

OUT

ISSUE 51

LOOK

CAPE PROPERTY & LIFESTYLE



Over 200 fine properties for sale across the Western Cape from the city to the suburbs, along the coastline, and into the magnificent Winelands.

Contemporary, classic, characterful, charming, solid with good bones, a fixer-upper, a townhouse... you'll find your dream home in these pages.

PLUS: A delicious gluten-free "pasta" bake and a winning plum-meringue pie.

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RESILIENCE AND STRENGTH DEFINE CAPE PROPERTY MARKET

BY MIKE GREEFF

CEO

GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE

Over the past 24 years while working in real estate, I have been fortunate enough to have not only witnessed, but played a part in the transformation of the property market, as it cycled from buoyant markets to economic hurdles that put downward pressure on prices and incited change. However, the real estate sector has always bounced back, even in after the most unprecedented challenges. This has taught me the valuable lesson of resilience.

Regarding the influence of COVID on the market, while the pandemic has defied nearly all economic predictions, and changed some sectors permanently, the appetite for property in the Western Cape continues to grow unabated, reaffirming my belief that, no matter what, real estate is always a prime investment.

Those who have a foothold in the Western Cape may be looking to upgrade or downscale, but more often than not, they're remaining invested in the property market right here. The ongoing wave of semigration from other provinces, mainly Gauteng, KwaZulu-Natal and the Eastern Cape, means that buyers are on the lookout for properties, particularly family homes, in school catchment areas with proximity to amenities in coastal cities and towns across the Cape Peninsula. This trend is adding to the accelerated demand for property, with value taking preference over volume.

The work-from-home trend has become a way of life for a significant number of people, who are choosing to live and work in a dream destination in the Cape without having to commute. A secure seaside or countryside lifestyle holds strong appeal for buyers, evidenced by an increase in sales and high demand in, what has traditionally been, holiday coastal and Winelands areas.

Rentals in the city centre and suburbs are looking buoyant, spiking interest in investor-type properties such as sectional-title units, both established and currently under development, a number of which you'll find offered in the pages of this magazine.

At the luxury end of the market, we've had spectacular properties selling for significant and even record prices. The recent sale of an equestrian estate by

our Franschhoek team fetched R87 million, our sales figures in Upper Constantia have notably increased in comparison to last year, and we've seen significant growth in the Noordhoek area as well.

Our recently launched commercial and industrial division has seen noteworthy interest over the past few months as a result of economic opportunities stemming from the Cape's booming semigration trends. Economist John Loos says, "The Cape is seen as a region where provincial and local government is relatively well-run. And as time has passed, communication and information technology has enabled businesses and individuals to be more removed from the major economic hub of Gauteng." If you're looking for commercial property, we can assist with several quality options for excellent value, making it an ideal scenario for investors.

Our affiliation with global property giant, Christie's International Real Estate, means we're ideally placed to attract qualified buyers all over the world. Recognised by a prestigious 138-strong affiliate network, Greeff Properties meets the strict standards of excellence set out by Christie's International Real Estate and continues to achieve success in luxury property sales.

Locally, our expanding footprint across the Western Cape ensures a solid and growing network of area specialists and an extensive database of local and international buyers and serious sellers. Greeff Christie's International Real Estate has offices in the Southern Suburbs, South Peninsula, City Bowl, Atlantic Seaboard, Northern Suburbs, Winelands, Helderberg, Hermanus and Overberg, Plettenberg Bay and West Coast.

Nodes of growth for us over the past twelve months have been the City Bowl and its surrounds, where, since relaunching our office, our market share has grown exponentially. Our footprint is also spreading in the Northern Suburbs, where we've just opened our Durbanville office, and on the Western Seaboard which includes Lagoon Beach, Big Bay, West Beach, Parklands and Sunningdale.

As always, we offer a niche, personalised and professional service, from agents who are undisputed specialists in their areas of operation, while maintaining the old-fashioned values of integrity, trust and reliability that our company was founded on.

From my family to yours, we wish you a restful and joyous holiday season.

Mike Greeff,
CEO, GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE



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SIGNATURE PROPERTIES

SOLD



*Equestrian bliss in exclusive
Franschhoek*



● **FRANSCHHOEK**

R87 000 000

Beds 12
Baths 3
Receptions 3
Garages 5
Stables

A record sale for Greeff Christie's International Real Estate and our Franschhoek team

The sale of this breathtaking, utterly unique equestrian estate is one of the biggest in Franschhoek in recent years.

The state-of-the-art equestrian facility on beautiful grounds, with two expansive homes is nestled on 24.2 hectares in a private setting in the Franschhoek valley. Built in 2009, the extraordinary home is an architectural marvel offering many handsome features, a double-volume entrance, wide passages, five en suite bedrooms, formal dining and living rooms, a wood-panelled library, underground cellar and a three-car garage to name a few. Surrounded by the magnificent Franschhoek mountain range and Mont Rochelle Nature Reserve, this distinctive, luxurious property offers the highest level of exclusive living.

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SIGNATURE PROPERTIES



Exclusive grandeur with exceptional security



●
UPPER CONSTANTIA

R79 000 000

Web Ref No 5515498

Beds 10

Baths 11

Receptions 10

Garages 4

Staff suite

Cottages 2

Cielo ne Capo is a Tuscan villa-styled masterpiece on a prime 10 738m² estate boasting magnificent valley, vineyard, mountain and sea views. Moulded ceilings, bespoke wood finishes, picture windows, classic murals, skylights, pillars and archways, an extensive office, as well as entertainment facilities make for a palatial home. Spread over five-levels, with 10 lavish en suite bedrooms – six in the main house and two separate, two-bedroomed cottages. Entertainment areas include an 18-seater dining room, cinema room with wet bar, tennis pavilion with bar, indoor heated pool with wet bar, family pajama lounge, wine bar, expansive enclosed veranda, an atrium, plus formal and informal lounges. Cielo ne Capo has featured in Hollywood, Bollywood, and European films and in many ad campaigns. Exceptional security offers peace of mind.

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SIGNATURE PROPERTIES



Neptune's Rest



FISH HOEK
R19 000 000

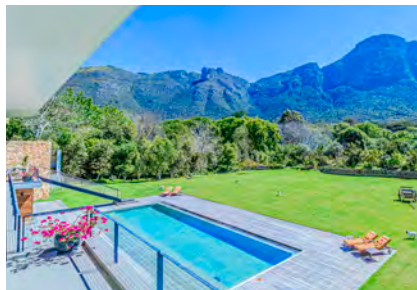
Web Ref No 5462557
Beds 8
Baths 8
Receptions 6
Garages 5

Invest in a property with immediate income-yielding options, and long-term secure equity. The offering comprises a main house, with two offices and triple garaging, plus four apartments. Features include soaring views of False Bay, private balconies, state-of-the-art security and a grey-water system with pumps. Each apartment boasts its own DB board with separate meters for electricity and water, as well as its own security system. The four apartments can function as luxury holiday lets with all the necessary gradings already in place. This palatial property offers serene seaside living in beguilingly beautiful surrounds.

SIGNATURE PROPERTIES



Your own private paradise



● **BISHOPSCOURT**

R75 000 000

Web Ref No 5508781

Beds 6

Baths 6

Receptions 3

Garages 4

Parking 4

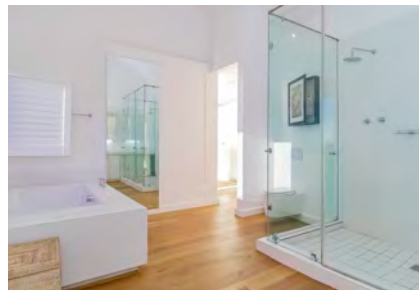
Pool

Flat 1

A stately and unique Bishopscourt home, with an enviable position and magnificent views. You could almost imagine yourself at the foot of the Franschhoek mountains, with nothing in sight but sweeping, natural beauty. With two boreholes, a large filtration system and a modern generator, this property is entirely off the grid. The clean lines and the linear design create a sleekness throughout the house, yet it is still homely and comfortable. This home has been cleverly designed, ensuring the vistas are enjoyed from each of the bedrooms and also from the living areas.

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SIGNATURE PROPERTIES

*Exclusive beach bungalow*

●
CLIFTON
R59 000 000

Web Ref No 5356681

Beds 3

Baths 3

Receptions 2

Parking 1

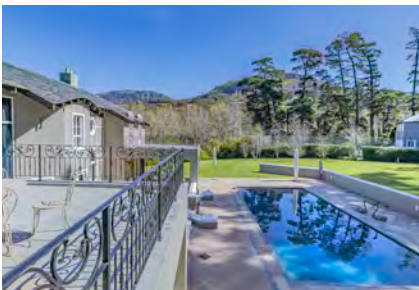
This exquisite three-bedroomed, three-bathroomed property, with pool is just a few steps away from the soft white sands of Clifton Third Beach and invokes the feeling of being on vacation with the soothing sound of the ocean in the background. This is an unbeatable location.

Tamara Aquadro – 081 378 5997 – tamara@greeff.co.za

SIGNATURE PROPERTIES



A distinguished classic with tennis court and separate cottages



●
CONSTANTIA UPPER
R24 995 000

Web Ref No 5499355
Beds 4
Baths 4.5
Receptions 4
Garage 6
Study
Staff suite
Separate cottage

Grand-scale, formal, yet comfortable rooms defined by impeccable quality and skilled craftsmanship throughout. Easy-flow reception rooms, covered verandas and a lush, north-facing, 7 344m² garden with spectacular mountain views. Highlights include high ceilings, deep cornices, customised wrought-iron balustrades, marble flooring, solid wooden floorboards, wall-papered feature walls, a complete security system linked to your mobile device, as well as a 24-hour-manned security guard house at the street entrance. Separate guest cottage, and an additional three-bedroomed cottage – use as a work-from-home or as staff accommodation. This is an opportunity to generate income and operate as a successful Airbnb. The property is also an excellent location for film shoots.

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DELICIOUS TWIST

TAKE YOUR TASTEBUDS ON A DIFFERENT JOURNEY WITH NUTTY BRITTLE AND BERRIES IN A SAVOURY SALAD, A YUMMY "PASTA-FREE" LASAGNA AND A KNOCK-IT-OUT-THE-PARK PLUM MERINGUE PIE.

RECIPES, PRODUCTION AND PHOTOGRAPHY BY HEDI LAMPERT

Hand-made crockery from The Thrown Room Pottery
<http://thethrownroompottery.co.za>

Summer Berry Salad with Spicy Nut Brittle

Refreshing, delicious and eye catching, this is ideal for warm-weather entertaining.

Serves 4

INGREDIENTS

- + Blueberries, 200g
- + Strawberries, 300g
- + Mixed baby leaves, 100g
- + Spring onions, 3
- + Raw almonds, 50g
- + Pumpkin seeds, 50g
- + Sugar, 1/3 cup
- + Smoked paprika, 1/2 tsp
- + Salt, 1/2 tsp
- + Chilli powder, 1/4 tsp
- + Feta, 2 rounds

METHOD

Prepare the spicy nut brittle by spreading the almonds and pumpkin seeds on a sheet of silver foil. Heat the sugar, salt, smoked paprika and chilli over low to medium heat in a saucepan. As soon as the sugar has melted, remove the mixture from heat, and pour it over the nuts and seeds. Leave to cool and harden.

Assemble leaves on a large platter. Top with sliced strawberries, blueberries, cubed feta and snippets of spring onion. Break up the cooled and hardened spicy nut brittle and scatter over the salad just before serving. Garnish with some edible flowers.

Dressing should be on the side for diners to add as desired.

DRESSING

- + Juice of 2 clementines
- + Olive oil, 1/2 cup
- + Salt and white pepper to your taste







Brinjal lentil “pasta” lasagna

If you’ve always been curious about lentil lasagna sheets, this is your chance to discover that they are surprisingly good and obviously gluten free. This is a light yet satisfying dish.

Serves 4

INGREDIENTS

- + Lentil lasagna sheets, 6 to 8 depending on the size of your baking dish
- + Olive oil, 2 Tbs
- + Brinjals, 2
- + Tomatoes, 1 kg
- + Onion, 1 large
- + Garlic, 2 large cloves
- + Smoked paprika, 1 tsp
- + Vinegar, 1 tsp
- + Worcestershire sauce, 1 Tbs
- + Sugar, 1 tsp
- + Smoked chilli flakes, ½ tsp
- + Salt to taste
- + Chicken stock powder, 1 tsp
- + Liquid chicken stock, 2/3 cup
- + Origanum fresh, 1 Tbs chopped
- + Mozzarella, 100g

METHOD

Preheat oven to 190 C.

Thinly slice brinjals, lengthwise and sprinkle with salt. Leave for about 15 to 20 minutes to allow salt to draw out any bitterness. In the meantime, finely chop the onion and fry gently in 1 Tbs olive oil until onions just start to turn golden. Remove from heat. Heat 2 Tbs olive oil in a large pan or wok. Add thinly sliced tomatoes (retain six or seven slices for the top of your dish), smoked paprika, vinegar, Worcestershire sauce, sugar, smoked chilli flakes, chicken stock powder and salt to taste. Cook until tomatoes start breaking down. Add garlic, finely chopped, the cooked onions and fresh origanum. Reduce heat and simmer until the sauce becomes thick and a little “jammy”.

Rinse brinjal slices well. Place a layer of brinjal slices into a greased, rectangular, oven-proof dish (I used a 30 x 22cm dish). Next, spread a layer of tomato sauce, then the first three or four lentil lasagna sheets – top these with brinjals, then tomato sauce and another three or four lentil lasagna sheets. Add the remaining brinjals and cover with the last of the tomato sauce. Pour the prepared chicken stock over the entire lasagna. Cover with grated mozzarella and slices of tomato and bake for 30 to 40 minutes. Serve with a green salad.



Plum Meringue Pie with Ginger Crust

Decadent and divine – expect swooning.

Serves 4 to 6

INGREDIENTS

FILLING AND CRUST

- + Plums, 7
- + Sugar, ½ cup
- + Vanilla, 1 tsp
- + Old Brown Sherry, 10 ml
- + Corn flour, 1 rounded Tbs
- + Ginger snaps, 200g
- + Butter, 100g
- + Cinnamon

MERINGUE TOPPING

- + Egg whites, 2
- + Castor sugar, 120g
- + White vinegar, 1 tsp
- + Vanilla essence, ½ tsp
- + Salt, a good pinch

METHOD

Preheat oven to 180 C.

Crumb the ginger snaps and combine with melted butter. Press into a 23cm springform baking tin. Bake crust for 15 minutes and remove from the oven. Reduce heat to 120 C.

Destone the plums and cook them in a saucepan with sugar, vanilla and sherry. Bring to the boil and allow to simmer until thickened. Mix corn flour into a paste with a little water and add to plums, stirring all the time until the sauce thickens even more – about two minutes. Remove from heat and pour into baked pie crust. Top with meringue and bake for one hour. Dust with cinnamon before serving.

MERINGUE

Whisk egg whites in a clean bowl until soft peak stage. Whisk in the vinegar and add castor sugar one tablespoon at a time, continually whisking until stiff peaks form. Finally, whisk in vanilla and salt.

THE NEW PROPERTY CONDITION REPORT: SELLER'S OR BUYER'S GAIN?

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With the coming into operation of the Property Practitioners Act in February this year, it became obligatory for estate agents to obtain a prescribed disclosure from a property owner regarding the condition of the property, and to disclose it to prospective buyers and tenants.

In this note we delve into this requirement in more detail to answer the following in the context of an agreement for the sale of a home: What exactly must be disclosed? Has voetstoets been done away with? Does liability arise if the disclosure is not furnished?

THE SELLER'S RESPONSIBILITY AND ADVANTAGEOUS POSITION

The prescribed **Disclosure Form** ("the Disclosure"), also known as the **Immovable Property Condition Report**, has some 11 questions for the seller to answer, ranging from the condition of the roof, presence of leaks and damp, to a general disclosure of serious defects. The wording in the Disclosure states that the seller must respond thereto "to the best of his or her knowledge." The Disclosure's wording is further to the effect that it does "not constitute a guarantee or warranty of

any kind by the owner". In other words, all that is required is that the owner completes this report honestly and to the best of his or her knowledge at the time.

Defects in this context carry a very specific meaning, being that which "would or could have **serious deleterious or adverse impact**" on the property's value; would "**significantly impair**" the health and safety of occupants; or would impact on the "lifespan of the property." Clearly the defects to be disclosed are not small irritating matters such as cracked tiles, but those that are significant and of which the owner is aware.

THE BUYER'S MORE BURDENSOME POSITION

The legal maxim, *caveat emptor* (meaning "buyer beware") places an onus on a buyer to thoroughly inspect the thing he is about to purchase, because once he or she signs an agreement to purchase, the buyer is assumed to have satisfied himself or herself of its condition. A buyer should therefore diligently inspect the property. The Disclosure - which the prospective buyer must have viewed prior to and then sign when the agreement is concluded - includes a clause stating that it "should not be regarded as a substitute

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Fourways T: 010 001 2632
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for any inspections or warranties that prospective buyers may wish to obtain prior to concluding an agreement.” There is a further clause in which the buyer “acknowledges that he/she has been informed that professional expertise and/or technical skill and knowledge may be required to detect defects”. These clauses in the Disclosure confirm that the caveat emptor warning remains vital and that a buyer carries a substantial responsibility to ascertain the defects in the property, in addition to receipt of the Disclosure.

VOETSTOOTS

Buyers should also take note that property sale agreements usually have a voetstoots clause”. This clause will be worded to the effect that the buyer buys the property as it stands - and thereby indemnifying the seller against claims for damages in respect of any defects on the property, whether patent or latent, that may become apparent at a later stage. (Where there is fraud or dishonesty on the seller’s side, he or she will lose the safety net that the voetstoots provision offers.)

THE ESTATE AGENT MUST ENSURE COMPLETION OF THE DISCLOSURE

Buyers have protection therein that the new Act obliges an estate agent to secure the completed Disclosure at the time of entering into the mandate with the seller, and to provide this to prospective buyers. Failure to do so constitutes a “minor offence” and the agent’s regulatory body may impose a R15000 fine. In addition, the agent must ensure that the Disclosure is attached to a sale agreement and, at that time, it must be co-signed by the buyer as well as the agent.

NO DISCLOSURE: WHAT IT MEANS FOR THE BUYER AND ESTATE AGENT?

The Act states that if the Disclosure was not completed, signed or attached, “the agreement must be interpreted as if no defects or deficiencies of the property were disclosed to the buyer.” Thus, apart from the agent’s risk of a penalty, additional liability can arise if the buyer suffers damages as a result of the fact that the Disclosure was not provided. For example, an estate agent decides not to bother with

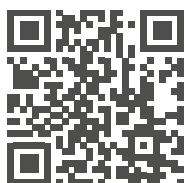
getting the Disclosure completed and nonetheless successfully negotiates the sale. Later, when serious pre-sale damage to a roof is established, the buyer may have a claim against the agent for losses incurred in repairing the damage if (i) the buyer did not neglect also to perform his/her own diligent inspection; and (ii) could not reasonably detect the damage on such inspection; and (iii) had the Disclosure been completed and furnished to the buyer, he or she would have been alerted thereto by the seller (iv) who was aware thereof at the time.

WHAT IS THE GOLDEN RULE?

There are many scenarios that the wording in the Act does not deal with. What happens if the seller is overseas and cannot complete the Disclosure, or it is a deceased estate sale and there is no one to complete it? The golden rule is always to work with a reputable agent and experienced conveyancer, whether as seller or buyer, **before** putting pen to paper.

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Capital Gains Tax in Relation to Property



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Gracious gabled homestead



UPPER CONSTANTIA **R24 500 000**

Web Ref No 5515669

Beds 5

Baths 6

Receptions 3

Garages 5

Library & study

Large entertainment/games room

Guest suite

Nestled among wine estates, Groot Constantia, Eagles Nest, Constantia Glen and Beau Constantia is this spacious home, set on a lush 7 030m² in an elevated position with north-facing mountain and valley views. Enjoy country living with extensive and versatile accommodation suitable for a large family wanting privacy and space, or as an Airbnb. Reception areas span three levels and French doors lead to private patios. Three of the generously-proportioned, luxuriously-appointed bedrooms have dressing rooms and private sitting areas. Other features include: study, library, an entertainment room with TV, dining, and games areas, plus built-in fridge/freezer, wine cellar and shower suite, a separate one-bedroom cottage and garaging for five cars. Close to High Constantia, Constantia Village and Constantia Emporium for shopping variety.

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Timeless villa in the Avenues



UPPER CONSTANTIA **R37 000 000**

Web Ref No 5422931
Beds 7
Baths 8.5
Receptions 6
Garages 4
Studies 2
Cottages 3
Staff accommodation

Offering levels of comfort and exclusivity, this exceptional four-en suite-bedroomed home, with an additional three, fully-fitted cottages is perfect for income-generating opportunities, home office, dual living, or live-in housekeepers. Large proportions with easy flow to the broad, covered veranda and balconies. Private and secure with abundant natural light and unobstructed mountain, valley and ocean views. Top-quality interior finishes enhance stylish and comfortable indoor/outdoor living – these include – high ceilings, majestically-proportioned living areas, large, black, steel-framed windows and doors, fireplaces and wrought-iron balustrades. Borehole water and a rainwater harvesting system keep the garden lush. State-of-the-art security systems and highly-secured access with double-automated gates and intercom ensure peace of mind.

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A symphony of light and space



UPPER CONSTANTIA

R29 500 000

Web Ref No 5336765

Beds 5

Baths 5.5

Receptions 5

Garages 3

Entertainment room

Cinema room

Wine cellar

A rare opportunity to acquire this private and secure, luxurious, contemporary home in the sought-after Avenues of Upper Constantia. Set on an elevated level 3 834m² of landscaped garden with established trees and water-wise foliage, the home was custom-designed to embrace the sensational north-facing mountain and Constantia Valley views. The living spaces flow effortlessly through floor-to-ceiling frameless glass doors to an expansive, north-facing pool deck. Features include: a cinema room, wine cellar with cloakroom, rim-flow pool, pebble fireplaces, bespoke, American walnut carpentry throughout, high-end sanitaryware and floating steps to the first floor. A self-contained flat/guest suite or staff accommodation has a separate entrance. State-of-the-art security. Exceptional value.

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



Luxurious Cape Georgian



●
UPPER CONSTANTIA
R23 000 000

- Web Ref No 5525304
- Beds 4
- Baths 5
- Receptions 3
- Study
- Garages 3
- Large entertainment room

The Curzon, an upmarket 24-hour security estate comprising five luxurious Cape Georgian homes, is in the heart of the Constantia wine route overlooking the Constantiaberg Mountains. This stylish home, set on 2 000m² of prime property features high ceilings and generous proportions throughout. Light and bright with large picture windows, it offers a relaxed and comfortable lifestyle with stacked doors from the interleading reception areas to a broad, covered, all-seasons veranda with built-in braai, built-in bar and informal dining and sitting areas. The perfectly landscaped, borehole-watered garden includes a koi pond and pergola-covered outdoor sitting areas. The en suite, double-sized bedrooms open to a wide balcony with magnificent mountain views. Features include: air conditioning throughout, a study, a guest cloakroom with shower, an outdoor cloakroom with shower and garaging for three cars. Exceptional value.

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Luxurious, private and contemporary

Set on 2 000m², with breathtaking mountain views and state-of-the-art security, this contemporary home boasts entertainment spaces flowing onto a north-facing patio. The garden includes a lap pool, koi pond, fountain feature, pizza oven, braai and dining area. Features comprise: Smeg appliances, including a wine fridge, sommelier draw and integrated coffee machine; Liebherr integrated fridge-freezer; Hansgrohe sanitaryware; marble and unpolished, acid-washed and polished granite work tops in the kitchen areas; hardwood and marble flooring to name a few. A self-contained flat has a separate entrance or access from the house.

● **UPPER CONSTANTIA R28 900 000** Web Ref No 4886183 • Beds 6 • Baths 7 • Receptions 3 • Garages 2 • Staff suite
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Eclectic interior design

This converted, historic Klaasenbosch Winery, dating back to 1790, is one of the original buildings in the Constantia Valley. The interior has been remodelled by the present owner, boasting European finishes with African tones and exceptional indoor-outdoor flow. Set on 2 949m² grounds with a spectacular mountain backdrop. The luxurious main suite opens to a private conservatory with a temperature-controlled indoor pool, a two-way closed combustion fireplace and a private gym. Two separate garden cottages and staff accommodation add value, and that's just for starters. Must be viewed.

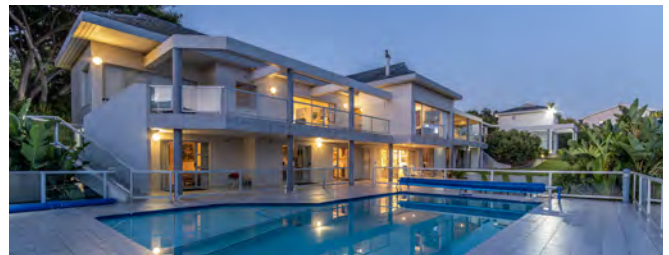
● **UPPER CONSTANTIA R28 000 000** Web Ref No 5514046 • Beds 7 • Baths 6 • Receptions 5 • Garages 3 • Staff suites 3
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Bespoke Constantia residence

Situated high up in the 'Bel Ombre' Avenues of Upper Constantia, this home boasts uninterrupted, north-facing mountain views and versatile accommodation. Double-volume entry foyer, fountain, koi pond, balconies and private patios, high ceilings and African Teak throughout are just a few of the many features this property has to offer. Included are four garages for the car enthusiast, three-bedroomed staff accommodation, separate guest flatlet and state-of-the-art security systems.

● **UPPER CONSTANTIA R26 000 000** Web Ref No 5270024 • Beds 5 • Baths 4.5 • Receptions 3 • Garages 4 • Staff suite
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Prime position with magnificent views

Large family home on a magnificent 7 663m² with tennis court, pool and indigenous, water-wise garden. Generous spaces with extra-high ceilings. Living and sleeping areas on two levels, all enjoying views and access to balconies via sliding doors. An eat-in kitchen is open plan to a TV/family room opening to the entertainment balcony with built-in bar and al fresco dining area. A separate gym and a downstairs family room open to the pool deck.

● **UPPER CONSTANTIA R24 500 000** Web Ref No 5215052 • Beds 5 • Baths 4 • Receptions 4 • Garages 4 • Gym • Flatlet
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za



Three contemporary new builds

Set on the pinnacle of Rathfelder Avenue, overlooking the Rathfelder Meadow with extended views of Table Mountain, Devil's Peak and False Bay. The development comprises three, separate dwellings inspired by a contemporary, sophisticated take on barn-style architecture. Designed for a lock-up-and-go lifestyle, with low maintenance and limited running costs, while still providing safety and luxury. Asking price excludes VAT. No transfer duty. Unit 1: R23 460 000 Unit 2: R20 760 000 Unit 3: R26 760 000

● **UPPER CONSTANTIA R20 760 000** Web Ref No 5311150 • Beds 4 • Baths 4.5 • Reception 1 • Garages 3
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Baronial country mansion

A magnificent home on an elevated 3 628m² with pool, gazebo and outdoor entertainment areas offering breathtaking views. Gourmet kitchen, informal and formal dining rooms and formal lounge with gas fireplaces. The main suite boasts French doors to a view balcony. Two of seven en suite bedrooms have a kitchenette, study and own entrance. A separate flatlet has a kitchenette and shower. Plus: a spacious clubhouse and a resurfaced tennis court.

● **UPPER CONSTANTIA R24 000 000** Web Ref No 4551938 • Beds 7 • Baths 8.5 • Receptions 4 • Garages 3 • Parking 8
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Exceptional entertainer's dream

Light, views and indoor/outdoor lifestyle. A water feature leads to a double-volume entrance hall, integrated lounge, dining and kitchen area with a two-way fireplace. Living areas include an open-plan TV lounge, wine cellar and bar/poker area. A staircase leads to four luxurious en suite bedrooms. A guest suite and separate staff suite/teen pad are downstairs. Off the grid with a borehole and an inverter. State-of-the-art security and direct access from the garages.

● **UPPER CONSTANTIA R21 900 000** Web Ref No 5151169 • Beds 5 • Baths 5.5 • Receptions 4 • Garages 4 • Staff suite
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za



Premier Silverhurst Estate

Elevated in a tranquil setting in the premier Silverhurst Estate, this is a warm and inviting, well-presented, multi-storey, versatile home. Reception rooms include: a lounge with a bay window, a fireplace and French doors to a wrap-around balcony, a dining room and a separate study also with French doors to the wrap-around balcony. The eat-in kitchen opens to a stunning conservatory. An expansive entertainment/games room with built-in pub leads to the garden with a plunge pool. Solar PV panels, plus a borehole with filtration system.

● **UPPER CONSTANTIA R19 950 000** Web Ref No 5389904 • Beds 4 • Baths 3.5 • Receptions 3 • Garages 2 • Study
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



‘Wycombe Place’ – a desirable estate

One of six luxury, sectional-title homes in a gated estate. North-facing comprising four luxurious en suite bedrooms, a study, formal lounge, interleaving 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 grey water, borehole water, automated irrigation, rainwater-harvesting underground tank and solar heating to all geysers.

● **UPPER CONSTANTIA R17 800 000** 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



Sillery Security Estate

Embrace a lifestyle of pure comfort and space in this beautifully designed, U-shaped, three-bedroomed home flooded with natural light and set in a lush borehole-watered garden, with pool. Enjoy the spectacular views of the surrounding mountains, as well as the established, common, landscaped gardens with a natural dam, walkways and an abundance of birdlife to be enjoyed in a tranquil setting. The property benefits from 24-hour manned security allowing you to make the most of a lock-up-and-go lifestyle.

● **UPPER CONSTANTIA R15 950 000** Web Ref No 5169404 • Beds 3 • Baths 3 • Receptions 3 • Garages 2
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



North facing and classically designed



UPPER CONSTANTIA
R15 000 000

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

This house is solid, with all the hallmarks of a great family home. It has generously-proportioned reception rooms with high ceilings, and the family room and formal lounge open onto the roof-covered veranda leading to the lush garden, with pool and mountain views. A second patio with a built-in braai flows from the dining room via sliding doors. Five spacious bedrooms are all set in one wing of the house. A luxurious guest suite with en suite shower is accessible from the house or from a private courtyard with a fountain feature. The open-plan kitchen, with built-in breakfast bar, Smeg hob, a separate scullery and laundry room, boasts a dining area with sliders to the braai patio area. Staff accommodation with kitchenette and shower adds convenience.



North-facing contemporary home

Private and secure on a prime 2 600m², this north-facing, family home offers three immaculate levels plus lush, landscaped gardens with a heated pool and spacious entertainment areas. Double-glazed floor-to-ceiling windows allow natural light to stream in. The dining room and formal lounge are interconnected – separated by a double-sided fireplace, they open to the pool patio and a private veranda, respectively. Additional features: upstairs balconies, two studies, a wine cellar and a large, versatile cinema/games room/gym/entertainment room. Direct access garages, smartphone-controlled alarm, geysers and irrigation system.

● **UPPER CONSTANTIA R15 995 000** Web Ref No 5444619 • Beds 5 • Baths 3 • Receptions 3 • Garages 4 • Studies 2
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Four beautifully designed homes

The Villas is a Michael Dall, Ziegler Martin Decoration collaboration, with volumes of light and space providing a modern minimalist backdrop to perfectly showcase individual style and taste. The surrounding aspects of mountain, green belt and established trees have been carefully considered and inspire the graceful flow from the entrance right through to the landscaped garden and beyond. VAT inclusive – No Transfer Duty. Completion of Unit 2 is December 2022. Only Unit 2 is available. Three units have been sold.

● **UPPER CONSTANTIA R14 500 000** Web Ref No 4934082 • 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



Embrace a country lifestyle

A hidden gem in a country lane with direct access to the beautiful greenbelt and Groot Constantia vineyards walks. This characterful, Cape vernacular-style home is set in a lush 4 426m² garden with established trees, walking paths, ponds and a gazebo. The reception rooms flow effortlessly to the patio, with pergola and covered veranda. Features include: high vaulted ceilings, internal plantation shutters, sash windows, sliding doors and great indoor-outdoor flow. The exquisite garden is ideal for children. Close to world-class vineyards and shopping facilities.

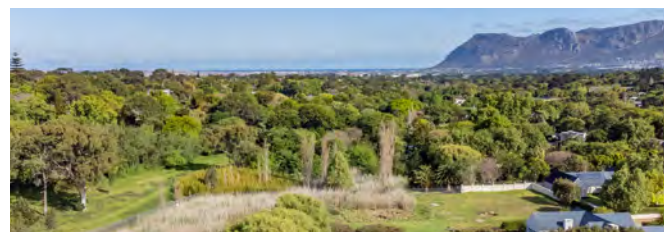
● **UPPER CONSTANTIA R19 950 000** Web Ref No 5545073 • Beds 4 • Baths 4.5 • Receptions 4 • Garages 5 • Study
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za



Luxurious, exclusive Alphen Estate

The New Court at Alphen comprises 17 sectional-title residences built around a central square adjacent to the estate's Great Cellar. The architecture combines luxury with centuries-old charm. Features include: a white-plastered façade, tall sash windows, arched entrances, plaster mouldings and carriage lamps reminiscent of the Old Cape architectural influence. The prestigious security estate offers an exclusive, lock-up-and-go lifestyle and a cosmopolitan ambience with the Alphen Boutique Hotel and its restaurants on your doorstep.

● **UPPER CONSTANTIA R10 995 000** Web Ref No 5544944 • Beds 4 • Baths 4.5 • Receptions 2 • Underground parking 3
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Vacant land for sale in Constantia

'Sillery Estate' is nestled between several of the best wine estates in South Africa, namely Groot Constantia, Eagle's Nest, Constantia Glen, and Beau Constantia. This magnificent plot of 1 222m² in an elevated position offers views of the mountains and the estate's natural surroundings, with beautifully landscaped communal areas, a large pond, walking pathways with sitting areas and an abundance of birdlife. Approved plans to build a four-bedroom home of 748 m² are included in the offering. 24-Hour manned security with controlled entry offers peace of mind.

● **UPPER CONSTANTIA R7 000 000** Web Ref No 5546391 • Erf size: 1 222m²
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za



Old Cannon Brewery



NEWLANDS **POA**

Web Ref No 5484265
Beds 8
Baths 8
Receptions 5
Parking 15

Dating back to the 19th century, the Old Cannon Brewery in Newlands harks back to an era when solid structures, built from sun-baked bricks were designed to extravagant specifications – a time when grandeur, dignity and endurance were paramount. Guided by these principles, Gwelo Goodman, an amateur, yet inspired architect set about renovating and altering the Old Cannon Brewery in Newlands, with the vision of transforming it into a residence.

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

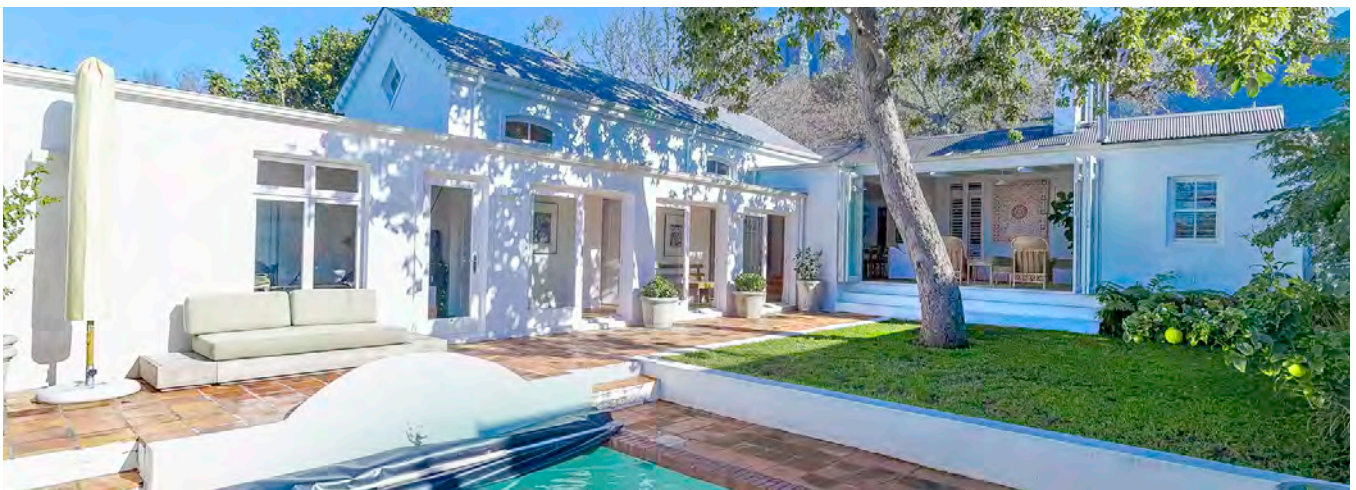


Contemporary in a security estate

In the heart of beautiful Newlands, a rare opportunity has arisen to acquire a house in an exclusive security estate. It is manned by 24-hour protection over and above all the security measures one could wish for. Set on the corner of the estate, allowing for complete privacy, this double-storeyed house has magnificent proportions, with a sweeping staircase leading up to four bedrooms. The main bedroom has an expansive en suite, dressing room and lounge area with a spacious terrace overlooking the garden, with pool. The perfect place to enjoy your morning coffee and newspaper.

● **NEWLANDS R14 500 000** Web Ref No 5001533 • Beds 5 • Baths 5.5 • Receptions 4 • Garages 3 • Parking 3

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



One of the best in the Village

Situated on a picturesque village lane, this classic property has been creatively renovated. Wherever you cast your gaze, you are met with great lines, streams of light and welcoming spaces. Every angle is worthy of a photograph. The heritage is effectively juxtaposed with the contemporary, creating a rare and extremely appealing atmosphere. This home offers double-volume spaces, plenty of parking, a separate guest suite, study, large scullery, generous lawn and a brilliant white, Cape Dutch-style pool, set under a mountain view, in the heart of the Cape's most desirable pocket, Newlands Village.

● **NEWLANDS R12 900 000** Web Ref No 5390535 • Beds 4 • Baths 3 • Receptions 3 • Parking 2

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

SOLD

European living

This clever design has successfully created a happy meeting point between London and Scandinavia. Modern and minimal, but also completely homely. North facing in popular Hiddingh and a few minutes on foot, to the village hub.

● **NEWLANDS R8 990 000** Beds 4 • Baths 4 • Receptions 2 • Garages 2 • Parking 1

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



Modernised classic in Fernwood

Set on one of the avenues, this home combines character with modern to create a warm and welcoming, yet sleek feeling. Engineered oak flooring, a slow wood-burner, a modern kitchen and a lovely pool, plus mountain view are just some of the features. Complete with separate guest/office/flat space.

● **NEWLANDS R8 690 000** Web Ref No 5403889 • Beds 4 • Baths 3.5 • Receptions 3 • Parking 5

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



Exceptional vistas in Fernwood

Set on one of the avenues, this home is north facing and boasts a remarkable view of the mountain. Arrive to a pristine garden and pool area complete with undercover patio and superb lighting. Enter via a large entrance hall to the downstairs lounge, study, dining room, kitchen and scullery. The bottom floor boasts two fireplaces for the colder months. A thoughtfully-planned home in a superb position close to schools and town.

● **NEWLANDS R8 990 000** Web Ref No 5468748 • Beds 3 • Baths 2.5 • Receptions 2 • Garages 2 • Parking 2
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Chic city living

This elegant Georgian townhouse is pristine. All-white walls, shutters, cupboards and ceilings make this the perfect canvas. The pale oak wooden floors throughout allow the rooms to flow seamlessly into one another. Downstairs is an office, playroom, lounge, dining room and kitchen. This ultra-sophisticated house is close to the desirable hub of Newlands Village, with boutique stores, coffee shops and restaurants.

● **NEWLANDS R7 500 000** Web Ref No 4492146 • Beds 3 • Baths 2.5 • Receptions 2 • Garages 2
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Easy living with views

Set in the heart of the village, this home offers lots of living space, good flow and three bedrooms. Newly installed Velux skylights in the lounge, and equally new wooden plank floors provide a "cottagey" feel. Great roof terrace with a super mountain view, built-in braai, basin and fridge space. Excellent security with plantation shutters and transparent interior bars, beams and electric fencing. Complete with a large loft, with built-in storage cabinets and bench seating. There is a carport with a wooden pergola. Another plus – the geysers are brand new.

● **NEWLANDS R5 990 000** Web Ref No 5122270 • Beds 3 • Baths 2 • Receptions 2 • Parking 1
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Sunny, set back and modern

Modern, private, and well located, this home offers a happy and relaxed family lifestyle. High, panoramic windows allow light to flood into the living areas and kitchen. Easy flow between the kitchen, dining room and lounge, with fireplace and glass sliding doors opening onto a north-facing garden and pool, makes this home a place of joy and comfort. The well-designed kitchen boasts a built-in oven, hob and extractor fan, plus a breakfast nook. A retractable awning off the lounge provides shade and shelter while you enjoy the outdoors.

● **CLAREMONT UPPER R5 950 000** Web Ref No 5227021 • Beds 3 • Baths 2 • Receptions 3 • Garages 2 • Parking 2
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



VILLA FLORA
NEWLANDS - CAPE TOWN



Priced from: R2 950 000



SCAN HERE



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Dragonfly developments

GREEFF

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Where it counts



An architectural showpiece



BISHOPSCOURT **R38 000 000**

Web Ref No 3839000
Beds 6
Baths 6
Receptions 4
Garages 4
Parking 8
Staff accommodation

A truly unique design with one of the best views in Bishopscourt, captured by the expansive windows and glass stacked doors opening to this magnificent setting, reminiscent of a private corner in Kirstenbosch. An imposing entrance leads to various entertainment areas with flowing living rooms, all capitalising on the outlook towards the mountain. The four bedrooms are all en suite with balconies and the main bathroom has a stunning, walk-in wet room, Jacuzzi bath and shower under the stars, and includes a private gym. The fully self-contained second dwelling/apartment is a recent addition with two en suite bedrooms, while the gorgeous kitchen opens to the sitting room and garden. Extras include: pool, entertainment area, borehole with filtration, integrated sound system, integrated vacuum and electrically operated skylights.

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Unique showcase home

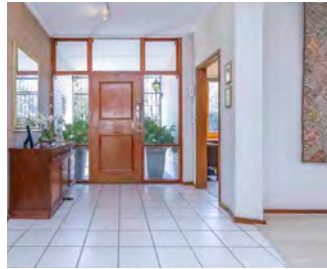


CLAREMONT UPPER **R11 950 000**

Web Ref No 5420873
Beds 5
Baths 5.5
Receptions 4
Garages 2
Parking 6

This extraordinary period home, elegantly appointed in keeping with the grace and substance of the era it represents, offers breathtaking proportions seldom seen today. It boasts exquisite attention to architectural detail, expansive rooms, original strip flooring, high ceilings, dado rails, five original fireplaces and a magical, yet understated, low-maintenance garden. Picture dreamy afternoons relaxing on the extensive wraparound veranda, enjoying tea and scones or G&T's, whilst admiring the mountain view and savouring the fragrances of lavender, jasmine and herbs.

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



Spectacular mountain views

This spacious and immaculate family home, situated in a verdant pocket of Claremont Upper boasts breathtaking north-facing views of the mountain. Perfectly positioned in the heart of Claremont Upper, close to popular schools, Claremont Shul, The Oval Business Park and UCT. Quick access onto the M3 to the CBD. The guest suite/flatlet has a separate entrance and also direct access to the main house. The permutations are endless. Use as a work-from-home space, an income-generating Airbnb or a granny flat.

● **CLAREMONT UPPER R6 995 000** Web Ref No 5438116 • Beds 4 • Baths 3.5 • Receptions 4 • Parking 2

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Secure, bespoke, stylish townhouse

With elegant architectural lines, classic roof eaves, functioning wooden sash windows and shutters, this home is defined by thoughtful design and attention to detail in all aspects of living comfortably. Energy-efficient, environmentally-friendly design includes, double-glazed windows, a heat pump, LED lights and water storage. Excellent security. Total floor space is 270.6m² (excluding the covered terrace).

● **CLAREMONT UPPER R6 750 000** Web Ref No 4617581 • Beds 3 • Baths 3 • Receptions 2 • Garages 2 • Parking 1

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Classic grace



KENILWORTH UPPER **R6 600 000**

Web Ref No 5338696
Beds 3
Baths 3
Receptions 3
Parking 4

This home has been meticulously maintained, and sensitively renovated allowing the original characteristics of a bygone era to fuse seamlessly with details of modern-style living. Grand proportions throughout, high ceilings, plus large sash windows and doors add to the sense of space. The original fireplaces and wooden floors enhance this ingenious blend of contemporary and classic architectural design. This is a home you could fall in love with at first sight.



● **KENILWORTH UPPER R3 950 000**

Spacious, trendy townhouse

A wonderful option, situated in an attractive and well-maintained, exclusive townhouse complex within proximity to Kenilworth's Main Road shopping hub and eateries with their epicurean delights.

Web Ref No 5091697 • Beds 3 • Baths 2.5 • Receptions 2 • Garages 2

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



● **KENILWORTH UPPER R3 950 000**

Townhouse lifestyle

Looking to scale up or scale down, this immaculate and well-maintained double-storey property is conveniently situated within walking distance to Kenilworth CBD. Enjoy a stroll to all essential stores, not to mention coffee shops, restaurants and clothing boutiques.

Web Ref No 5439180 • Beds 2 • Baths 2.5 • Receptions 4 • Garage 1 • Parking 1

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



● **CLAREMONT R4 250 000** Web Ref No 5384966 • Beds 3 • Baths 2.5 • Receptions 2 • Garages 2

Debbie Chalmers – 082 871 6278 – Debbie.chalmers@greeff.co.za



Gorgeous home in perfect location

This much-loved family home offers a wonderful blend of character, charm and comfort. Excellent indoor/outdoor flow, an easy-to-maintain garden with a plunge pool and elevated mountain views. Situated in sought-after Lynfrae, this home is ideally located within the school catchment area, and is close to Palmyra Junction and parks.



● **CLAREMONT R3 850 000**

A gem in prime position

A much-loved and charming family home offering multiple options. Within easy walking distance to Keurboom Park, Little Bosch and Belvedere Square. An easy cycle to Rondebosch Prep and Bishops and within close proximity to Palmyra Junction and leading schools.

Web Ref No 5426786 • Beds 5 • Baths 2 • Receptions 2 • Parking 2

Debbie Chalmers – 082 871 6278 – Debbie.chalmers@greeff.co.za



● **CLAREMONT R3 600 000**

Perfect in every way

This much-loved family home offers a convenient lifestyle with space and easy flow throughout. Situated in a quiet road in Claremont, in close proximity to leading schools, and Palmyra Junction, this stunning, light and bright home is an opportunity not to be missed.

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

Debbie Chalmers – 082 871 6278 – Debbie.chalmers@greeff.co.za



On the greens

Step into the warm and expansive living room, bathed in natural light. With double glazing throughout and aluminum stacked doors, this home offers exceptional comfort and versatility for entertaining friends and family throughout the year. Includes a communal pool, gym and a clubhouse.

● **RONDEBOSCH R7 890 000** Web Ref No 5515348 • Beds 3 • Baths 3 • Receptions 2 • Garages 2

Jonathan Shulman – 076 493 6144 – jonathan@greeff.co.za | Val Petzold – 083 625 0433 – val@greeff.co.za



● **ROSEBANK R6 999 999**
Gracious turreted Edwardian home

Up the garden path is an impressive front door with stained-glass windows, leading to an astonishingly wide hallway – just the start of this generously-proportioned home with five amazing working fireplaces. Its circular turreted corner of the formal lounge is a super feature.

Web Ref No 5438341 • Beds 4 • Baths 4 • Receptions 3 • Garages 2 • Parking 2
Mark Shagam – 083 272 4004 – mark@greeff.co.za



● **RONDEBOSCH R4 300 000**
A must-have gem

A much-loved and meticulously maintained sunny home. Open-plan, west-facing living room with fireplace surrounded by a built-in entertainment unit, with ample shelving and storage. An outside flatlet with parking for two cars allows for a potential rental yield.

Web Ref No 5518263 • Beds 3 • Baths 2 • Receptions 2 • Garage 1 • Parking 2
Val Petzold – 083 625 0433 – val@greeff.co.za
Jonathan Shulman – 076 493 6144 – jonathan@greeff.co.za



● **RONDEBOSCH R3 950 000**
Home with artistic charm

Comfortable, well-built home, comprising lovely lounge, separate dining room and open-plan kitchen. Three bedrooms, with main en suite and full family bathroom. Artist studio or family room with indoor/outdoor flow. Double garage and secure off-street parking.

Web Ref No 5453412 • Beds 3 • Baths 2 • Receptions 3 • Garages 2 • Parking 2
Val Petzold – 083 625 0433 – val@greeff.co.za
Jonathan Shulman – 076 493 6144 – jonathan@greeff.co.za



● **RONDEBOSCH R2 850 000**
Don't miss this opportunity

This could be an intimate little home and money-spinner, should you choose to live-and-work, and use with the separate-access portion as a clothing shop/boutique/gallery/studio, or consulting office... or a second bedroom. Exuding tranquillity, with the most wonderful hand-painted interiors and decorative tiles.

Web Ref No 5496902 • Beds 2 • Bath 1 • Reception 1
Mark Shagam – 083 272 4004 – mark@greeff.co.za



Generous family home

Enter into a well-designed, open-plan living room and granite-topped kitchen. Complemented by generously-sized bedrooms, a back garden and pool, this home is refreshing in its use of space. The offering includes a contemporary apartment and carport.

● **PINELANDS R3 495 000** Web Ref No 5563544 • Beds 3 • Baths 2 • Reception 1 • Parking 4

Daniel Etherington – 072 709 0057 daniel@greeff.co.za | Ammaarah Hendricks – 071 728 9130 – ammaarah@greeff.co.za



● PINELANDS R1 795 000 Cosy two-bedroomed apartment

Situated in a sought-after block, this apartment boasts generously-proportioned bedrooms and glorious parquet flooring throughout. Having been maintained in its original style, this unit is ready to be redecorated to your taste.

Web Ref No 5341102 • Beds 2 • Bath 1 • Reception 1 • Garage 1

Daniel Etherington – 072 709 0057 – daniel@greeff.co.za
Ammaarah Hendricks – 071 728 9130 – ammaarah@greeff.co.za



SOLD

● PINELANDS R1 200 000 Homely apartment

This meticulously renovated apartment showcases how well space can be used. Through carefully picked colour schemes and cleverly placed fittings, the apartment strikes a balance between cosy and functional. Communal pool and braai area within the complex.

Bed 1 • Bath 1 • Reception 1 • Parking 1

Daniel Etherington – 072 709 0057 – daniel@greeff.co.za
Ammaarah Hendricks – 071 728 9130 – ammaarah@greeff.co.za



SOLD

● KENWYN R3 995 000 A magnificent residence

This four-bedroomed home is set in a garden adorned with verdant fruit trees. Step into the tastefully furnished open-plan living area to a gourmet-style, eat-in kitchen, with doors out to a back garden and salt-chlorinated pool.

Beds 4 • Baths 3 • Receptions 2 • Garages 2

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



● CRAWFORD R2 695 000 A home in a sought-after neighbourhood

This fine family home is in a sought-after position and offers spacious living areas, three bedrooms and two bathrooms. A flatlet or storeroom/staff accommodation offers income-generating potential. There is a garage and secure off-street parking.

Web Ref No 5535795 • Beds 3 • Baths 2 • Reception 1 • Garages 2 • Parking 4

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



● WYNBERG UPPER R3 100 000

Secure lock-and-go

This lovely, three-bedroomed townhouse, located in a sought-after pocket in Wynberg Upper boasts sizeable downstairs and upstairs areas with ample living space and north-facing views. This home is pet-friendly and fully secure. The complex has access control and electric fencing.

Web Ref No 5533647 • Beds 3 • Baths 2.5 • Reception 1 • Parkings 2
Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za



● CLAREMONT UPPER R2 750 000

Conveniently located luxury apartment

Entering the unit, you are met with a sun-kissed, open-plan living room and kitchen, fitted with laminated flooring throughout. The living room leads to a balcony area overlooking the mountain. Complete with two spacious bedrooms, two bathrooms and two parking bays.

Web Ref No 5513219 • Beds 2 • Baths 2 • Reception 1 • Parking 2
Greg Mc Donald – 073 141 9668 – greg@greeff.co.za | Matthew White – 082 817 1044
– mwhite@greeff.co.za | Junaid Baba – 071 350 1516 – junaid@greeff.co.za



● WYNBERG UPPER R2 050 000

Gorgeous ground-floor apartment

This two-bedroomed, ground-floor garden apartment boasts natural light and impeccable finishes throughout. Ample storage space in the modern, kitchen, open-plan with the lounge, leading to a private patio area and garden. 24-Hour manned security and communal pool with braai area.

Web Ref No 5452355 • Beds 2 • Baths 2 • Reception 1 • Garage 1 • Parking 1
Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za



● PLUMSTEAD R1 750 000

Secure living at its best

Filled with natural light, this north-facing, ground-floor apartment welcomes you into a spacious open-plan lounge and dining area, with doors out to a private, well-kept garden. Security at the entrance, a clubhouse, a putt-putt course, a communal pool and braai area complete the picture.

Web Ref No 5525027 • Beds 2 • Bath 1 • Receptions 3 • Parking 1
Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za

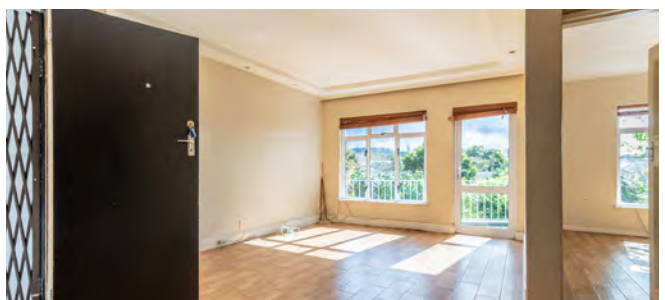


● CLAREMONT UPPER R1 450 000

Spacious loft-style apartment

Ideally located on Carbrook Avenue in leafy Claremont Upper, this charming loft apartment is found on the second floor of a peaceful and secure apartment block.

Web Ref No 5462239 • Bed 1 • Bath 1 • Reception 1 • Parking 1
Greg Mc Donald – 073 141 9668 – greg@greeff.co.za | Matthew White – 082 817 1044
– mwhite@greeff.co.za | Junaid Baba – 071 350 1516 – junaid@greeff.co.za



● WYNBERG UPPER R1 295 000

Welcome to this cosy complex

Open-plan kitchen/lounge with laminated flooring and a door out to the balcony overlooking the garden with mountain views. The bedrooms have built-in cupboards and there is a full bathroom. The unit comes with a parking bay and aluminium windows throughout.

Web Ref No 5397165 • Beds 2 • Bath 1 • Reception 1 • Parking 1
Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za



● **NEWLANDS R2 850 000**

Serenity at Longacres

This sun-filled apartment is perfect to come home to after a busy day at work. Kick off your shoes and relax in the gorgeous open-plan lounge, with large windows looking out over the luscious, serene greenery.

Web Ref No 5290179 • Beds 2 • Bath 1 • Reception 1 • Garage 1
Greg Mc Donald – 073 141 9668 – greg@greeff.co.za | Matthew White – 082 817 1044
– mwhite@greeff.co.za | Junaid Baba – 071 350 1516 – junaid@greeff.co.za



● **KENILWORTH UPPER R2 295 000**

Located on leafy Oak Avenue

Centrally located near many amenities, this north-facing duplex apartment is secure and has been beautifully kept. Comprising two bedrooms and two bathrooms with the added benefits of a storage unit. This block has excellent security.

Web Ref No 5427617 • Beds 2 • Baths 2 • Reception 1 • Parking 2
Greg Mc Donald – 073 141 9668 – greg@greeff.co.za
Matthew White – 082 817 1044 – mwhite@greeff.co.za



● **RONDEBOSCH R2 000 000**

Art Deco living

This breathtaking apartment is located in a vibrant, sought-after suburb on the door step of Kelvin Grove. Space is no issue in this quick-and-easy-to-move-into kitchen. The offering includes a parking and excellent security.

Beds 2 • Baths 2 • Reception 1 • Parking 1
Greg Mc Donald – 073 141 9668 – greg@greeff.co.za | Matthew White – 082 817 1044
– mwhite@greeff.co.za | Junaid Baba – 071 350 1516 – junaid@greeff.co.za

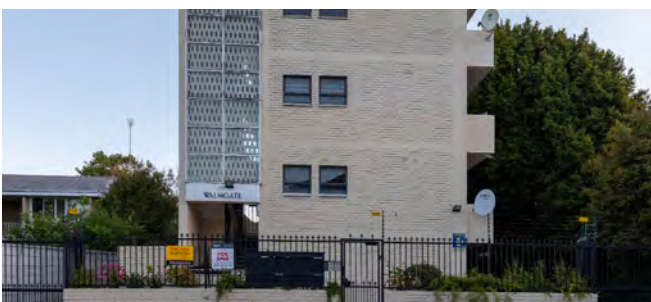


● **HARFIELD VILLAGE R1 595 000**

A magnificent maisonette

A sun-filled, contemporary and spacious maisonette perfectly positioned in Harfield Village. A wooden staircase leads from the main living room to both sunny bedrooms. Complete with a private, leafy garden.

Beds 2 • Baths 1.5 • Reception 1 • Parking 2
Greg Mc Donald – 073 141 9668 – greg@greeff.co.za
Matthew White – 082 817 1044 – mwhite@greeff.co.za



● **ROSEBANK R1 375 000**

The full package

This beautiful two-bedroomed apartment is positioned on the second floor, with an incredible view of Table Mountain to be enjoyed from the comfort of your living room and balcony. The offering is complete with parking and a lock-up garage.

Web Ref No 5530920 • Beds 2 • Bath 1 • Reception 1 • Garage 1 • Parking 1
Jem Wilson – 083 269 0022 – jem@greeff.co.za | Greg Mc Donald – 073 141 9668 – greg@greeff.co.za | Matthew White – 082 817 1044 – mwhite@greeff.co.za



● **MOWBRAY R1 250 000**

Loft-style apartment

This charming top-floor apartment is located in a small block. Inside, an open-plan lounge and kitchen area boasts an abundance of light and space. A wooden staircase leads upstairs to a loft-style bedroom. Complete with two parking bays.

Web Ref No 5431466 • Bed 1 • Bath 1 • Reception 1 • Parking 2
Greg Mc Donald – 073 141 9668 – greg@greeff.co.za | Matthew White – 082 817 1044
mwhite@greeff.co.za | Jem Wilson – 083 269 0022 – jem@greeff.co.za



Exquisite family home

Enter the home and be met by a sunny living room fitted with laminated flooring and aluminum-frame windows. Three bedrooms and two bathrooms are spacious and perfect for a big family.

● **PELICAN PARK R1 695 000** Web Ref No 5473619 • Beds 3 • Baths 2 • Receptions 2 • Garage 1 • Parking 2

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



● KENILWORTH UPPER R1 395 000

Elevated apartment

This tastefully designed one-bedroomed and one-bathroomed apartment is located in Kenilworth Upper. It's a loft-style unit, and is the perfect option for first-time buyers and investors alike.

Web Ref No 5357035 • Bed 1 • Bath 1 • Reception 1 • Parking 1

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



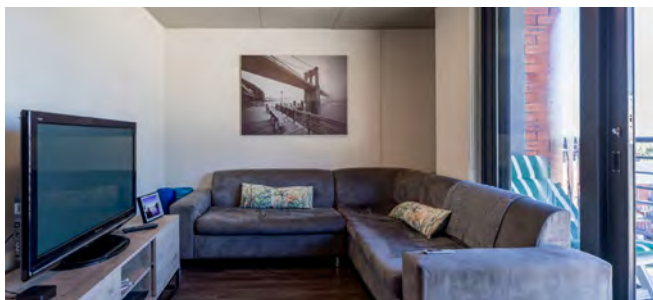
● STRANDFONTEIN R1 295 000

Perfect investment

This three-bedroomed family home is in a great neighborhood within Strandfontein. It's the perfect investment opportunity for families and investors alike.

Web Ref No 5494897 • Beds 3 • Baths 1.5 • Receptions 2 • Parking 2

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



● OBSERVATORY R1 250 000

Sought-after and secure block

Walk into a sunny, modern, one-bedroomed unit. This top-floor apartment has just been repainted and had vinyl flooring laid throughout. There is also a storage unit for your convenience.

Web Ref No 5386671 • Bed 1 • Bath 1 • Reception 1 • Parking 1

Greg Mc Donald – 073 141 9668 – greg@greeff.co.za | Matthew White – 082 817 1044
mwhite@greeff.co.za | Jem Wilson – 083 269 0022 – jem@greeff.co.za



● WYNBERG R995 000

Elevated apartment in Wynberg

This amazing and well-situated apartment is the perfect investment or starter home. Spacious and light throughout. Enter an open-plan lounge, dining room and kitchen. The generously-proportioned bedrooms both have laminated flooring. There is also a full bathroom.

Web Ref No 5455151 • 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

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From: R935 000 (including VAT, No Transfer Duty)

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2 Beds | 1 Bath | 1 Parking



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Get in touch with our agents:

Daniel Etherington

072 709 0057 - daniel@greeff.co.za

Aaqilah Hendricks

083 296 1945 - aaqilah@greeff.co.za

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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



Scan for more information

Get in touch with our agents:

Shahieda Bardien

084 512 4845 | shahieda@greeff.co.za

Greg McDonald

073 141 9668 | greg@greeff.co.za

Matthew White

082 817 1044 | mwhite@greeff.co.za



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● TOKAI R8 650 000

Classic home in Silvertree Estate

Perfectly positioned, with a private garden and great views in a sought-after estate. This spacious, four-bedroomed family home offers stylish, easy living, combining modern comfort, classic Georgian charm and great bones. A wonderful canvas upon which to create your own masterpiece. There is a borehole and an automated irrigation system. Complete privacy is provided by the property's position, along with an established garden along the boundary. Web Ref No 5463284 • Beds 4 • Baths 3 • Receptions 3 • Garages 2 • Parking 3

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



● KIRSTENHOF R4 500 000

A versatile home

This solidly built home includes a fully fitted hairdressing salon, with kitchenette, toilet and own entrance – it could be a separate cottage, or work-from-home option. Located opposite Kirstenhof primary school, close to all amenities, with Blue Route Shopping Mall in walking distance, and just a hop, skip and jump to the beach. There is a well point for the garden and pool. This home boasts multiple options and offers mountain views from the patio. Web Ref No 5554765 • Beds 3 • Baths 2 • Receptions 2 • Garages 2 • Parking 2

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



Tranquil living on the Vlei

Find these two, separate, double-storey homes nestled in nature's paradise on a freshwater lake. Both properties benefit from a serene environment and the abundant wildlife for which Zeekoevlei is famed.

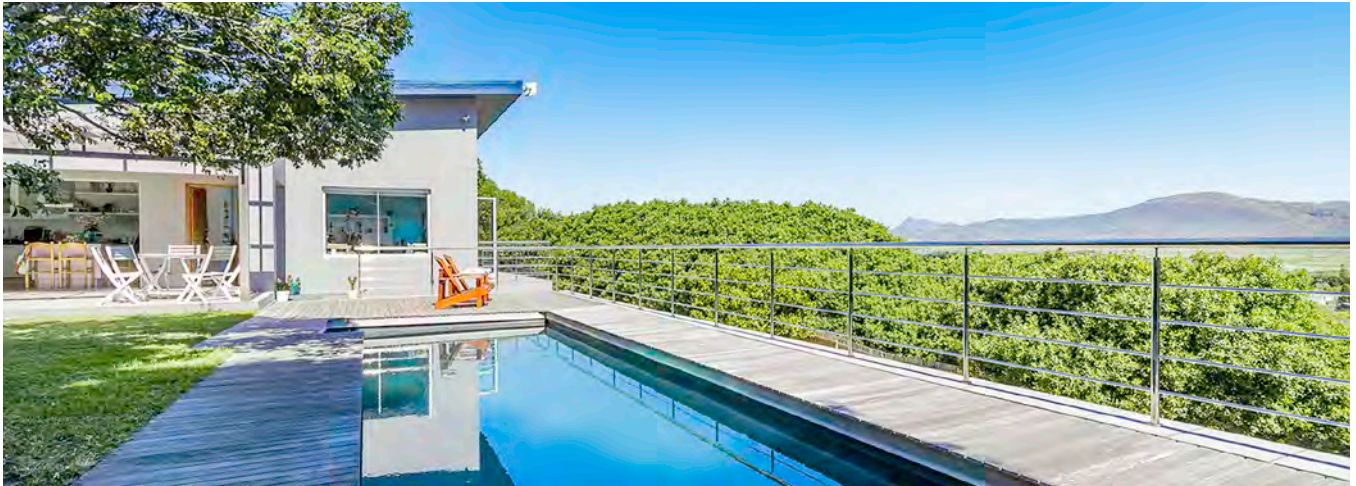
● **ZEEKOEVLEI R5 995 000** Web Ref No 5454556 • Beds 7 • Baths 5 • Receptions 4 • Garages 3 • Parking 4
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



Resort-style home for entertainment

This welcoming home, with its light and bright living space boasts a large living/dining room and a TV/sitting room. All these common rooms offer incredible garden views and have access to the backyard. The main living room has a built-in fireplace, shelving, wall cabinets and a bright red accent wall, which adds the perfect dash of chic to this modern home with an indoor pool.

● **ZEEKOEVLEI R5 295 000** Web Ref No 5382986 • Beds 6 • Baths 4 • Receptions 2 • Garages 2
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



Modern and close to the beach

This minimalist, open-planned home has sensational sea views and is within walking distance to Noordhoek beach. Due to its size (6 300m²) this property has enormous development potential with the opportunity and space to build additional dwellings behind the existing house, below Chapman's Peak. A huge plus is that it is off the grid, offering both solar power and a water filtration system, allowing you to live sustainably in tandem with nature.

● **NOORDHOEK R12 999 000** Web Ref No 5134524 • Beds 2 • Baths 2.5 • Receptions 2 • Garages 3

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



Triple living – highest standards

Snuggled up a small panhandle, this spectacular new home is beautifully presented and finished to the highest standards. This is quality accommodation you can move into immediately. Attached to the main house is a sizeable two-bedroomed, two-bathroomed cottage, with its own double garage, lounge, kitchen and dining area. A bonus is a third, separate flatlet on the bottom level with a kitchen and en suite bedroom.

● **NOORDHOEK R10 900 000** Web Ref No 5238112 • Beds 7 • Baths 7.5 • Receptions 6 • Garages 4

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



Country living with separate cottage

This wonderful farm-style home is at the end of a quiet farm road. The open-planned barn with lounge, kitchen and dining room all lead to a wraparound covered veranda overlooking the indigenous garden and natural eco-pool, with the most spectacular views of Chapman's Peak and the Noordhoek mountains. One main en suite bedroom is in the house, while there is a charming two-bedroomed, cottage alongside – spacious enough for visiting friends and family.

● **NOORDHOEK R9 799 000** Beds 4 • Baths 3.5 • Receptions 2 • Garages 2

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



Balinese-inspired Belvedere home

Feel yourself slip away into an exotic world with this Balinese-inspired home. The Zen-orientated space draws you in with its peaceful energy the minute you walk through the doors. Minimalist by design, yet spacious with an easy, comfortable and calm flow, this two-bedroomed home has clean lines with white cement, screeded walls and floors, plus dropped ceilings.

● **NOORDHOEK R8 000 000** Web Ref No 5297644 • Beds 2 • Baths 3 • Receptions 3 • Garages 2

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



Dual living on a half acre

This superbly located, double-storey home sits at the end of a dirt lane in a quiet cul-de-sac bordering the Noordhoek Farm Village, with its bakery, deli, coffee shop, yoga studio and restaurants. The main house comprises four bedrooms and two newly-renovated bathrooms on the upstairs level. On the ground floor is a separate and spacious flatlet with two en suite bedrooms, a kitchenette, a laundry and a study. The solid and structurally-sound home is north facing and set back on the 1 944m² stand.

● **NOORDHOEK R6 000 000** Web Ref No 5534298 • Beds 6 • Baths 4 • Receptions 3 • Garages 3

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



● FISH HOEK R5 995 000

Sky, sea and mountain meet

Versatile accommodation accessed by funicular. Floor-to-ceiling windows, spectacular ocean and mountain views. The kitchen/dining zone opens onto a large, paved back terrace, with the majestic Elsie's Peak as dramatic backdrop. A pool and deck area boasts views all the way to Kalk Bay.

Web Ref No 5345611 • Beds 6 • Baths 3 • Receptions 3 • Garage 1
Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za
Liz Richard – 084 900 0338 – liz@greeff.co.za



● CAPRI R2 999 000

Secure with spectacular views

In an established secure estate, this spacious, north-facing home with modern, durable finishes is ideal for entertaining. A paved driveway leads to the double garage and two-door entrance opening to reveal a beautiful living space, showcasing spectacular mountain and ocean views.

Beds 2 • Baths 3 • Receptions 2 • Garages 2
Ernest Stanbury – 082 467 1529 – ernest@greeff.co.za



● FISH HOEK R2 395 000

Tranquility beckons in Trafalgar

This delightful, north-facing unit in the secure complex, Trafalgar Place is aptly named "Tranquility". Defined by a sense of well-being and security, with two sizeable bedrooms, two bathrooms and living, dining and kitchen areas. The open-plan design offers excellent flow.

Web Ref No 5491923 • Beds 2 • Baths 2 • Reception 1 • Garage 1
Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za
Liz Richard – 084 900 0338 – liz@greeff.co.za



● FISH HOEK R2 150 000

Sought-after Silverlea

A neat starter or downsizer, this home has spacious living areas and excellent flow. It's a great lock-up-and-go with direct access from the garage and plenty of additional parking. Includes a compact office area, and a glass-enclosed, north-facing conservatory opening to the garden.

Beds 2 • Baths 1.5 • Reception 1 • Garage 1
Liz Richard – 084 900 0338 – liz@greeff.co.za
Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za



● FISH HOEK R1 300 000

A rare find in Herschel

Perfectly located at the end of Herschel Road are three plots with options aplenty, offering expansive elevated views over the valley. Buy one or buy all three to develop. Come and create the home you've always dreamed of.

Web Ref No 5427101 • Erf Size: 550 m²
Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za
Liz Richard – 084 900 0338 – liz@greeff.co.za



● FISH HOEK R1 200 000

A portion of paradise

Don't wait too long, or you may miss this golden moment to purchase 850m² of paradise on the Fish Hoek mountainside. This is an opportunity to create the home you've always wanted on a beautiful plot.

Web Ref No 5309974 • Erf Size: 850 m²
Liz Richard – 084 900 0338 – liz@greeff.co.za
Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za



Your own piece of heaven

Open-plan kitchen, dining and living area with sliding doors opening onto a deck with a pool boasting magnificent sea views. Watch whales and dolphins play in season. The beautifully finished en suite bedrooms have ocean and mountain views across the bay with stacking doors leading out to the deck.

● **CASTLE ROCK R9 995 000** Web Ref No 5299753 • Beds 2 • Baths 2 • Reception 1

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



● **MURDOCK VALLEY R5 359 000**
Modern with dual-living option

This property is modern, generously proportioned and well finished. The use of textured finishes, such as polished concrete tops, porcelain tiles and face-brick make the home aesthetically pleasing. An added bonus is a flatlet with doors out to the pool.

Web Ref No 3913441 • Beds 4 • Baths 3 • Receptions 2 • Garage 1

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



● **MURDOCK VALLEY R4 500 000**
A family home for you

This well-loved family home comprises three bedrooms, a TV room, a family bathroom and an open-plan living and dining area, with wood-burning fireplace. Sliding doors open onto a covered patio and wooden deck. Enjoy spectacular sunrises and sunsets from the wind-sheltered deck.

Web Ref No 5420463 • Beds 3 • Baths 2 • Receptions 2 • Garage 1

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



● **MUIZENBERG R4 400 000**
Plenty of accommodation

This nine-bedroom house is ideal for the enterprising investor, with endless opportunities for creative output and promises of a future return on investment. Typical of post-war properties, each room is built as an expansive section of space and light.

Web Ref No 5508075 • Beds 9 • Baths 5 • Receptions 3 • Parking 4

Austin Leak – 084 241 4482 – austin@greeff.co.za
Saskia Amansure – 076 200 0437 – saskia.a@greeff.co.za



● **GLEN MARINE R3 395 000**
Sea views and Airbnb potential

This versatile home is on an elevated site, with commanding ocean vistas. A unique opportunity to purchase a special property, incorporating the best of nature with infinite sea views, and the backdrop of a fynbos-covered mountain. Ideal for the extended family or as a lucrative B&B.

Web Ref No 5546049 • Beds 6 • Baths 4.5 • Receptions 2 • Garage 1 • Parking 6

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



Enchanting seaside villa



KALK BAY

R19 000 000

Web Ref No 5475557

Beds 5

Baths 5.5

Receptions 4

Garages 3

Parking 2

Steeped in history, and ideally situated in an elevated position on 1 769m², this property boasts three garages with off-street guest parking – a rare find in Kalk Bay. The open-plan kitchen, with an ample scullery, offers stunning views, as does the expansive dining room with its picture windows. Two lounges, both with wood-burning fireplaces, offer mountain or sea vistas. A ground floor, separate guest wing boasts two generously-proportioned en suite bedrooms opening onto private patios. More uninterrupted views are to be enjoyed from the upstairs bedrooms. Additional features include: staff accommodation, pool, solar geysers, borehole, an alarm with beams and electric fencing. A property purchase of this nature is a once-in-a-lifetime opportunity. Virtual tour available on request.

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



Mountainside, positioned for views

With dual-living or Airbnb potential, this mountainside villa with views to Hangklip and beyond is accessed by a funicular lift to the main house. A sunroom leads to the kitchen and dining areas. The sunken lounge, overlooking the bay, leads out onto an expansive view balcony. Features include: an entertainment room with built-in-braai, bar and refrigerated wine cellar, a pool and a flatlet with its own garage.

● **ST JAMES R12 400 000** Web Ref No 5026036 • Beds 4 • Baths 2.5 • Receptions 3 • Garages 3 • Parking 4
Ashley Barnes – 083 261 3996 – ashley@greeff.co.za



Revival of the Muizenberg mansion

An historical, sought-after retreat, this gracious manor, built in the time of Randlords and wealthy retail merchants, is a blend of arches, bright colour and ever-expanding views of the False-Bay coastline. The home exudes a sense of charm and curiosity, each room has a loud appeal contrasted by spots of calming blue ocean and sky. Entertain guests and be spoilt by a dining area, complemented by a classic salon and billiards room.

● **MUIZENBERG POA** Web Ref No 5468935 • Beds 2 • Baths 2.5 • Receptions 3
Austin Leak – 084 241 4482 – austin@greeff.co.za | Saskia Amansure – 076 200 0437 – saskia.a@greeff.co.za



● **COSTA DA GAMA R1 550 000**
Trendy and stylish

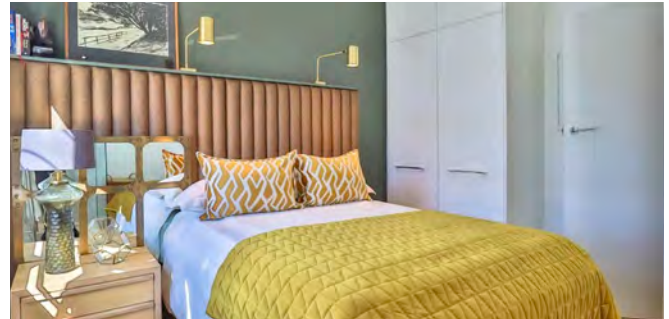
Step inside this immaculate home, where you are welcomed into the modern and inviting open-plan kitchen, lounge and dining area. The home is set in a sunny, private, low-maintenance garden. A single garage has direct access and there is off-street parking behind a secure gate.

● **COSTA DA GAMA R880 000**
Investment or lock-'n-go living

Walk into a sun-filled, open-plan kitchen and lounge. The two generously-proportioned bedrooms have built-in cupboards, and there is a full bathroom. A neat apartment with beautiful mountain views. Parking bay, 24-hour security, access control, communal pool and braai area.

Web Ref No 5397060 • Beds 2 • Bath 1 • Reception 1 • Garage 1 • Parking 1
Austin Leak – 084 241 4482 – austin@greeff.co.za
Saskia Amansure – 076 200 0437 – saskia.a@greeff.co.za

Web Ref No 5487829 • Beds 2 • Bath 1 • Reception 1 • Parking 1
Austin Leak – 084 241 4482 – austin@greeff.co.za
Saskia Amansure – 076 200 0437 – saskia.a@greeff.co.za



Designer cottage in prime position

This historic property has been transformed into a modern, elegant masterpiece over three levels. It has been exceptionally well-appointed with the highest quality finishes. Enjoy city living at its finest in every corner.

● **DE WATERKANT R7 650 000** Web Ref No 5278186 • Beds 2 • Baths 2 • Receptions 2

Nicole Louw – 079 751 0614 – nicole@greeff.co.za | James Botha – 082 789 3300 – james@greeff.co.za



● SCHOTSCHEKLOOF R6 000 000 Majestic views of Table Mountain

Modern and recently renovated, with a large living room and a wraparound balcony. A private stairway provides direct access into the bright and spacious top floor. An expansive gallery leads to the bedrooms.

Web Ref No 5293757 • Beds 6 • Baths 3 • Receptions 2 • Flatlet
Nicole Louw – 079 751 0614 – nicole@greeff.co.za



● DE WATERKANT R4 950 000 Unique loft-styled apartment

This beautifully renovated, fully-furnished, double-volume, three-bedroomed, two-bathroomed loft apartment offers 24-hour security as well as biometric scanning. The flat has two secure, covered, tandem parking spaces and a communal pool.

Web Ref No 5280550 • Beds 3 • Baths 2 • Reception 1 • Parking 2
Nicole Louw – 079 751 0614 – nicole@greeff.co.za



● DE WATERKANT R4 500 000 Spacious lock-up-and-go

This fourth-floor apartment boasts a beautiful open-plan lounge/dining room with spectacular views from your large wraparound balcony. On entering the apartment, you are immediately transported into an entertainer's paradise. Includes a fully-equipped gym and lap pool.

Web Ref No 5509444 • Beds 2 • Baths 2.5 • Receptions 2 • Parking 1
Nicole Louw – 079 751 0614 – nicole@greeff.co.za



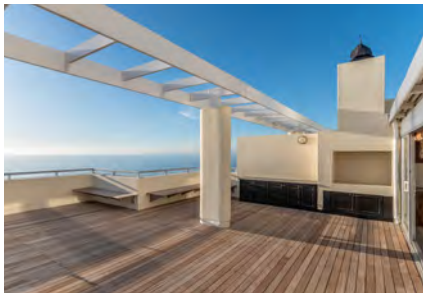
● DE WATERKANT R2 400 000 Trendy one-bedroomed apartment

This contemporary, chic studio apartment has been intelligently designed with superb finishes. With panoramic views of the city, this is a spectacular offering. Certainly one of the best opportunities to move into a dynamic, creative and ever-popular, international neighbourhood.

Web Ref No 5046272 • Bed 1 • Bath 1 • Reception 1 • Parking 1
Nicole Louw – 079 751 0614 – nicole@greeff.co.za



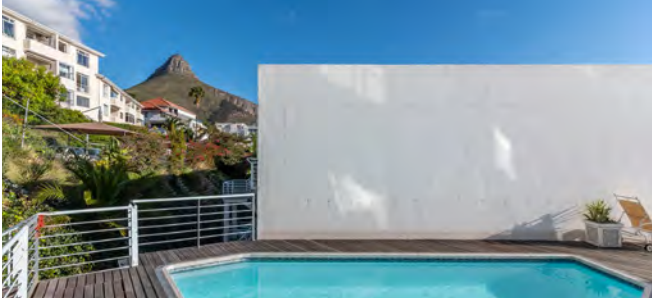
Panoramic views – perfectly positioned



SEA POINT
R29 500 000

Web Ref No 5278456
Beds 4
Baths 4.5
Receptions 2
Garages 2

The penthouse of your dreams with wraparound views awaits. A unit of this size is hard to find in Sea Point. Features include: A modern kitchen equipped with a separate scullery and an expansive open-plan lounge/dining area leading to a portico with breathtaking views. A guest bathroom is on this level for your convenience. The property is ideal for a family or individuals seeking a spacious home close to the city. All four bedrooms are en suite. The master bedroom has a walk-in closet. The atmosphere is one of opulence with an elevator for both levels. The apartment block has a 24-hour concierge. The offering is complete with two underground parking bays. Take a stroll on Sea Point Promenade and enjoy a gelato while you catch the sunset.



● SEA POINT R4 500 000

Urban seaside living

The apartment comprises two bedrooms, two bathrooms and an open-plan living area leading onto an expansive balcony with breathtaking views of the Atlantic Ocean. The block offers a communal pool.

Web Ref No 5421812 • Beds 2 • Baths 2 • Reception 1 • Parking 1

Michael Maingard – 082 497 7888 – michael@greeff.co.za
Dylan Myburgh – 082 441 1980 – dylan@greeff.co.za



● SEA POINT R4 495 000

Top-floor apartment

Exquisite north-facing apartment with beautifully renovated finishes and modern specifications. This spacious 117m² unit has ample natural light streaming into the open-plan kitchen, dining area and lounge.

Web Ref No 5216043 • Beds 2 • Baths 2 • Reception 1 • Garage 1

Michael Maingard – 082 497 7888 – michael@greeff.co.za
Dylan Myburgh – 082 441 1980 – dylan@greeff.co.za



● SEA POINT R3 999 000

The hidden gem

A newly-renovated and spacious apartment with high ceilings and a modern theme. The building maintains its traditional architecture, including its large windows and thicker walls. There are just four apartments in the block.

Web Ref No 5358427 • Beds 3 • Baths 2 • Reception 1 • Parking 2

Dylan Myburgh – 082 441 1980 – dylan@greeff.co.za
Michael Maingard – 082 497 7888 – michael@greeff.co.za



● GREEN POINT R2 750 000

Great Green Point investment

Bright and attractive, this north-facing, two-bedroomed apartment boasts both safety and convenience in its seaboard location. Residents benefit from a holiday lifestyle while remaining close to the CBD.

Web Ref No 5422385 • Beds 2 • Bath 1 • Reception 1

Michael Maingard – 082 497 7888 – michael@greeff.co.za



● THREE ANCHOR BAY R2 459 000

Spacious one-bedroomed apartment

This spacious apartment is only a few steps away from a variety of restaurants, cafes and the Sea Point Promenade. This unit is thoughtfully designed, exuding a sense of ease and comfort.

Web Ref No 5495378 • Bed 1 • Bath 1 • Receptions 2 • Parking 2

Michael Maingard – 082 497 7888 – michael@greeff.co.za



● SEA POINT R2 295 000

Secure, seaside living

This one-bedroomed beauty, nestled on the border of Sea Point and Fresnaye is situated in a highly sought-after block which guarantees safe and secure living.

Web Ref No 5460448 • Bed 1 • Bath 1 • Reception 1 • Parking 1

Michael Maingard – 082 497 7888 – michael@greeff.co.za
Dylan Myburgh – 082 441 1980 – dylan@greeff.co.za

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hmurray@fidelity-services.com 086 12 12 300





Exclusive penthouse

This furnished penthouse apartment offers an unparalleled lifestyle in one of the most sought-after five-star hotels in the city centre. Facilities include fine-dining restaurants, room service, a gym, communal pool, deck and bar, meeting and conference rooms, valet parking, hotel shuttle, housekeeping, and concierge services.

● **CAPE TOWN CITY CENTRE R8 250 000** Web Ref No 5333148 • Beds 3 • Baths 2 • Receptions 3 • Parking 2

Bianca de Meyer – 084 200 6740 – bianca@greeff.co.za | Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za | La'eeq Allie – 082 636 4871 – laeeq@greeff.co.za



Dual-living opportunity

This newly-renovated family home presents a dual-living opportunity, with the bottom floor sectioned off as a fully functional office or flatlet. Prefer to keep the double-storey home? That is no problem. With a garage, great security features and modern finishes, this home has it all.

● **VREDEHOEK R6 495 000** Web Ref No 5565797 • Beds 3 • Baths 3 • Receptions 2 • Garages 2 • Parking 2

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



Entertainer's dream

Set in a sought-after location with fantastic security features, this is the perfect family home. With sweeping views of the ocean and the city below, this home is an entertainer's dream. The open-plan lounge and dining opens to an expansive deck – perfect for soaking up the sunset. There are also two studies.

● **VREDEHOEK R5 395 000** Web Ref No 5546452 • Beds 4 • Baths 3 • Receptions 2 • Garages 2

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



● **CAPE TOWN CITY CENTRE R3 450 000**

New York-style penthouse

This two-bedroomed penthouse apartment on ever-popular Bree Street is within walking distance to popular restaurants, cafes, art galleries and more. With 24-hour security and ample space, this unit is the perfect lock-'n-go.

Web Ref No 5285599 • Beds 2 • Baths 2 • Reception 1 • Parking 1

Mikayla Morkel-Brink - 076 205 9838 - mikayla@greeff.co.za | Bianca de Meyer - 084 200 6740 - bianca@greeff.co.za | La'eeq Allie - 082 636 4871 - laeeq@greeff.co.za



● **VREDEHOEK R3 250 000**

City oasis with breathtaking views

Looking for an oasis only a stone's throw away from the city? This pet-friendly, two-bedroomed apartment feels more like a townhouse, boasting an expansive, exclusive-use garden area. The small garden shed accommodates gardening equipment and adventure accessories.

Web Ref No 5553177 • Beds 2 • Bath 1 • Receptions 2 • Parking 1

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



● **ORANJEZICHT R1 899 999**

Garden, parking and security

This much-loved apartment is a rare find in the City Bowl - with its outside area, secure parking bay and good security. It offers a private balcony leading to a courtyard garden and boasts a small outside storage section.

Web Ref No 5445558 • Bed 1 • Bath 1 • Reception 1 • Parking 1

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



● **GARDENS R1 690 000**

Natural light and incredible views

This gorgeous apartment is superbly located at the top of Kloof Nek in Upper Gardens. The open-plan kitchen and lounge leads to a sunlit dining space with awe-inspiring views of Lions Head.

Web Ref No 5544645 • Bed 1 • Bath 1 • Receptions 2

Mikayla Morkel-Brink - 076 205 9838 - mikayla@greeff.co.za | Bianca de Meyer - 084 200 6740 - bianca@greeff.co.za | La'eeq Allie - 082 636 4871 - laeeq@greeff.co.za



King's Landing on Kenwood



PARKLANDS NORTH **R12 000 000**

Web Ref No 5305126
Beds 7
Baths 6
Receptions 7
Garages 2
Parking 2

A magnificent home in the highly sought-after suburb of Parklands North. Voluminous living, modern finishes and outstanding entertainment facilities. A grand entrance welcomes you into this well-positioned home, with its expansive, open-plan and elegant living rooms, an impressive garden and swimming pool. It boasts spacious reception rooms and a chef's dream kitchen with a sizeable centre island and ample cupboard space. Ideal for a large family, the home offers exquisite interiors, high ceilings throughout, a grand entrance atrium, six bedrooms and bathrooms, and a master suite with a sizeable bathroom, walk-in dressing room, plus a balcony with sweeping Wineland views. Additional features include: a study, a twin-bed guest suite with bar, kitchenette, and entertainment area, plus a two-way double garage allowing for ample, secure, off-street parking at any given time.

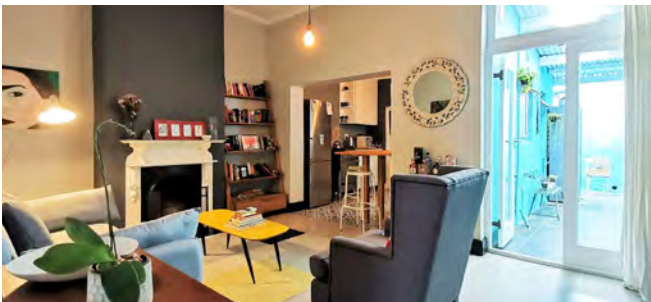
Kim Rivalland – 082 443 5604 – kimrivalland@greeff.co.za | Wian Van den Berg – 076 083 0735 – wian@greeff.co.za



The perfect home

Offering levels of comfort and privacy, this exceptional two-bedroomed home with three exclusive outdoor spaces is perfect for a small family. It is built with elevated designs and large proportions that create an easy flow.

● **WOODSTOCK R3 199 000** Web Ref No 5427058 • Beds 2 • Bath 1 • Reception 1 • Garage 1
Ammaarah Hendricks – 071 728 9130 – ammaarah@greeff.co.za



● **WOODSTOCK R2 500 000** **An iconic Woodstock home**

This legacy residence is nestled between Table Bay and the lower slopes of Devil's Peak in the lively suburb of Woodstock. The high-rise ceilings celebrate the timeless beauty of heritage homes in Woodstock.

Web Ref No 5307468 • Beds 3 • Baths 2 • Reception 1
Ammaarah Hendricks – 071 728 9130 – ammaarah@greeff.co.za



● **GLENLILLY R2 390 000** **Low-maintenance property**

A spacious family home offering stylish living with three sizeable bedrooms. This property is centrally located with easy access to main routes.

Web Ref No 5220677 • Beds 3 • Baths 2 • Receptions 2 • Garages 2
Beverly Coetzee – 081 271 1858 – beverly@greeff.co.za
Patrick Peters – 076 805 3113 – patrick.peters@greeff.co.za



● **WOODSTOCK R1 025 000** **Stunning studio apartment**

Located just a few minutes from the CBD, this unique, semi-furnished unit in the One on Albert block in Woodstock is ideal for first-time buyers or those looking to add to their property portfolio. The block boasts a communal pool.

Web Ref No 5464107 • Bed 0.5 • Bath 1
Ammaarah Hendricks – 071 728 9130 – ammaarah@greeff.co.za



● **BELHAR R798 000** **Apartment in Suikerbossie Mews**

The apartment is located on the first floor of this well-maintained, very neat complex in Erica Township, with easy access to main routes, educational facilities and shopping malls.

Web Ref No 5174829 • Beds 2 • Bath 1 • Reception 1 • Parking 1
Beverly Coetzee – 081 271 1858 – beverly@greeff.co.za
Patrick Peters – 076 805 3113 – patrick.peters@greeff.co.za



Luxury penthouse with sea views

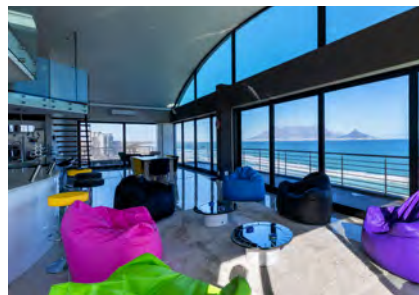


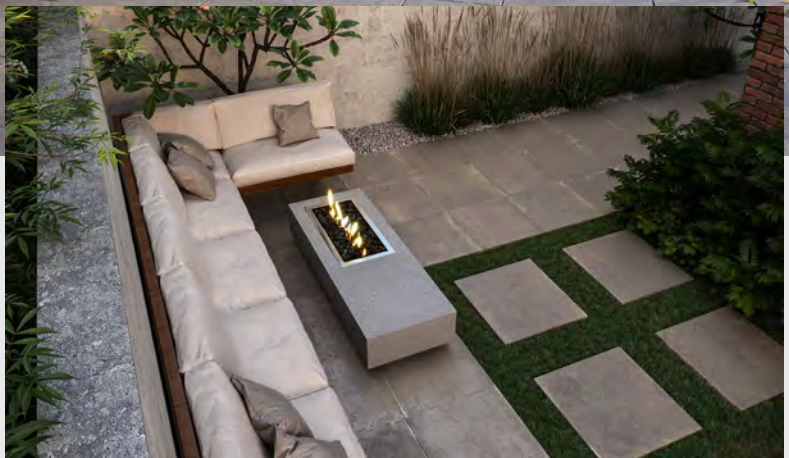
TABLE VIEW **R24 350 000**

Web Ref No 5356829
Beds 3
Baths 3
Receptions 3
Garages 4
Parking 1

Exquisite views all year round, with sunsets that will take your breath away. This apartment is an absolute showpiece. Located on the top floor of The Waves apartments, the unit offers three bedrooms downstairs and a loft area, which can be used as a bedroom. There are two complete bathrooms and a guest bathroom. A private elevator takes you straight into your apartment on the 14th floor. Additional special features include: air conditioning, underfloor heating, ethernet cabling, automated blinds, Smart glass, heated towel rails, a Jacuzzi and a built-in braai.

Quinn Colananni – 063 223 2946 – quinn@greeff.co.za

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Gorgeous ocean views

This stunning property offers ocean-facing views from both living floor areas. The first floor presents amazing open spaces flowing from the dining room into the lounge and kitchen. There is a second informal lounge opening onto the pool and outdoor braai area. Beautifully fitted kitchen and bathrooms. The entire west side of the house is installed with shutters to adjust the amount of light entering the home to suit your desires. The double garage includes a room which can be used as an office or for storage space. This residence is a gem and represents an incredible investment opportunity. Contact our area experts for a viewing.

● **BLOUBERGSTRAND R19 242 000** Web Ref No 5379715 • Beds 3 • Baths 3 • Receptions 4 • Garages 2 • Parking 2
Quinn Colananni – 063 223 2946 – quinn@greeff.co.za



Luxury living on the hill

The property includes four bedrooms, three reception rooms, one study, and three bathrooms, two of which are en suite. The property also boasts private staff accommodation as well as two garages. Enjoy the sparkling pool.

● **BLOUBERGSTRAND R10 500 000** Web Ref No 5390158 • Beds 4 • Baths 3 • Receptions 3 • Garages 2 • Parking 2
Quinn Colananni – 063 223 2946 – quinn@greeff.co.za



Seaside front-row beauty

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

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



Grand home with majestic views

This spectacular 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.

● **SCARBOROUGH R9 900 000** 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



● KLEIN SLANGKOP ESTATE R6 900 000

Prestigious lifestyle estate

Nestled behind a row of trees, is this beautiful home in the quiet, sought-after Klein Slangkop Estate. Its unique location and position render it sheltered from the wind and it's just a short stroll from the ocean.

Web Ref No 5353159 • Beds 3 • Baths 2.5 • Receptions 4 • Garage 1
Frankie Fleck – 082 447 7960 – frankie@greeff.co.za
Tallulah Connors – 078 230 9189 – tconnors@greeff.co.za



● KOMMETJIE R5 500 000

The Lighthouse plots

The best stand of the Lighthouse plots is up for grabs. It's the perfect place to put down roots. Located in Cape Town's South Peninsula, Kommetjie offers the perfect balance of peaceful village living, urban convenience and natural beauty, not to mention its reputation as one of the Cape's surfing hotspots.

Web Ref No 5024763 • Erf Size 567m²
Willi Schalk – 072 2111 753 – willi@villagehomes.co.za



● BLUEWATER ESTATE R4 700 000

Spacious family home

Located in a secure estate, bordering Imhoff Farm and the Wildevoel Vlei (Lake) reserve – part of the Table Mountain National Park – this home offers a unique opportunity to enjoy the naturally beautiful surrounds. The design harmoniously unites the indoor and outdoor spaces offering all the ingredients for a relaxed lifestyle.

Web Ref No 5489348 • Beds 4 • Baths 3 • Receptions 2 • Garages 2 • Parking 2
Willi Schalk – 072 2111 753 – willi@villagehomes.co.za



● RIVERSIDE VILLAGE ESTATE FROM R900 000

Riverside Village estate plots

This exciting collection of plots presents you with the possibility of a unique lifestyle, flanked by nature and the enchanting appeal that is Kommetjie. Sketch plans are available to start you on the journey of bringing your dream home to reality. Asking prices include VAT. No Transfer Duty.

Web Ref No 5411455 • Erf Sizes: 450m² and 579m²
Willi Schalk – 072 2111 753 – willi@villagehomes.co.za



● **SCARBOROUGH R6 250 000**

Location, location, location!

Nothing but nature reserve, sea and sand as your views from this fabulous A-frame, low-maintenance, face-brick house. This property is worth viewing if you have ever dreamt of having your very own Scarborough home. Viewing by appointment only.

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

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



● **SCARBOROUGH R5 800 000**

Modern and light filled

This gorgeous, sunny property on popular Seagull Road has been recently renovated and is ready for you to just move in and enjoy all that Scarborough has to offer. The sandy shores of Scarborough's beaches are but a short stroll away.

Web Ref No 5293856 • Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 4

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



● **SCARBOROUGH R4 850 000**

Charming and cosy

This cute and cosy, sun-filled, 60's style cottage is at the north end of sought-after Egret Street. Classic Scarborough houses such as this are transforming rapidly, so don't miss this chance to own your own Scarborough home.

Beds 2 • Baths 2 • Receptions 2 • Garage 1 • Parking 2

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



● **SCARBOROUGH R4 540 000**

Original Scarborough cottage

This little gem of a cottage sits on a plot of trees and succulents in the highly sought-after part of the village, a short stroll from the beach. The house also offers enormous potential and the location is hard to beat.

Web Ref No 5294650 • Beds 4 • Baths 3 • Receptions 3 • Garage 1 • Parking 1

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

Hout Bay



With humble beginnings as a fishing village in Cape Town, bustling Hout Bay has evolved from the hamlet it once was, into a perfect mix of modern infrastructure and amenities with traditional charm.

With world-class views in every direction, Hout Bay offers a variety of stunning properties to choose from, whether you prefer a modern lock-up-and-go apartment with sea views, a mansion in the mountains or a luxury residence in a security estate.

It is home to a friendly and diverse community with different cultures all living together, with the vast, azure of the Atlantic Ocean in Hout Bay's backyard, perfect for spending weekends on the beach or for the water lover, hire a stand-up paddle or paddle ski. The lucky few might even catch a glimpse of dolphins and whales showing off along the coast.



Whether you prefer to feel the crisp ocean air during your sunrise walk or the sand between your toes at sunset, this coastal neighbourhood is a treasure for nature lovers. Access the beautiful mountains with a variety of hiking trails, view the famous Chapman's Peak showing off its beautiful topography, or explore the kilometre of the white sandy beach with your furry companions.

For the culinary enthusiast, Hout Bay is home to some incredible cafes, top-rated restaurants, and great organic food suppliers, offering everything from fresh produce to honey sourced from independent apiaries.

Search for Hout Bay on www.greeff.co.za to explore your property options. Hout Bay offers excellent public and private schools including the International School of Hout Bay, which attracts many foreign families to the area.

Located where the Atlantic Seaboard begins, Hout Bay is just thirty minutes away from the Cape Town Central Business District. This journey along the vast Atlantic Ocean features stellar views of the horizon, surfers catching waves along the famed Camps Bay strip or beachgoers basking in the sunlight on the white sandy beaches of Clifton 4th.



Speaking of neighbouring gems, the private, serene area of Llandudno lies just five minutes away over Suikerbossie Hill. While there are no commercial venues, it showcases spectacular real estate, a lovely community tennis club and is home to one of the most secluded and beautiful beaches in the Cape, with great surfing spots and peaceful places to catch a tan.



Great location in Baviaanskloof

Stylish, contemporary home in an elevated position with breathtaking mountain views. Wonderful entertainment areas for the whole family – ideal for teenagers. Enjoy comfortable, relaxed living in lush green surroundings. Relish the Hout Bay lifestyle, with beaches, mountain walks, shops, restaurants, coffee shops and boutique wine farms all on your doorstep. The city is only a 25-minute drive on a spectacular coastal and scenic road.

● **HOUT BAY R8 650 000** Web Ref No 5478236 • Beds 4 • Baths 3 • Receptions 3 • Garages 2 • Parking 1
Meryl Butt – 084 922 1016 – meryl@greeff.co.za



Income-generating residence

A versatile, income-generating property, Valley House comprises three spacious apartments set on an impressive 4 800m². Whether you work from home, are an investment buyer, or build your dream home on the bottom half of the property, while earning income from the lettable apartments, you'll find this home versatile, and all in a lush garden setting with beautiful mountain views. Excellent opportunity not to be missed.

● **HOUT BAY R6 895 000** Web Ref No 3606741 • Beds 7 • Baths 6 • Receptions 3 • Parking 6
Lindsay Goodman – 082 638 1758 – lindsay@greeff.co.za



A quaint and compact home

This is an ideal starter home for a young family, or would be a good down-scaler with easy, one-level living. Open-plan living areas with stacked doors create the perfect indoor-outdoor flow to a covered patio and garden. The door and window frames are aluminium. The garden is a little paradise with a wooden studio in the back for your creative pursuits.

● **HOUT BAY R3 500 000** Beds 3 • Baths 2 • Reception 1 • Garage 1
Friedel McLachlan – 082 320 9473 – friedel@greeff.co.za



“Southern Belle” in Ruyteplaats

An exquisite property exuding elegance and tranquillity. You'll be captivated by the double-volume entrance hall with its view to the beautiful garden and the bay beyond. Set in the desirable Ruyteplaats Estate, with sweeping vistas of the bay and mountains, elevated ceilings, Travertine flooring in the open-plan living areas, doors leading out to the extensive patio, French garden and pool, this home is designed for the discerning buyer.

● **RUYTEPLAATS R16 995 000** Web Ref No 4287526 • Beds 4 • Baths 3 • Receptions 2 • Garages 2

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



Spectacular sea and mountain views

One Chapmans Peak is the only block of luxury apartments located on the water's edge of one of the most spectacular marine drives in the world. Residents enjoy a lovely, communal sea-level pool and deck with two barbeques. This modern apartment is in a class of its own, offering a warm, sophisticated ambience and unsurpassed sea views. Access to the building is via electrically operated gates controlled by a manned guard 24/7.

● **HOUT BAY R10 000 000** Web Ref No 5466992 • Beds 2 • Baths 2 • Reception 1 • Garage 1 • Parking 1

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



Wonderful home in beautiful setting

Tastefully finished, north-facing house in sought-after Bokkemenskloof, with an income-producing flat. Elevated with wraparound mountain views. The open-plan living room, kitchen and dining room have high ceilings with exposed beams and a Carbel wood-burning fireplace. Fold-back glass doors from all the living areas lead to a long, covered veranda and solar-heated pool. Bokkemenskloof boasts beautiful fynbos walking trails. A children's play area is 200 meters from the property.

● **HOUT BAY R7 950 000** Web Ref No 5491502 • Beds 5 • Baths 4 • Receptions 3 • Garage 1 • Parking 3

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



Plettenberg Bay, the jewel of the Garden Route

With a wealth of exquisite surroundings and exceptional lifestyles, from spacious villas overlooking the ocean and luxurious residences on championship golf courses to rustic country lodges and stylish homes, Plettenberg Bay is no longer the sleepy retirement village it once was. The iconic Beacon Island, the breathtaking Robberg Peninsula, stunning new wine estates and the sandy shores of Pansy Beach make Plettenberg Bay even more desirable as both a holiday destination or a permanent residence.

The fantastic season has translated into substantial sales, resulting in stock shortages and effectively creating a seller's market. We urge potential sellers to take advantage of this prime opportunity to present their property to this buoyant market. Higher demand for properties, which are short in supply, translates into a higher return for the discerning seller.

For all your real estate requirements in Plettenberg Bay, contact our area experts for an assured unmatched standard of personalised and professional service.

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Mandy Smith

Registered with the PPRA - Full Status Agent
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Antonina Selina

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● **PLETTENBERG BAY R15 000 000** Web Ref No 5346364 • Beds 6 • Baths 8 • Receptions 4 • Parking 2

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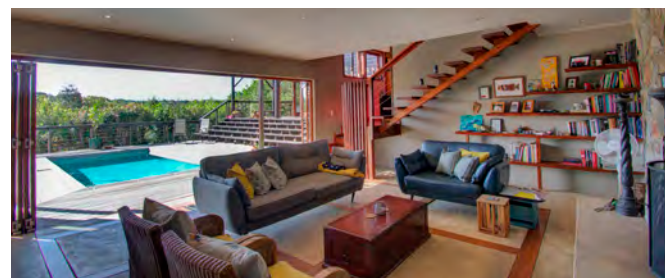


Beachfront bungalow

Grab this opportunity to enhance a gorgeous bungalow situated in a sought-after estate. Designed many years ago, loved and cherished by the owners, it is time for a new loving owner to make this home their own. A great investment.

● **PLETTENBERG BAY R7 500 000** Web Ref No 5248929 • Beds 3 • Baths 2 • Receptions 2 • Parking 1

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Live in the country

Embracing dramatic indigenous beauty, unique Kuthumba eco-estate is for nature lovers. Enjoy breathtaking views, stunning architecture and absolute privacy. The entire property is in excellent condition.

● **PLETTENBERG BAY R3 800 000** Web Ref No 5432568 • Beds 4 • Baths 4 • Reception 1 • Garages 2 • Parking 1

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



● **PLETTENBERG BAY R3 850 000**

Land, two entrances, two dams

The property measures 8.6 hectares, and is host to a variety of fynbos, indigenous plants and trees, plus two earth dams. Build your own paradise. A truly spectacular property. The views down the ravine across the valleys right to the ocean are second to none.

Web Ref No 5090047 • Plot

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



● **PLETTENBERG BAY R3 700 000**

Location and accommodation aplenty

This double-storey home boasts a large wraparound patio. The finishes have been upgraded with stylish bathrooms, kitchenettes and tasteful furniture. There are four units altogether.

Web Ref No 5138564 • Beds 5 • Baths 5 • Receptions 4 • Parking 4

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



● **PLETTENBERG BAY R3 500 000**

Priced to go

Set on private grounds, with multiple green gardens, this home is spread over two levels. Enjoy mountain views and whale watching in a sought-after destination – truly the ultimate way to enjoy all the seasons. This is the ideal property if leisure is more your style.

Web Ref No 5439282 • Beds 5 • Baths 4 • Receptions 2 • Garage 1 • Parking 1

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



● **PLETTENBERG BAY R2 600 000**

Front row on Keurbooms River

Great investment in a sought-after and very well maintained complex. Within a short distance of the beach and right on the Keurbooms River. Neat, secure, easy-to-maintain and comfortable apartment, located on the first floor with stunning river views. A dream come true!

Web Ref No 5498131 • Beds 3 • Baths 3 • Receptions 2 • Parking 1

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● MCGREGOR R4 800 000

Extraordinary business opportunity awaits

This 2 319m² plot with four Cape vernacular-style cottages is a unique opportunity – live in one and rent out the others either permanently or as Airbnb, and generate an income while living the dream country life. The cottages need a bit of TLC, but the investment is so worthwhile. Two adjacent plots are also available for sale. Added bonus: a borehole and bulk services to the property.

Web Ref No 5519521 • Beds 7 • Baths 7 • Reception 1
Caro Hodges – 083 265 2258 – caro@greeff.co.za



● MCGREGOR R3 950 000

Stunning Georgian home

This exceptional and elegant Georgian-style villa, set in a beautiful, private and tranquil garden offers a charming and comfortable way of life. There is an ease of flow from the open-plan living areas to the large, covered patio, garden and fenced pool area. This is the home you have been waiting for.

Web Ref No 5422610 • Beds 5 • Baths 2 • Receptions 2 • Parking 2
Caro Hodges – 083 265 2258 – caro@greeff.co.za



● MCGREGOR R1 600 000

Plot paradise in McGregor

This 1 978m² plot with beautiful mountain views is one of a kind. McGregor is a destination village with a unique lifestyle where children enjoy freedom to play in safety. And, as we are at the end of a road with no through traffic, so is this plot. One of the very last plots available between the village and the top dams with its size and position offering scope to build your dream country home.

Web Ref No 5517401 • Land
Caro Hodges – 083 265 2258 – caro@greeff.co.za



● MCGREGOR R1 600 000

Plot with olive grove

It is not often that you find a plot (1 848m²) in the best part of the village with a well-established and magical olive grove. This is a one-of-a-kind piece of paradise.

Web Ref No 5919237 • Land
Caro Hodges – 083 265 2258 – caro@greeff.co.za



Architectural masterpiece

This exquisite, contemporary, north-facing home on Fransche Hoek Estate delivers incredible mountain views over vineyards and farmlands. Nestled on 2 600m² of land and set within a designer landscaped garden with pool, this architectural home combines luxury, privacy and absolute comfort.

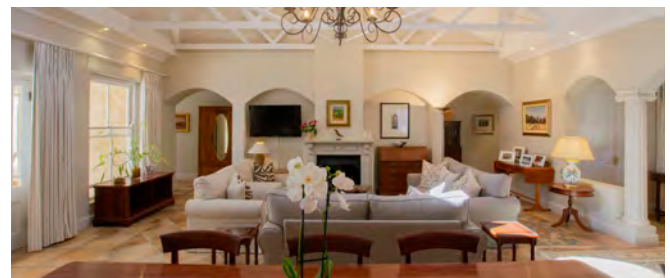
● **FRANSCHHOEK R25 000 000** Web Ref No 5026316 • Beds 3 • Baths 3.5 • Receptions 2 • Garages 5
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za | Carrick Campbell – 071 502 3517 – carrick@greeff.co.za



Elegance and beauty abound

This outstanding, classically-styled villa residence is perfectly positioned for magnificent agricultural and mountain views on the urban edge of the village. This elegant home offers excellent finishes and a homely warm ambience.

● **FRANSCHHOEK R13 500 000** Web Ref No 5190363 • Beds 3 • Baths 3 • Receptions 2
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za | Carrick Campbell – 071 502 3517 – carrick@greeff.co.za



Elegant home in sought-after estate

This classic and elegant home is situated on the incredibly popular Domaine Des Anges Estate which exudes character and Provençal charm in the heart of Franschhoek. The picturesque estate offers a clubhouse with gym and pool facilities, tennis court, glorious scenery and lovely walks around the landscaped gardens and vineyards.

● **FRANSCHHOEK R10 750 000** Web Ref No 5275968 • Beds 4 • 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



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Groot Parys Lifestyle Estate offers the following benefits:

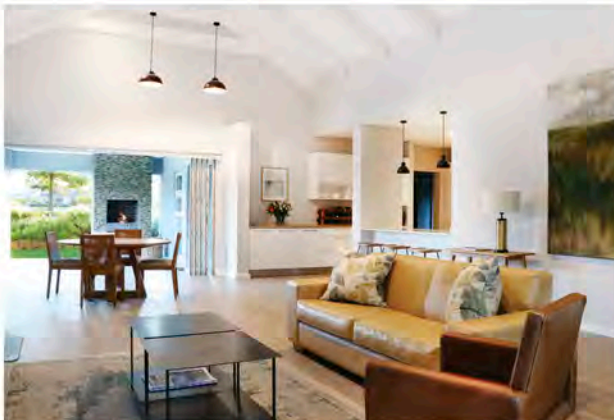
- Award-winning architecture and design†
- Conveniently located in Paarl
- Energy-saving home designs
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- Care facilities*
- Multipurpose clubhouse*
- Turnkey packages
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† International Property Awards winner, category multiple residence architecture.

*Facilities will be built later in Phase 2.

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● **SIMONDIUM R42 000 000**
A scenic 33ha farm on the Berg River

Hidden in the Simondium valley, this gem of a property comprises a well-established peach, plum and citrus export farm. The main house is an historic Cape Dutch manor built in 1858. Additional buildings include: two Cape Dutch houses, a manager's cottage, two guest cottages, a 200m² commercial space being let out as a shop, plus 12 labourer's houses on an additional piece of land set away from the main property.

Web Ref No 5277245 • 33ha

Amelia Kannemeyer – 082 818 5364 – a.kannemeyer@greeff.co.za



● **PAARL R8 895 000**
Immaculate family home

This large, secure Boschenmeer family home with unbelievable golf course and mountain views is designed for the entertainer. Beautifully maintained and spacious, this north-facing house exudes a warm and welcoming ambience.

Web Ref No 5413770 • Beds 4 • Baths 4 • Reception 1 • Garages 2

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



● **KLEINE PARYS R3 995 000**
Beautiful, modern home

Set in Kleine Parys Estate 1, this stylish property is perfectly positioned down a quiet panhandle driveway. Defined by its open layout, the home boasts great flow to the outside, covered patio and braai area, which is ideal for entertaining. Perfect for those seeking estate privacy, with all amenities conveniently close by.

Web Ref No 5503651 • Beds 3 • Baths 2 • Reception 1 • Garages 2

Jurika Esterhuysen – 084 577 7712 – jurika@greeff.co.za



● **WELLINGTON R1 950 000**
Stunning semi-detached home

Open-plan living, dining and kitchen areas epitomise family life and are ideal for entertaining. Exceptional attention to detail makes this home truly special. Verdeau Lifestyle Estate offers 24-hour security with all the comforts of country living, including dams and walking paths.

Web Ref No 5540460 • Beds 2 • Baths 2 • Reception 1 • Garage 1

Leilani le Roux – 082 333 6443 – leilani@greeff.co.za



● **STELLENBOSCH R38 000 000**
Contemporary country-style living

A large, English country-style manor comprising four lavish bedrooms and bathrooms. The property currently operates as a 4-star, tourism-graded guest house attracting local and international long-term and short-stay guests, and can accommodate up to 20. Located on what is considered the Golden Mile.

Web Ref No 5120536 • Beds 18 • Baths 17 • Reception 1 • Garages 4 • Parking 7
Bhavinee Siepman - 082 797 6233 - bhavinee@greeff.co.za



● **SOMERSET WEST RURAL R12 640 000**
Luxury living on a wine estate

An exquisitely designed barn-styled home, this Quoin Studio Architectural product masterfully captures the essence of the surrounding landscape with its elegant combination of wood, stone, iron and brick. This superb home offers several options for the discerning buyer, including dual living and work-from-home opportunities.

Web Ref No 5332055 • Beds 4 • Baths 2.5 • Receptions 2 • Garages 2 • Parking 2
Len Gordon - 082 497 5873 - len@greeff.co.za
Nora Annandale - 072 375 7668 - nora@greeff.co.za



● **SOMERSET WEST R11 250 000**
Elegant family home in Nature's Valley

This well-balanced Georgian home exudes class, serenity and perfection. Beautifully finished with wooden floors throughout the reception areas and kitchen. Much thought has gone into the layout of this home with its beautiful private spaces. This enchanting property is begging for a family.

Web Ref No 5515240 • Beds 3 • Baths 3 • Receptions 2 • Garages 2
Loretta Diab - 082 416 6982 - loretta@greeff.co.za
Len Gordon - 082 497 5873 - len@greeff.co.za



● **ARABELLA R10 900 000**
Elevated lagoon and fairway views

Live in peace and safety on a security estate. Graced with double-volume ceilings, natural light, warmth and a sense of space, this modern and stylish home was recently refurbished, offering high-quality finishes throughout, including oak flooring, aluminium doors and windows and American shutters.

Web Ref No 5417615 • Beds 4 • Baths 4 • Receptions 3 • Garages 3
Bhavinee Siepman - 082 797 6233 - bhavinee@greeff.co.za



● **GORDONS BAY R6 900 000**
Incredible sea views

On the mountain overlooking the sea, this home expands over three tiers, and includes a viewing balcony, storage space for surfing gear and an outside bathroom. Gorgeous open-plan kitchen, lounge and dining area with a fireplace, wine cellar and office.

Web Ref No 5495792 • Beds 3 • Baths 3 • Receptions 2 • Garages 2
James Botha - 082 789 3300 - james@greeff.co.za



● **SOMERSET WEST R5 700 000**
Luxury home on vineyard estate

Quality finishes throughout, high ceilings, two fireplaces and generous proportions. Croydon Vineyard Estate is an exceptional setting with Cape vernacular-style homes settled in amongst vineyards with sweeping mountain views. A track, gym, pool and clubhouse offer a unique lifestyle option.

Web Ref No 5446648 • Beds 3 • Baths 3 • Receptions 2 • Garages 2 • Parking 4
Len Gordon - 082 497 5873 - len@greeff.co.za
Loretta Diab - 082 416 6982 - loretta@greeff.co.za

Lindenberg Village



Luxury lifestyle development in Durbanville

Perfectly located close to central Durbanville, Lindenberg Village is within walking distance of schools, shops and restaurants. The leafy suburb of Valmary Park has been home to families since 1950 and offers easy access to main routes, public transport, and the N1 highway. This development is the first of its kind in the suburb and an ideal place to live, surrounded by nature with stunning views of the Cape mountains.

Durbanville is on the northern outskirts of Cape Town, with numerous wine farms dating back to the 17th century. Picnic spots, hiking and mountain biking trails as well as the famous Rose Garden and Nature Reserve are only minutes away. With picturesque, historic buildings spread across the neighbourhood, it holds a wonderful mix of modern and old-world charm and is one of the fastest-growing areas in the Western Cape.

Features:

- North-facing duplex homes with three or four bedrooms
- Equipped with Smeg appliances including a gas hob, electric oven and extractor fan
- Communal borehole
- Secure living with perimeter electric fencing and controlled access
- Walking distance to primary schools
- Close to popular shopping centres
- Easy access to the N1



Anneke van Rooyen

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