

OUT LOOK

ISSUE 50

CAPE PROPERTY & LIFESTYLE



OUTLOOK - THE GREEFF MAGAZINE - AUTUMN EDITION 2022

Bumper 50th ISSUE with OVER 200 properties

LIVE, WORK AND PLAY IN THE CAPE HOME OF YOUR DREAMS

A classic family home in the leafy suburbs, a characterful little Victorian cottage, a slick city penthouse, a winelands retreat, or a beach house to call your own – it's your choice.

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

Moroccan-style, slow-roasted lamb and a plum & thyme tart, yum! • 5 easy ways to winter chic your interiors

YOUR COMPLIMENTARY ISSUE

GREEFF

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Where it counts

ISSUE 50

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HEALING *Home*

creating sacred spaces for slow living

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UNAPOLOGETIC POWER

“Get strong! Earn your living! And fight!” – Wonder Woman

By Cheryl Rosa

Let me introduce you to the new generation of beautiful, confident, and successful women. We are pushing the boundaries in wealth advisory. We dominate and shine in every key component of our business, from leadership, operation, investment, and administration. We share the same goal: a relentless obsession with being the best and doing the work to get to the top.

I believe we are in an era where women have proven and claimed their worth in the world of wealth advisory. For the past four years, Holborn’s top global advisor has been a woman. Within our particular team, we are 16 women out of a team of 20. This is incredible to me as when I qualified back in 2014, out of 100 newly qualified financial planners, only 4 of us were women. In what has traditionally been a male-dominated industry, our women perform identically in close ratios and in many cases, outperform the men. Our clients want their money managed by us, by women. They seek our advice as we prioritise safety and security over unnecessary risk. We are the women who are trusted to ensure the protection and growth of our client’s assets.

To witness females rising in wealth advisory and the expansion of our team over the past few years is remarkable. There was a time when it was intimidating to be in a room and tell clients how to invest their money. It was never a question of whether I had the knowledge or skills to be in that room, it was just that clients were always going to the older man to invest. One of the top advisors in our team used to think that clients would not listen to her or invest with her because she was a girl. That noise is now gone. She pitches million-dollar clients regularly, walks them every step of the way, and closes with ease. There’s the rise of Michelle Pierucci, who came into the team as a graduate and has grown from shadow advisor to actual advisor to becoming Africa’s compliance manager. Each woman in our team has her own story. All of them have enormous amounts of confidence and success which extend into every avenue of their lives. This is true power, this is real power, in the hands of women who have worked hard to gain the confidence, trust, and skills to manage wealth.

It took me a while to understand what I want and what I deserve in my life. It took me a while to find myself. Through working with this team, I’ve managed to find my voice, to stand on my own, to

be unapologetically myself. I am turning 33 this year, with my second child on the way. At my age to be running the entire African finance function of our business, overseeing operations, owning property overseas, driving an Aston Martin, and living in a beautiful, top-class estate in South Africa is achievable because of my dedication and drive to be successful and move up in life. I really do enjoy hearing “if she can do it, I can do it!” I hope that I can be a mentor to young women in wealth management. I hope my daughter can come into the world and say “My mom inspires me to be better and to accomplish the unthinkable”. I hope you look at this new generation of women wealth advisors and say “I want to invest my money with her...”

Who is Cheryl?

Cheryl Rosa is the Operations Director in Africa for Holborn, one of the largest, independent wealth advisories in the world.

Talk to Cheryl

To share your wealth goals with Cheryl, please contact her at cheryl.rosa@holbornassets.com

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FPS





30
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OUTLOOK

50TH EDITION

CAPE PROPERTY - THE BEST SHIELD AGAINST INFLATION

BY MIKE GREEFF

CEO GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE

Many economists believe that owning property is your best defence against inflation, because as an asset, historically, real estate has showed itself to increase in value over time. Investing in

property in the Western Cape is one of the finest examples of an asset class which continues to grow in value, particularly because of ceaseless demand – after all it's a province many people don't want to leave. Here at Greeff Christie's International Real Estate, our statistics show that 80 percent of our client base are homeowners buying and selling within the Western Cape. The remaining 20 percent is made up of buyers relocating to the Cape from up country, mainly from Gauteng and KZN, and then of course, foreigners for whom Cape Town and surrounds remains a hugely desirable destination. For visitors from the UK, Europe and the USA, with bullish currency, it's a coveted and affordable location for a second home. 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.

Our expanding footprint across the Western Cape ensures a solid and growing network of top local professionals and an immense database of the province's most qualified buyers and serious sellers. Today you'll find Greeff Christie's International Real Estate 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, Atlantic Seaboard, Winelands, Helderberg, Hermanus and Overberg, Plettenberg Bay and West Coast. My vision has always been to grow the company, but not at the expense of my original boutique agency approach – to this end we will always offer a niched, personalised and expert service by agents who are undisputed specialists in their areas of operation.

In fact, the success of this company has always been rooted in its people and there are so many exceptionally talented and dedicated individuals I have had the honour to know and work alongside over the past 21 years.

I particularly want to commend Sales Director Tim Greeff for his stellar management of the company, across the board, including head office and the licencees. He has been growing the business in all areas. I could not be prouder.

Writing this feature always provides an opportunity for reflection and this year I reflect on celebrating Greeff Christie's International's 21st anniversary. And this issue of OUTLOOK is number 50 – another huge milestone. This magazine began in the early 2000s as an eight-pager offering our listings in Constantia Upper. This issue is 88 pages plus a cover and showcases over 200 properties across the Western Cape. I am grateful to our editor Hedi Lampert who has headed up the publication since 2009 and has without fail produced a quality product. The magazine's growth in size reflects the company's evolution. The past 21 years have seen Greeff Christie's International Real Estate expand to a complement of 250, including brokers, admin staff, management and interns. It's only been possible to achieve this kind of growth, by keeping up to date with technology, trends and constant staff training. We firmly believe the key to success is in supporting our property brokers with up-to-the minute industry training and finely-tuned, proven marketing strategies, including all-important digital platforms.

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.

Most of all we pride ourselves in our mission to run a healthy business based on the family values Greeff Properties has been built on for the past 21 years.

Wishing you and your family a blessed Easter, a happy Pesach, or simply the opportunity to celebrate a safe, healthy and wonderful Cape autumn.

Mike Greeff



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KENILWORTH HEAD OFFICE 021 763 4120
KLOOF STREET 021 180 4712
NOORDHOEK 021 785 7222
KOMMETJIE 021 783 0053
HOUT BAY 021 790 8410
GREEFF RENTALS 021 794 1295
PAARL & WINELANDS 079 969 6396
SOMERSET WEST 082 416 6982
SIMON'S TOWN 021 786 1855
WESTERN SEABOARD 076 296 2132
WHALE COAST 083 235 0241
FRANSCHHOEK 083 235 0241
PLETTENBERG BAY 072 151 1458

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PROPERTIES FOR SALE

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Don't miss these opportunities to invest priced from R955 000!

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SCAN HERE

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



SIGNATURE PROPERTIES



*Custom-built splendour with
magnificent vistas*



CONSTANTIA UPPER

R26 950 000

Web Ref No 5196702

Beds 6

Baths 6.5

Receptions 5

Garages 6

Parking 4

Elevated, on 3 300m², clean, simple lines span around 1 150m² of living space, offering panoramic sea, vineyard, valley and mountain views. Verandas, private patios, courtyards and balconies add charm. The spectacular kitchen facilitates indoor/outdoor entertaining in the main living and dining areas, or on the all-seasons veranda, with dining and lounging area, built-in braai and wood-burning fireplace. Additional features: extra-length pool, large recreation room, gym with cloakroom, home theatre, cocktail lounge, TV room and work-from-home space. A self-contained studio apartment at ground level includes an open-plan kitchen with separate laundry room to lounge and dining area, and own private garden area. An additional, separate, one-bedroomed, en suite flatlet with a kitchenette, dining area and private entrance is a viable Airbnb opportunity. Off-the-grid water and electricity. Top security systems.

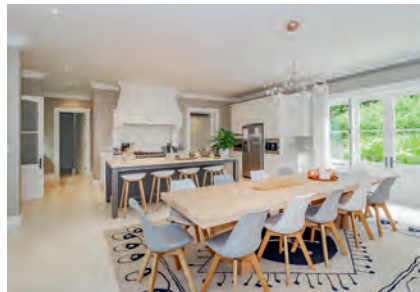
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za

SIGNATURE PROPERTIES



SCAN HERE

*A distinctive, luxurious
home in the Avenues*



CONSTANTIA UPPER
R28 000 000

Web Ref No 4968916

Beds 6

Baths 5.5

Receptions 4

Study

Garages 2

Staff suite

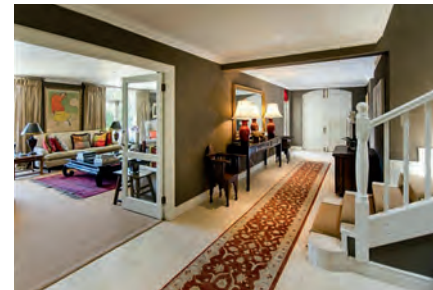
Enjoy a rare level of comfort in this exclusive home, with its blend of clever design, excellent quality and bespoke finishes. North facing, with views of mountain, the peninsula and beyond to the Hottentots Holland Mountains, the 700m² home is set in an elevated position on 2 271m² of lush, landscaped 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 are the generously-proportioned living areas, en suite bedrooms, high ceilings, bespoke light fittings, marble tops, unpolished marble flooring and kitchen, with high-end Siemens appliances. Additional features include: surround sound, air conditioners, a walk-in wine cupboard, underfloor heating and borehole, to name a few.

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SIGNATURE PROPERTIES



*A distinctive home,
with magnificent views*



CONSTANTIA UPPER
R25 950 000

Web Ref No 4943352
Beds 4
Baths 4.5
Receptions 4
Garages 3
Studies 2
Staff flatlet
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 option/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. Generous 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 operate fully off the council grid.

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SIGNATURE PROPERTIES



*Contemporary
De Goede Hoop farmhouse*



NOORDHOEK
R39 500 000

Web Ref No 4968780
Beds 8
Baths 9
Receptions 6
Garages 5
Parking 7
Pool

The setting is the De Goede Hoop Security Estate, one of South Africa's premium security estates and best-kept secrets. Each 5-acre stand has access to bridle paths around the entire estate, 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-bedroomed main house, a studio apartment, plus a separate and substantial three-bedroomed cottage. The natural gardens are magnificent and include a 300-year-old English oak with a Kirstenbosch-style "Boomslang" treetop walkway from the main house, via a tree-house deck, through the tree canopy, past the dam and onwards to the cottage.

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SIGNATURE PROPERTIES



SCAN HERE

*Exceptional, contemporary home, with
superb sea and mountain views*



NOORDHOEK
R12 995 000

Web Ref No 5202959
Beds 5
Baths 5.5
Receptions 2
Garages 2
Parking 2
Pool

This home is a Noordhoek rarity – it's newly renovated, luxurious and classy, with exceptional finishes and views from every room. Four en suite bedrooms and a separate, outside guest flatlet above the garage, all with brand new bathrooms, offer 5-star-hotel living. Built with German precision and high-end finishes, with modern, clean lines it is still warm and homely. The home is situated in a quiet and peaceful cul-de-sac in Noordhaven, offering privacy and security. The elevated position with a north-west orientation, for wind protection, and maximum sunlight, emphasises sensational sea and mountain views. This exceptional home is ready for a family, and is also well suited for an international buyer seeking a quality holiday home that can be let out for short-term holiday rentals when unoccupied.

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

SIGNATURE PROPERTIES



SCAN HERE

Own a piece of history**ST JAMES****R15 900 000**

Web Ref No 4814059

Beds 4

Baths 3.5

Receptions 5

Garage 1

Cellar

Built in the 1820's and located at the foot of Jacobs Ladder, 'The Anchorage' is a magnificent, 500m², 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 862m² level garden boasts a heated pool, koi ponds and established trees. An added bonus is the state-of-the-art security system, as well as the area guard house abutting the property from Jacobs Ladder, to ensure your peace of mind. St James, historically known as the 'millionaire's mile', is a seaside village on the Cape Peninsula, positioned on the False Bay coast between Muizenberg and Kalk Bay.

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SIGNATURE PROPERTIES

*Contemporary masterpiece*

FRANSCHHOEK
R28 000 000

Web Ref No 5026316
Beds 3
Baths 3.5
Receptions 2
Garages 5

This architecturally exquisite, north-facing home on Fransche Hoek Estate delivers incredible mountain views over vineyards and farmlands. It's a private haven of luxurious comfort nestled in 2 600m² of Francesca Watson-designed, landscaped garden. Built for fantastic entertaining, the showstopper kitchen includes premium eye-level ovens and integrated appliances. The kitchen flows directly onto the front patio and outdoor entertainment area. A large adjoining dining area offers a built-in bar and coffee-making unit behind glass doors. The spacious lounge, with fireplace boasts an impressive glass feature staircase taking you across a glass walkway to the master suite and two guest bedrooms, all with open-plan bathrooms. Highlights include a cinema with surround sound, garaging for five cars, large patio with automated awnings, 16m heated pool with automated cover and a 30KW generator with independent transformer.

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5 EASY WAYS TO WINTER CHIC YOUR HOME

WINTER LUXE YOUR SPACE WITHOUT THE MASSIVE LAYOUT. WE GET THE TIPS FROM CAPE TOWN DECORATING WHIZZ, DANI HARDY OF SIMPLY INTERIORS.

1. POCKETS OF COZY

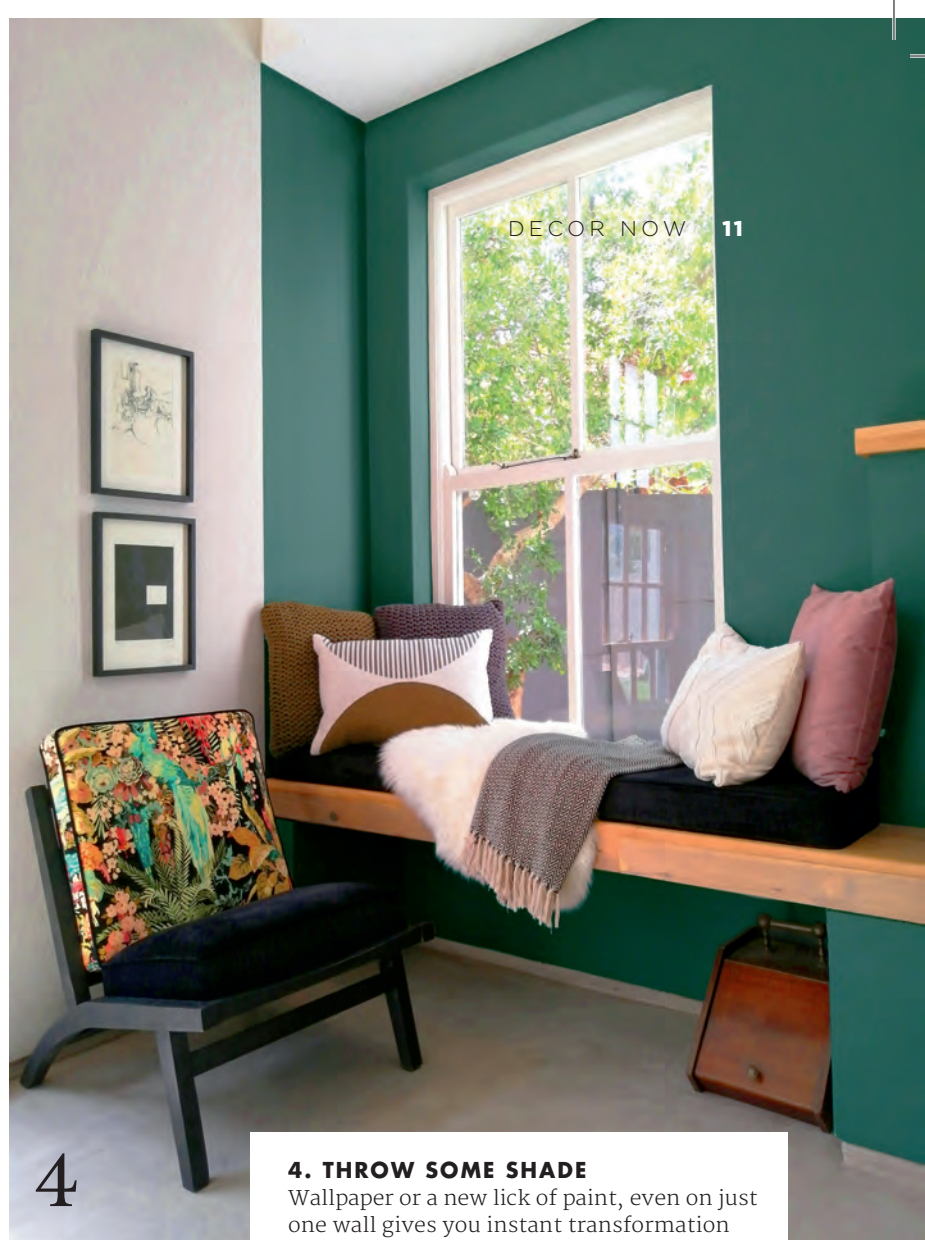
You don't have to overhaul your entire home, even a little cameo corner makes a striking style statement and offers a chic focal point. Make sure you include an indoor plant.

2. LAYERS OF LUXE

Don't stop at one throw on your bed or sofa, go for two or three.

3. LET YOUR PILLOWS DO THE TALKING

Get an instant update with a few new cushion covers. Opt for something fluffy, something velvety and create interest with a bold, striking print.



4

4. THROW SOME SHADE

Wallpaper or a new lick of paint, even on just one wall gives you instant transformation and creates massive impact. Dani's top shades for Winter 2022: Emerald green and teal. Add accents of milk chocolate, dusty cocoa, salmon pink, mustard and black. "Calm and nature are key to the colour palettes of 2022, with the odd vibrant shade thrown in," says Dani.

5. PLAY WITH TEXTURE

When layering mix knits with faux fur, sheepskins, weaves or bouclé. And what about a long pile rug? Nothing more luxurious than stepping out of bed onto a heavenly, soft landing pad!



1



2&3



5



5-STAR DINING AT HOME

*Comforting, delectable and impressive!
These are recipes you'll want to keep and
use again and again.*

RECIPES,
PRODUCTION,
STYLING AND
PHOTOGRAPHY BY
HEDI LAMPERT

PLUM & THYME FREE-FORM TART

A scrumptious autumn teatime treat, or a very satisfying end to a winter dinner. Works equally well with pears or apples.

Serves 4

INGREDIENTS

PASTRY

- + Flour, 1 ½ cups
- + Butter, 100g
- + Castor sugar, 1 Tbs
- + Iced water, 2-3 Tbs

FILLING

- + Apricot jam, 2 Tbs
- + Fresh thyme, 1 tsp chopped
- + Plums, 6
- + Brown sugar, 3 Tbs
- + Vanilla essence
- + Butter, 1 Tbs
- + Milk, 1 Tbs

METHOD

Preheat oven to 200 degrees C.

Sift flour and rub in 100g butter until the mixture resembles fine breadcrumbs. Stir in the sugar, and add iced water one teaspoon at a time, continuously mixing until the dough comes together. Shape into a ball, wrap in clingfilm and refrigerate for 20 minutes.

Roll dough into a roughly circular shape, about 5 millimeters thick. Place on a baking tray lined with baking paper. Warm the apricot jam and spread over the dough, then sprinkle with chopped thyme. Slice the plums into segments and toss with 2 Tbs brown sugar and the vanilla essence. Arrange plums on the dough leaving a border of 4 to 5 cm. Fold the edges in to make a free-form tart. Chop up 1 Tbs butter and scatter over the plums. Brush the folded-in pastry sides with milk and sprinkle with another Tbs brown sugar. Bake for 30 minutes. Enjoy warm or at room temperature.

CARAMELISED ONION & FETA RUFFLED PHYLLO TART

Inspired by pissaladière, the anchovies take the flavour of this tart to a new level. A gorgeous starter or side dish, and so easy to prepare!

Serves 4

INGREDIENTS

- + Phyllo pastry, 6 sheets
- + Olive oil, 2 Tbs
- + Onion, 1 large or 2 medium
- + Garlic, 2 cloves
- + Origanum, fresh, chopped, 2 tsp
- + Fresh cream, 1 cup
- + Eggs, 2
- + Parmesan cheese freshly grated, 2 Tbs
- + Feta, 2 round discs
- + Anchovy fillets, 4
- + Freshly ground black pepper

METHOD

Preheat oven to 180 degrees C. Prepare a standard 26x20cm, rectangular, oven-proof dish with non-stick spray. Gently scrunch each of the phyllo sheets into concertina-like folds and place side by side in your baking dish – don't be fastidious about the folds, it's meant to be rough. Drizzle pastry with 1 Tbs of olive oil and bake until golden and crispy (about 20 mins, depending on your oven).

In the meantime, heat 1 Tbs olive oil in a pan, and fry finely sliced onion until starting to turn golden and become caramelised. Lightly beat eggs and combine with cream, finely chopped anchovies, grated parmesan, crumbled feta, chopped origanum and garlic, and finally, a good grinding of black pepper.

Arrange onion on the crispy phyllo pastry and pour the cream mixture on top. Bake for 30 minutes. Serve warm.



LAMB SHANKS CASA BLANCA

Inspired by the flavours of Morocco, these fall-off-the-bone tender lamb shanks are infused with cumin, cinnamon, dates, apricots and honey. Divine!

Serves 4

INGREDIENTS

- + Lamb shanks, 4
- + Olive Oil, 2 Tbs
- + Cumin, ground, 3 tsp
- + Cinnamon, ground 2 tsp
- + Smoked chilli flakes, 2 tsp
- + Leeks, 4
- + Carrots, 4 large or 8 medium
- + Celery, 4 stalks
- + Garlic, 4 cloves
- + Salt
- + White Pepper
- + Beef stock, 2 cups
- + Vinegar, 1 ½ Tbs
- + Honey, 2 Tbs
- + Fresh, large Medjool dates, 12
- + Dried apricots, 100g
- + Raw almonds 50g

METHOD

Preheat oven to 200 degrees C. Heat 1 Tbs olive oil in a large pot and brown lamb shanks all over. Remove from heat and set aside. In the same pot (don't wash it just yet), combine carrots, leeks, celery and garlic, season with salt and pepper and cook until tender. Rub cumin and cinnamon into the lamb shanks and place in a roasting pan. Cover with the cooked veggies and pour over a mixture of beef stock, vinegar, honey and smoked chili flakes. Cover with foil and place in the oven for 1 hour. Baste regularly and after 1 hour, add chopped dates, apricots and almonds, bake for another 30 minutes, baste again and then return to the oven uncovered for ten minutes to brown. Serve with bulgur wheat or couscous.





*Exceptional contemporary home
set in a tranquil close*



CONSTANTIA UPPER
R21 900 000

Web Ref No 5151169
Beds 5
Baths 5.5
Receptions 4
Garages 4
Study
Staff Accommodation

A stylish home, thoughtfully designed to maximise light, mountain and valley views and indoor/outdoor lifestyle. The water feature at the front door entry leads to the impressive double-volume entrance hall, to the integrated lounge, dining and kitchen areas, with a two-way fireplace. The open-plan kitchen, with additional seating is perfect for effortless entertainment, as is the open-plan, informal TV lounge, wine cellar, and bar/poker area. A staircase leads to four luxurious en suite bedrooms. The study on the upper-level flows onto the balconies with mountain views. Downstairs – guest suite and separate, up-market staff suite/teen pad. Additional features: skylights on the underroof veranda, low-maintenance, high-end aluminium doors and window frames, closed-combustion fireplaces, water features and top security. This home is off the grid thanks to borehole water. An inverter provides electricity backup.

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Elegant, classically-styled villa with views

Custom designed by the current owners, the extensive home includes 1 395m² of living space, grandly-scaled reception rooms, a bespoke open-plan gourmet kitchen, two separate built-in bars, 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 5.5 • Receptions 5 • Garages 7 • Study
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za



Desirable, upmarket gated estate

One of six luxury, sectional-title homes in a gated estate. North facing comprising four luxurious en suite bedrooms, a study, formal lounge, interleading dining and entertainment/TV area with built-in Pizzetta pellet fireplace and stainless-steel gas braai, plus a well-equipped bar. Spacious interiors and high-volume ceilings, set on low-maintenance grounds of 764m², while estate living allows for a carefree, lock-up-and-go lifestyle. A few of its many features are the state-of-the-art security, landscaped garden with borehole and automated irrigation, solar heating to all geysers, greywater and a rainwater-harvesting, underground tank.

● **CONSTANTIA UPPER R17 900 000** Web Ref No 5162956 • Beds 4 • Baths 4.5 • Receptions 4 • Garages 2
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Amphitheatre of views

This versatile home, set on a magnificent 4 680m² is situated in the highly desirable Avenues of Constantia. Leisure and entertaining are prioritised with interior and exterior areas flowing into each other via large, covered verandas and gorgeous stone-clad walkways. Glass sliding doors allow one to alter the home's configuration to suit the occasion or season, creating a space embracing the opulent interior and the beauty of the garden. An outdoor braai area and a courtyard with koi pond are complemented by the charming garden backdrop. Excellent security and staff accommodation.

● **CONSTANTIA UPPER R19 950 000** Web Ref No 5065041 • Beds 4 • Baths 4.5 • Receptions 4 • Garages 3 • Carports 3
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Warwick Square 24/7 security estate

Set in the heart of Constantia, in an established 24/7 security estate of four luxury homes offering high-end security. Generous proportions, high, vaulted ceilings, deep sash windows and seamless, glass, stacked doors. Large study and open-plan lounge and dining room, with family room open plan to the Provencal-styled kitchen. French doors to the all-seasons veranda with al fresco dining and lounging areas, enjoying north-facing views of the Constantiaberg mountains. Additional features: staff accommodation with separate entrance, borehole, 5 000L JoJo tank, heated pool and a 30 kVA 3-phase generator powering the entire house.

● **CONSTANTIA UPPER R13 500 000** Web Ref No 5067754 • Beds 4 • Baths 4.5 • Receptions 3 • Garages 2 • Study
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



*Classically designed,
north-facing family home*



CONSTANTIA UPPER
R15 950 000

Web Ref No 5165045
Beds 5
Baths 5
Receptions 3
Garages 4
Staff accommodation

A solid home with generously-proportioned, high-ceilinged reception rooms opening onto the under-roof veranda with skylight, enclosed with stack-back doors to the lush garden. A second entertainment patio features a built-in braai and flows from the dining room via sliding doors. Five large bedrooms are all set in one wing of the house. A luxurious guest suite is accessible from the house or from its own private courtyard, with fountain feature. Open-plan kitchen, with built-in breakfast bar, separate scullery and laundry room. A pool with patio offers an outdoor lifestyle, with built-in braai and unobstructed, north-facing mountain views. Two-car garage, secure driveway parking, as well as off-street parking for guests. Excellent security and staff accommodation with kitchenette and shower.

Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za



SCAN HERE

*Desirable and unique
hidden gem*



CONSTANTIA UPPER
R14 950 000

Web Ref No 5203411
Beds 3
Baths 3.5
Receptions 4
Garages 2
Separate cottage

Conveniently located in a tranquil tree-lined Avenue in the heart of Constantia. Verdant landscaping, with rose bushes, hydrangeas, agapanthus and peaceful sitting areas, creates a sanctuary, complete with a classic pool and little stream. The stylish home features high ceilings, broad skirting, American shutters, glass stack-back doors, bespoke light fittings throughout and a two-way open fireplace to ensure winter warmth. Easy flow between the spacious reception rooms to an expansive, all-seasons covered veranda, with dining and lounging areas. Additional features: a separate, self-contained, income-generating cottage, with its own private entry gate and excellent security comprising community's surveillance systems as well as the property's own sophisticated system.

Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za

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Exceptional home in secure estate

Embrace a lifestyle of comfort and space in this beautifully designed, U-shaped, three-bedroomed home, flooded with natural light and set in a lush, borehole-watered garden. Enjoy the spectacular views of surrounding mountains, established common landscaped gardens with natural dam, walkways and abundant birdlife. The property benefits from 24-hour, manned security, so you can enjoy a lock-up-and-go lifestyle.

● **CONSTANTIA UPPER R16 500 000** Web Ref No 5169404 • Beds 3 • Baths 3 • Receptions 3 • Garages 2 • Parking 3
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



The Villas – four beautiful 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. Two units available. VAT inclusive – No Transfer Duty.

● **CONSTANTIA UPPER R14 500 000** Web Ref No 4166170 • Beds 4 • Baths 4 • Receptions 3 • Garages 2 • Study
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za



Family home with flatlet

In a secure cul-de-sac, on 1 387m² of lush garden with pool and borehole water, this contemporary home boasts high ceilings, open beams, stacked doors, wood flooring, underfloor heating, fireplaces, study and aircons in bedrooms. Spacious reception rooms flow to an all-seasons, covered veranda and enclosed entertainment room. Off the grid, with a water filtration system and solar power. Excellent security system, plus entry-controlled, manned guard house at the top of the street.

● **CONSTANTIA UPPER R13 500 000** Web Ref No 4963894 • Beds 4 • Baths 3.5 • Receptions 4 • Garages 2
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Income-generating opportunity

Set on a level 3 866m² 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 private patio 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.

● **CONSTANTIA UPPER R11 900 000** Web Ref No 3683324 • Beds 4 • Baths 3 • Receptions 3 • Garages 2 • Parking 4
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za



SCAN HERE

Constantia at its best



CONSTANTIA **R12 950 000**

Web Ref No 5142653
Beds 4
Baths 2.5
Receptions 3
Garages 2
Parking 5

This gracious home exudes an atmosphere of tranquility and serenity. The covered L-shaped veranda, surrounding the lawn-facing side of the house, is wide and spacious – an inviting area for relaxed outdoor living and entertaining. An open-plan kitchen and dining area look out onto the picturesque courtyard, complete with a fountain and kumquat trees. Double doors lead from the dining room into one of the two tastefully-appointed sitting rooms, both of which have large, open hearths ensuring cosy winter evenings around the fire. The generously-proportioned master suite has double doors opening onto the lawn, high ceilings and large windows. There are also three further bedrooms, a spacious study and an attic. Conveniently situated in the Constantia school district, with forests, greenbelts and historic wine farms on your doorstep.

Tarryn Unite-Penny – 083 285 3762 – tarryn@greeff.co.za | T R Greeff – 021 763 4120 – info@greeff.co.za

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- **CONSTANTIA UPPER R9 850 000** Web Ref No 3743706 • Beds 4 • Baths 3.5 • Receptions 4 • Garages 2 • Study
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Gated estate living

This airy and spacious, four-bedroom home is nestled in a level, established 1 427m² garden, in a tranquil, tree-lined Avenue. The home is privately positioned behind a high, solid wall and is one of three situated in a gated estate, accessed via automated gates. Offering generously proportioned rooms with mountain views, it presents a rare opportunity to add your personal touch. A central location within proximity to all of Constantia's amenities and country walks.



SCAN HERE

- **CONSTANTIA UPPER R7 990 000** Web Ref No 4969185 • Beds 5 • Baths 4.5 • Receptions 3 • Garages 2 • Study
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za



Ideal price and location

A beautifully renovated, modern, north-facing family home located in a tranquil and secure 24-hour-manned cul-de-sac. Set on 1 227m² private, water-wise garden with ivy-clad boundary walls, large pool with rock feature and expansive, all-seasons, undercover veranda, with built-in braai. Enjoy the welcoming portico to the sunny, open-flow reception rooms. French-paned windows and sliding doors for easy indoor/outdoor living. A fifth bedroom with its own entrance offers versatility.



SCAN HERE

- **CONSTANTIA R4 750 000** Web Ref No 4985420 • Beds 4 • Baths 2.5 • Receptions 2 • Garages 2 • Parking 2
Tarryn Unite-Penny – 083 285 3762 – tarryn@greeff.co.za | T R Greeff – 021 763 4120 – info@greeff.co.za



Conveniently situated family home

This elegant home with four bedrooms, a spacious sitting room, dining room, kitchen and scullery is designed for relaxed family living. The large master bedroom has generous wooden windows and glass doors, which open onto the garden. An attractive fireplace in the sitting room speaks of wintry evenings around the fire, while the pool and outside braai area provide everything one needs for weekend entertaining. Additional features are a double garage, off-street parking and a Wendy house – perfect for a small office.



SCAN HERE

Entertainer in blue chip locale



BISHOPSCOURT **R39 500 000**

Web Ref No 5129164

Beds 4

Baths 5

Receptions 5

Garages 6

Parking 6

Built circa 1940, Hathaway offers the options of indoor and outdoor entertaining, tennis tournaments or lounging poolside. Cosy, with its thatched roof and abundant fireplaces, and seamless indoor/outdoor flow, this home incorporates the beauty of its surroundings. Generously-proportioned reception rooms include: an open-plan lounge (with wood-burning fireplace) and dining room, plus a family room alongside the state-of-the-art kitchen, with separate scullery and pantry. A breakfast room with a beautiful fireplace leads to a covered patio. Upstairs, there's a billiard room with balcony. A study opens onto a pretty patio garden. Spacious bedrooms are en suite. The master suite is magnificently indulgent with a lounge area, study, vanity area, walk-through dressing room and two bathrooms. Patio doors open onto a balcony with splendid views. Additional features include, underfloor heating, staff accommodation, a floodlit tennis court, heated pool, solar panels, borehole and guest cottage/work-from-home.

Lee Gautschi - 083 708 3058 - lee@greeff.co.za

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An architectural showpiece

A truly unique design with one of the best views in Bishopscourt, captured by the expansive windows and glass folding doors opening to this magnificent setting, reminiscent of a private corner in Kirstenbosch. An imposing entrance leads to the various entertainment areas with flowing living rooms, all capitalising on the outlook towards the mountain. Many extras include gorgeous pool/entertainment area, a borehole with filtration system, integrated sound system, integrated vacuum system, electrically-operated skylights and extensive use of Balau wood cladding as an integral part of the design.

● **BISHOPSCOURT R39 000 000** Beds 6 • Baths 6 • Receptions 4 • Garages 2 • Parking 6
Lee Gautschi - 083 708 3058 - lee@greeff.co.za



Georgian-style family home

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

● **BISHOPSCOURT R29 995 000** Web Ref No 2592163 • Beds 5 • Baths 4 • Receptions 4 • Garages 3
Lee Gautschi - 083 708 3058 - lee@greeff.co.za



Live in luxury



CLAREMONT UPPER
R35 950 000

Web Ref No 5036590
Beds 5
Baths 5.5
Receptions 4
Garages 2

A tree-lined avenue leads to this strikingly beautiful home, set on just under 2 000m². From the double-volume entrance hall, through to the sumptuous, yet relaxed, beautifully appointed reception rooms, one is struck by the amazing proportions and attention to detail. All spaces are so perfect for family living as well as entertaining – and the fabulous garden, with decked lap pool has an incredible backdrop of mountain vistas. Upstairs are four, expertly-decorated, sunny bedrooms, main with exceptional views to north mountains and the east. A downstairs suite, plus a divine staff living area, makes the accommodation exceptionally versatile, and extras like an upstairs pyjama lounge, coffee station and mezzanine work area, plus a terrific gym near the pool, just add to the appeal.

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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
Lee Gautschi - 083 708 3058 - lee@greeff.co.za



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 immaculate 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 R8 975 000** Web Ref No 4996028 • Beds 3 • Baths 3.5 • Receptions 3 • Garages 2 • Parking 2
Lee Gautschi - 083 708 3058 - lee@greeff.co.za



Secure, bespoke, stylish townhouse

Defined by elegant architectural lines, with classic roof eaves, functional 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.

● **CLAREMONT UPPER R6 750 000** Web Ref No 4617581 • Beds 3 • Baths 3 • Receptions 2 • Garages 2 • Parking 1
 Mariella Peretti – 082 357 4602 – mariella@greeff.co.za | Charles Silbert – 082 555 4286 – charles@greeff.co.za



Classic style with mountain views

Solid, and well-built, this lovingly-maintained, double-storey, lock-and-leave-style home offers an excellent floor plan and ample accommodation, as well as superb proportions. The home faces north west and is very private and secure.

● **CLAREMONT UPPER R5 950 000** Web Ref No 5119420 • Beds 4 • Baths 3.5 • Receptions 3 • Garages 2 • Parking 2
 Mariella Peretti – 082 357 4602 – mariella@greeff.co.za | Charles Silbert – 082 555 4286 – charles@greeff.co.za



Unique development opportunity

Lovely north-facing plot in a popular and sought-after hub. The land, with great mountain views, has been surveyed and sub-divided into two portions respectively. Purchase one or both plots – 874m² is priced at R5 000 000, 921m² is priced at R6 500 000. The process has been approved by Council but not yet registered. Ideal for creating a secure living environment.

● **CLAREMONT UPPER R5 000 000** Web Ref No 4444156 • VACANT LAND – Plots 2
 Lee Gautschi – 083 708 3058 – lee@greeff.co.za



Secure home in great location

A magnificent home in a leafy cul-de-sac surrounded by top security. Fabulous size and upmarket, timeless styling. A spacious double-volume entrance hall, wonderful proportions, and ideal south-entry/north-facing orientation. A decently sized forecourt caters for extra cars. All living rooms are open plan and flow to a deep terrace, grassed garden with mountain views and a pool. The conservatory-style terrace has stack-back doors, creating an extra living space. The erf is 871m² giving ample space for children to play. This home is within walking distance to Herschel, WetPups and Wynberg schools.

● **KENILWORTH UPPER R13 950 000** Web Ref No 5029796 • Beds 4 • Baths 4.5 • Receptions 3 • Garages 2 • Parking 4
Lee Gautschi - 083 708 3058 - lee@greeff.co.za



Snap up this winner

A lovely blend of traditional elegance and easy, contemporary lifestyle. Generous living areas flow seamlessly onto the covered veranda overlooking the splash pool and pretty garden. Outdoor lighting creates a romantic ambience at night. Great for entertaining! Open-plan fitted kitchen and family room lead to the terrace. Three spacious bedrooms are all en suite, while the master bedroom has a walk-in dressing room. There is direct access from the double garage, and it has a built-in laundry. Ample extra secure parking. Top-notch security enables a 'lock-up-'n-go' lifestyle.

● **KENILWORTH UPPER R6 950 000** Web Ref No 5050452 • Beds 3 • Baths 3 • Receptions 2 • Garages 2 • Parking 6
Lee Gautschi - 083 708 3058 - lee@greeff.co.za



SCAN HERE



Stylishly appointed townhouse

One of only two units, situated in a quiet cul-de-sac, within walking distance to all amenities on Main Road, including Woolworths Food, Pick and Pay, trendy eateries, coffee shops, boutiques and chemist.

● **KENILWORTH UPPER R4 350 000** Web Ref No 5118747 • Beds 3 • Baths 2 • Receptions 3 • Garages 2 • Parking 1

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



SCAN HERE



Spacious, trendy townhouse

Situated in an attractive and well-maintained, exclusive townhouse complex, within proximity to Kenilworth's Main Road shopping hub and eateries, all offering epicurean delights.

● **KENILWORTH UPPER R3 950 000** Web Ref No 5091697 • Beds 3 • Baths 2.5 • Reception 1 • Garages 2

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



SCAN HERE



Secluded townhouse paradise

This spacious and immaculately appointed home, one of only two, nestling at the end of a panhandle, offers a carefree, lock-up-and-go lifestyle. Ideal as a scale-down or starter home.

● **KENILWORTH UPPER R3 650 000** Web Ref No 5086420 • Beds 3 • Baths 2 • Receptions 2 • Garage 1 • Parking 2

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



*Luxurious, with seamless
mountain views*



NEWLANDS

R18 800 000

Web Ref No 5030829

Beds 5

Baths 5.5

Receptions 4

Garages 2

Parking 4

Staff accommodation

This historical Newlands home 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. Double storey, all living areas make 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 a heated swimming pool and majestic champion oak trees. Three large living rooms are complete with Morso fireplaces for maximum comfort. 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. Complete with staff accommodation.

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

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SCAN HERE



Security estate

A rare opportunity to acquire a house in an exclusive Newlands security estate. A double-storey with magnificent proportions, including a sweeping staircase to four bedrooms. The main bedroom has an expansive en suite, dressing room and lounge area with a spacious terrace overlooking the garden. Fabulous additional features include a separate scullery, three garages, a private driveway, a study, and a sun-dappled patio beside the pool. Private with excellent security.

● **NEWLANDS R15 900 000** Web Ref No 5001533 • Beds 5 • Baths 5 • Receptions 3 • Garages 3 • Parking 3

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



SCAN HERE



Mountain views and an elegant flatlet

Tastefully renovated into a free-flowing home with 15m stacked doors seamlessly connecting indoors and out. Engineered oak floors juxtapose a Fenix black kitchen. A short walk to the village, and neighbouring the historical Newlands House, with the bonus of a 24-hour police guard. The elegant flatlet yields an existing rental of R8 700 per month. A Malmesbury-Shale feature front wall adds kerb appeal. Complete with big playroom and study.

● **NEWLANDS R11 950 000** Web Ref No 4849316 • Beds 4 • Baths 3 • Receptions 2 • Garages 2

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



Perfect Hiddingh home

Set on one of the most sought-after streets in Hiddingh, just a hop to the village, this is a 'plug-and-play' home, with nothing needing to be done. Plenty of living and entertainment spaces, with seamless flow between inside and outside areas. Oak flooring downstairs with fully fitted kitchen, scullery and laundry. Direct access from triple-car garage. Seamless stacking doors open the lounge to pool and braai area. Excellent security.

● **NEWLANDS R10 900 000** Beds 3 • Baths 2.5 • Receptions 3 • Garages 3 • Parking 3

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



SCAN HERE



In the heart of the village

Built and designed to perfection, this home is understated from the exterior and then full of surprises. It opens to a large expanse of flowing spaces, leading to the massive, covered patio, green garden and perfect pool. Loads of living areas and an immaculate, open-plan kitchen with separate scullery and three en suite bedrooms upstairs, with a large study area.

● **NEWLANDS R10 750 000** Web Ref No 3994885 • Beds 3 • Baths 3.5 • Receptions 3 • Garages 2 • Parking 2
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



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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 R9 900 000** Web Ref No 5005048 • Beds 5 • Baths 4.5 • Receptions 2 • Garages 2 • Parking 3
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



SCAN HERE



Easy Newlands Village living

This home offers lots of living space, flow and three bedrooms. Newly installed Velux skylights in lounge and wooden plank floors give a "cottagey" feeling. Great roof terrace with a super mountain view, built-in braai, basin and fridge space. Excellent security with plantation shutters and internal, transparent bars, beams and electric fencing. A large loft with built-in storage cabinets/bench seating. Tandem carport with wooden pergola and brand-new geysers.

● **NEWLANDS R6 950 000** Web Ref No 5122270 • Beds 3 • Baths 2 • Receptions 3 • Parking 2
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



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● NEWLANDS R13 900 000

Premium Newlands address

This home is 100% class and situated perfectly in the village with space and convenience. Sophisticated and totally liveable. Four en suite bedrooms, two living areas, open-plan kitchen and very large scullery. Lovely garden and pool area with mountain view.

Web Ref No 5177630 • Beds 4 • Baths 4 • Receptions 2 • Garages 2
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



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● NEWLANDS R9 300 000

Modern and welcoming

In the heart of Newlands, with a studio flat attached, perfect for Airbnb. Mountain views from bedrooms, patio and pool area. Fully equipped chef's kitchen, with three ovens, flowing to internal and external entertainment areas. Water purification system provides an independent water supply.

Web Ref No 5201610 • Beds 4 • Baths 4 • Receptions 2 • Garages 2 • Parking 2
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



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● NEWLANDS R8 990 000

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, as it creates a sense of being in deep country. Potential to develop.

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



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● NEWLANDS R6 950 000

Atmosphere and opportunity

Great location and options – from Airbnb to business premises, to New-York-style living in an English country setting! It's breathtaking ruminating the endless possibilities. Ready to move into with two bedrooms, two bathrooms and a fully-functioning kitchen.

Web Ref No 5126650 • Beds 2 • Baths 3 • Receptions 3 • Parking 6
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



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● NEWLANDS R6 450 000

Provençal Estate on Newlands Avenue

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

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



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● NEWLANDS R5 500 000

Quaint cottage on Avenue Road

Super-cute, two-bedroomed cottage on a very sought-after road, a three-minute walk to SACS and Westerford schools and the Dean Street shopping and cafe hub. Lovely wooden floors, high ceilings and ornate features. Complete with a newly-installed, natural, wooden deck and pool.

Web Ref No 5155829 • Beds 2 • Baths 2 • Receptions 2 • Parking 1
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



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● CLAREMONT R4 650 000

A rare find

This gorgeous Victorian family home with pool, situated between two roads, offers ample accommodation with all the unique features and beauty associated with a house of this era – three original fireplaces, high ceilings, sash windows, shutters, beautiful Oregon pine flooring throughout and a wide, wraparound undercover 'stoep'.

Web Ref No 5099688 • Beds 3 • Baths 2 • Receptions 3 • Garage 1 • Parking 3
Debbie Chalmers – 082 871 6278 – debbie.chalmers@greeff.co.za



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● RONDEBOSCH-CLAREPARK R3 995 000

A gem in prime position

A golden opportunity to add your personal touch to this sturdily-built family home, set on 508m². A prime corner property! The tiled entrance hall leads to a light and bright, open-plan lounge and dining room with bay window and Franco Belge, wood-burning fireplace. A sliding door leads to the paved and grassed garden.

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



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● CLAREMONT R3 495 000

Immaculate! Not a cent to be spent

This stunning, light and bright, north-facing, semi-detached, family home is centrally located and enjoys easy access to leading schools, Belvedere Square, parks and major routes. The open-plan kitchen, dining room and lounge, with closed combustion fireplace, lead via stacked doors to an undercover wooden deck, with beautiful mountain views. Porcelain tiles throughout the living area.

Web Ref No 5115411 • Beds 3 • Baths 3 • Reception 2 • Parking 2
Debbie Chalmers – 082 871 6278 – debbie.chalmers@greeff.co.za



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● CLAREMONT R3 150 000

Starting up or scaling down

An immaculate and beautifully appointed home – private and secure! This renovated family home is easily accessible to leading schools, Belvedere Square, parks and major access routes.

Web Ref No 5165937 • Beds 2 • Baths 2 • Receptions 2 • Parking 7
Debbie Chalmers – 082 871 6278 – debbie.chalmers@greeff.co.za



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Hidden gem in the Golden Mile



RONDEBOSCH **R8 900 000**

Web Ref No 5197246

Beds 6

Baths 6

Receptions 2

Garage 1

Wonderfully tranquil, yet conveniently central to the schools in the area, this Golden Mile home could not be better located. With the original wooden flooring and ceilings, plus a fireplace to keep out winter chill, the home oozes character, and is a dream for an investor looking to put their own modern creative flair on a classic build. All six bedrooms have built-in cupboards. The spacious balcony, upstairs off the main bedroom, as well as the swimming pool and bar room, are all north facing. Enjoy the latter on a sunny summer afternoon while entertaining friends or family around the pool or just relaxing in the spacious garden. If you are looking for a hidden gem in the Golden Mile, this is your home!

Jonathan Shulman - 076 493 6144 - jonathan@greeff.co.za | T R Greeff - 021 763 4120 - info@greeff.co.za

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● RONDEBOSCH R6 800 000
A home with dual-living potential

Beautifully decorated, fresh, light, lavish space for entertaining. Great flow to undercover, al fresco dining/braai area, plus garden and pool. Massive garaging with workshop. Extras include, solar heating and security.

Web Ref No 5112549 • Beds 5 • Baths 3 • Receptions 3 • Garages 2
Val Petzold - 083 625 0433 - val@greeff.co.za



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● RONDEBOSCH R6 450 000
A captivating home

Every attention to detail culminates in a joyous experience of taste and calming atmosphere. Indoor and outdoor flow to undercover patio, pool and garden. Secure undercover parking and garaging. A hop and skip to school.

Web Ref No 5061607 • Beds 4 • Baths 2 • Receptions 2 • Garage 1 • Parking 4
Val Petzold - 083 625 0433 - val@greeff.co.za
Daniel Etherington - 072 709 007 - daniel@greeff.co.za

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● **MOWBRAY R4 400 000**

On the cusp of Rosebank/Mowbray

A character home with a modern, generous, open-plan interior, and quite unusually boasting four bedrooms and three bathrooms. Airy and bright, with skylights and stacking doors to bring the outside in, including an indoor braai, plus garage and tandem parking for four cars.

Web Ref No 5126818 • Beds 4 • Baths 3 • Receptions 2 • Garage 1 • Parking 4
Mark Shagam – 083 272 4004 – mark@greeff.co.za



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● **MOWBRAY R3 999 999**

Different from the rest!

This could be yours! In the heart of Little Mowbray, with its stylishly modern interiors showing ultra-clean, simple, sharp design lines, they've kept the character and madly enhanced the lifestyle comforts.

Web Ref No 5083486 • Beds 3 • Baths 2.5 • Receptions 2 • Garage 1 • Parking 3
Mark Shagam – 083 272 4004 – mark@greeff.co.za



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● **ROSEBANK R3 995 000**

Impeccable and cute as can be

Oozing character, low-maintenance and great position, this offers high ceilings, terracotta tiled floors, quality new windows and gives you options to configure either as three comfortable bedrooms/two bathrooms (main en suite) or choose third bedroom rather as a spacious dining room. Great for a young family, or super for changing your lifestyle.

Web Ref No 5089006 • Beds 3 • Baths 2 • Receptions 2 • Parking 3
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 • Parking 1
Mark Shagam – 083 272 4004 – mark@greeff.co.za

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STEP 2 - Point camera over QR code

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

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Ideal four-bedroomed family home

This renovated home is ideal for a young or established family looking to settle in Pinelands. This property is geared to entertaining, with a purpose-built, indoor braai room and large veranda, both overlooking the pool.

● **PINELANDS R3 395 000** Web Ref No 5108543 • Beds 4 • Baths 3.5 • Receptions 3 • Garages 2 • Parking 2

Daniel Etherington – 072 709 0057 – daniel@greeff.co.za



SOLD

● **PLUMSTEAD R2 750 000**
All-encompassing family home

This spacious home has great curbside appeal and a lush garden with pool. The lounge and dining area has a fireplace, massive windows and leads to a recently renovated kitchen. The home is fully secured with electric fencing and an alarm system.

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

Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za



UNDER OFFER



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● **PLUMSTEAD R2 725 000**
Lovely three-bedroomed home

The lovely garden leads to the courtyard area. Welcome to the foyer, completed with massive lounge and separate dining area. Three bedrooms and two bathrooms, plus separate guest loo and a study. Long carport. This one is not to be missed.

Web Ref No 5186770 • Beds 3 • Baths 2.5 • Receptions 2 • Garage 1 • Parking 4

Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za



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● **PLUMSTEAD R2 195 000**
Charming semi-detached home

This property ticks all the boxes, from location to fine finishes. The open-plan kitchen is fitted with brand new appliances. The open-plan living area has a magnificent staircase leading to the three upstairs bedrooms and a full family bathroom. There is a garage and a parking space, plus flatlet.

Web Ref No 5057495 • Bed 3 • Bath 2.5 • Reception 1 • Garage 1 • Parking 2

Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za



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● **WYNBERG UPPER R1 995 000**
Move-in ready apartment

This spacious apartment with an eat-in kitchen boasts a lounge with doors out to an enclosed balcony. There are aluminium windows throughout the apartment, an additional parking bay, a laundry area and a communal garden.

Web Ref No 5196362 • Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 1

Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za



Townhouse in Monorgan Mews

Step inside this unit and be pleasantly surprised by the attention to detail and elegant flow of the open-plan living spaces. Four generously sized bedrooms, two full bathrooms and a guest loo are complete with modern finishes. The private patio with garden and mountain views is ideal for entertaining.

● **NEWLANDS R6 995 000** Web Ref No 5129434 • Beds 4 • Baths 3 • Receptions 2 • Parking 2
Greg McDonald – 073 141 968 – greg@greeff.co.za | Matthew White – 082 817 1044 – mwhite@greeff.co.za



Prestigious 24-hour guarded estate

An upmarket, contemporary, duplex townhouse set in the prestigious estate of La Scala. The complex comprises 23 units and delivers 24-hour guarded access and perimeter, electric fence, video-camera monitoring. High building specifications include aluminium windows, shatterproof glass stacking doors, American shutters, solar geyser and heat-reflective, white Chromadek roof. Freehold ownership and affordable levies.

● **BERGVLIET R4 795 000** • Beds 3 • Baths 2.5 • Receptions 2 • Garages 2
Roz van der Walt – 0832787269 – roz@greeff.co.za



Peaceful and leafy apartment block

This north-facing apartment is conveniently positioned close to Grove school and Cavendish Square. Open-plan modern kitchen, lounge with dining area. Two generously-sized carpeted bedrooms, each with en suite and built-in cupboards. Benefits include a double garage and a secure parking bay, perimeter electric fencing, CCTV monitoring, a well-maintained and managed building, with active body corporate. Backup power for gates and communal areas, energy-efficient heat pumps. Excellent investment.

● **CLAREMONT UPPER R3 200 000** Web Ref No 5164043 • Beds 2 • Baths 2.5 • Receptions 2 • Garages 2 • Parking 1
Greg McDonald – 073 141 968 – greg@greeff.co.za | Matthew White – 082 817 1044 – mwhite@greeff.co.za | Gadija Gasiep – 072 632 2198 – gadija@greeff.co.za



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● RONDEBOSCH R4 900 000

Spacious flat in charming Ecklenberg

This spacious apartment, in the established suburb of Rondebosch, is in the highly regarded, sectional-title block of Ecklenberg. Offering a luxury lifestyle, excellent security and superb, central location, close to all main amenities and leading schools.

Web Ref No 5135582 • Beds 3 • Baths 2.5 • Receptions 2 • Garage 1 • Parking 1

Greg McDonald – 073 141 968 – greg@greeff.co.za
Matthew White – 082 817 1044 – mwhite@greeff.co.za



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● KENILWORTH UPPER R3 395 000

North-facing apartment

Situated in a new Kenilworth Upper apartment block. Two sunny bedrooms are spacious, with laminate flooring, built-in cupboards and a Juliette balcony. Rounding off this fantastic unit are two secure under cover parking bays behind security gates.

Web Ref No 5167133 • Beds 2 • Bath 1 • Reception 1 • Parking 2

Greg McDonald – 073 141 968 – greg@greeff.co.za | Matthew White – 082 817 1044
– mwhite@greeff.co.za | Gadija Gasiep – 072 632 2198 – gadija@greeff.co.za



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● OBSERVATORY R3 219 000

A sophisticated apartment

Entering this flat you are welcomed by a modern open-plan kitchen and lounge with tiled flooring throughout. An aluminum framed sliding door leads from the lounge to a balcony with lovely views. Two spacious bedrooms have built-in cupboards.

Web Ref No 5138272 • Beds 2 • Baths 2 • Receptions 2 • Parking 1

Jem Wilson – 083 269 0022 – jem@greeff.co.za | Greg McDonald – 073 141 968 – greg@greeff.co.za | Matthew White – 082 817 1044 – mwhite@greeff.co.za



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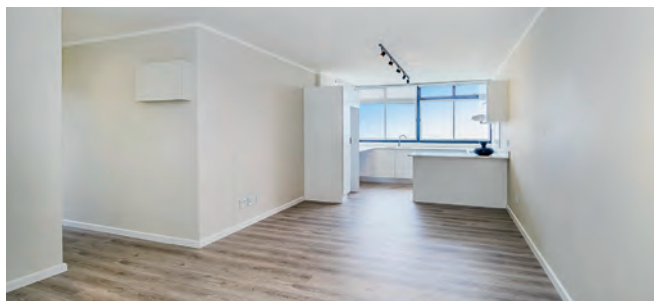
● KENILWORTH R2 850 000

Ready to move in

Immaculate and family-friendly home, with sunny open-plan living, dining room and kitchen. Three bedrooms boast built-in cupboards and garden views. Full bathroom with walk-in shower and modern finishes. The garage accommodates two cars.

Web Ref No 5141144 • Beds 3 • Baths 2 • Receptions 2 • Garages 2 • Parking 2

Greg McDonald – 073 141 968 – greg@greeff.co.za
Matthew White – 082 817 1044 – mwhite@greeff.co.za



● CLAREMONT R2 595 000

Exquisite apartment breathtaking views

Located in one of Claremont's most sought-after security complexes, this corner, sophisticated apartment offers two bedrooms, two bathrooms and an open-plan living room. The well-maintained gardens and communal pools are enjoyed by all residents.

Beds 2 • Baths 2 • Reception 1 • Parking 1

Greg McDonald – 073 141 968 – greg@greeff.co.za | Matthew White – 082 817 1044
– mwhite@greeff.co.za | Gadija Gasiep – 072 632 2198 – gadija@greeff.co.za



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● KENILWORTH R1 675 000

Convenient secure complex

Wonderfully-kept duplex apartment, comprising two sizeable bedrooms and a modern bathroom. The unit boasts a balcony overlooking lush gardens. The offering includes a parking bay. The quiet block benefits from leafy communal gardens.

Web Ref No 5067846 • Beds 2 • Bath 1 • Reception 1 • Parking 1

Greg McDonald – 073 141 968 – greg@greeff.co.za | Matthew White – 082 817 1044
– mwhite@greeff.co.za | Gadija Gasiep – 072 632 2198 – gadija@greeff.co.za



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● FAIRWAYS R3 149 000

Treasure of Fairways

This distinctive, four-bedroomed home offers comfort, convenience and luxurious living. The outdoor area is the prime entertaining spot and has a pool with a thatched roof lapa overseeing the outdoor spot, including a sunroom.

Web Ref No 4974434 • Beds 4 • Baths 3 • Receptions 2 • Garages 2 • Parking 2

Jordan Beya – 078 346 2995 – jordan@greeff.co.za
Saarah Salie – 063 003 2782 – saarah@greeff.co.za



● RETREAT R2 200 000

Great home, great investment

A well-maintained, three-bedroomed home with a one-bedroomed, separate entrance section. The property has a large front garden where you could entertain family and friends and there is a double garage and parking for three cars.

Web Ref No 4984115 • Beds 4 • Baths 3 • Reception 1 • Garages 2 • Parking 3

Keenan Louw – 067 661 7157 – keenan@greeff.co.za
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



● LANSDOWNE R1 895 000

A trendy lock up and go

This spacious, two-bedroomed home has an open-plan living space designed for an easy-going feel. The fully fitted kitchen is equipped with a breakfast counter and ample cupboard space. There is an enclosed garage with secure off-street parking for two cars. Includes aluminium windows throughout.

Beds 2 • Baths 2 • Reception 1 • Garage 1 • Parking 2

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



● ZEEKOEVLEI R1 595 000

Paradise in Zeekoevlei

The light and bright, open-plan lounge and kitchen have a seamless flow. The modern kitchen includes a built-in oven, with extractor hob and ample cupboard space. An undercover entertainment area has a built-in braai. Complete with secure triple parking under a carport with a lock-up garage door.

Web Ref No 5175116 • Beds 3 • Bath 1 • Reception 1 • Parking 3

Jordan Beya – 078 346 2995 – jordan@greeff.co.za
Saarah Salie – 063 003 2782 – saarah@greeff.co.za



● DIEP RIVER R1 250 000

An absolute gem

This first-floor flat at Clivedon Court has a perfect vantage point from its balcony. It's set far back in the block, so it's quiet and unaffected by road noise. It's fresh and pristine and has been completely refurbished. A perfect place to start up in, downscale to, or invest in.

Bed 1 • Bath 1 • Reception 1

Roz van der Walt – 0832787269 – roz@greeff.co.za



● WYNBERG R795 000

Charming and conveniently located

The spacious living/dining room leads to a well-kept kitchen with a built-in oven. The two sizable bedrooms have laminated flooring, the master boasts built-in cupboards. This magnificent first-floor apartment is situated within an access-controlled security complex. Centrally located close to main routes and shopping malls.

Beds 2 • Bath 1 • Reception 1 • Parking 1

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

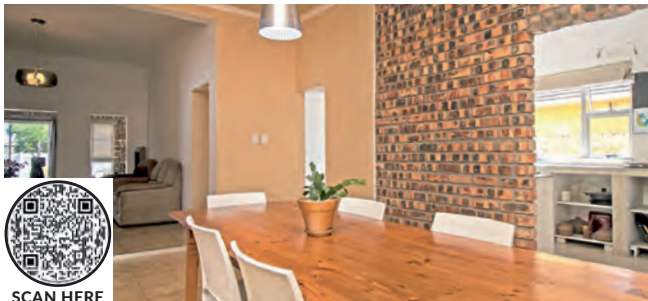


Recipe for a happy family

Perfect dual-living opportunity. Comprising two portions, the main house with three bedrooms and a separate entrance with one – this is a great fit for big families.

● SOUTHFIELD R2 450 000 Beds 4 • Baths 2 • Reception 1 • Garage 1 • Parking 5

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



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● HEATHFIELD R1 995 000 Modern home with retro appeal

The property has a seamless flow through all the reception rooms and to the kitchen. Bare-brick feature walls are accented in the lounge, kitchen and bedrooms. The main living room, dining room and multi-functional reception room all have tiled flooring.

Web Ref No 5154443 • Beds 4 • Baths 2 • Receptions 2 • Garage 1 • Parking 1
Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



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● PELIKAN PARK R1 495 000 Fit right in

Ideally located in Peacock Close, within Pelikan Park, this family home boasts three bedrooms, two reception rooms and a braai room. The home is complete with two garages and parking for three vehicles.

Web Ref No 5049739 • Beds 3 • Baths 2 • Receptions 2 • Garages 2 • Parking 3
Keenan Louw – 067 661 7157 – keenan@greeff.co.za
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



● 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.

Beds 2 • Bath 1 • Reception 1 • Parking 2
Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za
Nida Cariem – 071 485 5063 – nida@greeff.co.za



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● OTTERY R850 000 Best buy in this block

Ideal for first-time homeowners! Enter the sizable lounge fitted with laminated flooring. The kitchen has a built-in stove and boasts ample built-in cupboards. This apartment block offers a large communal garden as well as one allocated parking per unit.

Web Ref No 5092099 • Beds 2 • Bath 1 • Reception 1 • Parking 1
Jordan Beya – 078 346 2995 – jordan@greeff.co.za
Saarah Salie – 063 003 2782 – saarah@greeff.co.za



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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. Also: Four stables, feed and tack rooms, lunging and jumping arenas and paddocks.

● **ZWAANSWYK 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



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Views of Constantia Valley

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

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



Contemporary farmhouse-style home

Architect, Richard Perfect, outdid himself in framing 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 • Garage 1 • Parking 6
Karen Little – 083 261 8849 – karen@greeff.co.za | Wayne Kruger – 083 378 0344 – wayne@greeff.co.za



Build your dream

Build your dream home on this level plot situated down a quiet cul-de-sac. A rare find, offering outstanding views of the back of Table Mountain. Great security, with a 24/7 patrol and electric fencing. Ideal home 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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Spacious home – plus cottage

This neat home offers generously-proportioned open-plan living areas with a fireplace to warm the entire area. Large glass doors lead out from the living room to the pretty garden and sparkling pool – a children’s paradise! A huge bonus is the self-contained cottage with its own entrance and parking. A great income-generating opportunity, or ideal for granny/teens.

● **TOKAI R4 595 000** Web Ref No 5108819 • Beds 4 • Baths 3 • Receptions 2 • Garage 1 • Parking 2
Karen Little – 083 261 8849 – karen@greeff.co.za | Wayne Kruger – 083 378 0344 – wayne@greeff.co.za



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● **TOKAI R3 995 000**
Neat and tidy

In the heart of Tokai village, this well-maintained home, with low-maintenance garden is looking for a new family wanting to work and play at home. It boasts three garages, computerised irrigation, wellpoint and great security.

Web Ref No 5035008 • Beds 4 • Baths 4 • Reception 1 • Garages 3
Karen Little – 083 261 8849 – karen@greeff.co.za
Wayne Kruger – 083 378 0344 – wayne@greeff.co.za



● **TOKAI R3 995 000**
Townhouse in gated estate

Lock up and go or downscaling, this private and secure townhouse in a child- and pet-friendly estate, with beautiful vistas and garden is the property for you. Automated security gates at the complex entrance/exit, electric fencing, cameras at the gates, alarm, burglar bars and security gates.

Beds 3 • Baths 2 • Receptions 3 • Garage 1
Karen Little – 083 261 8849 – karen@greeff.co.za
Wayne Kruger – 083 378 0344 – wayne@greeff.co.za



● **TOKAI R2 495 000**
Immaculate lock-and-go townhouse

Located in a quiet cul-da-sac, offering peace, tranquility and security, and not a cent to be spent on this gorgeous home, just move right in. This home boasts a double garage with direct access and great security. An excellent investment.

Beds 3 • Baths 2.5 • Reception 1 • Garages 2
Karen Little – 083 261 8849 – karen@greeff.co.za
Wayne Kruger – 083 378 0344 – wayne@greeff.co.za



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● **TOKAI R1 975 000**
Lock-up-and-go living

Stunning views surround this modern apartment. An open-plan kitchen with high-end finishes leads to a living room with a spacious balcony. Rooftop pool and deck, plus basement parking and 24-hour 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



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● NOORDHOEK R10 500 000

Sea views and walk to the beach

This Spanish-inspired home is within walking distance of Noordhoek beach, elevated above the Milkwoods, allowing for sensational sea views. The main house situated at the top of the property has its own funicular lift. A successful Airbnb flatlet overlooking the pool is situated on the bottom section with four garages, a workshop and a storeroom.

Web Ref No 5130918 • Beds 4 • Baths 2.5 • Receptions 2 • Garages 4 • Parking 4

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



SOLD

● NOORDHOEK R9 500 000

Sensational sea views and sunsets

The voluminous, open-plan kitchen and lounge are the distinguishing features of this magnificent family home, boasting a huge picture window, solid wood flooring and a wood-burning, slow-combustion fireplace. The lower half (2 000m²) of this property has sub-division or sectional title potential. Plus, state-of-the-art security, pool and borehole with filtration and a 15kVA diesel generator to keep you off the grid.

Beds 5 • Baths 3.5 • Receptions 2 • Garages 2 • Parking 3

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



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● NOORDHOEK R9 000 000

Charming home with sea views

This is your chance to own one of the best acre plots in Noordhoek. Here you will find an inviting, smaller home with oodles of charm, character and potential. The house offers ultimate privacy, surrounded by nature, looking out over magnificent uninterrupted 180-degree views across Noordhoek beach and the Chapman's Peak Mountain range.

Web Ref No 5063942 • Beds 2 • Baths 2 • 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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● CHAPMAN'S BAY ESTATE R7 950 000

No Transfer Duty

Beautifully positioned, high up at the end of a cul-de-sac in the secure Chapman's Bay Estate, this home definitely has the wow factor! Classy and overlooking the beautiful Noordhoek beaches stretching from Kommetjie to Chapman's Peak, taking advantage of the breathtaking surrounding mountain views. Buy directly from the developer and pay no Transfer Duty.

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



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● **NOORDHOEK R7 300 000**

Single-storey home with wow factor

Set on a flat 1 000m², in a generously landscaped garden with pool, this home is exquisitely finished. From the moment you step inside, you are drawn by its warm and inviting energy. If you're looking for something a little bit special, this is it.

Web Ref No 5142530 • Beds 3 • Baths 2 • Receptions 2 • Garages 2 • Parking 2

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



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● **NOORDHOEK R7 200 000**

Perfect hideaway

Set back in Noordhaven's most sought-after street, you will find this gem of a family home. L-shaped in design, the house offers seamless flow allowing for easy living with superb sea views from the wraparound veranda and swimming pool. This elevated home is private and secure and has a sizeable level garden for the kids to play in.

Web Ref No 5078553 • Beds 4 • Baths 3.5 • Receptions 2 • Garages 2 • Parking 2

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



SOLD

● **NOORDHOEK R5 995 000**

Family home with lots of accommodation

This neat, well-finished and accessible home is the ideal space for a growing family. Newly renovated, the house was designed with an emphasis on security. There are four family bedrooms upstairs, all on the same level, with a central pyjama lounge as the focal gathering point between the bedrooms.

Beds 5 • Baths 4.5 • Receptions 3 • Garage 1 • Parking 2

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



SOLD

● **NOORDHOEK R5 450 000**

Contemporary home with granny flat

This home is full of character and has large, light and airy, open-plan living spaces with high ceilings and exposed beams. The living spaces lead to the wide, undercover patio through stack-back doors and then out to the flat green lawn, complete with jungle gym. The ideal spot for kids to romp and folks to relax.

Beds 4 • Baths 3 • Receptions 2 • Garages 2 • Parking 2

Dale Gremels - 082 539 9393 - dale@greeff.co.za
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● FISH HOEK R5 750 000

Own two homes

A once-in-a-lifetime opportunity to own two stunning homes in one, within walking distance to the iconic, beautiful Fish Hoek beach and all the amenities this village has to offer. An added bonus is the self-catering, private, ground-floor apartment, ideal for holiday rentals.

Web Ref No 4480281 • Beds 6 • Baths 5 • Receptions 5 • Garages 3 • Parkings 3
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 R3 495 000

Dream home potential

This property situated on Fish Hoek mountainside has beautiful views over False Bay. As one of the older homes on the mountainside, this property offers you the opportunity to renovate, restore and create the home you've always dreamed of.

Web Ref No 5010012 • Beds 3 • Baths 2 • Receptions 3 • Garage 1 • Parking 1
Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za
Liz Richard – 084 900 0338 – liz@greeff.co.za



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● SUN VALLEY R2 550 000

A charming home

Come live life beautifully in this welcoming home, which will steal your heart immediately. The first impression is the flowering jasmine trailing happily over the cottage pane windows and front door. Situated in a leafy street in Sun Valley, very close to excellent local schools.

Web Ref No 5162380 • Beds 3 • Baths 3 • Receptions 2 • Garages 2 • Parking 1
Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za
Liz Richard – 084 900 0338 – liz@greeff.co.za



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● MILKWOOD PARK R1 750 000

The perfect starter home

This home has a lovely, open-plan lounge, dining and kitchen area. It is situated in Milkwood Park surrounded by large residential properties, on a quiet road with no pedestrian throughfare.

Web Ref No 5177207 • Beds 2 • Bath 1 • Reception 1 • Garage 1 • Parking 2
Ernest Stanbury – 082 467 1529 – ernest@greeff.co.za



When indoors meets outdoors



MILLER'S POINT
R10 200 000

Web Ref No 5142452
Beds 4
Baths 2
Receptions 2
Parking 2

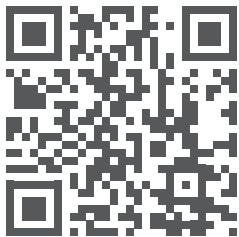
The front door opens to a large living room with stacking doors framing the everchanging picture-perfect hues of blue. Segue into a modern, open-plan kitchen with oak-veneered cupboards and granite flooring. The dining area, on the same level as the kitchen, overlooks the spacious, sunken living room, with oak flooring and a wood-burning fireplace. Stacking doors lead onto a large, shaded deck. The ocean-facing main bedroom boasts sliding doors leading out to a private deck. The main en suite has a modern granite-clad shower with Tivoli taps. Two bedrooms on either side of the family bathroom each have a double bed, built-in cupboards, laminate floor and share a spacious, modern, family bathroom with bath and shower.

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

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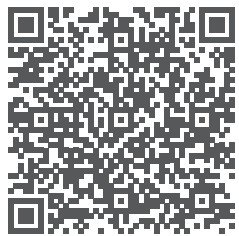
Transfer
Process



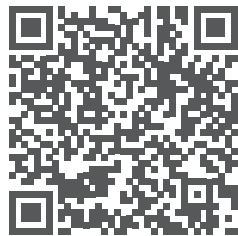
Capital Gains Tax
in Relation to
Property



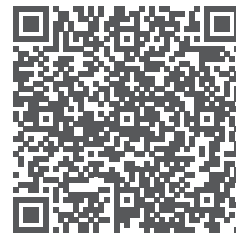
Buying Property in
South Africa as a
Non-Resident



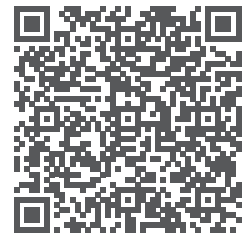
Big 5 Compliance
Certificates



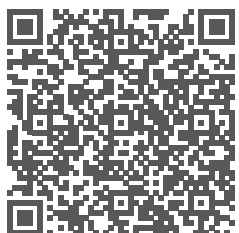
FICA
Checklist



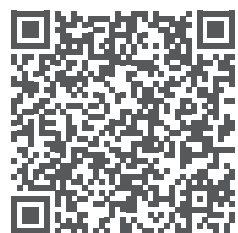
Steps in the
Administration
Process



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

DISCLOSURE OF A PROPERTY'S CONDITION

120 years of having the
right people in your
corner.

The game of give and take: A property seller puts a beloved home on the market. He sees the value, the nurturing it enjoyed, the possibilities and also some of the downsides, but all in all, he wants to sell it at that value he knows it has. The buyer, on the other hand, does not want to be taken for a ride or a fool, and instinctively presumes that the seller may be hiding something.

WHERE IS THE LAW IN THIS?

As a general rule, the law does not interfere (too much) with the private goings-on between parties to a contract. However, if the agreement is about an item of substantial value, our law prescribes some formalities and principles to ensure certainty. These are:

1. Record the important details of the agreement in writing, in a contract signed by the parties or their representatives, detailing at least who the contracting parties are, what exactly is sold and the price thereof.
2. State that the property is sold as it stands, voetstoots. This is to protect the honest seller from continuous comebacks from a purchaser that may find defects in the property after the sale.
3. Caveat emptor, or buyer beware, meaning that the buyer must exercise his right to inspect the property as well

as he can and ask questions, before putting pen to paper and agreeing to be bound to the contract.

4. Providing a Disclosure Form (Property Condition Report): the Property Practitioners Act contains a prescribed report which must be completed by a seller regarding the condition of the property and this must be furnished to the estate agent at the time that the mandate is concluded. The agent must share the Disclosure Form with buyers interested in concluding a deal. The form is framed as a statement where the seller declares certain details of the property, "to the best of his or her knowledge". It is not a guarantee. In fact, the prescribed form has a separate clause alerting buyers to the fact that they must do a proper inspection of the property and that they may appoint property inspectors, for their own account, for additional confirmation on the condition of the property, if required.

Whether as seller or buyer, many of these provisions may trigger concerns for you.

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

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● Jane Avenue, Rylands

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Duplexes: 3 Beds | 2.5 Baths | 1 Garage | 1 Parking

Semi-Detaches houses: 3 Beds | 2 Baths | 1 Garage | 1 Parking



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Get in touch with our agents:

Shahieda Barden

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

SOLD



Ticks all the boxes

Spectacular Simonskloof. Road entrance into garage interleads to top floor. Two bedrooms en suite plus pyjama lounge. Beautiful staircase leading into front entrance hallway, large open-plan lounge, dining room and designer kitchen. Separate scullery and laundry area with a gorgeous breakfast room, all leading out onto the balcony. Irrigated water-wise garden with JoJo tanks with entrance onto Runciman Drive. Great space to add more bedrooms and bathrooms. This property has it all. Stunning views over yacht basin and naval harbour. North facing.

● **SIMONSKLOOF R6 500 000** Beds 2 • Baths 2 • Receptions 3 • Garages 2 • Parking 3

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



Dual living at its best

This dual-living property boasts commercial rights. Both levels have excellent viewing decks, which serve as extended living areas. The garden has been professionally landscaped with sufficient space to construct a secondary building.

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

Tom Shenfield – 083 331 3988 – tom@greeff.co.za | Carlien van Wyk – 081 392 7180 – carlien@greeff.co.za



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Beachfront apartment

A perfect location, situated in the Harbour Bay Mall complex, boasting expansive sea views. The entrance hall leads to an open-plan lounge, dining area and kitchen. There are two spacious bedrooms, both en suite. Enjoy the convenience of a dedicated, secure basement parking bay and storeroom.

● **SIMON'S TOWN R3 520 000** Web Ref No 5012057 • Beds 2 • Baths 3 • Receptions 2 • Parking 1

Tom Shenfield – 083 331 3988 – tom@greeff.co.za | Carlien van Wyk – 081 392 7180 – carlien@greeff.co.za



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A unique home

This north-facing, three-level home comprises two bedrooms, open-plan kitchen, separate scullery/laundry, lounge and dining area. The lowest level offers extensive storage space with staff bathroom and potential for a flatlet or two. Partially built double garage and additional parking.

● **GLENCAIRN R3 250 000** Web Ref No 5096555 • Beds 2 • Baths 2 • Receptions 2 • Garages 2 • Parking 4

Tom Shenfield – 083 331 3988 – tom@greeff.co.za | Carlien van Wyk – 081 392 7180 – carlien@greeff.co.za



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Lock up and go

Boasting superb sea views and only a short walk to the world-famous penguin colony at Boulders Beach. Offering living room, three bedrooms, family bathroom and spacious, fitted kitchen. A handy 4m² storeroom and exclusive-use parking bay also included.

● **SIMON'S TOWN R1 690 000** Web Ref No 4975881 • Beds 3 • Bath 1 • Reception 1 • Parking 1

Tom Shenfield – 083 331 3988 – tom@greeff.co.za | Carlien van Wyk – 081 392 7180 – carlien@greeff.co.za



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Heritage home with views



ST JAMES

R7 500 000

Web Ref No 5189240

Beds 6

Baths 4

Receptions 3

Garages 2

Come feel the magic of this much-loved, characterful, mountain-stone, family home. Set in an elevated position, it offers unobstructed sea and mountain views, as well as views over the tidal pool and St James beach. This private, double-storey home presents versatile accommodation with a dual-living or income-generating opportunity, encompassing two separate living spaces on two levels, each with three bedrooms, lounge, private balcony and kitchen. Spend leisurely hours sitting on the verandas or timber view deck, watching the world go by. Feature mountain-stone walls, wood-burning fireplaces, with wood surround, large sash windows, clay tiles and Oregon pine wood flooring, door and window frames, sourced from the UK, are a few of this magical property's features. Bonus: garaging for two cars off Boyes Drive.

Ashley Barnes – 083 261 3996 – ashley@greeff.co.za

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● **ST JAMES R12 500 000** Web Ref No 5026036 • Beds 3 • Baths 1.5 • Receptions 3 • Garages 3 • Parking 4 • Flatlet
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Mountainside villa – perfect position

Dual-living or income-generating, Airbnb potential. Elevated with mountain and sea views across the ocean to Hangklip and beyond. A funicular lift leads one down to the main house with a sunroom leading to the kitchen and dining areas. The sunken lounge overlooking the bay leads onto a view balcony. Features: an entertainment room with built-in-braai, bar and refrigerated wine cellar, flatlet with own garage, bedroom, bathroom, kitchen and open-plan lounge/dining area with access to a balcony. Stunning views from the pool area. Transform this home to its former glory.



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● **LAKESIDE R8 599 000** Web Ref No 5109437 • Beds 16 • Baths 15 • Receptions 3 • Parking 8
Austin Leak – 084 241 4482 – austin@greeff.co.za



Mountainside with breathtaking views

Overlooking False Bay – 16 bedrooms with large inside and outside entertainment area. Reception areas are spacious and light-filled with scenic views and the bedrooms are arranged over multi-levels with high ceilings and plenty of space to guarantee privacy. Currently run as a lodge, this is an opportunity for development into luxury apartments. GR4 Zoning offers various business opportunities such as a boutique hotel, medical or rehab centre or offices.



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● **KALK BAY R3 500 000** Web Ref No 4512983 • Beds 2 • Baths 2 • Receptions 2
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Watch the whales and dolphins

Pop across the road to Dalebrook pool for your early morning swim in the sea. This historical stone building houses a ground-floor, spacious, modernised apartment, as well as dedicated communal parking. The apartment comprises two bedrooms en suite, lounge and kitchen. The well-appointed kitchen with granite counter tops includes all new appliances. The lounge/dining area opens out onto a communal courtyard. Features include: underfloor heating, gas fireplace, new alarm system, ample cupboards, two quality single beds with headboards and all appliances.



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● **LAKESIDE R2 250 000**

Home with huge potential

This property could become your dream home, as it is divided into two – comprising a three-bedroomed house and a two-bedroomed cottage. It's in the perfect location with views of the mountain and easy access to the vlei.

Web Ref No 5145213 • Beds 3 • Baths 2 • Reception 1 • Parking 3
Austin Leak – 084 241 4482 – austin@greeff.co.za
T R Greeff – 021 763 4120 – info@greeff.co.za



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● **COSTA DA GAMA R2 200 000**

Perfect for modern beach living

This home creates an easy work-life balance. The upstairs level can simply be converted into a bedroom, study or second entertainment area. The opportunities for this space are endless. 24/7 Manned security and regular foot patrols assure peace of mind.

Web Ref No 4847324 • Beds 3 • Baths 2 • Reception 1 • Garages 2 • Parking 2
Austin Leak – 084 241 4482 – austin@greeff.co.za
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● **LAKESIDE R1 630 000**

Unique ground-floor apartment

This lock-up-and-go apartment offers amazing space – the living room area has been partitioned as to allow for both entertaining and the convenient storage of surfboards and wetsuits. A plus is the sun-filled private garden.

Web Ref No 5085012 • Beds 2 • Bath 1 • Reception 1 • Parking 1
Austin Leak – 084 241 4482 – austin@greeff.co.za
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● **COSTA DA GAMA R995 000**

Sought-after lock-and-go

A two-bedroomed apartment in a 24/7 security complex with manned entrance and communal pool. Walking distance from Sunrise Circle and a few minutes away from Surfers' Corner. Enjoy easy access to the M5.

Web Ref No 5131643 • Beds 2 • Bath 1 • Reception 1 • Parking 1
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Desirable promenade lifestyle

The dining room and lounge offer ample space for entertainment, both with snippets of glorious ocean views. Two large bedrooms, with built-in cupboard space, and main en suite. The offering includes two staff rooms and a double garage.

● **SEA POINT WEST R8 999 000** Web Ref No 5124362 • Beds 3 • Baths 2 • Receptions 3 • Garages 2

Michael Maingard - 082 497 7888 - michael@greeff.co.za | Matilda Tullie - 082 890 0723 - matilda@greeff.co.za | T R Greeff - 021 763 4120 - info@greeff.co.za



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Peaceful and quiet

High ceilings, underfloor heating and open-plan lounge with ample space for comfortable living. There is a fitted kitchen. The main apartment has two en suite bedrooms, plus there is a separate en suite room plus pool.

● **SEA POINT R4 750 000** Web Ref No 5131096 • Beds 3 • Baths 3 • Reception 1

Michael Maingard - 082 497 7888 - michael@greeff.co.za | Matilda Tullie - 082 890 0723 - matilda@greeff.co.za | T R Greeff - 021 763 4120 - info@greeff.co.za



● DE WATERKANT R3 800 000
City living at its finest

Enjoy the views from your harbour-facing terrace. 117 On Strand is a world-class complex which includes retail space, a gym and roof-deck swimming pool. The apartment is serviced by dedicated and secure, access-controlled elevators and has one parking bay. You can't get a better location.

Web Ref No 5159021 • Bed 1 • Bath 1 • Reception 1 • Parking 1
Nicole Louw – 079 751 0614 – nicole@greeff.co.za | Michael Maingard – 082 497 7888 – michael@greeff.co.za | T R Greeff – 021 763 4120 – info@greeff.co.za



● MOUILLE POINT R3 699 000
Seaside comfort

This apartment boasts a spacious main bedroom, with doors to balcony and large second bedroom. The lounge has a full view of Cape Town Stadium, and is open plan to the kitchen.

Web Ref No 5035170 • Beds 2 • Bath 1 • Reception 1 • Parking 1
Michael Maingard – 082 497 7888 – michael@greeff.co.za
T R Greeff – 021 763 4120 – info@greeff.co.za



● SEA POINT R2 995 000
Idyllic beachfront lifestyle

Beautifully renovated 93m² apartment available to fulfill your beachfront-living dreams. This spacious two-bedroomed apartment with newly-renovated bathroom and kitchen, plus open-plan lounge leads to an enclosed balcony. The block is pet-friendly.

Web Ref No 5116342 • Beds 2 • Bath 1 • Reception 1
Michael Maingard – 082 497 7888 – michael@greeff.co.za | Matilda Tullie – 082 890 0723 – matilda@greeff.co.za | T R Greeff – 021 763 4120 – info@greeff.co.za



● SEA POINT R2 900 000
Immaculate apartment

North east facing, in the heart of Sea Point, this tastefully renovated unit has two bedrooms, a beautiful bathroom and an open-plan kitchen, lounge and dining area. The enclosed balcony can be accessed from the main bedroom or lounge and offers a very pleasant outlook. This apartment is a gem.

Web Ref No 5144507 • Beds 2 • Bath 1 • Reception 1 • Parking 1
Michael Maingard – 082 497 7888 – michael@greeff.co.za | Matilda Tullie – 082 890 0723 – matilda@greeff.co.za | T R Greeff – 021 763 4120 – info@greeff.co.za



Luxury penthouse in the city



CAPE TOWN CITY CENTRE

R16 950 000

Web Ref No 5118137

Beds 2

Baths 2.5

Receptions 3

Parking 2

A private, sophisticated and stylish penthouse with breathtaking design – you'll feel like you have the entire building to yourself. The open-plan lounge, dining and kitchen are expansive with modern finishes. The outside entertainment area is elegantly laid out leading to the heated pool. Walking up the stairs, you're immediately welcomed by the pyjama lounge with its fireplace and air conditioner. There is a work-from-home nook facing the window. Just off the pyjama lounge is the sitting room, with a terrace. Both bedrooms have private terraces and en suites. The voluminous main bedroom boasts aircon and underfloor heating. The downlights create a beautiful ambience in the evening and pair well with floor-to-ceiling mirrored cupboards. The second bedroom is spacious with a great view from the balcony.

Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za | Dylan Myburgh – 082 441 1980 – dylan@greeff.co.za



*Cape Town living
at its finest*



CAPE TOWN CITY CENTRE
R11 500 000

Web Ref No 5043645
Beds 3
Baths 3.5
Receptions 2
Garages 2

Nestled in the City Centre between Lions Head, Signal Hill, Table Mountain and the V&A Waterfront, this north-facing penthouse guarantees light and bright living with exquisite views over Cape Town and the Bay. With optimal functionality, the modern, stylish kitchen flows to the open-plan living and dining areas. On the ground level, there is one bedroom with an en suite bathroom. For added convenience, there is an additional guest toilet on the same floor. On the top floor are two bedrooms, both en suite. Each bedroom features ample built-in cupboards, air-conditioning, automated block-out curtains, underfloor heating in the bathrooms and heated towel rails. This penthouse, in the heart of Cape Town is a rare offering on the market.

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● **VREDEHOEK R5 495 000**

Private, one-of-a kind home

This home will instantly catch your eye with its gorgeous, lush green exterior and pool. The neighbourhood is much loved by its residents and is in walking distance to popular cafes, restaurants, grocery stores and parks.

Web Ref No 5160167 • Beds 4 • Baths 2 • Receptions 2 • Garages 2
Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za
Bianca De Meyer – 084 200 6740 – bianca@greeff.co.za



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● **GARDENS R4 780 000**

Charming family home

This superb, three-bedroom home boasts exquisite features, including: high ceilings, original wooden floors and two fireplaces. There is one secure parking behind a roll-down garage door as well as aluminum doors and windows for added security and a modern touch.

Web Ref No 5123390 • Beds 3 • Baths 3 • Receptions 2 • Parking 1
Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za
Dylan Myburgh – 082 441 1980 – dylan@greeff.co.za



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● **VREDEHOEK R3 850 000**

Immaculate views

This incredible, two-bedroomed apartment offers true Cape Town bliss with two balconies and views. The main balcony faces north overlooking the City Bowl and the harbour, while the south-facing balcony, off the master bedroom offers views of Table Mountain.

Web Ref No 5115042 • Beds 2 • Bath 1 • Reception 1 • Parking 2
Bianca De Meyer – 084 200 6740 – bianca@greeff.co.za
Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za



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● **TAMBOERSKLOOF R2 750 000**

Spacious two-bedroomed apartment with balcony

Located in sought-after Tamboerskloof, this generously-proportioned apartment has more than enough room for individuals to relax in and feel at home.

Web Ref No 5153520 • Beds 2 • Baths 1.5 • Reception 1 • Parking 1
Dylan Myburgh – 082 441 1980 – dylan@greeff.co.za | Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za



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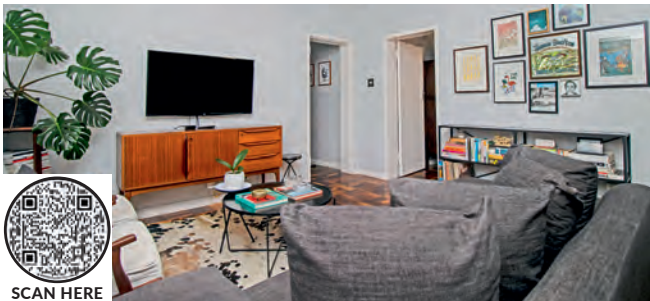


Spacious outside area

Situated in sought-after Tamboerskloof, this apartment has plenty of built-in cupboard space, with French doors out onto the garden from the main bedroom and the lounge. The unit comes with fibre, 24-hour security and off-street parking.

● **TAMBOERSKLOOF R2 895 000** Web Ref No 5100733 • Beds 2 • Bath 1 • Reception 1 • Parking 1

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● **VREDEHOEK R2 599 000**

Ground-floor gem

Look no further than this two-bedroomed apartment which has it all. Gorgeous finishes, spacious living areas, ample storage space, plus a garden.

Web Ref No 5090520 • Beds 2 • Bath 1 • Reception 1

Bianca De Meyer – 084 200 6740 – bianca@greeff.co.za
Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za



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● **VREDEHOEK R2 250 000**

Views from every room

Live the ultimate Cape Town lifestyle with views of the sea and the mountain while living at the foot of Table Mountain.

Web Ref No 5048955 • Beds 2 • Baths 1.5 • Parking 1

Bianca De Meyer – 084 200 6740 – bianca@greeff.co.za
Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za



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● **CAPE TOWN CITY CENTRE R1 850 000**

Spacious in a popular block

This secure two-bedroomed, two-bathroomed apartment is in the heart of Cape Town's City Centre. The open-plan kitchen and living space boasts large aluminum windows, which allow ample, natural light to flow through the entire apartment.

Web Ref No 5079426 • Beds 2 • Baths 2 • Reception 1 • Parking 2

Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za
Dylan Myburgh – 082 441 1980 – dylan@greeff.co.za



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● **CAPE TOWN CITY CENTRE R1 750 000**

A quiet pocket of town

This large one-bedroomed apartment comes with an abundance of features such as a stunning roof-top pool, gym facilities, a restaurant and it's in a very secure and safe building.

Web Ref No 5121073 • Bed 1 • Bath 1 • Reception 1

Dylan Myburgh – 082 441 1980 – dylan@greeff.co.za
Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za



Exquisite townhouse in security estate

Make this immaculate, three-bedroomed townhouse your new home. The property offers prominent security features, such as an automated alarm system with app control, wireless motion detection beams throughout and exterior CCTV cameras for extra ease. Look no further.

● **HIGH CAPE ESTATE R4 900 000** Web Ref No 5175280 • Beds 3 • Baths 2.5 • Receptions 2 • Garage 1 • Parking 1
Bianca De Meyer – 084 200 6740 – bianca@greeff.co.za | Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za



Serene living in the city

This newly-renovated, one-bedroomed apartment boasts stunning views. The dining and living space are open plan with two Juliette balconies overlooking majestic Table Mountain. This unit is situated in a secure apartment block and equipped with an alarm system, intercom and aircon.



● **TAMBOERSKLOOF R2 800 000** Web Ref No 5069310 • Bed 1 • Bath 1 • Reception 1 • Parking 1
Dylan Myburgh – 082 441 1980 – dylan@greeff.co.za | Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za



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● **WALMER ESTATE R4 300 000**

Breathtaking views

This Victorian-style home has original wooden floors and high ceilings, beautifully juxtaposed with the modern open-plan kitchen/living area and outside entertainment space. The property is secured with an alarm system and offers covered, gated parking.

Web Ref No 5136796 • Beds 3 • Baths 3 • Receptions 2 • Parking 2
Soso Kelengeshe – 065 859 2514 – soso@greeff.co.za
T R Greeff – 021 763 4120 – info@greeff.co.za



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● **ZONNEBLOEM R1 450 000**

Easy living in the city

This one-bedroom apartment is ideal for a young professional working in the city or surrounding areas. The interior offers a carpeted en-suite bedroom, open-plan kitchen and a lounge with a view.

Web Ref No 5184507 • Bed 1 • Bath 1 • Reception 1 • Parking 1
Soso Kelengeshe – 065 859 2514 – soso@greeff.co.za | Glodie Kabuya – 071 925 3133
– glodie@greeff.co.za | T R Greeff – 021 763 4120 – info@greeff.co.za



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● **BROOKLYN R799 000**

Immaculate at Palm Springs

Immaculately presented apartment, boasts open-plan kitchen and lounge area with sliding doors opening to a Juliette balcony. The unit is tiled throughout and has one dedicated underground parking bay. The complex offers a communal pool and braai area, laundry, gym, plus 24-hour security access control.

Web Ref No 5151490 • Beds 2 • Bath 1 • Reception 1 • Parking 1
Glodie Kabuya – 071 925 3133 – glodie@greeff.co.za
T R Greeff – 021 763 4120 – info@greeff.co.za



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● **THORNTON R779 000**

Investor's dream

This newly-renovated apartment with open-plan kitchen and lounge, with door to balcony is tiled throughout and has a parking bay.

Web Ref No 5158979 • Beds 2 • Bath 1 • Reception 1 • Parking 1
Glodie Kabuya – 071 925 3133 – glodie@greeff.co.za
T R Greeff – 021 763 4120 – info@greeff.co.za



The best of seaside living



MILNERTON
R22 500 000

Web Ref No 5052993
Beds 5
Baths 5
Receptions 3
Garages 2

This beautiful home offers the family a tranquil lifestyle throughout the year, along with 24/7 security. The master bedroom is situated upstairs with an en suite bathroom and a private, enclosed balcony boasting a view of Table Mountain and Robben Island. The balcony has stacked doors to shield against the wind. The spacious dining room is ideal for large gatherings. The kitchen is sleek and modern with an eye-level microwave and gas stove. A roomy scullery is fitted with a dishwasher and a washing machine, and has access to the double garage. All five bedrooms have en suites, with floor-to-ceiling natural travertine tiling. The 12m x 3m pool is perfect for lengths. There is an enclosed braai patio with frameless stacked doors.

Quinn Colananni - 063 223 2946 - quinn@greeff.co.za | T R Greeff - 021 763 4120 - info@greeff.co.za

www.greeff.co.za

SOLD



Penthouse with benefits



BLOUBERG

R21 995 000

Beds 3
Baths 3
Receptions 3
Garages 8

Architecturally detailed and exuding luxury, this home's design maximises on open space with easy living from inside to outside. The second requirement for the architect was to design a spectacular penthouse facing the Atlantic Ocean. Three seafront units were purchased to achieve this. The result: spacious ocean-facing areas for the bar, dining room, TV room and master bedroom. The home has three bedrooms upstairs, all with en suite bathrooms, along with a guest bathroom in the reception area. The kitchen is ultra-modern, with built-in appliances such as a fridge, a dishwasher and a coffee machine. The unit offers an eight-car garage in the basement as well as staff accommodation.

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Exotic living on the Bay

Customised furniture from the kitchen, dining room, to the lounge along with both bathrooms. The unique combination of solid oak and 70m² terrazzo tops creates a beautiful flow throughout the home. All the furniture is included in the sale price.

● **BIG BAY R6 148 000** Web Ref No 5053698 • Beds 2 • Baths 2 • Reception 1 • Parking 2

Quinn Colananni - 063 223 2946 - quinn@greeff.co.za | T R Greeff - 021 763 4120 - info@greeff.co.za



Brand new apartment

The unit has porcelain tiles throughout. The kitchen has Caesarstone tops, AEG stove, fridge, dishwasher, microwave and Grohe taps at every sink and basin. Both bedrooms have ample built-in cupboards. Blinds on all windows and doors. 24-Hour security.

● **TABLE VIEW R1 500 000** Beds 2 • Bath 1 • Reception 1 • Parking 1

Quinn Colananni - 063 223 2946 - quinn@greeff.co.za | T R Greeff - 021 763 4120 - info@greeff.co.za



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Chatelet – Castle on the Hill



HOUT BAY

R39 500 000

Web Ref No 5035019

Beds 5

Baths 4

Receptions 3

Garages 2

Staff accommodation

Separate cottage

Located on the mountainside, overlooking the spectacular Hout Bay, and enjoying unrivalled views, is "Chatelet" – a unique and magnificent, private residence set on 7 108m², which includes three adjacent properties. The offering is defined by uncompromised privacy. This superb and upmarket property offers a stately main house, comprising five 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 room, 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. There is a separate guest cottage on the adjacent property.

Lindsay Goodman – 082 638 1758 – lindsay@greeff.co.za | Glenda Woods – 082 853 4070 – glendaw@greeff.co.za

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● **HOUT BAY R14 995 000**

Magnificent sea-view villa

This immaculate home, high up in an exclusive enclave in Kronenzicht enjoys captivating views of the ocean, mountains and dunes. It offers extensive accommodation, a separate studio apartment and sublime indoor and outdoor entertainment areas. Living and sleeping areas flow to the outdoor decks and patios. The huge garapa deck and main patio, with a louvred cover lead to the feature pool with glass windows overlooking the dunes.

Web Ref No 5213861 • Beds 4 • Baths 4.5 • Receptions 4 • Separate apartment
Louise Reister – 083 226 3775 – louise@greeff.co.za



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● **HOUT BAY R14 995 000**

Timeless traditional elegance

Over the years, this beautiful, understated residence has developed into one of Hout Bay's very special properties. The fine pairing of a Mediterranean villa and a colonial homestead, it gazes down across Hout Bay capturing cameoed views of the bay whilst enjoying a wonderful north-facing aspect attracting all-day sunshine. This is the spot where you can throw on something comfortable, slip off your shoes and totally feel the drift of days sliding by.

Web Ref No 5017144 • Beds 4 • Baths 3 • Erf size 2 159m²
Glenda Woods – 082 853 4070 – glendaw@greeff.co.za



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● **HOUT BAY R13 500 000**

“Dieu Donne” the equestrian dream

Situated on 7 800m² in the valley, alongside the Disa River, surrounded by mountains is the perfect equestrian property. Enter from Valley Road through the impressive access-controlled gate. A paved driveway leads to the family home with spacious open-plan living areas and a gorgeous kitchen. This opens to a large entertainment deck with views of the arena, river area and mountains. A generously-proportioned sunroom makes for cosy winter days.

Web Ref No 4665409 • Beds 4 • Baths 5 • Receptions 2 • Parking 4
Suzette Wrankmore – 083 658 8610 – suzette@greeff.co.za



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● **HOUT BAY R9 995 000**

Income producer in a picturesque pocket

A big-hearted family home with four guest cottages, ideal as a guest house or passive-income earner. Boasting stunning views of the back of Table Mountain and across the valley, a home with a happy environment for a family in which to grow. A sunny, peaceful and serene acre (4 000m²) with mature trees, large swimming pool, a vegetable garden with guest pool and own entrance all in park-like surrounds. Four separate garden cottages.

Web Ref No 4976649 • Beds 5 • Baths 3 • Receptions 2 • Garages 2
Lindsay Goodman – 082 638 1758 – lindsay@greeff.co.za



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● HOUT BAY R8 200 000

Unique zen-inspired level home

Rare as hen's teeth, a level home boasting a gorgeous mountain backdrop from open-plan living areas, with postcard views of the bay. Beautifully proportioned, with quality fixtures and fittings throughout this home comprising spacious lounge, living and kitchen areas, all with doors leading out to the pool area and gardens with bay views to the south.

Web Ref No 3305668 • Beds 3 • Baths 2 • Receptions 2 • Garages 2
Jennifer Cluver – 082 871 932 – jennifer@greeff.co.za



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● HOUT BAY R5 900 000

Calling all nature lovers

This solid older home was built in 1987 by master builders Pierre Habin and Paul Rigini. The property offers three separate dwelling options or can be linked into one family home. The setting is special with the tinkle of running water and pathways winding through the property. A wonderfully treed environment exists with little seating areas, swimming pool and views beyond. Absolute privacy and abundant birdlife.

Web Ref No 5199479 • Beds 5 • Baths 4 • Garages 2
Friedel McLachlan – 082 320 9473 – friedel@greeff.co.za



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● HOUT BAY R5 350 000

Something a little bit different for a large family

A charming thatched home with various options – family home, dual living or a lettable unit. Enjoy beautiful sunrises and mountain views through to Constantia Nek. The large, farm-style kitchen, with a feature window offers stunning views. A wood-burning hearth provides wonderful ambience for the winter months. The living areas flow to a wraparound balcony, which leads to the braai area and private splash pool – perfect for lazy summer days.

Web Ref No 5210037 • Beds 4 • Baths 4 • Receptions 2 • Parking 2 • Pool
Jenny Barbour – 071 611 9702 – jenny@greeff.co.za
Suzette Wrangmore – 083 658 8610 – suzette@greeff.co.za



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● HOUT BAY R4 950 000

And the living is easy

Offering the ultimate lock-and-go lifestyle and enjoying top security, tennis court, winding walking trails and a restful pond area, all set in 17 hectares of mainly indigenous surrounds. This neat-as-a-pin apartment has open-plan living comprising a tiled living room with a wood-burning fireplace and a dining room leading to a lovely wooden balcony.

Web Ref No 5153862 • Beds 2 • Baths 2 • Reception 1 • Garage 1 • Parking 1
Jennifer Cluver – 082 871 932 – jennifer@greeff.co.za



● **HOUT BAY R3 875 000**

Immaculate lock up and go

Beautifully presented free-standing home with open-plan kitchen, separate scullery and living/dining area leading out onto entertainment patio and low-maintenance garden. Downstairs, an extra room could be utilised as either a fourth bedroom or dining room/family room. Option to purchase fully furnished and equipped. Villa di Legno is a well-maintained estate with 24-hour security. Mountain walks on your doorstep, near Hout Bay and Llandudno beaches.

Web Ref No 5157456 • Beds 4 • Baths 3 • Receptions 2 • Garages 2
Meryl Butt - 084 922 1016 - meryl@greeff.co.za



● **HOUT BAY R3 550 000**

Private home with picturesque mountain views

Move in and enjoy this private easy-living home, with excellent indoor/outdoor flow. The well-appointed, spacious kitchen opens onto the cosy upstairs living room with wood-burning stove. Stacking doors create a seamless flow from the lounge onto the covered patio, boasting panoramic mountain views from the Sentinel to Klein Leeukop. Take in the amazing views with your early morning coffee or catching the sunset.

Web Ref No 5186207 • Beds 3 • Baths 3 • Receptions 2 • Garages 2
Lindsay Goodman - 082 638 1758 - lindsay@greeff.co.za

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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 a relaxed lifestyle, and offers a unique experience of Kommetjie. There are four large bedrooms, all en suite and a spacious living area downstairs leading onto a small garden and swimming pool overlooking the Kom. With plenty of space for everyone, this is an ideal home for a large family or extended family. The path in front of the villa is part of the boardwalk that takes you to the Slangkop Lighthouse and the body of water is wonderful for swimming, going on a SUP and further out is great for surfing.

● **KOMMETJIE R18 000 000** Web Ref No 4167641 • Beds 4 • Baths 4 • Receptions 2 • Parking 1 • Pool
Frankie Fleck – 082 447 7960 – frankie@greeff.co.za



Prestigious lifestyle estate

Nestled behind a row of trees lies this beautiful home in the quiet, sought-after Klein Slangkop Estate. Its unique location and position leave it sheltered from the wind and just a short stroll away from the ocean. An artistic home of interleading rooms, with a modern kitchen boasting a fireplace. It has direct access to a secluded little veggie garden and a perfectly positioned hot and cold outside shower. Other features include: a cozy lounge with a built-in fireplace, a covered porch overlooking the colourful and private garden, plus a spacious sun lounge, with yet another built-in fireplace.

● **KLEIN SLANGKOP ESTATE R7 500 000** Web Ref No 5107852 • Beds 3 • Baths 2.5 • Receptions 4 • Garage 1 • Parking 2
Frankie Fleck – 082 447 7960 – frankie@greeff.co.za | Willi Schalk – 072 211 1753 – willi@villagehomes.co.za



Beach house with unobstructed views

Located within the sought-after Klein Slangkop Private Estate, this home offers all you could possibly need – modern stylish interiors, aluminium shutters and much more. The stylish open-plan living area with views of the reserve and the sea, opens out to a courtyard in the front of the house and a covered entertainment area with a built-in braai and a solar-heated swimming pool at the back. A guest bedroom with en suite, has a separate entrance from the courtyard and boasts an open-plan lounge and kitchenette, plus entertainment area with its own built-in braai. Enjoy all the peace and tranquility this Kommetjie private estate has to offer.

● **KLEIN SLANGKOP ESTATE R9 950 000** Web Ref No 1717462 • Beds 5 • Baths 4 • Receptions 5 • Garage 1 • Parking 2
Frankie Fleck – 082 447 7960 – frankie@greeff.co.za | Willi Schalk – 072 211 1753 – willi@villagehomes.co.za



Overlooking the lake

Located in the secure Imhoff's Gift Estate, this north-facing family home on the banks of the Wildevol Vlei (Lake) embraces views of the Chapman's Peak mountain range. Perfectly positioned, this home offers an open-plan living area with easy flow to the pool deck overlooking the lake. Accommodation includes: four bedrooms (main en suite), three bathrooms, as well as a double garage and a manageable garden. Enjoy a sundowner on the deck while watching the birdlife and beautiful sunsets, or enjoy a long leisurely walk along the banks of the lake. An exciting opportunity to make this home your own.

● **IMHOFF'S GIFT R4 600 000** Web Ref No 5076330 • Beds 3.5 • Baths 3 • Receptions 2 • Garages 2 • Parking 2
Willi Schalk – 072 211 1753 – willi@villagehomes.co.za



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Magnificent villa with ocean views

Set across two plots, this immaculate family home cleverly blends style and luxury with beach-house charm and pool. Beautifully designed with privacy and security in mind, a passionate attention to detail and every corner of the property lovingly maintained to perfection.

● **SCARBOROUGH R12 800 000** Web Ref No 5031438 • Beds 4 • Baths 6 • Receptions 3 • Garages 2 • Parking 4

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



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● **SCARBOROUGH R10 995 000**

Dramatic ocean views

Nestled in a wind-protected corner, this superb property is brimming with exquisite finishes and luxurious touches. A family holiday retreat and upmarket rental property, this elegant home has grand dimensions, gorgeous stone-tiled floor, plantation shutters throughout and a pool.

Web Ref No 4458487 • Beds 3 • Baths 4 • Reception 1 • Garages 2 • Parking 3

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



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● **SCARBOROUGH R9 900 000**

Grand with majestic views

This spectacular family home sits astride two magnificent plots, offering unbeatable ocean and mountain views from literally every window. Beautifully designed around the topography of the plot, taking full advantage of its elevated position, yet sitting harmoniously on the mountainside.

Web Ref No 3781416 • Beds 4 • Baths 4 • Reception 1 • 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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● **SCARBOROUGH R5 800 000**

Panoramic views and the perfect position

This architect-designed and lovingly-maintained home on the ocean side of Hilltop Street, offers three bedrooms and two bathrooms and views of the beach and reserve from every window. Beautiful, indigenous garden and direct garage access.

Web Ref No 5202829 • Beds 3 • Baths 3 • Reception 1 • Garage 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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● **SCARBOROUGH R5 699 000**

Stylish home with panoramic views

In the north corner of Hill Top Street, on a larger than average plot, sits this cleverly designed, brick home with unbeatable views from every window. The house is move-in ready whilst also offering the potential for creating a separate dwelling.

Web Ref No 5062639 • Beds 3 • Baths 3 • Receptions 3 • Parking 1

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



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● MCGREGOR R3 495 000

A farm in Africa

This level small farm, next to the magical village of McGregor, offers just over 16 hectares with a natural spring and a 120m deep borehole providing sufficient water for the whole property. Four JoJo tanks for storage, with a capacity of 5 000 litres each. Whatever your life-style dream, let it come true. Ideal for breeding horses, growing vegetables, olives or grapes.

FARM LAND

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



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● MCGREGOR R2 995 000

Georgian gorgeousness

Steeped in history and standing tall, this unique home represents the very best of McGregor's heritage. High ceilings, stained glassed doors and windows and a grand entrance hall are just some of the authentic features. The characterful dining room leads into a galley kitchen, with separate scullery/laundry area, and to the undercover patio with braai area and shady treed garden.

Web Ref No 5097152 • Beds 3 • Baths 3 • Receptions 2 • Parking 3

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



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● MCGREGOR R2 300 000

Gorgeous double plot with cottage

The cutest cottage on a double plot, with a well-established, beautiful garden. In a quiet pocket of McGregor, with large trees and grassy areas, it is ideal for children. There is a natural divide between the two plots which beckons the opportunity of building a small cottage, whilst offering the existing cottage as an Airbnb, for which it is currently used. There is secure off-street parking. The plot is 417m² and an established piece of paradise!

Web Ref No 5041441 • Beds 2 • Bath 1 • Reception 1 • Parking 1

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



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● MCGREGOR R990 000

Fabulous plot – opposite Temenos

Centrally located, this is one of the few plots left in McGregor! The 2 020m² rectangular shape allows for architectural creativity enabling one to take advantage of the best views of McGregor. With clean air and under the starlit skies, this small community thrives and entrepreneurs flourish.

Web Ref No 5144359 • VACANT LAND

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



Guest farm on 12ha

Surrounded by spectacular views of the countryside and mountains, this exquisite estate is situated a few kilometers from Franschhoek and on the doorstep of some of the most sought-after wine estates. Hidden down a quaint country road and surrounded by other farms, the property borders a river on one boundary with the owner's Manor house overlooking this beautiful natural feature. Added bonus of a six-bedroomed luxury guesthouse.

● **FRANSCHHOEK R29 999 000** Web Ref No 3858212 • Beds 10 • Baths 9 • Receptions 3 • Garages 3
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za | Carrick Campbell – 071 502 3517 – carrick@greeff.co.za



● **FRANSCHHOEK R 16 750 000**
Established guest house in quiet neighbourhood
This established guest house offers 11 en suite bedrooms. Well equipped, private and comfortable, with a lovely garden and pool area for guests to enjoy. Attracting both local and international clientele to its tranquil setting, and conveniently located in walking distance to the amenities of Franschhoek.

● **FRANSCHHOEK R11 500 000**
Contemporary living at its best
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 offers a relaxed feel with modern finishes to a high standard.

Web Ref No 4533856 • Beds 11 • Baths 11.5 • Receptions 2
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za
Christie Winkler – 060 991 0252 – christie@greeff.co.za

Web Ref No 5189801 • Beds 3 • Baths 3.5 • Receptions 2 • Garages 2
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za
Carrick Campbell – 071 502 3517 – carrick@greeff.co.za



● **FRANSCHHOEK R7 950 000**
Ecclectic home on country estate
This colourful home is located on the outskirts of town in a leafy, quiet country estate. The open-plan living area, which lends itself to many configuration options, opens to the beautiful and private outside entertainment area, featuring a pool and extended landscaped gardens.

● **FRANSCHHOEK R5 450 000**
Upmarket village townhouse
This immaculate townhouse in the heart of the village is a perfect lock-up-and-go or permanent residence, with modern conveniences and beautiful finishes. Located in the secure La Petit Village complex only a minute's walk from the hub of Franschhoek, with its restaurants, galleries and boutiques.

Web Ref No 5118139 • Beds 3 • Baths 3 • Receptions 2 • Garages 2
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za
Christie Winkler – 060 991 0252 – christie@greeff.co.za

Web Ref No 5155799 • Beds 2 • Baths 2 • Reception 1 • Garage 1
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za
Christie Winkler – 060 991 0252 – christie@greeff.co.za



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● STELLENBOSCH R38 000 000

Breathtaking and tranquil

Lifestyle estate embracing nature. Large manor home with income-generating cottages. 7 000m² Of custom-designed, agricultural shade-net tunnels. Horse stables and arena. Borehole plus water rights from the Theewaterskloof Dam. Two generators. The manor house and all the cottages are for sale fully furnished.

Web Ref No 5120536 • Beds 18 • Baths 17 • Garages 4
Bhavinee Siepman – 082 797 6233 – bhavinee@greeff.co.za



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● GORDON'S BAY R14 850 000

Lifestyle guesthouse

On the slopes of the mountain, with spectacular views across False Bay, this property, with pool, takes advantage of the beautiful surroundings. As a 4-star rated guest house it's an amazing venue for functions or conferences, with eight fully equipped suites, plus staff accommodation.

Web Ref No 3901402 • Beds 9 • Baths 9.5 • Receptions 5
James Botha – 082 789 3300 – james@greeff.co.za



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● MONTE SERENO R6 950 000

Sea and mountain views

If perfection and pride appeal to you, then this beautiful home ticks all the boxes and offers so much accommodation. Four generous bedrooms plus a large, fully equipped flat, with private entrance and a balcony with views. Enjoy the super-private entertainment area/bar/braai with pool.

Web Ref No 4993027 • Beds 5 • Baths 5 • Receptions 3 • Garages 3 • Flat
Loretta Diab – 082 416 6982 – loretta@greeff.co.za
Donné Jacobs – 084 448 4446 – donne@greeff.co.za



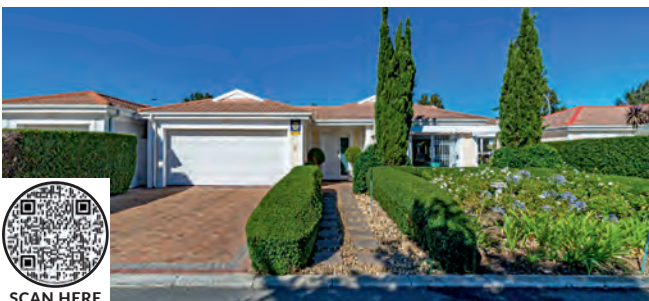
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● GORDON'S BAY R4 600 000

Where dreams come true

This beautiful, little, 1-hectare olive farm, with a charming, cottage-style house enjoys views over False Bay. A plus is the income-generating, one-bedroomed flatlet. Water supply from borehole and mountain water stream. Over 300 olive trees and four beehives for honey harvesting.

Web Ref No 5119799 • Beds 4 • Baths 1.5 • Receptions 3 • Garage 1
James Botha – 082 789 3300 – james@greeff.co.za



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● BIZWENI R3 180 000

Immaculate and happy home

Feel at home immediately in this perfect abode. All on one level, hence ideal for scaling down. Big windows in the lounge allow for a perfect view of the mountain. Borehole water in the complex keeps the gardens lush and green.

Web Ref No 5163557 • Beds 3 • 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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● DENNEGEUR R2 550 000

How soon can you move in?

A free-standing, spacious home in a secure complex. Modern and neat, open-plan kitchen, lounge and dining room downstairs leading onto private covered patio with spacious garden. Guest loo downstairs. Solar geyser. Double garage.

Web Ref No 5119746 • Beds 3 • Baths 2.5 • Receptions 2 • Garages 2
James Botha – 082 789 3300 – james@greeff.co.za



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An undisclosed gem

This exquisite connoisseur's residence in a private and hidden lifestyle estate was designed by renowned architect, Johann Slee. Unique and charming, the home has been elegantly upgraded over the years to accommodate all the comfort and technology of modern-day, executive, indoor-outdoor living. Set in tranquil surrounds, complemented by the nearby Eerste River and a cobbling Mill Stream, with all the picturesque surrounding mountain views for which Stellenbosch is famed. Exclusive sole mandate.

● **STELLENBOSCH R26 875 000** Web Ref No 5126423 • Beds 3 • Baths 2 • Receptions 3 • Garages 2 • Parking 1
Kobus Smit – 082 374 7458 – kobus@greeff.co.za



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Immaculate family home

Bring granny along and enjoy a family lifestyle par excellence! The inviting double-volume entrance of this house leads to the big open-plan kitchen/living-room/dining-room area, which provides a warm, hearty and welcoming ambience enhanced with flair and beauty. The spacious kitchen has a generous and comfortable workspace and a large, open fireplace, plus separate laundry area. The open-plan area with stacking doors, leads to a covered patio overlooking the golf course.

● **BOSCHENMEER R8 250 000** Web Ref No 5051092 • Beds 4 • Baths 3 • Receptions 2 • Garages 3 • Parking 3
Wiekus Viljoen – 083 228 8500 – wiekus@greeff.co.za | Getha Viljoen – 082 821 4606 – getha@greeff.co.za



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Beautiful lifestyle estate

This distinctive house with extra-high ceilings, four bedrooms, open-plan kitchen and braai area, with stacking doors to the garden, is situated in the beautiful Lady Blake Country Estate. You are warmly greeted by a lovely open-plan living room and modern kitchen with lots of space and separate scullery. The home has two bathrooms, aircon in main bedroom, with plenty of cupboards. An easy-to-maintain garden with lots of privacy awaits you. This one is not to be missed.

● **WELLINGTON NORTH R2 850 000** Web Ref No 5125926 • Beds 4 • Baths 2 • Reception 1 • Garage 1 • Parking 1
Leilani le Roux – 082 333 6443 – leilani@greeff.co.za



Fantastic sea views

This French Provençal home offers first class accommodation and an open-flowing floor plan with grand views of the ocean, the mountain range and Robberg Peninsula. Ideal for lavish entertaining, this is a one-of-a-kind home in a highly sought-after area. The French theme flows throughout the property. Lavish, well designed gardens.

● **ROBBERG R9 750 000** Beds 6 • Baths 5 • Receptions 3 • Garages 2 • Parking 1

Mandy Smith - 072 151 1458 - mandy@greeff.co.za | Antonina Selina - 063 434 8675 - antonina@greeff.co.za



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● **PLETTENBERG BAY R5 950 000**

Charming farm

Oozing with character. Ample accommodation for family and friends. The large vegetable garden and fruit trees are mature and deliciously productive. Enjoy fresh country air with mountain views and lots of trees. Two large farmhouses and two smaller cottages. A borehole and a dam on 8.8 hectares.

Web Ref No 5090126 • Beds 6 • Baths 5 • Parking 5

Mandy Smith - 072 151 1458 - mandy@greeff.co.za
Antonina Selina - 063 434 8675 - antonina@greeff.co.za



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● **PLETTENBERG BAY R4 650 000**

Spacious home with a view

Private and fully walled, yet spacious and friendly. Allows for three levels with an established, yet low-maintenance wraparound garden. Uninterrupted 180-degree views of the majestic Robberg Peninsula. Enjoy the surrounds with abundant birdlife. A bonus is a self-contained flatlet. Take advantage of the two extra length garages.

Web Ref No 5199725 • Beds 4 • Baths 3 • Receptions 2 • Garages 2 • Parking 1

Mandy Smith - 072 151 1458 - mandy@greeff.co.za
Antonina Selina - 063 434 8675 - antonina@greeff.co.za



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● **PLETTENBERG BAY R3 200 000**

Family home with lovely garden

A rare find. This family home is spacious and safe with the opportunity to have a work or hobby room with a private entrance. Lots of trees and lawn area and on a quiet road, North sunbeams filter in through the windows. South entry and north facing, for warm winters and lovely summers!

Web Ref No 5121852 • Beds 3 • Baths 3 • Reception 1 • Garage 1 • Parking 2

Mandy Smith - 072 151 1458 - mandy@greeff.co.za
Antonina Selina - 063 434 8675 - antonina@greeff.co.za



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● **PLETTENBERG BAY R2 500 000**

Delightfully upgraded - cute garden

A quick walk to the beach. Poised centrally in the sought-after complex. Impeccably upgraded and unique. Private garden. The perfect retreat and enviable location. Well known for its long-term residents and excellent property management.

Web Ref No 5031950 • Beds 3 • Baths 2 • Reception 1 • Parking 1

Mandy Smith - 072 151 1458 - mandy@greeff.co.za
Antonina Selina - 063 434 8675 - antonina@greeff.co.za

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