. It has direct access to a secluded little veggie garden at the back, which is accompanied by a perfectly positioned hot and cold outside shower. An en suite master bedroom leads onto a spacious sun lounge with yet another built-in fireplace.

● **KLEIN SLANGKOP ESTATE R7 500 000** Web Ref No 4938427 • Beds 3 • Baths 2.5 • Receptions 4 • Garage 1 • Parking 2  
Frankie Fleck – 082 447 7960 – frankie@greeff.co.za | Willi Schalk – 072 2111 753 – willi@villagehomes.co.za



*Lake and sea views*

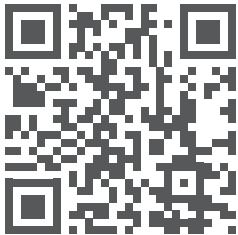
A lovely home, perfectly designed for family living, with views of Wildevoël Vlei, the reserve, Table Mountain range and the sea. The stylish home also offers a spacious, sunny lounge, which leads to a Balau deck and a pool set in a landscaped garden with an automated well and pond. Enjoy the spacious kitchen and dining room, plus a mezzanine area. There are four bedrooms – main en suite – an en suite guest bedroom, a loft bedroom or study and a family bathroom. A separate guest or income-generating cottage offers a wonderful opportunity.

● **IMHOFF'S GIFT R5 600 000** Web Ref No 4868557 • Beds 5 • Baths 3 • Receptions 4 • Parking 2  
Frankie Fleck – 082 447 7960 – frankie@greeff.co.za | Willi Schalk – 072 2111 753 – willi@villagehomes.co.za



# ALL YOUR PROPERTY QUESTIONS ANSWERED

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Calculate my Costs



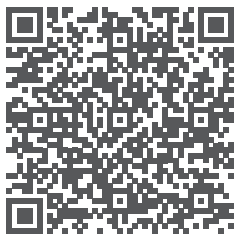
Transfer Process



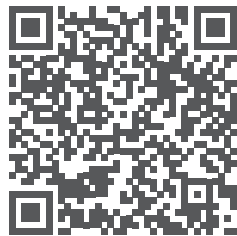
Capital Gains Tax in Relation to Property



Buying Property in South Africa as a Non-Resident



Big 5 Compliance Certificates



FICA Checklist



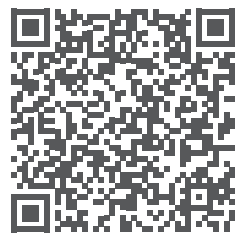
Steps in the Administration Process



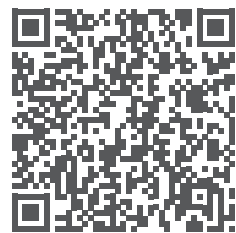
Marriage: Avoid Loose Ends When Tying the knot



Who Pays for What



Understanding Sectional Title



Transfer Duty and VAT



Practical Overview of the Eviction Process



# SECOND AND THIRD DWELLINGS ON A PROPERTY

120 years of having the  
right people in your  
corner.

May you run a bed and breakfast or creche from your home, or even decide to build a second or third dwelling on available space on your property? In most instances, the answers to these enquiries will be found in the zoning provisions that apply to the area in which the property is situated.

Where do zoning regulations come from? Municipalities, to control harmonised forward planning and development of residential, industrial and business areas in their jurisdictions, have bylaws that grant certain "use rights" to property owners. These are listed and described in a municipality's zoning regulations.

A longstanding zoning provision imposed by the City of Cape Town municipality (CCT) held that properties zoned SR1 (Single Residential 1) may (generally) erect only one dwelling on their properties. So, if you owned a large property and wished to build a second home thereon for an ageing parent, varsity-going children or for on-selling, this was problematic.

However, since July 2016, the By-Law allows SR1-zoned property owners to erect a second dwelling on such properties,

and since 2 February 2020, even a third dwelling may be erected, subject to certain qualifications. This opens up novel possibilities to unlock value in properties. But before embarking on this route, it is important to speak to a conveyancer to address:

- possible title deed restrictions prohibiting further dwellings;
- ascertaining what the applicable building regulations are; and
- if it is the owner's intention to sell the additional residence, it will be necessary to either subdivide the property or establish a sectional title scheme thereon.

Whichever way a property owner chooses to make use of this opportunity, will depend on individual factors pertaining to his or her property. It is considered crucial to have a town planner or architect and conveyancing attorney involved in the planning, from the word go.

**For more information contact:  
Martin Sheard at [martins@stbb.co.za](mailto:martins@stbb.co.za) or  
Junel Hickman at [junelh@stbb.co.za](mailto:junelh@stbb.co.za)  
Phone 021 673 4700**

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T: 021 943 3800  
T: 011 219 6200  
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Centurion  
Bedfordview  
East London

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T: 011 453 0577  
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### *Seaside front-row beauty*

One of the best sea-facing positions in Kommetjie, with unrestricted views of the Old Kom basin. This home has everything you could need for relaxed living with a spacious living area and a small garden with a swimming pool overlooking the Kom.

● **KOMMETJIE R15 000 000** Web Ref No 4167641 • Beds 4 • Baths 4 • Receptions 2 • Parking 1

Frankie Fleck – 082 447 7960 – frankie@greeff.co.za | Willi Schalk – 072 211 1753 – willi@villagehomes.co.za



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### *Incredible reserve-side setting*

Contemporary opulence surrounds you in this sleek property, which has extensive open-plan living and entertainment areas inside and out, art studios, a wine cellar and a self-contained luxury apartment. You are just a short stroll to the sandy dunes of the beach.

● **SCARBOROUGH R14 200 000** Web Ref No 3469254 • Beds 4 • Baths 4 • Receptions 3 • Garages 2 • Parking 2

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



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### *Stylish home in secure estate*

Lovely north-facing home with open-plan living areas and serene, private garden setting. Enjoy lazy summer days entertaining or dine al fresco on the covered veranda, with good flow to the pool deck. This well-designed home is not to be missed.

● **BLUEWATER ESTATE R4 100 000** Web Ref No 4856299 • Beds 3 • Baths 2.5 • Receptions 2 • Parking 2

Willi Schalk – 072 211 1753 – willi@villagehomes.co.za





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*Elegance overlooking the ocean*

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 decor 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. For sale fully furnished.

● **MISTY CLIFFS R19 750 000** Web Ref No 4728414 • Beds 4 • Baths 4 • Receptions 2 • Garages 2 • Parking 2  
Elly Abels – 076 807 1011 – elly@greeff.co.za | Marianne Furlong – 060 960 3994 – marianne@villagehomes.co.za



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*Grand with majestic views*

A spectacular family home sitting astride two magnificent plots offering unbeatable ocean and mountain views from literally every window. This remarkable home has been beautifully designed taking full advantage of its elevated position.

● **SCARBOROUGH R7 950 000** Web Ref No 3781416 • Beds 4 • Baths 4 • Receptions 3 • Garages 2 • Parking 2  
Elly Abels – 076 807 1011 – elly@greeff.co.za | Marianne Furlong – 060 960 3994 – marianne@villagehomes.co.za



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*Mountainside home, sweeping views*

Every corner of this beautiful, rambling, cottage-style home exudes character and charm and offers unbelievable views – there is personality everywhere you look. The house is set high on the plot, which further enhances the views and offers ultimate privacy.

● **MISTY CLIFFS R7 299 000** Web Ref No 4858501 • Beds 4 • Baths 2 • Reception 1 • Parking 2  
Elly Abels – 076 807 1011 – elly@greeff.co.za | Marianne Furlong – 060 960 3994 – marianne@villagehomes.co.za





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*Set in a picturesque pocket of Hout Bay*

A big-hearted family home with four guest cottages, ideal as a guesthouse or passive income earner. Boasting stunning views of the back of Table Mountain and across the valley, this home has clearly provided a happy environment for a family in which to grow. A peaceful and serene acre (4 000m<sup>2</sup>) with mature trees, a sunny, large pool, a vegetable garden with guest pool and own entrance, all in park-like surrounds.

● **HOUT BAY R9 995 000** Web Ref No 4976649 • Beds 5 • Baths 3 • Garages 2 • Receptions 2 • Garden Cottages 4

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

[www.greeff.co.za](http://www.greeff.co.za)



# Hout Bay – The Cape's Best Kept Secret

- + Unique beautiful valley nestled behind Table Mountain
- + A charming village atmosphere quite unlike normal suburbia
- + Close to the city – a 25-minute drive on a spectacular, scenic, coastal road
- + Most affordable properties on Atlantic seaboard – from equestrian estates to lock-up-and-go homes
- + All the facilities available – top shops, schooling, beaches, restaurants and a working harbour
- + Great lifestyle – people who have lived here do not want to leave



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## Sensational seaview home

Gracious family home set on a majestic 2 207m<sup>2</sup>, hidden at the end of a quiet cul-de-sac, in the heart of Scott Estate. It boasts exceptional sea views all the way to the Kommetjie lighthouse, framed by Chapman's Peak and the Sentinel. Set in a lush, private and tranquil, established garden, complete with secret walkways, shady meditation spots under tall mature trees, a vegetable garden and splash pool, as well as two work-from-home garden studios.

● **HOUT BAY R9 800 000** Web Ref No 4971847 • Beds 5 • Baths 3 • Receptions 2 • Garages 2

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





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### ● HOUT BAY R29 000 000

#### Exquisite, unique residence

Magnificent home set primely in prestigious Ruyteplaats Estate. Off the grid for water and electricity, open-plan living areas with solid oak flooring leading out onto extensive outdoor entertainment areas. High ceilings offer a sense of space, while the sweeping views of mountains and sea will leave you breathless.

Web Ref No 3737707 • Beds 5 • Baths 5 • Receptions 4 • Garages 3  
Jennifer Cluver – 082 871 9323 – jennifer@greeff.co.za



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### ● HOUT BAY R12 500 000

#### Seaview position in Tierboskloof

Pristine and offering a unique lifestyle in this top security estate. Sliding, stacked glass doors lead out from the living areas to the extensive outdoor entertainment area with a wooden deck, fibre-glass pool and a beautiful indigenous garden with irrigation. The house is essentially off the grid for water.

Web Ref No 3632170 • Beds 4 • Baths 3 • Receptions 3 • Garages 3  
Jennifer Cluver – 082 871 9323 – jennifer@greeff.co.za



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### ● HOUT BAY R8 500 000

#### Opportunity to own or develop in Scott Estate

Set on 2 288m<sup>2</sup>, this is one of the last large stands available in the area with opportunities to sub-divide into two large stands each with spacious grounds and lovely sea and mountain views. Development opportunity, or simply enjoy the rustic timber home with extensive, rambling gardens and pool.

Web Ref No 4930576 • Beds 4 • Baths 3 • Receptions 3 • Parking 3  
Louise Reister – 083 226 3775 – louise@greeff.co.za



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### ● HOUT BAY R6 995 000

#### Absolute charmer in Hout Bay

An elegant, French-styled home, at the end of a cul-de-sac, on a property enjoying absolute privacy from its two neighbours on the one side, and an enviable position alongside one of the estate dams on the other. The setting is lush and tranquil with uninterrupted views of the surrounding mountains.

Web Ref No 4090294 • Beds 4 • Baths 4 • Receptions 2 • Garages 2  
Glenda Woods – 082 853 4070 – glendaw@greeff.co.za



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### ● HOUT BAY R6 350 000

#### Come and feel the magic

Beautifully presented, contemporary, single-storey home in excellent condition. Located in the heart of sought-after Overkloof. Spacious living areas, stylish kitchen and generously-sized bedrooms. The separate guest suite, with own entrance is ideal as a work-from-home, teenage pad or to rent out for extra income.

Web Ref No 4988278 • Beds 4 • Baths 3 • Receptions 3 • Garages 2  
Meryl Butt – 084 922 1016 – meryl@greeff.co.za



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### ● HOUT BAY R5 495 000

#### Location, location plus sea views

Set on a double stand in Scott Estate. The reception rooms and spacious, main bedroom spill out to a wraparound, undercover entertainment patio overlooking the rim-flow pool, with majestic mountain and amazing sea views. Games and cinema room, plus separate guest suite with own entrance.

Web Ref No 3800309 • Beds 5 • Baths 5 • Receptions 2 • Garages 2  
Meryl Butt – 084 922 1016 – meryl@greeff.co.za





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**● MCGREGOR R5 000 000**  
**Ranch-style living**

This elegant Karoo homestead is offset by a grand sweep of acreage which fields fillies and foals. Tastefully renovated, with doors from kitchen, lounge and dining areas to the cool, undercover stoep and lap pool. A self-contained unit, currently used for Airbnb, has two well-appointed en suite bedrooms, with own stoep area, plus garden and pool access.

Web Ref No 4890427 • Beds 3 • Baths 3 • Reception 1 • Garages 4 • Parking 2  
Caro Hodges – 083 265 2258 – caro@greeff.co.za



**● 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



**● MCGREGOR R3 900 000**  
**On top of the world**

With breathtaking mountain views, this home nestles seamlessly into its surroundings, offering comfort, and using the energy nature provides. Extras include six security cameras, borehole with 2kw three-phase pump, water tank and irrigation system and an outside studio with bathroom. The spacious living and dining area flows into the functional, galley-style kitchen, large covered patio and pool.

Web Ref No 4884534 • Beds 2 • Baths 3 • Receptions 3 • Garages 2 • Parking 1  
Caro Hodges – 083 265 2258 – caro@greeff.co.za



**● MCGREGOR R2 995 000**  
**Dual living in Upper Mill Street**

A light and bright home with the bonus of a fabulous cottage. The clever design of this home accommodates various possibilities. The elevation of the double-volume living space enhances the feeling of spaciousness. A must to view.

Web Ref No 4925806 • Beds 3 • Baths 3 • Receptions 3 • Parking 1  
Caro Hodges – 083 265 2258 – caro@greeff.co.za





**GROOT PARYS**  
LIFESTYLE ESTATE

*Your dream destination  
in the Boland*

**PHASE 2  
NOW SELLING**

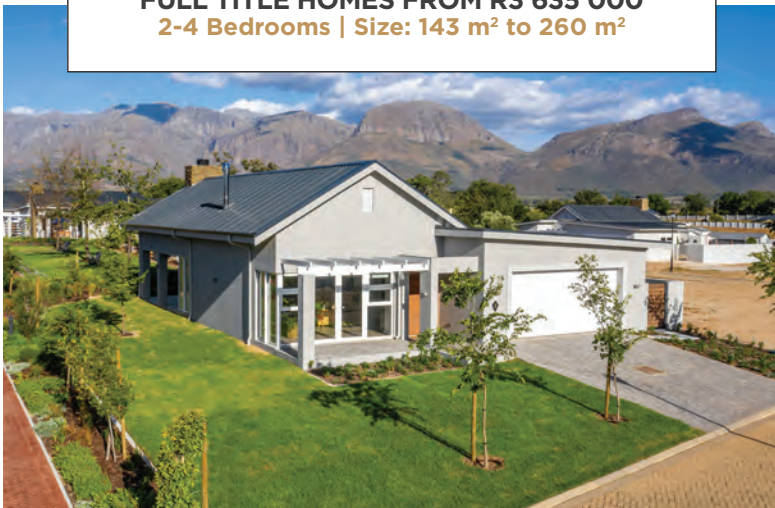
**What can be better than being a 50 plusser and settling down on a historic wine estate in Paarl, the heart of the Boland?**

Groot Parys Lifestyle Estate offers you the perfect combination of a rich history, convenient location and secured countryside living. Our Vineyard Villas showcase the elegance of the Cape Karoo architecture, and now with Phase 2, we are releasing a further 24 value-for-money homes.

- Conveniently located in Paarl
- Views and north-facing living spaces
- Energy-saving home designs
- A range of healthcare options
- Care facilities\*
- Multi-functional clubhouse\*
- Turnkey packages
- State-of-the-art security
- No transfer duties

**VINEYARD VILLAS I**

**FULL TITLE HOMES FROM R3 635 000**  
2-4 Bedrooms | Size: 143 m<sup>2</sup> to 260 m<sup>2</sup>



**VINEYARD VILLAS II**

**FULL TITLE HOMES FROM R3 190 000**  
2-3 Bedrooms | Size: 137 m<sup>2</sup> to 185 m<sup>2</sup>



*\*Facilities will be built later in Phase 2. | Terms and Conditions apply. Prices are subject to developers' discretion.*



Werner Pieters 082 363 6089 | Marius Pieters 082 566 0853 f   
sales@grootparysestate.co.za | www.grootparysestate.co.za

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





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**FRANSCHHOEK R39 950 000**  
**Country hospitality offering**

Timeless design and superb country living on this grand estate set on a desirable 9 000m<sup>2</sup> of land. This charming property, with three pools has been running successfully as an exclusive four-star guesthouse for over 10 years, and offers a luxury villa, plus 11 luxury guest rooms as well as a manager's cottage.

Web Ref No 4973473 • Beds 14 • Baths 14 • Receptions 3 • Garages 3

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



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**FRANSCHHOEK R29 000 000**  
**Architectural splendour**

Perched at the highest elevation above Franschhoek, this incredible property commands the most outstanding views. Nestled in the fynbos, the architecturally-designed home blends a Cape vernacular exterior with a well-planned, luxurious, contemporary interior.

Web Ref No 4691589 • Beds 4 • Baths 4.5 • Receptions 2 • Garages 2 • Parking 2

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



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**FRANSCHHOEK R13 800 000**  
**Unparalleled mountain vistas**

This beautifully positioned home at the end of a cul-de-sac offers incredible views over farmlands towards the Franschhoek Mountain range. A wide, wraparound veranda incorporates an elevated pool and offers glorious entertainment options with endless vistas.

Web Ref No 4803933 • Beds 4 • Baths 4 • Receptions 2 • Garages 2 • Parking 3

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

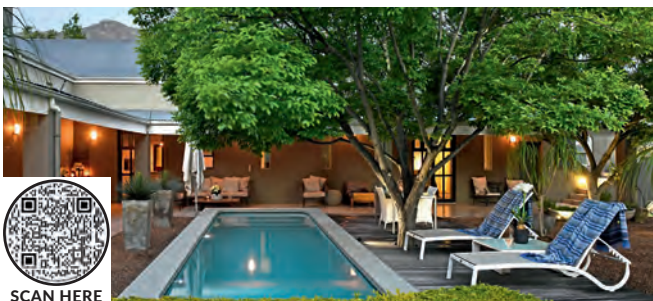


**FRANSCHHOEK R11 700 000**  
**Sensational views**

Located at the end of a road and abutting a greenbelt, this elegant and thoughtfully designed home, with pool offers incredible views from its elevated position in Franche Hoek Estate – one of Franschhoek's most desirable residential developments.

Beds 3 • Baths 4.5 • Receptions 3 • Garages 2 • Parking 2

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



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**FRANSCHHOEK R11 500 000**  
**Contemporary living at its best**

With an impeccable balance of form and function, this village home offers privacy and has been conceived to be comfortable and practical for everyday life. The home with pool offers a relaxed feel with modern finishes to a high standard.

Web Ref No 4834960 • Beds 3 • Baths 3.5 • Reception 1 • Garages 2 • Parking 2

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



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**FRANSCHHOEK R6 300 000**  
**Pretty in La Petite Provence**

This well-maintained family home, with a beautiful garden and pool offers a large lounge and open-plan dining room, and an entertainer's kitchen with further dining area, opening to a covered patio with built-in braai.

Web Ref No 4826120 • Beds 4 • Baths 3 • Receptions 3 • Garages 2 • Parking 2

Christie Winkler – 060 991 0252 – christie@greeff.co.za



# Significant sale



*Equestrian estate in exclusive rural setting of Franschhoek*



**SILVERMIST FARM**

**R69 000 000\***

- Beds 3
- Baths 2
- Receptions 2
- Pool
- 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. 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 supply.

\*Listed price

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





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### ● STELLENBOSCH R8 600 000

#### New in luxury lifestyle estate

Take this opportunity to live in the beautiful town of Stellenbosch and make this double-storey home, with incredible mountain views in King's View Luxury Security Estate yours. Located near world-renowned wine farms, well-known schools, hospitals and shops, this property is in the most perfect location. Enjoy attractive contemporary design, plus energy- and water-saving measures. No Transfer Duty

Web Ref No 4812030 • Beds 3 • Baths 3 • Receptions 3 • Garages 2 • Parking 2

Getha Viljoen – 082 821 4606 – getha@greeff.co.za  
Wiekus Viljoen – 083 228 8500 – wiekus@greeff.co.za



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### ● PAARL R6 150 000

#### Sought-after home

With unrestricted views over Boschenmeer Golf Course onto Paarl Mountain, this beautiful property is not only a financial investment, but offers a peaceful lifestyle as well. It includes solar energy, air cons, pool, heat pump and a slow combustion stove. A manual irrigation system makes gardening a walk in the park. Overall, this house is immaculate, and one of only a few very popular country homes currently available on the estate.

Web Ref No 4760711 • Beds 3 • Baths 2 • Receptions 2 • Garages 2 • Parking 2

Wiekus Viljoen – 083 228 8500 – wiekus@greeff.co.za  
Getha Viljoen – 082 821 4606 – getha@greeff.co.za



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### ● PAARL R6 000 000

#### Perfectly located family home

This beautiful home was built for entertaining. A large, open-plan living space connects with a spacious country-style kitchen leading out to an open patio with the most amazing view of Paarl and the mountains. Enjoy the convenience of a study/office with a fireplace and a braai room, plus covered braai area, with open pizza oven. A large pool and firepit completes this picture. Extras include: a solar geyser and solar seamless inverter system.

Web Ref No 4890190 • Beds 4 • Baths 3 • Receptions 2 • Garages 2 • Parking 2

Hanno Koen – 079 969 6396 – hanno@greeff.co.za



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### ● PAARL R5 950 000

#### Spacious double-storey with flatlet

This spacious home has lots to offer, including a big double-volume reception area and lots of balconies, so you get to choose where to relax and enjoy the beautiful views over the golf course. There is also extra storage space in the attic. Experience the lifestyle of the well-established Boschenmeer Country and Golf Estate, and if you love to entertain, this house should be yours.

Web Ref No 4701409 • Beds 4 • Baths 3 • Receptions 3 • Garages 2 • Parking 2

Wiekus Viljoen – 083 228 8500 – wiekus@greeff.co.za  
Getha Viljoen – 082 821 4606 – getha@greeff.co.za





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## ● ERINVALLE GOLF ESTATE R16 850 000

### The art of fine living

This home with distinction nestled on the prestigious Erinvale Golf Estate, has been designed to embrace the sweeping mountain views. The interior of this magnificent and well-maintained residence is one of sheer elegance and class. Enjoy the generous landscaped garden and a decked pool area.

Web Ref No 4937660 • Beds 5 • Baths 5.5 • Receptions 4 • Garages 3  
Bhavinee Siepman – 082 797 6233 – bhavinee@greeff.co.za



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## ● MONTE SERENO R7 500 000

### Sea views, perfect for an extended family

This beautiful home ticks all the boxes. Apart from the generous four bedrooms there is also a full flat with en suite, lounge, dining room, kitchen and private balcony with sea views. So, bring your family and don't forget Gran and Grandad.

Web Ref No 4993027 • Beds 4 • Baths 4 • Receptions 2 • Garages 3  
Donné Jacobs – 084 448 4446 – donne@greeff.co.za  
Loretta Diab – 082 416 6982 – loretta@greeff.co.za



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## ● SOMERSET WEST R6 900 000

### Investment jewel

This state-of-the-art AAA+ office suite is one of only four in the building, situated on the golf driving range within the Golf Village security complex. Within walking distance to Somerset and Sanctuary Malls. The outlook is onto the beautiful Helderberg and Hottentots Holland mountains.

Web Ref No 4829213 • Parking 10  
Nico van der Watt – 082 857 3838 – nico@greeff.co.za



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## ● LA CONCORDE R5 999 000

### Peace, privacy and position

This home in a beautiful setting is looking for its new forever family. The wraparound covered patio overlooks the large pool and garden with the mountains as a backdrop. The property has a 27 000L water reservoir, with a filtration system connected directly to the house.

Web Ref No 4865951 • Beds 4 • Baths 3 • Receptions 2 • Garages 2  
Loretta Diab – 082 416 6982 – loretta@greeff.co.za



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## ● HELDERVUE R3 990 000

### Home with many options

Part of a farm from a bygone era, the whole 1 700m<sup>2</sup> erf can be completely renovated or the two-bedroomed, self-contained cottage can continue to generate a monthly income. The main house has a spacious kitchen and an open-plan lounge and dining room. Set in an oak-lined street, this property is perfectly placed.

Web Ref No 4897338 • Beds 4 • Baths 2 • Receptions 2 • Garages 2  
Loretta Diab – 082 416 6982 – loretta@greeff.co.za  
Donné Jacobs – 084 448 4446 – donne@greeff.co.za



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## ● BIZWENI R1 500 000

### Prepare for your retirement

A comfortable, secure, private and warm cottage tucked away in the popular Stormhaven retirement complex. An amazing investment – current owners would rent from the new owners. A well-run retirement village with ample amenities, 24-hour patrols, library and communal pool.

Web Ref No 4876525 • Beds 2 • Baths 2 • Reception 1 • Garage 1  
Loretta Diab – 082 416 6982 – loretta@greeff.co.za  
Donné Jacobs – 084 448 4446 – donne@greeff.co.za





Photographer: Gavin McKellar  
Creative Director: Daniel Stevenson



# THIS MORTAL COIL

“Please don’t die. You will leave behind a horror show”

By Lourens Reichert

I am obsessed with death. When I leave this mortal coil, what will be left of me? How can I live on in my quest for immortality? After all the blood, sweat, and tears I have given to this life, what will remain when I am no longer here?

I do not have the answers to these questions. So, I have directed my obsession with death to the domains where I have full control: the material, the quantifiable, and the hard facts. I have made it my life’s legacy, as a tax structuring and offshore investment expert, to plan and prepare for the certainty of death and the certainty of taxes. The question that haunts my waking hours is how to structure the wealth of clients and the wealth of my own family so that our wealth continues to open doors and create opportunities after we are gone.

As human beings, we do not like to think about death. We do not want to factor mortality into our thought processes. We all prefer to think that we are immortal until it is too late. I always ask my clients to do me one favour at the end of our first meeting: “Please don’t die. If you do, you are going to leave your spouse and kids with a horror show”. I say this because I need to put into place the structures to ensure that their families are saved from the stress of scrounging around to find out where everything is, to prevent assets from getting frozen, and to ensure that unnecessary taxation does not occur. I need to do this before it is too late.

Just this year, I have had four clients die. When I arrive at a client’s funeral, I am the only person who arrives with a cheque. The comfort I offer the family, from a financial perspective, is to hand over the gift of material security and protection. I can say with certainty: “Don’t worry, we’ve got this.” The honour (and the weight) of the responsibility of protecting someone’s financial legacy is given to me by my clients and then passed from me to their beneficiaries when they do pass away.

I did not think about death seriously until after my father passed away. It was a double whammy when my mother passed away. I watched how long it took, how it went through the system, and how little protection they had around their estates. If I could have given my parents the advice I now know and share with my own clients, a bigger cheque could have been left to me and my siblings. As a parent myself, I know this is a gift we all want to leave to our children after we are gone.

When one of my first clients passed away, I remember his nephew’s utter shock at receiving £120,000 which got him a leg up to buy a house; something he had never thought possible for himself. The fact is that he would have lost 45% if his uncle had left it structured as it was before. This made me quickly realise how powerful and how important estate planning is. It comes with an immense weight on my shoulders to carry the financial legacies of all who entrust me with their wealth. Another client once said to me: “I have worked my entire life. My entire life is what I give you. If you lose it, I will kill myself and my wife”. Since that day, I do not celebrate deals. It is more weight. It is more responsibility. I take it seriously as it is death and taxes. I take it seriously as it is my life’s work.

I recently attended a funeral of a client whose four children approached me to say: “Thank you so much for what you have done for our dad”. But they were also saying: “Thank you for what you have done for us”. The extra money they got out of their father’s estate meant they could purchase a small piece of land on the Cape coast. This is where they will go once a year to celebrate their father. It is a kind of magic to have played a part in how they will hold onto their father and continue his legacy.

Where I invest my client’s money is where I invest my family’s money and is where I invest my own money. My clients have asked me what I have set in motion so that when I die, they can continue to have their financial legacies taken care of. My obsession with death has ensured that I have planned and

prepared for this actuality. I have employed an exceptional, highly skilled team to help me and facilitate everything I do. The processes are in place to ensure my clients’ money will continue to grow exceptionally well. My legacy of taking care of the financial legacy of all my clients will continue once I have “shuffled off this mortal coil”.

The legacy we each want to leave behind is entirely up to us to make. It is the way we plan to conclude our time on earth that shows who we truly are. It is what we want to leave to those who matter most to us. I love it when my clients bring in their spouses and their children to meet me. I love when I get to put structures into place so my clients’ lasting legacies can be in support of their life passions. I love it when my clients tell me the stories they want to leave behind.

Whilst I am entrusted with the financial legacies of my clients, I get to create my own legacy. After I die, I want them to quote Vince Lombardi’s words at my funeral:

*Lourens relentlessly chased perfection, knowing full well he would not catch it, because nothing is perfect. But he relentlessly chased it, because in the process he caught excellence. He was not remotely interested in just being good.*

After you die, what do you want them to say about you? Tell me. I really want to know. Because I am obsessed with death.

#### Who is Lourens?

Lourens Reichert is the managing partner in Africa for Holborn Assets, one of the largest, independent wealth advisories in the world. He is also chairman of the Global Investment Committee, which oversees \$3 billion in assets under management.

#### Talk to Lourens

To share your offshore investment strategies, estate planning, and legacy goals with Lourens, please contact him on [lourens.reichert@holbornassets.com](mailto:lourens.reichert@holbornassets.com)





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