

OUT
ISSUE 52

LOOK

CAPE PROPERTY & LIFESTYLE

OUTLOOK - THE GREEFF MAGAZINE - AUTUMN EDITION 2023



Find your dream home in these pages

Starting out, scaling down, family homes and investment opportunities across the Western Cape, from the city to the suburbs, along the coastline, and into the magnificent Winelands.

PLUS: Four easy steps to your greenest lawn • A heavenly McGregor retreat
• Irresistible teatime treats for cooler autumn days

YOUR COMPLIMENTARY ISSUE

GREEFF

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INTERNATIONAL REAL ESTATE

Where it counts

ISSUE 52

LEKKERWATER BEACH LODGE

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PROPERTY OUTLOOK

TOP-TIER PROPERTIES BENEFIT FROM A LIQUID MARKET, WHILE DEMAND IN ALL SECTORS OF WESTERN CAPE PROPERTY CONTINUES UNABATED

BY MIKE GREEFF

CEO

GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE

As we head into the loveliest season of the year, blessed by the mild weather of early autumn, I'm reminded of how fortunate we are to live in the Western Cape. We're surrounded by an abundance of natural beauty, and we enjoy the fruits of provincial administration, which is relatively better managed than any other region in the country. Little wonder that semigration from other provinces continues unabated, resulting in a consistently high demand for properties in all areas.

FAMILY HOMES

With stock in this sector currently in short supply, correctly priced homes are being snapped up. High interest rates and inflationary pressures are a contributing factor to the lower supply, as some would-be sellers are adopting a wait-and-see approach, based on uncertainty as to where they will move if they sell. Security estates offering a lock-and-go lifestyle are attracting interest and we are currently marketing a few such options in various areas from suburbs to coast and into the Winelands. See pages: 61, 78 and 79.

SECTIONAL TITLES

With a fair amount of stock available, investors looking to make a tactical move in the current market are spoilt for choice and could pick up a well-priced sectional title property. Economists are predicting a drop in interest rates by the end of 2023, which should see rental yields beginning to look more favourable in relation to interest rates. We have a variety of sectional title offerings across the Western Cape, as you'll see in the pages of this magazine.

TOP-END

Residential properties in the R10 million-plus bracket are starting to benefit from a more liquid market, illustrated by several significant and record sales by Greeff Christie's International Real Estate in the first three months of 2023 alone. These include, the magnificent Val du Lac, a 17.13ha equestrian property in Franschhoek which sold for R83 million, a seven-bedroomed, seven-bathroomed Noordhoek home which fetched R17.7 million, while a four-bedroomed, three-bathroomed home in Scarborough

sold for R14 million. Greeff Christie's International Rentals are also achieving record figures, including a property in De Goede Hoop Estate, which is fetching R168 000 per month.

Luxury homes in quieter "holiday" areas are attracting buyers who are relocating permanently and adopting remote working as a permanent lifestyle. Examples of these sales include a sectional title property in Voëlklip, which our Hermanus team sold for R40 million, while a sea-front property in Sandbaai sold for a record R15.3 million.

Exceptional sales and service by our professionals have not gone unnoticed by Christie's International Real Estate, and we're extremely proud that several of our agents have been recognised as members of the exclusive Christie's International Real Estate Masters Circle – an elite collection of top-performing luxury real estate specialists spanning a global network. Entry is limited to the network's top producers. Criteria include: luxury sales volume, transactions, listings, and embodiment of the Christie's International Real Estate brand values.

The Greeff Properties Christie's International Real Estate affiliation is a hard-won badge of recognition for our success in luxury property sales and our uncompromising standards of excellence. This affiliation means our clients can rest assured we are perfectly positioned to attract qualified international buyers. Our brand also attracts the industry's top-performing property specialists. Testimony to this is the expansion of our footprint across the Western Cape, as more and more highly qualified professionals from winelands, coastal and Cape Town suburbs and surrounds seek to join us.

Today you'll find Greeff Christie's International Real Estate at 23 offices. These include Southern Suburbs, the South Peninsula, City Bowl, Atlantic Seaboard, Durbanville, Winelands, Helderberg, Hermanus and Overberg, Plettenberg Bay and West Coast.

Our specialist brokers are qualified to guide sellers throughout the entire marketing and transactional process, with comprehensive knowledge, ongoing professional training and access to up-to-the-minute research, ensuring you achieve the best possible selling price for your property in the shortest possible time.

As always, we continue to offer a niched, personalised and expert service by agents who are undisputed specialists in their areas of operation.

Mike Greeff



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KOMMETJIE 021 783 0053
HOUT BAY 021 790 8410
GREEFF RENTALS 021 794 1295
PAARL & WINELANDS 079 969 6396
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WHALE COAST 083 235 0241
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PLETTENBERG BAY 072 151 1458
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borndigitalmedia.com

SIGNATURE PROPERTIES



*Breathtaking lakefront home
with fabulous views*



● **ELGIN**
R75 000 000

Web Ref No 5582115
Beds 9
Baths 6
Receptions 2
Garages 4
Staff apartments 2

This remarkable home enjoys a private setting in a waterfront position. Exclusive use of the lake offers wonderful opportunities for bass fishing and watersports, including two slalom waterskiing courses. A portion of the Klein Palmiet River flows through the property with waterfalls and beautiful rock pools. Enjoy comfortable living with stunning, ever-changing, panoramic vistas of the lake and mountains. There is seamless connection between the lounge, dining room, bar, farm-styled kitchen and TV lounge. Covered patios on both sides of the house offer entertainment options with a pizza oven, braai and enclosed Jacuzzi. An under-floor wine lounge and cellar with spectacular koi fish tank and glass-fronted wine storage makes for an exciting feature. Located an hour from Cape Town, bordering the Kogelberg Biosphere Reserve – a World Heritage Site, this is a remarkable property.

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SIGNATURE PROPERTIES



*Magnificent elevated position
in prime Spilhaus*



● CONSTANTIA UPPER
R35 000 000

Web Ref No RL19496
Beds 5
Baths 5.5
Receptions 4
Garages 3
Separate cottage

Grand proportions, meticulous attention to detail and quality finishes define this classic, triple-storey villa. Featuring beautiful solid wood and porcelain tiled flooring, bespoke carpentry, high ceilings and deep cornices. Easy flow to covered and open patios with views of the lush garden, pool and tennis court and beyond to the mountains and valley. The mature trees, indigenous shrubs, garden paths, plus entertainment room with built-in bar and separate pool room, with Jacuzzi, sauna, cloakroom and gym, set the scene for relaxed living with a country ambience. Access to the front door is via a secure courtyard with a feature koi pond. State-of-the-art security ensures your peace of mind. This is an ideal family home, or an investment opportunity as a successful Airbnb and an excellent location for film shoots.

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SIGNATURE PROPERTIES



De Goede Hoop equestrian property with rare sea views



● **NOORDHOEK**
R32 000 000

Web Ref No RL19458
Beds 5
Baths 5
Receptions 4
Garages 2

This five-acre equestrian property with superb sea views in a security estate boasts exclusive mountain trails, bridle paths and complete privacy. This classic, Cape Dutch, thatched home has three en suite bedrooms plus a study wing. A delightful, country-style kitchen, with separate scullery, is the heart of this farmhouse. Downstairs is a comfortable lounge, with a built-in, glass-fronted marine aquarium. A covered veranda overlooks the stables and offers views across the ponds towards Noordhoek beach and Kommetjie lighthouse. The main house has rolling lawns down to a thatched Lapa, entertainment and pool house, with an outside braai and seating area. Barn-style stabling for five horses, including a tack room, groom's kitchen and toilet, plus extra cellar space for storage and feed make this a stellar equestrian option.

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

SIGNATURE PROPERTIES



Perfect family home with an amphitheatre of views



● CONSTANTIA UPPER
R15 995 000

Web Ref No 5588426
Beds 4
Baths 3.5
Receptions 4
Garages 2
Study
Staff accommodation

Light-filled and airy, this versatile home, with generous accommodation and great reception rooms for entertaining, is set on an elevated 1 788m² in the Avenues of Constantia Upper. With unobstructed countryside views from every room, plus French and stacked doors, a sense of ease and flow abounds. The interior spaces open to a patio and entertainment area, with a built-in braai and pizza oven, perfect for al fresco dining while taking in valley and mountain views from the tranquil, borehole-watered garden with its beautiful fountain features. Enjoy the view from the wooden pool deck with Jacuzzi, while basking in the early morning or afternoon sunshine. The community's security complements the property's own excellent security.

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SIGNATURE PROPERTIES



*Set in the sought-after Avenues
of Constantia Upper*



● **CONSTANTIA UPPER**
R25 000 000

Web Ref No 3604984

Beds 4

Baths 4

Receptions 3

Garages 3

Study/studio

This gracious home is located on a sheltered 2 794m² of beautifully landscaped garden, with magnificent north-facing Table Mountain views. The stunning, secluded pool area, with a rose and herb garden, enhances the majestic feel of the property. High ceilings, easy flow from the reception rooms to a broad all-seasons veranda, four spacious bedrooms, four bathrooms and underfloor heating throughout are just some of the features. Generous proportions are the hallmark of this elegant, well-built home designed with style and flair. Well placed with easy access to Constantia's amenities, Virgin Active Gym, top-tier schools and some of the country's most celebrated wine estates – Groot Constantia, Klein Constantia and Buitenverwachting – as well as a selection of world-class restaurants, coffee shops and shopping centres. Constantia also boasts a choice of beautiful greenbelt trails, mountain and vineyard walks.

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SIGNATURE PROPERTIES



Luxurious Cape Georgian



● CONSTANTIA UPPER
R23 000 000

Web Ref No 5525304
Beds 4
Baths 4.5
Receptions 4
Garages 3
Study

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 incorporates 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.

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PUT THE KETTLE ON

FALLING LEAVES, SHORTER DAYS AND TREATS WITH TEA –
HURRAY, IT'S AUTUMN!

Pumpkin, Prune & Poppy Seed Tea Cakes

Topped with a cream cheese icing,
these are moist, substantial and
delicious.

Makes 12

INGREDIENTS

TEA CAKES

- + Sunflower/Canola oil, $\frac{3}{4}$ cup
- + Muscovado sugar, $\frac{3}{4}$ cup
- + Castor sugar, $\frac{1}{3}$ cup
- + Flour, 2 cups
- + Baking powder, 2 tsp
- + Bicarbonate of soda, $\frac{1}{2}$ tsp
- + Eggs, 3 (one of which is separated)
- + Greek yogurt, $\frac{1}{2}$ cup
- + Poppy seeds, $\frac{1}{3}$ cup
- + Pumpkin, cooked, 1 cup
- + Prunes, pitted, 1 cup
- + Vanilla essence, 1 tsp
- + Salt, $\frac{1}{2}$ tsp
- + Ginger, freshly grated, 1 tsp
- + Nutmeg, ground, $\frac{1}{2}$ tsp

ICING

- + Icing sugar, 300g
- + Butter, 75g
- + Cream cheese/smooth cottage cheese, 1 Tbs
- + Vanilla, 1 tsp

METHOD

Set your oven to 190 C. Chop up the prunes (all pips removed), cover with boiling water and leave to soak for 20 minutes. Combine both sugars with oil and whisk for one minute, add two eggs and one egg yolk and beat well. Add sifted dry ingredients, nutmeg and yogurt. Beat until smooth. Stir in the mashed pumpkin and drained prunes, along with poppy seeds, vanilla and freshly grated ginger. Finally, whip the remaining egg white into stiff peaks and fold into the mixture. Spoon batter into 12 greased, giant muffin tins or large silicone cupcake holders. Only fill containers up to two thirds. Bake for 25 minutes – a few minutes more if the cakes don't spring back when depressed gently with your fingertip.

Prepare icing by combining butter and icing sugar, and when the mixture forms a thick paste, beat in vanilla and cream cheese just until smooth – don't overbeat or your icing may become runny. Ice the tea cakes once they've completely cooled and top with a sprinkle of poppy seeds.

PRODUCTION,
STYLING AND
PHOTOGRAPHY BY
HEDI LAMPERT





White Chocolate Fondants with Grilled Plums

Pure indulgence
Serves 4

INGREDIENTS

- + Butter, 50g
- + White chocolate, 50g
- + Eggs, 1 whole and 1 yolk
- + Castor sugar, 60g
- + Flour, 50g
- + Plums, 4
- + Brown sugar, 4 Tbs

METHOD

Heat oven to 160 C. Melt butter and white chocolate in a bowl over boiling water, and once melted remove from heat. Cool for 10 minutes.

Beat eggs and sugar until pale, thick, creamy and increased in volume. Add the cooled white chocolate, butter mixture, combine and then finally, gently fold in the sifted flour.

Butter 4 little ramekins or silicone cookie cups and dust with flour. Fill two thirds with the batter and bake for 12 minutes. A few more minutes in the oven could rob you of your liquid centre, so be alert.

As soon as you have removed the fondants from the oven, flip them over and they should slide out onto pre-warmed plates. Serve immediately with the grilled plums and shavings of white chocolate.

PLUMS

Slice the plums in half and remove the stone. Sprinkle half a tablespoon of brown sugar onto each plum half and place under the grill or in an air fryer until the tops are bubbling and caramelising.

NOTE• Get your timing right so plums and fondants are ready at the same time.

Buttery Pear, Fig and Pecan Rolls

Melt-in-the-mouth pastry encasing a superb fruity combo.

A winner!

Makes 14

INGREDIENTS

FILLING

- + Pears, 100g
- + Figs, dried, 50g
- + Pecan nuts, 25g
- + Butter, melted, 20g
- + Muscovado sugar, 1 Tbs
- + Honey, 1 Tbs
- + Old Brown Sherry, 1 Tbs
- + Salt, ¼ tsp
- + Vanilla, 1 tsp
- + Fresh rosemary, chopped, 1 tsp
- + Apricot jam, 1 Tbs

PASTRY

- + Butter, 150g
- + Flour, 1½ cups
- + Baking powder, 1 tsp
- + Castor sugar, 2 Tbs

METHOD

FILLING

Heat oven to 175 C. Chop dried figs and soak in boiling water for 15 minutes. Peel and dice the pears, chop the nuts and combine with all other filling ingredients, excepting the apricot jam. Drain the softened figs and add to the mixture.

PASTRY

Place all pastry ingredients in a food processor and mix until a soft dough forms. Refrigerate for 15 minutes, then roll into a rectangle about ½ cm thick. Work on baking paper or a silicone baking mat so you can easily lift your finally prepared pastry onto a baking tray. Spread the pastry rectangle with apricot jam and then evenly cover with the filling. Gently roll up into a long log and position so the closing edge is underneath. Carefully pinch the two sides closed to hold the filling in. Bake for 35 mins. Allow to cool before slicing with a sharp non-serrated knife.

NOTE• If the mixture is too warm when you slice, it will crumble. Be patient, it will be worth it. ■





TEMENOS IS AN OASIS IN THE HEART OF THE HISTORIC TOWN OF MCGREGOR

BY HEDI LAMPERT

Rain pattering on thatch and layers of birdsong wake me on my first morning in the haven of Temenos Retreat. Outside, the ducks are dozing on the banks of a pond fringed by weeping willows. A peacock, resplendent in azure and emerald finery is particularly obliging, barely batting a magnificently lashed eye when I move in with my camera for a closeup.

I wander along a path, around a leafy corner, and there nestling in an arbor is the quaint Little Way chapel, I tiptoe past, even though nobody else is around, I don't want to dent this palpable serenity. A pretty, paved way under arches heavy with creepers leads me to The Peace Garden with its spiral, where prayer flags adorn the trees. Continuing, I take in an alcove bedecked with flowers, fruit and gilded flourishes dedicated to beauty and abundance, presided over by the goddess Lakshmi. A few paces away there's a tiny shrine to Ganesh, with his elephant head, representing intelligence and wisdom – here a candle has already been lit by an earlier bird. Further on, a sign indicates I've reached The Well. Along a short, curved, walled alley and through a set of double doors, I part thick velvet curtains to find an enchanting, shadowed space. Here I settle into a nest of scatter cushions, listening to the burbling of the water in the well

around which this sanctuary has been created. I stop awhile before resuming my adventure.

Over bridges and along cobbled paths I wander, discovering more pools, more peacocks and a guinea fowl with a brood of zig-zagging hatchlings. I find thoughtfully placed benches and more intriguing doors leading to little rooms – each offering an inviting space in which to retreat, contemplate, pray, meditate or simply pause to marvel at the beauty of the light filtering through the stained-glass windows. As I make my way back to my cottage, it dawns on me that just a short while ago, upon setting out, I had not really been searching, but yet, I found ... a lot.

With an appetite all the heartier for my walk, I breakfast at Out Of Africa café on buttery scrambled eggs, roasted tomatoes and ciabatta. Here I chat to chef Christiaan Campbell, who wowed our tastebuds the night before at Tebaldi's Restaurant with melt-in-the-mouth lamb, gnocchi as light as clouds, smokey baba ghanoush, and a fig and almond tart to which I could justify writing an ode!

Foodies will know Christiaan for his culinary creations at Delaire Graff and Boschendal and his ethical and sustainable approach to sourcing of ingredients. His contemporary, country-cuisine-style offerings are always curated literally with love for everything that's gone into the dish. It follows that diners feel nourished and cared for. The philosophy extends to everyone involved in preparing and serving the food too. "Every

day, each staff member knows what unique contribution to make in order to impact positively on their own lives and those around them, and to Temenos and Tebaldi's," says Christiaan, who also heads up Living Exchanges, a coaching programme espousing collaborative processes that engage employees with the purpose of the organisation. And it shows – the servers are nothing short of welcoming and attentive, undoubtedly proud of the dishes they place before us, and they certainly seem to be a contented bunch.

Temenos is Greek for "a sacred space" and when I meet Billy Kennedy, whose vision, tenacity and sweat have given rise to the retreat and its glorious garden, everything falls into place. "Temenos is intended to be an oasis of rest open for all travellers," says Billy, who purchased the property in the mid 90s when it was little more than a run-down homestead on open veld. "I wanted it to be a place where there are no barriers, no rules or regulations, no pressure on the guest to follow this way or that." It was Billy's intention that the garden become a microcosm for tolerance and compassion. Through any lens, it's a truly special space.

Temenos is home to 14 en suite cottages offering double or twin beds. Opt for self-catering or dine at the restaurants. Complement your retreat with relaxation therapies, yoga, hiking, swimming and browsing the various offerings in the historic town of McGregor and surrounds. ■

Find out more at www.temenosretreat.co.za

4 EASY STEPS TO A LUSH GREEN LAWN YEAR ROUND

I'D GIVEN UP ON HAVING LAWN IN LARGELY SHADY PARTS OF MY GARDEN; WHAT WITH POOR SOIL, LOTS OF TREES AND REGULAR CANINE TRAFFIC. BUT, THAT'S ALL CHANGING - I'VE DISCOVERED A MAGIC FORMULA AND IT'S EASY AS 1,2,3,4

BY HEDI LAMPERT

1. ENRICH YOUR SOIL

Like many other properties in the South Peninsula, mine has sandy soil – water just runs off like droplets of oil. All the moisture is absorbed by an extensive layer of kaolin, which is essentially porcelain clay lying a short distance below the surface. I'm now using Khoisan Trading Gardener's Gold Dust

to assist in moisture retention.

Application is simple, just loosen the soil with a spade and then sprinkle on the gold dust – a handful per m², then water it in

PRO SOIL TIP:

+ Apply gold dust three to four times a year.

2. SOW THE SEEDS

Sprinkle grass seeds as per prescribed sowing coverage on the prepared soil. A blend of grass seed varieties ensures year-round coverage in all areas of your garden. Starke Ayres Four Seasons Lawn Seed is highly effective – sow in autumn and your lawn will grow seamlessly from winter into spring and summer. In particularly shady areas, especially under trees, where soil is drained of nutrients, try Starke Ayres Shady Mix Lawn Seed.

PRO SOWING TIP:

+ Mix grass seed with river sand then sow – the sand makes it easier to sow thinly and see coverage.

3. TOP DRESS AND FERTILISE

Dust the lawn with a quality topsoil/dressing, followed by a sprinkle of fertiliser.

FERTILISER TIP:

+ If your dogs always eat your organic fertiliser, shift to a chemical 3.1.5, which is not as tempting for them. Apply every four to six weeks using 100g to 150g per m².

+ If you do not have dogs, use Talborne Organics Vita Green 5.1.5, as it's a slow-release organic fertiliser, which maintains a nutrient-rich residue in the soil for four months.

4. WATER YOUR GRASS OR PLAN TO SOW JUST BEFORE IT RAINS

PRO MOWING TIPS:

+ DON'T mow newly-seeded grass until it's taken firm root. When mowing, do not crop too low – rather leave the grass tufts a little fluffy, so that more of the blade/leaf is exposed to sunlight to allow for food production/photosynthesis and better established roots.

+ DON'T rake over newly-planted grass since fragile tufts trying to establish themselves are likely to be uprooted.

LAWN MAINTENANCE TIP:

+ Sprinkle a little extra grass seed after mowing, followed by a thin film of weed-free lawn dressing. Use Kelpak as a monthly foliar spray to supplement your fertiliser programme, particularly if your soil is sandy and depleted of nutrients, as it helps to maximise nutrient uptake by plants – it's also odourless. ■



STARKE AYRES FOUR SEASONS LAWN SEED

Four Seasons is a specific blend comprising Bermuda, Perennial Rye, Kentucky Blue Grass and Tall

Fescue. It's ideal for coastal or warm inland areas. Tall Fescues and cold-tolerant Bermuda grasses ensure good winter activity. This lawn blend is excellent in sunny areas, partial shade, heat, drought and salinity conditions. It also fares well with high traffic areas and needs 50 percent less irrigation than traditional cool-season grasses.



STARKE AYRES SHADY MIX LAWN SEED

This popular blend of Tall Fescue and Kentucky Blue Grass has a high shade tolerance and won't go dormant

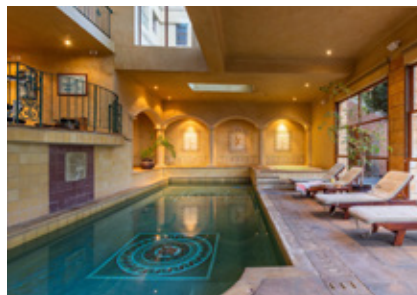
in winter. It yields dark-green grass in both sun and shaded areas, has low water requirements and tolerates high traffic.


STARKE AYRES
GARDEN CENTRE
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*Exclusive grandeur with
exceptional security*



● **CONSTANTIA UPPER**
R79 000 000

Web Ref No 5515498
Beds 10
Baths 11
Receptions 10
Garages 4

Cielo ne Capo is a Tuscan Villa-style masterpiece on a prime 10 738m² estate boasting magnificent valley, vineyard, mountain and sea views. Molded ceilings, bespoke wood finishes, picture windows, classic wall murals, skylights, pillars and archways, an extensive office, and entertainment facilities make for a palatial home. Spread over five-levels, with ten 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 pyjama lounge, wine bar, expansive enclosed veranda, atrium, formal and informal lounges. The property enjoys exceptional security. Cielo Ne Capo has featured in Hollywood, Bollywood, and European films and in many ad campaigns making this an income-generating investment.



Grandeur with underground parking

This magnificent, custom-designed home is on a level 4 037m² with pool and tennis court, and embraces spectacular north-facing mountain views. The ground-floor living spaces open to a deep veranda, ideal for indoor-outdoor entertaining. Among the many highlights are the grand entrance, formal lounge with fireplace, eat-in kitchen, expansive office, media/cinema room, gym and ample garaging, including 12 underground parking bays. Staff accommodation/teen pad with kitchenette and separate entry add convenience. Minutes away from a selection of shopping centres, wine estates, vineyard walking trails and a good choice of restaurants.

● **CONSTANTIA UPPER R27 500 000** Web Ref No 5583674 • Beds 5 • Baths 6.5 • Receptions 3 • Garages 3 • Parking 12
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za



‘Wycombe Place’ desirable estate

One of six luxury, sectional-title homes in a gated estate. North-facing, comprising en suite bedrooms, a study, formal lounge, interleading dining and entertainment/TV area, with built-in Pizzetta pellet fireplace and gas braai, plus a bar. Defined by spacious interiors and high-volume ceilings, the residence is set on low-maintenance grounds of 764m². Enjoy a carefree, lock-up-and-go lifestyle. Borehole water, solar heating to all geysers, greywater and a rainwater harvesting underground tank ensure greener living. High-speed fibre, a lithium back-up battery and an inverter are a few of the special features.

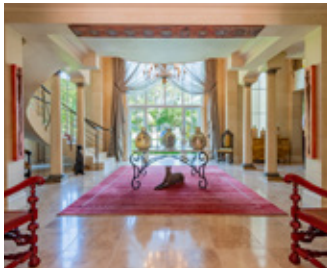
● **CONSTANTIA UPPER R16 750 000** Web Ref No 5162956 • Beds 4 • Baths 4.5 • Receptions 4 • Garages 2 • Study • Bar
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za



75 on Rathfelder

Building has commenced on three luxurious bespoke new builds in the sought-after avenue overlooking the Rathfelder Meadow with extended views of Table Mountain, Devil's Peak and False Bay. DCCD Property Developers in collaboration with Mira Architects offer an inspired modern take on barn-style architecture, creating a contemporary sophisticated environment. The development is defined by lock-up-and-go convenience, with low maintenance and running costs, while still providing for a safe, luxurious lifestyle. Asking price excludes VAT. No Transfer Duty.

● **CONSTANTIA UPPER FROM R26 950 000** Web Ref No 5311150 • Beds 4 • Baths 4.5 • Garages 3
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za



Epitome of style, grace and quality

Exceptionally well presented, this bespoke Constantia Upper home features impeccable quality and fine craftsmanship. Spacious and elegant, it epitomises style and quality. Large bay and picture windows ensure abundant sunlight and excellent views of the garden towards the mountains. Located down a private and tranquil cul-de-sac with easy access to Constantia's amenities and a selection of walking trails. Close by you'll find Uitsig, Groot Constantia, Buitenwerwaching and Klein Constantia world renowned wine farms, as well as high-end shopping centres.

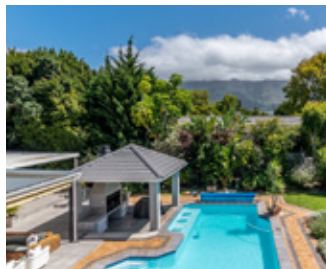
● **CONSTANTIA UPPER R25 900 000** Web Ref No RL19517 • Beds 5 • Baths 5.5 • Receptions 4 • Garages 3
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za



Prime position in Monterey Drive

This large family home sits on a magnificent 7 663m² with tennis court, pool and an indigenous, water-wise garden. Generous spaces with extra-high ceilings abound. Living and sleeping areas are 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 onto the pool deck. A separate, spacious, double-volume flatlet, four garages and staff accommodation complete this superb offering.

● **CONSTANTIA UPPER R23 500 000** Web Ref No 5215052 • Beds 5 • Baths 4 • Receptions 4 • Garages 4 • Flatlet
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za



Spacious, renovated and off the grid

Set in a quiet, leafy avenue, this light, north-facing family home is easy to maintain. With recently refreshed interiors, it has great indoor-outdoor flow from the open-plan kitchen to the spacious reception rooms opening via glass stacking doors to beautiful, covered patios and the lush, borehole-watered garden. A large, upstairs, air-conditioned teen pad/entertainment room, with TV point allows for relaxed family living. Other features include: high-end porcelain tiles, upgraded bathrooms, state-of-the-art security, solar panels, an inverter with battery backup and a water filtration system for stress-free uninterrupted living.

● **CONSTANTIA UPPER R13 900 000** Web Ref No RL19573 • Beds 6 • Baths 4.5 • Receptions 3 • Garages 3 • Study
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za



Exceptional entertainer's dream

Light, views and an indoor/outdoor lifestyle define this secure home. 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. The property is off the grid with a borehole and inverter.

● **CONSTANTIA UPPER R21 900 000** Web Ref No 5151169 • Beds 5 • Baths 5.5 • Receptions 4 • Garages 4

Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za

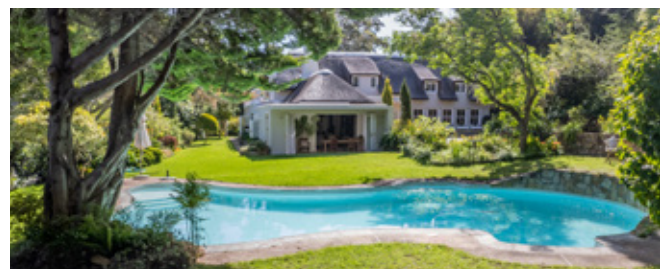


Premier Silverhurst Estate

Elevated in a tranquil setting, this multi-storey home includes, a lounge with bay window, fireplace and French doors to a wraparound balcony. A dining room and separate study also boast French doors to the balcony, while the eat-in kitchen opens to a conservatory. An entertainment/games room with built-in pub leads to the garden with a plunge pool. Solar PV panels, plus a borehole with filtration system allow almost entirely off-the-grid living.

● **CONSTANTIA UPPER R19 950 000** Web Ref No 5389904 • Beds 4 • Baths 3.5 • Receptions 3 • Garages 2

Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za



English charm with magnificent views

With mountain and ocean views, this characterful home features lead-paned and large sash windows, American wood-engineered and Batavian tiled flooring as well as wood-burning fireplaces. A dine-in kitchen, with two dining areas flows into a paved, central courtyard. The exquisite 4 212m² garden boasts a pool, walking paths, sheltered sitting areas and abundant borehole water. Excellent security and a separate one-bedroomed flatlet.

● **CONSTANTIA UPPER R17 990 000** Web Ref No 5567647 • Beds 5 • Baths 6 • Receptions 4 • Garages 3

Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za



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Sillery Security Estate

Enjoy comfort and space in this beautifully designed, U-shaped home flooded with natural light and set in a lush borehole-watered garden. The lounge features a built-in, wood-burning fireplace with glass front. French doors open to the beautifully landscaped back garden with a citrus tree, clivia and roses. Glass stacking doors lead to the north-facing, all-seasons covered patio, offering spectacular views of the surrounding mountains, established common landscaped gardens with natural dam, walkways and an abundance of birdlife in a tranquil setting. The property benefits from 24-hour manned security making this an ideal lock-up-and-go opportunity.

● **CONSTANTIA UPPER R15 950 000** Web Ref No 5169404 • Beds 3 • Baths 3 • Receptions 3 • Garages 2 • Parking 3
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za



● **CONSTANTIA UPPER R15 995 000** **North-facing contemporary home**

This north-facing, private and secure, three-storey home is set on 2 600m² of 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 lounge are separated only by a double-sided fireplace, and open to the pool patio and private veranda. The lower level features include a wine cellar and a large versatile room.

Web Ref No 5444619 • Beds 5 • Baths 3 • Receptions 3 • Garages 4
Grant Trompeter – 082 731 3658 – grant@greeff.co.za
Lesley Payne – 082 455 4808 – lesley@greeff.co.za



● **CONSTANTIA UPPER R13 950 000** **Winelands country estate**

This bespoke 12-home estate offers a tranquil country lifestyle with 24-hour security and all modern conveniences. The last property available, this north-facing home boasts breathtaking mountain views. Light and bright with modern interior finishes, high ceilings, and large window frames, the property offers elegance and comfort with its open-plan living areas. An extended-entry driveway, with automatic gates allows for extra parking.

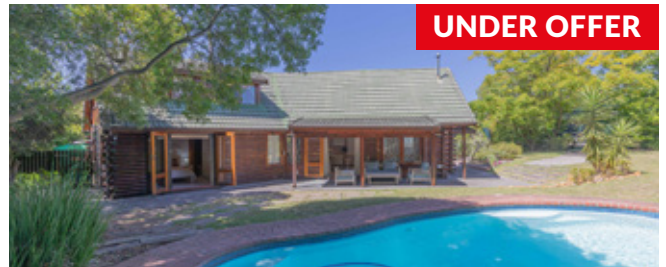
Web Ref No RL19560 • Beds 4 • Baths 4.5 • Receptions 3 • Garages 2 • Parking 2
Grant Trompeter – 082 731 3658 – grant@greeff.co.za
Lesley Payne – 082 455 4808 – lesley@greeff.co.za



Magnificent setting and views

One of two homes in a sectional title development with separate-entry access, this renovated home boasts a flowing contemporary layout. The ground floor living area includes a modern kitchen, open plan to the expansive lounge and dining areas, with glass stacking doors to an all-seasons undercover patio, with built-in braai and prep basin. The pool deck with its stunning liquid amber tree offers glorious shade.

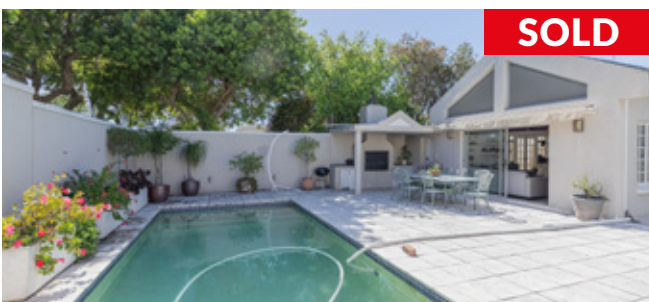
- **CONSTANTIA UPPER R13 950 000** Web Ref No RL19566 • Beds 5 • Baths 5 • Receptions 3 • Garages 2 • Staff suite
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za



Log cabin on lush grounds

Filled with natural light, this recently renovated log cabin, with double-volume spaces, a wood-burning Godin fireplace and wooden floors, sits in an expansive private garden, with pool, braai area and fire pit, plus a 5 000L rain tank and excellent security. This unique property offers a perfect environment to disconnect and find a sense of calm. The atmosphere is warm and cosy yet sophisticated and modern.

- **CONSTANTIA R5 895 000** Web Ref No RL19536 • Beds 3 • Baths 2 • Receptions 2 • Carports 2
Alison Ball – 082 706 8690 – alison@greeff.co.za



● **CONSTANTIA R4 995 000**
Sought-after neighbourhood

Designed for maximum privacy and enjoyment, this home boasts an undercover patio and pool. The bedrooms are apart from living areas and include a teenage pad with separate entrance. A modern kitchen, air-conditioning, electric fence, alarm, manicured lawn and double automated garage complete the picture.

- Beds 4 • Baths 4 • Receptions 3 • Garages 2
Alison Ball – 082 706 8690 – alison@greeff.co.za

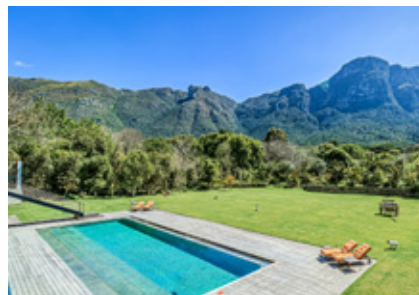
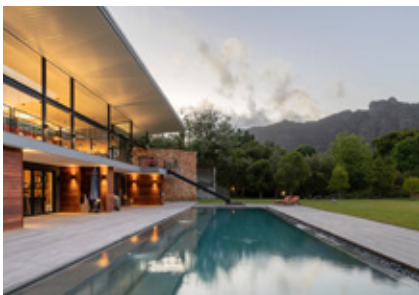
● **CONSTANTIA UPPER R3 250 000**
Private plot and plan

This approximately 450m², sectionalised, elevated plot is located down a private and exclusive, tree-lined cul-de-sac, with magnificent valley and mountain views. There are council-approved plans to build a spectacular 193m² double-storey home with a single garage. A wonderful investment opportunity.

- Web Ref No RL19497 • Plot
Grant Trompeter – 082 731 3658 – grant@greeff.co.za
Lesley Payne – 082 455 4808 – lesley@greeff.co.za



Your own private paradise



● BISHOPSCOURT POA

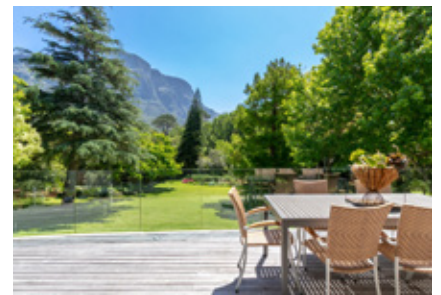
Web Ref No 5508781
Beds 6
Baths 7.5
Receptions 4
Garages 6
Parking 4
Flatlet

This is a stately and unique Bishopscourt home in an enviable position with some of the best views in the world. You'll feel like you're 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 architectural, linear design creates a sleekness, without detracting from homely comfort. Clever design also ensures the vistas are enjoyed from each bedroom and living area. Open-plan, user-friendly living space with three-metre-high ceilings and three-metre stacking doors, allows for uninterrupted panoramic views. The main bedroom boasts Florida underfloor heating and a steam room and has stacking doors leading to a private deck showcasing exceptional views. A further four en suite bedrooms open via stacking doors to the wooden deck, pool area and garden. A well-equipped guest cottage sits in nearly two acres of meticulously manicured lawn. Plus: a heated 18 x 6 m swimming pool, a studio and bar, a gardener's room with full bathroom and security, a guardhouse and 60 thousand litres of potable water supplemented by water from the two boreholes.

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



An architectural showpiece



● BISHOPSCOURT R38 000 000

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

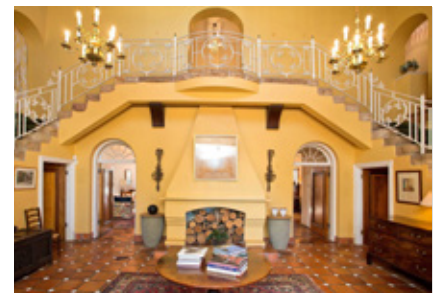
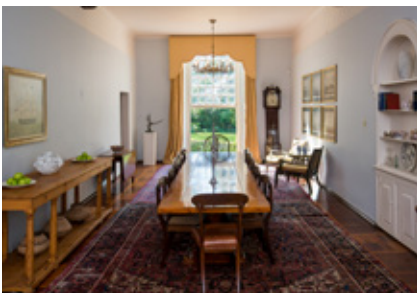
A truly unique design with one of the best views in Bishopscourt, captured by the expansive windows and glass folding doors opening to this magnificent setting, reminiscent of a private corner in Kirstenbosch. An imposing entrance leads to the various entertainment areas with flowing living rooms, all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

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

SOLD



*Old Cannon Brewery –
The Downton Abbey of Newlands*



● **NEWLANDS**
POA

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



Pristine and regal home in Bishopscourt

Classic, yet comfortable, this spacious home includes an outdoor braai area, pool, wine cellar and drawing room. Balconies, terraces and floor-to-ceiling windows offer seamless mountain views. Underfloor heating, a Jacuzzi, heated pool, wood-burning fireplaces and an undercover patio mean year-round comfort. The gentlemen's study, breakfast room, chandeliers, French doors and staff accommodation emphasise the traditional appeal.

● **BISHOPSCOURT R27 000 000** Web Ref No 5655843 • Beds 4 • Baths 3.5 • Receptions 2 • Garages 3 • Parking 4
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Palmboom double storey

This open-plan home is located on the highly sought-after Palmboom Road. It features a wood-burning fireplace, kitchen with separate scullery, study, bar, double garage with direct access, garden and a courtyard. The main bedroom offers an en suite bathroom, walk-in wardrobe and access to a courtyard. High ceilings, open-plan design, sky lights and extensive overhead lighting create a bright and spacious reception. Complete with balcony and magnificent mountain views.

● **NEWLANDS R11 990 000** Beds 3 • Baths 3 • Receptions 3 • Garages 2 • Parking 2
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Perfect lock-and-go for “swallows”

This compact home has two en suite bedrooms, a modern kitchen and open-plan living room with access to a courtyard boasting a mountain view. The many windows, glass stacking doors and skylights keep the interior bright with plenty of natural light. With easy access to the city centre and beaches, this could be the ideal property for an Airbnb or a pied à terre for “swallows”.

● **NEWLANDS R8 900 000** Web Ref No 5700811 • Beds 2 • Baths 2 • Reception 1 • Garages 2
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Sprawling traditional home

Located at the foot of the mountain and opposite the lovely Tequila Meadow, this spacious property boasts plenty of indoor and outdoor space for entertaining, with two living rooms, a dining room, study, bar and an outdoor patio leading to a swimming pool. The large galley kitchen has a breakfast nook which could easily be converted into a scullery. Complete with garaging for three cars.

● **NEWLANDS POA** Beds 4 • Baths 3 • Receptions 3 • Garages 3

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



Rare Newlands find

At the foot of the mountain in private Fernwood, this comfortable and colourful home boasts immaculate lighting and dynamic design. It includes a built-in breakfast nook, floating stairs, and fireplaces in all living areas. An extra-large study attached to the main bedroom could be ideal as a nursery. This home has an adjoining flatlet, with all the necessary amenities for Airbnb. Complete with all the usual security features.

● **NEWLANDS R9 300 000** Web Ref No RL19586 • Beds 2 • Baths 3 • Receptions 3 • Garages 2 • Parking 2 • Study • Pool

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



Family home with wonderful atmosphere

This home was originally designed by renowned architect Sam Abramson to incorporate quality and style. The interior has been thoughtfully updated but remains true to the original vision. Light, wood and greenery lend an organic and natural feel. With its marriage of style and functionality, this home must be viewed to get a full appreciation of its unique appeal.

● **NEWLANDS R7 990 000** Beds 3 • Baths 1.5 • Garages 2 • Parking 6 • Staff accommodation

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



● NEWLANDS R7 650 000

New, contemporary security cluster

This prestigious, secure, niche estate in the leafy suburb of Newlands comprises three luxury urban homes. Triple storey with 21st-century-lifestyle design, the homes are close to an extraordinary spread of facilities – many within easy walking distance. This is a stylish and contemporary take on the urban townhouse, enriched, however by the benefits of outdoor space, sunlight and views.

Web Ref No 3477653 • Beds 4 • Baths 3.5 • Garages 2 • Parking 3
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



● NEWLANDS R7 500 000

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 includes an office, playroom, lounge, dining room and kitchen. This ultra-sophisticated house is close to the desirable hub of Newlands, with boutique stores, coffee shops and restaurants.

Web Ref No 4492146 • Beds 3 • Baths 2 • Receptions 3 • Garages 2
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



● CLAREMONT UPPER R5 950 000

Sunny, set back and modern

Contemporary, private and well located, this home is perfect for the family who enjoys a happy and relaxed lifestyle. Strategically placed, high, panoramic windows allow light to flood into the living areas and kitchen. Added to that, there is an easy flow between the kitchen, dining room and lounge, with glass sliding doors opening onto a north-facing garden and pool.

Web Ref No 5227021 • Beds 3 • Baths 2 • Receptions 3 • Garages 2 • Parking 2
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



● NEWLANDS R4 600 000

Location, location, location

Just a two-minute walk from SACS, Newlands Village and Dean Street shopping centre, this home is in the prime location. Charming, with two bedrooms, a wood-burning fireplace and wooden floors, this is the ideal starter home or downsizer. Well-built with a robust foundation, the home boasts high ceilings, fanciful trimmings and chandeliers imparting a sense of romance.

Web Ref No 5568402 • Beds 3 • Bath 1 • Reception 1
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



● **CLAREMONT UPPER R11 950 000**

Unique showcase home

This extraordinary period home, elegantly appointed in keeping with the grace 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, understated garden. Picture dreamy afternoons relaxing on the extensive wraparound veranda, admiring the mountain view amidst lavender.

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

Charles Silbert – 082 555 4286 – charles@greeff.co.za
Daniele Matheson – 083 556 9391 – dani@greeff.co.za



● **CLAREMONT UPPER R6 700 000**

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 2 706m² (excluding covered terrace).

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

Charles Silbert – 082 555 4286 – charles@greeff.co.za
Daniele Matheson – 083 556 9391 – dani@greeff.co.za



● **CLAREMONT UPPER R4 750 000**

North-facing family home

This charming property with a pool in Claremont Upper offers a unique opportunity to redesign and create the home of your dreams. Located in a highly sought-after school catchment area, it is ideal for a family with young children, and is perfectly situated for easy access to all amenities.

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

Charles Silbert – 082 555 4286 – charles@greeff.co.za
Daniele Matheson – 083 556 9391 – dani@greeff.co.za



● **CLAREMONT UPPER R3 600 000**

Contemporary meets classic

This lovely Victorian cottage has been given a thoughtful, modern refresh while retaining its original charm and character, as seen in the polished wooden flooring, ornate porch detailing and sash windows. Well-secured with security and insect-repelling screens, American shutters and an alarm system. Secure parking is available for two vehicles.

Web Ref No RL19570 • Beds 3 • Baths 2 • Reception 1 • Parking 2

Charles Silbert – 082 555 4286 – charles@greeff.co.za
Daniele Matheson – 083 556 9391 – dani@greeff.co.za



● RONDEBOSCH R25 950 000

Prestigious home surrounded by nature

This magnificent family home, located on the largest plot in the heart of the Rondebosch Golden Mile, boasts stunning west-facing views of Table Mountain and Devil's Peak. The original character has been preserved, but this home has been modernised for a family who loves to entertain. With everything you could possibly want, from location to luxury with character, comfort and a pool.

Web Ref No 5568104 • Beds 5 • Baths 4.5 • Receptions 3 • Garages 2 • Parking 2
Jonathan Shulman – 076 493 6144 – jonathan@greeff.co.za
Val Petzold – 083 625 0433 – val@greeff.co.za



● RONDEBOSCH R7 999 000

Large, versatile home

Pristinely maintained and on the largest plot in the area, this home offers luxury living with open-plan ease, while staying true to its original character. A true gem in the heart of Rondebosch. This home is rich with possibilities and is not to be missed.

Web Ref No 5616234 • Beds 4 • Baths 2 • Receptions 2 • Garages 3
Jonathan Shulman – 076 493 6144 – jonathan@greeff.co.za
Val Petzold – 083 625 0433 – val@greeff.co.za



● RONDEBOSCH R4 600 000

A magical, unseen surprise

Along a tiny lane, secluded amongst a myriad of hydrangeas, you'll find a gorgeous visual of character antique windows, painted the palest-of-pale French blue, complementing the natural, limewashed walls, giving just an inkling of what lies beyond...

Web Ref No RL19544 • Beds 3 • Baths 2 • Receptions 2 • Parking 3
Mark Shagam – 083 2724 004 – mark@greeff.co.za



● ROSEBANK R2 995 000

Large freehold townhouse

Three glorious floors of space. Double-volume living room, up a few steps to an open-plan dining room with expansive kitchen. Three double bedrooms, each with own bathroom, and more. The open-plan dining room with expansive kitchen includes an oven and hob. There's an outdoor braai area and patio garden too. You even have the option to purchase all the household furnishings too, in super condition, and simply stylish.

Web Ref No RL19545 • Beds 3 • Baths 3.5 • Receptions 2 • Garage 1 • Parking 1
Mark Shagam – 083 2724 004 – mark@greeff.co.za



Six bedrooms and three flatlets

Set across two levels on a lush, 1 200m² plot in Oude Pinelands, this property is secure, serene, and spacious enough to provide a large family with multiple options. The studio and upper-level apartment are ideal for multi-generational living. Alternatively, the owner could live in one section of the house and earn additional income through short-term letting on Airbnb. The options are endless.

● **PINELANDS R6 495 000** Web Ref No 5646435 • Beds 9 • Baths 9 • Receptions 4 • Parking 8

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

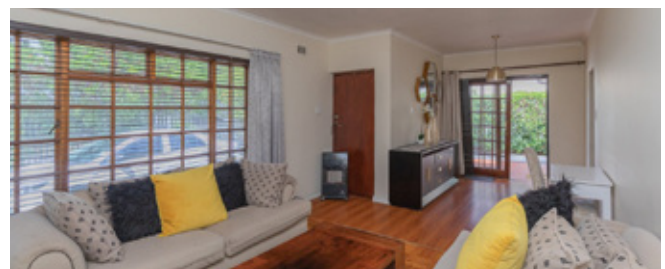


Charming home with endless potential

Well-built and spacious, this lovely two-level home in Champagne boasts two sizeable reception rooms with plenty of natural light. The first is cosy with a feature fireplace, flanked by two alcoves for wood storage. The second reception room makes an ideal TV room or second lounge, with sliding doors opening to a patio boasting outdoor seating and a built-in braai.

● **PINELANDS R4 595 000** Web Ref No RL19478 • Beds 3 • Baths 1.5 • Receptions 2 • Garages 2 • Parking 4

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



Cosy home on spacious grounds

You are welcomed into this lovely property by a lush front garden with a sunlit veranda leading to the entrance. A tastefully designed living room area with French windows and sliding doors is perfectly complemented by the laminate and light parquet flooring. The one-bedroomed apartment has a signed lease at R7 400 per month until 31 March 2024.

● **PINELANDS R3 245 000** Web Ref No 5623715 • Beds 3 • Bath 1 • Receptions 2 • Parking 4

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



● **LANSDOWNE R4 495 00**
Modern, dual-living, double-storey home

This perfectly positioned home offers spacious living areas, a fully fitted eat-in kitchen and a storeroom under stairway. Three double bedrooms – main with mountain-facing private balcony, dressing room and en suite. Separate self-contained flatlet, plus a work-from-home opportunity or staff accommodation. Front and back garden with an irrigation system.

Web Ref No RL19547 • Beds 3 • Baths 3 • Receptions 2 • Parking 4
Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za



● **KENWYN R3 295 000**
Corner home with verdant surrounds

This spacious residence is adorned with a palette of muted colours flowing throughout. The well-positioned property includes a separate, income-generating flatlet, plus a work-from-home opportunity. The splash pool and braai facilities are adjacent to the lush garden with many mature trees. Price negotiable.

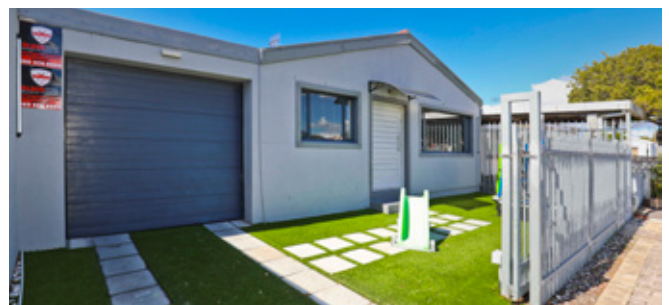
Web Ref No 5546487 • Beds 3 • Baths 2 • Receptions 2 • Garages 2 • Parking 2
Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za



● **SYBRAND PARK R2 890 000**
Spacious family residence

This well-positioned home boasts two paved driveways, open-plan living areas, a fully fitted kitchen, three bedrooms with built-in cupboards and a family bathroom with separate toilet. There is a separate flatlet, while a tiled garage includes a bathroom. An enclosed carport accommodates three cars. PLUS: secure off-street parking for approximately seven cars.

Web Ref No RL19561 • Beds 3 • Baths 3 • Receptions 2 • Garages 2 • Carports 3
Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za



● **PENLYN ESTATE R2 295 000**
Elegant and stylish family home

This well-presented home boasts an open-plan area with stacked doors leading to a private pool area. Features include: a gourmet-style kitchen with Caesarstone countertops, three bedrooms – master bedroom includes a dressing room and en suite bathroom – an automated garage for two cars and excellent security throughout.

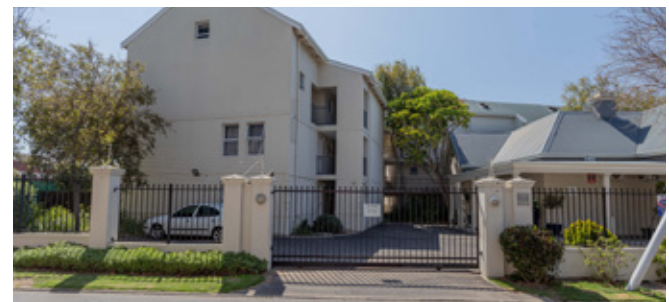
Web Ref No RL19578 • Beds 3 • Baths 2 • Reception 1 • Garages 2
Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za



● **WYNBERG UPPER R1 250 000 – R1 995 000**
Investor's paradise with charming views

For first-time buyers and savvy investors, this offer ticks all the right boxes. With spectacular views and so much potential, these spacious one- and three-bedroomed apartments include a garage and parking space with entry to the well-kept communal garden.

Web Ref No RL19506 & RL19507 • Reception 1 • Parking 1
Aaqilah Hendricks – aaqilah@greeff.co.za – 083 296 1945



● **PLUMSTEAD R1 095 000**
Modern loft apartment

Upon entry, you are met with an open-plan kitchen and lounge, which boasts natural light from its north-facing Juliet balcony. Modern kitchen, with additional granite counter space. Ideal for entertaining family and friends.

Web Ref No RL19500 • Bed 1 • Bath 1 • Reception 1 • Parking 1
Aaqilah Hendricks – aaqilah@greeff.co.za – 083 296 1945



● HARFIELD VILLAGE R5 999 500

Rustic charm

This character-filled home has well-maintained wooden floors throughout and boasts three bedrooms with en suite bathrooms, an open-plan lounge and country-style kitchen. The cottage includes one bedroom with an en suite, kitchenette and an air-conditioned lounge leading to a private garden.

Web Ref No 5632130 • Beds 3 • Baths 3.5 • Receptions 2 • Garage 1
Matthew White – 082 817 1044 – mwhite@greeff.co.za

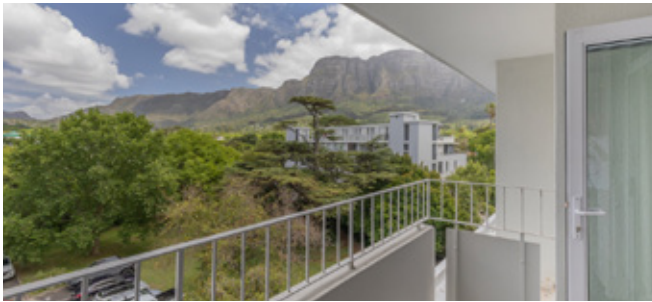


● CLAREMONT UPPER R5 200 000

Contemporary penthouse living

This pristine, north-facing penthouse offers impeccable attention to detail throughout. Natural light streams in from the floor-to-ceiling glass and aluminium sliding doors leading to a wide balcony with mountain views. There is a communal pool.

Web Ref No 5563442 • Beds 2 • Baths 2 • Receptions 2 • Parking 2
Matthew White – 082 817 1044 – mwhite@greeff.co.za
Sami Mirza – 072 230 7155 – sami@greeff.co.za



● NEWLANDS R3 050 000

Start living your dream

Beautifully finished throughout, this breathtaking two-bedroomed apartment is in a sought-after and secure apartment block. Inside, you are welcomed by a light and bright, open-plan area comprising a spacious living room and kitchen.

Web Ref No 5624716 • Beds 2 • Bath 1 • Reception 1 • Garage 1
Matthew White – 082 817 1044 – mwhite@greeff.co.za
Sami Mirza – 072 230 7155 – sami@greeff.co.za



● CLAREMONT R2 695 000

Charming in excellent location

This family home features a lounge with a Jetmaster fireplace and a dining room. Three bedrooms include wooden flooring and the master features an en suite bathroom. Complete with a single lock-up garage, a carport and a small wraparound private garden.

Web Ref No RL19521 • Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 2
Matthew White – 082 817 1044 – mwhite@greeff.co.za



● CLAREMONT UPPER R2 495 000

Location, convenience and lifestyle

Step inside this exquisite apartment ideally located in sought-after Claremont Upper. You are welcomed by a bright living space which leads out to an exclusive balcony area overlooking the Claremont Upper surrounds.

Web Ref No 5622023 • Beds 2 • Baths 2 • Reception 1 • Garage 1 • Parking 2
Matthew White – 082 817 1044 – mwhite@greeff.co.za
Sami Mirza – 072 230 7155 – sami@greeff.co.za



● KENILWORTH UPPER R2 250 000

North-facing apartment

This beautifully maintained, ground-floor apartment is ideally located in Kenilworth Upper. The secure apartment block features serene, well-kept grounds and excellent security including electric fencing, an intercom, access gates and 24-hour security.

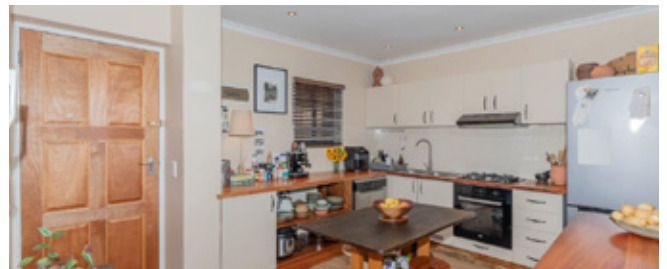
Web Ref No 5610508 • Beds 2 • Baths 1.5 • Reception 1 • Garage 1
Matthew White – 082 817 1044 – mwhite@greeff.co.za



Heritage home

This beautiful heritage home in a quiet Observatory Street, features high ceilings, impeccable period detailing and stylish modern upgrades. The dining area is expansive, while the kitchen boasts ample cupboard space, marble countertops and black-and-white tiled floors. Don't miss out on this large, double-storey home. Walking distance from Observatory Primary School.

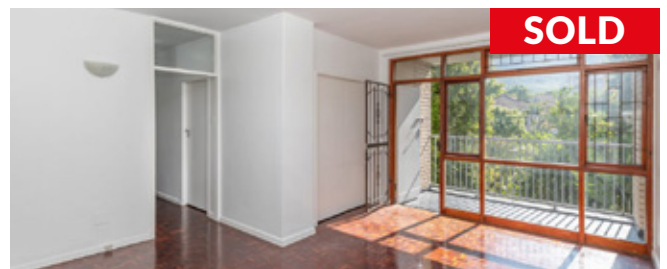
● **OBSERVATORY R3 950 000** Web Ref No 5632317 • Beds 4 • Baths 2 • Reception 1 • Parking 3
Jem Wilson – 083 269 00 22 – jem@greeff.co.za



Sunny loft apartment

This bright and well lit, two-bedroomed loft apartment is in the heart of Observatory. It's a free-flowing and secure lock-up-and-go featuring modern finishes, large windows and stylish design. The spacious, light living room boasts high ceilings. This apartment is perfect for anyone seeking a safe and comfortable living experience.

● **OBSERVATORY R1 950 000** Web Ref No RL19494 • Beds 2 • Baths 2 • Reception 1 • Parking 1
Jem Wilson – 083 269 00 22 – jem@greeff.co.za



Investment opportunity

This apartment is in walking distance from UCT and offers the perfect investment purchase. Beautiful mountain views, secure, quiet and with both an off-street parking and a lock-up garage, this property ticks all the boxes.

● **ROSEBANK R1 300 000** Beds 2 • Bath 1 • Reception 1 • Garage 1 • Parking 1
Jem Wilson – 083 269 00 22 – jem@greeff.co.za



Tranquil living on the vlei

Find these two separate, double-storey homes nestled in a natural paradise on a freshwater lake. These two properties benefit from a serene environment and the abundant wildlife for which Zeekoevlei is renowned. This property is the perfect opportunity for dual-family living. Style meets luxury in the modern kitchen, while an indoor braai room is ideal for rainy winter days. The open-plan dining and living area, with wood-burning, combustion fireplace leads to a wraparound deck. Features include: a home theatre, outdoor entertainment area with seating, a lakehouse-style secondary home, a private jetty plus abundant garaging and parking.

● **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



Large family home

This stunning home in a tranquil setting boasts five bedrooms – three bedrooms in the main house and two bedrooms in a flatlet – two family bathrooms, and a dream kitchen with an open-plan lounge and dining area. The sun-kissed, voluminous lounge, with fireplace and laminate flooring, is ideal both for dining and relaxing. A sizeable front courtyard boasts a manicured garden, while an immense back courtyard features a built-in braai and a mosaic-finished pool. With so much space and such versatility, this home is an absolute gem and must be viewed.

● **ZEEKOEVLEI R2 695 000** Web Ref No RL19582 • Beds 5 • Baths 2 • Receptions 2 • Garage 1 • Parking 4 • Flatlet

Jordan Beya – 078 346 2995 – jordan@greeff.co.za



Large family home in a tranquil setting

Stunning family home with four bedrooms, three bathrooms and an open-plan dining and kitchen area. This home benefits from a one-bedroomed flatlet with a bathroom and a kitchenette. Perfect for entertaining family and friends, this home has a covered patio and a braai area. An additional security feature is a fully functional motorised gate to ensure safety. Complete with aluminium-framed windows and parking for up to seven cars.

● **SOUTHFIELD R2 890 000** Web Ref No RL19471 • Beds 4 • Baths 3 • Receptions 3 • Parking 7

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



● SOUTHFIELD R2 295 000 Convenient living in Kingfisher Estate

Beautiful home boasting three bedrooms, two bathrooms, open-plan lounge and kitchen, a gorgeous wraparound garden and a pool. Includes an enclosed entertainment area, built-in fireplace and is perfect for entertaining family and friends.

Web Ref No 5579432 • Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 6

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



● DIEP RIVER R2 295 000 Spacious and secure

Immaculate home boasting spacious bedrooms, an immense kitchen and lounge with a study. The stunning, brick-paved back courtyard has a pool and a firepit – perfect for entertaining. Solar panels, an access-control gate and an alarm system complete the offering.

Web Ref No RL19482 • Beds 3 • Baths 2 • Reception 1 • Garage 1

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



● STRANDFONTEIN R1 850 000 An entertainer's dream

Step into this gorgeous open-plan home, perfect for entertaining family and friends. An immaculate en suite adjoins the master bedroom and there is a separate braai room. Fitted with security cameras and an inverter to ensure your lights never go off during loadshedding.

Web Ref No 5460729 • Beds 3 • Baths 2.5 • Receptions 3 • Garages 2 • Parking 4

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



● WYNBERG R1 695 000 Serene, modern living

Huge family home benefitting from three bedrooms, three family bathrooms, one sunken lounge, a separate dining room and a kitchen. This home features an entertainment area with a built-in fireplace. The wraparound garden imbues the residence with leafy serenity.

Web Ref No 5656976 • Beds 3 • Baths 3 • Receptions 2 • Parking 3

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



Family home with tranquil ambience

This lovely home is perfect for large families and entertaining guests. Through the front entrance, an open-plan sunken lounge and dining room feature large windows bringing in lots of natural light. It boasts four bedrooms, two family bathrooms, a kitchen and an open-plan lounge and dining room area with spacious courtyards, a pool and parking for up to five cars.

● **OTTERY R2 295 000** Web Ref No 5653997 • Beds 4 • Baths 2.5 • Receptions 2 • Garage 1 • Parking 5

Jordan Beya – 078 346 2995 – jordan@greeff.co.za



● **WYNBERG R1 850 000** **Lovely home in a peaceful setting**

Charming yet modest family home with five bedrooms, four within the main house and one in the flatlet, two bathrooms, one kitchen and a lounge, which includes a built-in fireplace. While perfect for first-time owners, this home has a broad appeal.

Beds 5 • Baths 2 • Receptions 2 • Parking 1

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



● **STRANDFONTEIN R1 795 000** **Perfect for entertainers**

Complete with modern finishes throughout, this beautiful Strandfontein home will tick all the boxes for your property needs. The offering includes an exclusive entertainment area, which has a built-in braai and bar leading out to the pool.

Web Ref No 5527139 • Beds 3 • Bath 1 • Reception 1 • Parking 3

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



● **OTTERY R1 695 000** **A feel-good residence**

An alluring home with three bedrooms, two bathrooms and an open-plan kitchen and lounge area. This home has two spacious courtyards and provides parking for three cars with a motorised gate for added security.

Web Ref No RL19480 • Beds 3 • Baths 2 • Reception 1 • Parking 3

Jordan Beya – 078 346 2995 – jordan@greeff.co.za



● **PELICAN PARK R1 195 000** **Spacious starter home**

Modest, yet spacious and perfect for first-time buyers. Complete with a well-proportioned back courtyard, the home is ideal for entertaining guests. Boasting a double-door garage, you can't go wrong with this great family, starter property.

Web Ref No RL19557 • Beds 3 • Baths 1.5 • Reception 1 • Garages 2 • Parking 1

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

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Ideal four-seasons home

Beautifully designed, open-plan entertainment spaces, cool in summer and warm in winter, with spectacular mountain views. Ideal for casual and formal entertaining, lounge, dining, gourmet kitchen and TV room lead out to a private pool terrace. Entry-level guest suite with private garden and outdoor shower, three upstairs bedrooms, all en suite, and a central pyjama lounge/library opening to balconies. Features include: a study, guest bathroom, laundry/utility room, staff accommodation, garaging for four cars, and a wine cellar/storage room.

● **SILVERTREE ESTATE R13 950 000** Web Ref No 5606192 • Beds 4 • Baths 4.5 • Receptions 3 • Garages 4 • Parking 2
Karen Little – 083 261 8849 – karen@greeff.co.za



Live in the lap of luxury



● **NOORDHOEK**
R20 950 000

Web Ref No RL19477
Beds 6
Baths 7
Receptions 4
Garages 2

This magnificent triple-storey home has direct access to Table Mountain National Park, Silvermine and Noordhoek peak. The offering includes a 2 100m², magnificently landscaped vacant plot. The house itself is sophisticated, yet relaxed with exceptional finishes throughout. Features include: banquet-sized, open-plan living areas, and a gourmet open-plan kitchen with separate scullery and pantry. There is open flow to the terraced garden and pool with breathtaking, uninterrupted sea views. On the lower level, you'll find a walk-in wine cellar converted into a home office, plus sizeable en suite staff accommodation. There is a very elegant, spacious, one-bedroomed guest flatlet with private lounge and kitchenette, all with separate, direct access on the bottom level. The home is completely off-grid with a sophisticated solar system, plus filtered borehole water.

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

**SOLD**

Elevated home with unmatched views

This 6 293m² erf occupies an elevated position on Mountain Road in the beach area of Noordhoek, with the most spectacular sea views. A beautiful Kirstenbosch-like landscaped garden at the back of the house is terraced on the mountainside, with winding walkways through aloes and established trees populated by birds – a Garden of Eden. A hidden pedestrian gate allows direct access to Chapman's Peak drive and Chapman's Peak walks beyond.

● **NOORDHOEK R19 500 000** Beds 7 • Baths 6 • Receptions 3 • Garages 2

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

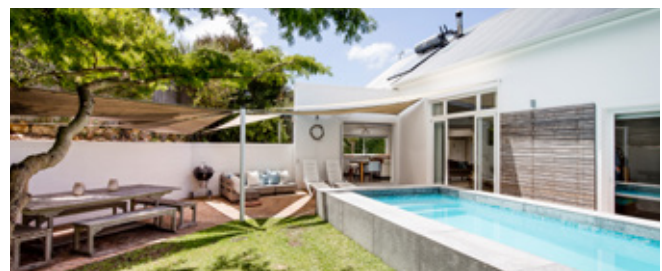


Two-acre equestrian property

Set in Leerdam Road – the “golden mile” of Noordhoek, this property is at the end of a quiet cul-de-sac with 180 degree, north-facing views of the Noordhoek mountains. Walk to the Noordhoek common and Noordhoek Farm village and access the wetlands and bridle path to the beach for horseriding. Large, grassy paddocks and spacious stables for four horses, including a tack room, feed room and storeroom.

● **NOORDHOEK R13 995 000** Web Ref No 5606909 • Beds 4 • Baths 2 • Receptions 2 • Garages 2

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



Stylish San Michel home

This contemporary three-bedroomed home has superb finishes and attention to detail throughout. The easy flow makes it ideal as a family home or lock-up-and-go. The light and airy, modern kitchen, with separate scullery boasts contrasting polished cement floors and white cabinetry. Light-filled, open-plan living at its best, with all doors leading to the outside patio and private, pretty garden, with a raised swimming pool and shady acacia tree as the focal point.

● **NOORDHOEK R6 095 000** Web Ref No 5674492 • Beds 3 • Baths 2.5 • Receptions 2 • Garages 2

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

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Neptune's Rest



FISH HOEK
R17 995 000
Web Ref No 5462557
Beds 8
Baths 8
Receptions 6
Garages 5

If Neptune, the powerful god of the sea, were to consider relinquishing his ocean throne in order to find a palatial domain on terra firma, this magnificent property would be where he'd lay down his trident. Where else can one find such breathtaking and soaring views of False Bay? Enjoy vistas that stretch all the way to the Helderberg mountains and Hangklip, as well as Chapman's Peak and the Atlantic Ocean in the distance. Location is everything here. You'll feel on top of the world with the shimmering blues of the ocean beckoning from every room and space of this exquisite property. Feast your senses on the expanse of sky, the pristine mountain and the beauty of nature on your doorstep.



Seaside villa with magnificent views

This sophisticated, classic-style family home is steeped in history and ideally situated in an elevated position on a large stand of 1 769m², with magnificent sea and mountain vistas. The home features wonderful entertainment areas, an open-plan kitchen with stunning views, as well as a spacious scullery. Two large lounges, both with wood-burning fireplaces, allow you to enjoy either a mountain or sea view. Positioned up a long driveway with secure gates, boasting three extra-large garages, with guest off-street parking, which is a rare find in the glorious seaside village of Kalk Bay.

● **KALK BAY R19 000 000** Web Ref No 5475557 • Beds 5 • Baths 5.5 • Receptions 4 • Garages 3

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



Mediterranean magic in eclectic paradise

This sun-drenched villa is within walking distance of the vibrant heart of Kalk Bay. The entrance to the ground floor of the home is introduced by a sunny Mediterranean terrace filled with a riot of fuchsia bougainvillea. The open-plan living/kitchen and dining areas flow, opening onto a private, quiet and sheltered patio. Wooden flooring, a working fireplace and top-end finishes imbue character and style. A sizeable cellar and direct access to convenient garaging and parking add value. The home also has a large, handy, lock-up storage facility.

● **KALK BAY R9 950 000** Web Ref No RL19501 • Beds 3 • Baths 3 • Receptions 2 • Parking 2

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



● **CAPRI R4 200 000**

Hidden gem in Capri

As you arrive at this lovely property, you'll be delighted by the tasteful interior design and the sense of wellbeing that greets you. The language this home speaks is one of family and contentment. It has the added bonus of a convenient work-from-home space.

Web Ref No RL19499 • Beds 3 • Baths 2 • Receptions 2 • Garages 2
Ernest Stanbury – 082 467 1529 – ernest@greeff.co.za



● **FISH HOEK R3 900 000**

Where the generations gather

This residence is comfortably sized to house young children, teenagers, parents and grandparents alike. The character-infused vintage section of the home has retained beautiful parquet flooring, a large bay window and an original fireplace. The winter lounge flows into a sun-drenched room reminiscent of a conservatory, with an outlook over the garden.

Web Ref No 5663073 • Beds 5 • Baths 3 • Receptions 4 • Garage 1
Liz Richard – 084 900 0338 – liz@greeff.co.za
Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za



● **FISH HOEK R2 495 000**

Character-filled tranquil retreat

Today's busy lifestyles require respite, moments of peace, plus time and space to recharge your batteries, and this home, nestled quietly down a small cul-de-sac, offers just this. It's an oasis of tranquil retreat. Imbued with warmth and character, this home is a delight and the soaring double-volume spaces add to its light, airy personality.

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



● **FISH HOEK R2 395 000**

Family home in excellent position

This neat and welcoming home on a large corner stand is situated close to schools, shops, medical professionals, and more, right on your doorstep. There is a garden with enough safe and secure space for children to enjoy their freedom. The home has a single garage as well as a large storage facility – perfect for garden, sports and lifestyle paraphernalia.

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



● THE BOULDERS R10 500 000

Prime location close to Boulders Beach

This property is close to world-renowned Boulders Beach, home to the African penguin. Open-plan living areas boast spectacular views across False Bay. A sunroom with stacking windows overlooks the ocean. The bedrooms all have stunning sea views. A sunroom leads to a wind-protected garden area, perfect for entertaining. A wooden shed, large storeroom/cellar situated under the house, plus a double garage complete the picture.

Web Ref No RL19473 • Beds 3 • Baths 2 • Receptions 2 • Garages 2

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



● SIMON'S TOWN R10 000 000

Investor's dream

A fantastic opportunity to own one of two brand new, spectacular 500m² homes in a sheltered historical part of Simon's Town with bay and marina views. Three bedrooms and three bathrooms with high-end finishes, rim-flow infinity pool, plus 60m² double garage. Views across False Bay and of the yacht basin. Completion March/April 2023.

Web Ref No 5550994 • Beds 3 • Baths 3 • Receptions 2 • Garages 2

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



● MURDOCK VALLEY R8 600 000

Dual-living with main and guest houses

The three-level main house offers three en suite bedrooms and an open-plan living, dining and kitchen area leading to a balcony with views across the bay. The guest house/flatlet offers two en suite bedrooms and an open-plan kitchen and living area leading to the pool area. Additional features include underfloor heating, a central vacuum system, a gas fireplace and air-conditioning.

Web Ref No RL19556 • Beds 5 • Baths 5 • Receptions 3 • Garages 3

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



● MURDOCK VALLEY R5 950 000

Feel-good home with fantastic views

This three-bedroomed home boasts an open-plan living and dining area, and a study, which can be easily converted into a fourth bedroom. Stacking doors open out to a wind-free deck, with built-in braai. The deck overlooks the pool, and offers glorious ocean and mountain views across False Bay.

Web Ref No RL19562 • Beds 3 • Baths 2.5 • Receptions 2 • Garages 2

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

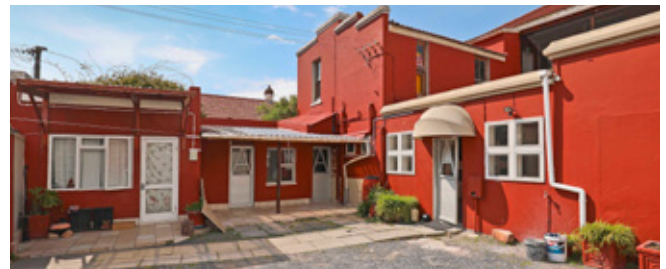


Revival of the Muizenberg mansion

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 – its vivid colours make a striking contrast with the surrounding calming blue ocean and sky. Entertain guests and be spoilt by a dining area, complemented by a classical salon and billiards room.

● **MUIZENBERG R8 950 000** Web Ref No 5468935 • Beds 2 • Baths 2.5 • Receptions 3

Saskia Amansure – 076 200 0437 – saskia.a@greeff.co.za



Prime income-generating opportunity

This nine-bedroom house is ideal for the enterprising investor, with endless opportunities for creative output and promises of a future return on investment. With False Bay College no more than a short walk away, this is the ideal student housing solution. The communal kitchen, bathroom and recreational areas on each storey are accessible from each room. Typical of post-war properties, each room is built as an expanse of space and light.

● **MUIZENBERG R4 400 000** Web Ref No 5508075 • Beds 9 • Baths 5 • Receptions 3 • Parking 4

Saskia Amansure – 076 200 0437 – saskia.a@greeff.co.za



Superb mountain views

The entrance hall leads to the light-filled living room with a fireplace. Down the passage, there are three bedrooms, a bathroom and a separate toilet. The well-appointed kitchen has ample cupboard space and a laundry. The kitchen opens onto the sunny, private back garden. An excellent opportunity for the growing family.

● **LAKESIDE R2 350 000** Web Ref No RL19534 • Beds 3 • Bath 1 • Reception 1 • Parking 2

Saskia Amansure – 076 200 0437 – saskia.a@greeff.co.za



Comfort and opulence abound

Towering over Camps Bay with spectacular 360-degree views of the Atlantic Ocean, Lion's Head, Table Mountain and the neighbourhood below, this opulent boutique hotel has been meticulously designed to maximise the comfort and convenience of guests. On multiple floors, it is complemented by six exceptional suites with full en suite bathrooms and a penthouse with two bedrooms, all offering gas fireplaces, coffee stations, private balconies and floor-to-ceiling windows with spectacular ocean and mountain views. An outdoor space caters for year-round poolside entertaining.

● **CAMPS BAY R95 000 000** Web Ref No 5588838 • Beds 10 • Baths 10.5 • Receptions 2 • Garages 2
 Greg McDonald – 073 141 9668 – greg@greeff.co.za | Michael Maingard – 082 497 7888 – michael@greeff.co.za | Junaid Baba – 071 350 1516 – junaid@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



Designer cottage in prime position

The owner has taken this historic property and turned it into a modern, elegant masterpiece over three levels, exceptionally well-appointed with the highest quality finishes. As you walk in, you are welcomed by a gorgeous lounge with stairs down to a modern, black-and-white kitchen and a beautiful deck, ideal for hosting friends and family. On the upper level, you have two modern bedrooms with en suite bathrooms. From the minute you see this property, you'll realise how special and unique it is, offering city living at its finest.

● **DE WATERKANT R7 650 000** Web Ref No 5278186 • Beds 2 • Baths 2 • Receptions 2
 James Botha – 082 789 3300 – james@greeff.co.za | Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



*Convenience and luxury living
on the slopes of Signal Hill*



● GREEN POINT
R20 995 000

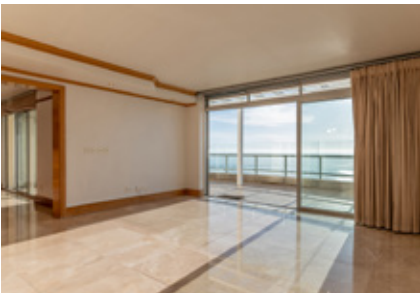
Web Ref No RL19524
Beds 5
Baths 4.5
Receptions 3
Garages 2
Parking 2

This double-storey, five-bedroomed beauty with an added flatlet boasts spacious interior spaces flowing seamlessly from the living room, kitchen, dining room, and bar area to the patio, large garden and swimming pool. The open-plan kitchen is fully equipped with state-of-the-art appliances and stylish cabinetry, with a separate scullery for added convenience. The living space and bar area are open to the outside through stacked doors – the perfect setting for entertaining guests while enjoying breathtaking views of the Atlantic Ocean. In addition to all the accommodation, a multipurpose area on the lower level could function as a home office, gym, pyjama lounge or playroom for the kids. This area opens to a courtyard, offering additional outdoor space for leisure and entertainment. The separate, luxurious flatlet has private access.

Michael Maingard – 082 497 7888 – michael@greeff.co.za | Greg McDonald – 073 141 9668 – greg@greeff.co.za | Junaid Baba – 071 350 1516 – junaid@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



Perfectly positioned with panoramic views



● SEA POINT
R29 500 000

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

The penthouse of your dreams awaits, perfect for a couple or a family seeking a spacious home close to the famed Sea Point Promenade and the city centre. An apartment of this size is hard to find in Sea Point and offers two levels with all conveniences including a modern kitchen with a separate scullery, an expansive open-plan lounge and dining area leading to a portico with breathtaking views, four en suite bedrooms including the main bedroom, with a walk-in closet, and a guest bathroom. This opulent offering is complete with an elevator for both levels, a 24-hour concierge and two underground parking bays.

Michael Maingard – 082 497 7888 – michael@greeff.co.za | Junaid Baba – 071 350 1516 – junaid@greeff.co.za | Greg McDonald – 073 141 9668 – greg@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



Luxury living with Atlantic views

Situated in the vibrant Sea Point neighbourhood, one of Cape Town's most sought-after locations, this spectacular three-bedroomed, top-floor apartment boasts breathtaking panoramic views of the Atlantic Ocean and the seaside skyline below.

● **SEA POINT R16 000 000** Web Ref No RL19489 • Beds 3 • Baths 3 • Receptions 3 • Parking 3

Michael Maingard – 082 497 7888 – michael@greeff.co.za | Junaid Baba – 071 350 1516 – junaid@greeff.co.za | Greg McDonald – 073 141 9668 – greg@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



Top-class duplex apartment

Welcome to your dream apartment in Green Point, Cape Town. This beautifully designed apartment features two spacious bedrooms, one and a half bathrooms, and an open-plan lounge and dining room leading onto a balcony with stunning views of the waterfront. The living room boasts original wooden flooring and a wood-burning fireplace – perfect for those chilly winter days.

● **GREEN POINT R7 900 000** Web Ref No RL19508 • Beds 2 • Baths 1.5 • Receptions 2 • Garage 1

Junaid Baba – 071 350 1516 – junaid@greeff.co.za | Greg McDonald – 073 141 9668 – greg@greeff.co.za | Michael Maingard – 082 497 7888 – michael@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



Calling all investors

This beautifully furnished one-bedroomed apartment, located in prime Sea Point, is just a stone's throw away from the popular Promenade. Perfect for short-term letting, it offers an ideal blend of modern elegance and comfort, with stylish spaces that integrate seamlessly.

● **SEA POINT R2 995 000** Web Ref No RL19531 • Bed 1 • Bath 1 • Reception 1 • Parking 1

Greg McDonald – 073 141 9668 – greg@greeff.co.za | Junaid Baba – 071 350 1516 – junaid@greeff.co.za | Michael Maingard – 082 497 7888 – michael@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● **GREEN POINT R7 495 000**

Stylish, secure living

This two-storey, three-bedroomed beauty is situated in the highly sought-after area of Green Point, tucked away in a private, gated community. As you enter this property, you are met with a lovely outdoor terrace laid with stylish black-and-white, chequered tile and a wooden deck surrounding a large, private swimming pool.

Web Ref No 5593544 • Beds 3 • Baths 2.5 • Receptions 2 • Parking 2
Michael Maingard – 082 497 7888 – michael@greeff.co.za | Junaid Baba – 071 350 1516 – junaid@greeff.co.za | Greg McDonald – 073 141 9668 – greg@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● **SEA POINT R6 500 000**

Luxurious, newly-built apartment

North-facing with spectacular sea views, this apartment in a newly-built block features an open-plan layout which allows natural light to fill the living space. Floor-to-ceiling glass and aluminium sliding doors open to a wide, tiled terrace with glass balustrades, allowing for seamless indoor-outdoor living.

Web Ref No 5618759 • Beds 2 • Baths 2 • Reception 1 • Parking 2
Michael Maingard – 082 497 7888 – michael@greeff.co.za | Greg McDonald – 073 141 9668 – greg@greeff.co.za | Junaid Baba – 071 350 1516 – junaid@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● **CAPE TOWN CITY CENTRE R5 495 000**

Spectacular mountain and city views

The apartment boasts a breathtaking panoramic view of Lion's Head, Signal Hill and the bustling city from its large terrace. The floor-to-ceiling windows bring this picturesque scene indoors along with plenty of natural light, while the double-volume ceilings add a sense of grandeur and space.

Web Ref No RL19490 • Beds 2 • Baths 2.5 • Receptions 2 • Parking 1
La'eeq Allie – 082 636 4871 – laeeq@greeff.co.za | Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za | Bianca de Meyer – 084 200 6740 – bianca@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● **GARDENS R2 950 000**

Elevated position on Kloof Street

Superbly located in popular Gardens, this spacious apartment boasts a large balcony overlooking the park. The main bedroom is extremely spacious with built-in cupboards and also enjoys a park view, while the second bedroom is perfect as a home office. With easy access to amenities and spectacular hiking trails within walking distance, you have paradise in your backyard.

Web Ref No RL19520 • Beds 2 • 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
Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● DE OUDE SCHUUR R7 500 000

Contemporary elegance meets industrial edge

Boasting a distinctive semi-industrial design, this exceptional three-bedroom apartment artfully combines cool and contemporary with raw and edgy. Located on Bree Street, one of Cape Town's most vibrant and trendy locations.

Web Ref No RL19542 • Beds 3 • Baths 3 • Receptions 3 • Parking 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 | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● ORANJEZICHT R5 250 000

Modern, redesigned heritage home

Nestled in the heart of Oranjezicht, this two-bedroomed, two-bathroomed home has been fully renovated while maintaining the original building characteristics. The high ceilings, sash windows and original wood floors add to the charm and character of the home.

Web Ref No RL19584 • Beds 2 • Baths 2 • Receptions 2

Bianca de Meyer – 084 200 6740 – bianca@greeff.co.za
Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za
Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● VREDEHOEK R3 200 000

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 of 70m² with a small garden shed to store your 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
Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● TAMBOERSKLOOF R2 650 000

Serenity in leafy Tamboerskloof

Located in a tree-lined street in Tamboerskloof, near the foot of Signal Hill, this one-bedroomed apartment boasts its own private garden – a rare find in this area. It is just up the road from bustling Kloof, Long and Bree streets and a short drive away from the beaches and restaurants in Camps Bay.

Web Ref No RL19481 • Bed 1 • Bath 1 • Reception 1 • Garage 1

Bianca de Meyer – 084 200 6740 – bianca@greeff.co.za
Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za
Clinton Venter – 083 981 7777 – clinton@greeff.co.za



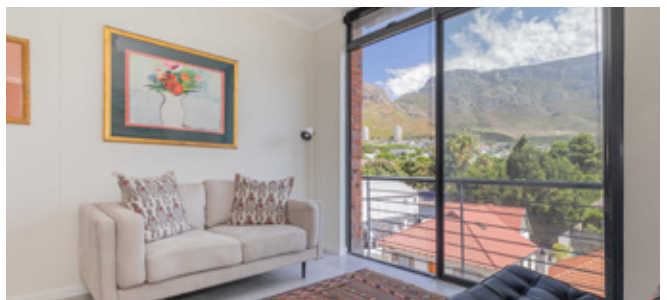
● CAPE TOWN CITY CENTRE R2 400 000

Immaculate investment in 16 On Bree

Fully furnished in Cape Town's tallest residential tower. The stylish kitchen includes handle-free cabinetry, open shelving and stone countertops with a built-in Smeg hob, extractor, oven and Bosch appliances. Open plan with gorgeous views of Signal Hill and Table Mountain.

Web Ref No 5642263 • Bed 1 • Bath 1 • Reception 1 • Parking 1

La'eeq Allie – 082 636 4871 – laeeq@greeff.co.za | Bianca de Meyer – 084 200 6740 – bianca@greeff.co.za | Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● GARDENS R2 100 000

Iconic Wembley Square

This recently renovated, one-bedroomed apartment offers a spectacular view of Table Mountain, the CBD and Lion's Head, and floods with natural light throughout the day, creating a bright and airy indoor atmosphere.

Web Ref No RL19460 • Bed 1 • Bath 1 • Reception 1 • Parking 1

La'eeq Allie – 082 636 4871 – laeeq@greeff.co.za | Bianca de Meyer – 084 200 6740 – bianca@greeff.co.za | Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● BLOUBERGSTRAND R12 500 000

Welcome to nature's doorstep

Centrally situated in Blouberg Village, a prestigious seaside neighbourhood popular for its majestic coastal and mountain views, this well-designed heritage, family home features four bedrooms, two bathrooms, and generous reception areas flowing seamlessly from one room to the other.

Web Ref No RL19479 • Beds 4 • Baths 2 • Receptions 2 • Garage 1
Chris van Dyk – 082 352 6576 – chris@greeff.co.za | Kim Rivalland – 082 443 5604 – kimrivalland@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● BLOUBERGSTRAND R9 500 000

Luxury living on the hill

The property comprises four bedrooms, three reception rooms, one study and three bathrooms – two of which are en suite. The house overlooks Table Mountain, Signal Hill and Robben Island. There is a garden in the backyard with a separate room that could be used as an office or anything your heart desires. The property also boasts private staff accommodation as well as two garages. A sparkling pool completes the picture.

Web Ref No 5390158 • Beds 4 • Baths 3 • Receptions 3 • Garages 2 • Parking 2
Kim Rivalland – 082 443 5604 – kimrivalland@greeff.co.za | Chris van Dyk – 082 352 6576 – chris@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● WOODBRIDGE ISLAND R4 095 000

Live on Woodbridge Island

Nestled between the Sunset-Links and Milnerton Golf estates on a private, quiet, and well-kept residential road, is this exquisite, two-bedroomed home with a pool. Situated between the lagoon and the beach, this offering presents residents with a nautical lifestyle surrounded by bird and marine wildlife.

Web Ref No 5668493 • Beds 2 • Baths 2 • Receptions 2 • Garage 1
Kim Rivalland – 082 443 5604 – kimrivalland@greeff.co.za
Wian van den Berg – 076 083 0735 – wian@greeff.co.za
Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● BLOUBERG SANDS R3 495 000

Immaculate family home

This spacious home is the ultimate family oasis, with a braai room and a big yard for entertaining. A water-wise, low-maintenance garden with a borehole and JoJo tank, ensures easy, year-round beauty. Located on the border of West Beach and Blouberg Sands, close to great schools, a new shopping mall and the beach. Don't miss out on this well-proportioned, move-in ready family home, with pool.

Web Ref No RL19516 • Beds 4 • Baths 3 • Receptions 2 • Garage 1 • Parking 2
Chris van Dyk – 082 352 6576 – chris@greeff.co.za | Kim Rivalland – 082 443 5604 – kimrivalland@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● GOODWOOD R3 700 000

Office premises for sale

We are proud to present this prime property located on the corner of Vasco Boulevard and Dingle Road. Well maintained, with good security and secure parking, the property is currently divided into two separate units and can easily be converted into one business unit.

Web Ref No RL19472 • Beds 3 • Baths 2 • Receptions 4 • Garages 3
Beverly Coetzee – 081 271 1858 – beverly@greeff.co.za | Patrick Peters – 076 805 3113
– patrick@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● GLENLILLY R2 350 000

Low-maintenance property

A spacious family home offering stylish living and three generously-proportioned bedrooms. This property is centrally located with easy access to main routes. The back garden is low maintenance, with an under-cover braai patio and entertainment room, which could also be utilised as an office. Enjoy the double automated garage for hassle-free parking.

Web Ref No 5220677 • Beds 3 • Baths 2 • Reception 1 • Garages 2
Beverly Coetzee – 081 271 1858 – beverly@greeff.co.za | Patrick Peters – 076 805 3113
– patrick@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● KRAAIFONTEIN R1 750 000

Large, secure family home

Set in the northern suburbs, this well-maintained, spacious home features an open-plan, porcelain-tiled living area with interconnected lounge and dining rooms, ideal for entertaining friends and family. A double garage, currently utilised as a dressmaker's workroom could also function as a home office or be converted back to the original garage. The front garden is neat with a large driveway that can accommodate multiple vehicles.

Web Ref No 5593572 • Beds 4 • Baths 1.5 • Receptions 2 • Garages 2 • Parking 2
Beverly Coetzee – 081 271 1858 – beverly@greeff.co.za | Patrick Peters – 076 805 3113
– patrick@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● ZONNEBLOEM R1 650 000

Stylish, newly-built development

Recently developed, this beautiful studio apartment offers stylish urban living with views of Table Mountain and the Cape Town CBD. It is ideal for a young couple, a professional or an investor looking to add to their short-term letting portfolio. The block also has office pods, making it work-from-home friendly. Each pod is soundproofed and allows for online meetings. A conference area with a beautiful view of Table Mountain is also available.

Web Ref No 5643786 • Bed 0.5 • Bath 1 • Reception 1 • Parking 1
Ryan Petersen – 081 566 5226 – ryanp@greeff.co.za
Clinton Venter – 083 981 7777 – clinton@greeff.co.za



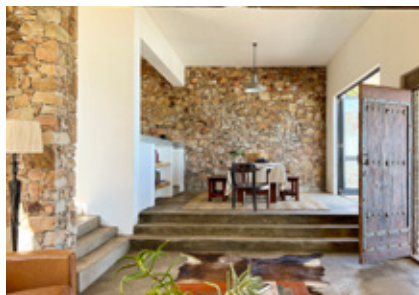
ENGINEERED OAK FLOORING

Nothing can compare to the indulgent feeling of solid wood floors beneath bare feet. With the Vanguard Engineered Oak Flooring range there is an option of real timber flooring that will last you for years to come.

www.vanguardcollection.co.za



Majestic contemporary masterpiece



● MISTY CLIFFS R17 800 000

Web Ref No 5612785
Beds 3
Baths 3
Reception 1
Parking 4

Soaring up against the rugged Misty Cliffs mountainside, this exceptionally crafted and stylish home is a symphony of stone and wood, with spectacular ocean views framing the African-chic interiors. Designed by renowned architect, Kate Otten, the home has been recently remodelled and renovated with incredible attention to detail. The elegant, open-plan kitchen, dining and living areas all flow seamlessly together and onto the outside decks and patios with sweeping ocean and mountain views from every aspect. Upstairs there are three beautifully appointed bedrooms, each with its own fireplace, access to the garden, and more dramatic ocean and mountain views to keep you in bed all day. The sumptuous master suite has a private deck and a gorgeous en suite bathroom leading to an outside courtyard with a stone shower for starlit nights and those post-swim sandy feet. Boasting a full solar setup, capable of charging an electric car whilst keeping you powered through loadshedding, and more, this beautiful property is being sold along with much of the furniture. Viewing is by appointment only.

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



Contemporary in reserve-side setting

This magnificent home lies on the border of a World Heritage Site in a pristine and sought-after coastal village. Contemporary opulence surrounds you in this sleek abode, which has extensive open-plan living and entertainment areas inside and out, art studios, a wine cellar, and a two-bedroomed, self-contained luxury apartment with an integrated kitchen – all with majestic views of the Atlantic Ocean, grazing wildlife or fynbos-covered mountains. This is a truly amazing opportunity to own one of the most remarkable properties the area has to offer. Viewing strictly by appointment only.

● **SCARBOROUGH R15 995 000** Web Ref No 3469254 • Beds 5 • Baths 4 • Receptions 3 • Parking 2
Elly Abels – 076 807 1011 – elly@greeff.co.za | Marianne Furlong – 060 960 3994 – marianne@villagehomes.co.za



In the heart of Scarborough

This remarkable family home is set in a peaceful little cul-de-sac with sweeping views of the ocean, beach and reserve. It offers a large, open-plan main house, with three stylish bedrooms and bathrooms. An additional feature is a charming, income-generating flatlet. This classic and much-loved Scarborough home has recently been renovated to a very high standard, blending style and technology with the charm of the old house. The property is being sold with the option to purchase the furniture and contents.

● **SCARBOROUGH R12 950 000** Web Ref No RL19502 • Beds 4 • Baths 4 • Receptions 3 • Garages 2 • Parking 2
Elly Abels – 076 807 1011 – elly@greeff.co.za | Marianne Furlong – 060 960 3994 – marianne@villagehomes.co.za



Luxury and style

Just a few roads from the beach, this stylish home is spread over two floors. With wonderful ocean, mountain and reserve views, this perfectly situated property offers a smorgasbord of great features, such as a well-point with filtration, a grey-water system, and ample rainwater storage, plus a large inverter. The house is used by the sellers and is also run as an upmarket holiday rental. You have the option to purchase the contents of the home.

● **SCARBOROUGH R6 995000** Web Ref No 5660511 • Beds 3 • Baths 4 • Receptions 3 • Garages 2 • Parking 1

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



Luxury apartments with views

This offering comprises two-bedroomed and three-bedroomed luxury apartment units priced from R2,995m to R3,095m with views of both the Atlantic Ocean and Table Mountain. Hugged by gorgeous milkwood trees in a secure environment. Loved by locals and visitors alike, Kommetjie is the ultimate live-in or investment location. Village Lane is ideally located just a stone's throw from Long Beach.

● **KOMMETJIE R2 995 000** Web Ref No 5658568 • Beds 2-3 • Baths 2 • Reception 1 • Parking 2

Willi Schalk – 072 2111 753 – willi@villagehomes.co.za



Riverside Village plots

This exciting collection of plots, ranging in price, presents a unique lifestyle, flanked by nature and the enchantment that is Kommetjie. Offering a pet-friendly environment, secure open space, and within walking distance to schools, this is the perfect location for a family home. Price includes VAT. No Transfer Duty. Erf Sizes: 450m² to 580m².

● **KOMMETJIE R1 025 000** Web Ref No 5411455 • Plots

Willi Schalk – 072 2111 753 – willi@villagehomes.co.za

JUST LAUNCHED



IMHOFF MANOR

RETIREMENT ESTATE



SCAN HERE

From: R1 665 000 (Sizes from: 58m² - 191m²)



Luxury Retirement Estate

Imhoff Manor Retirement Estate is located within the Imhoff Lifestyle Estate in Kommetjie. Surrounded by nature, it offers premium, lock-up-and-go living with peace, quality of life, and comfort prioritised.

When considering a retirement community, the amenities and conveniences are key. This luxurious, pet-friendly estate offers 24-hour state-of-the-art security and consists of a collection of well-designed two and three-bedroomed houses and apartments set on lush grounds with gorgeous views. Medical services are offered in the comfort of your home, apartment or assisted living and frail care residences. Residents can enjoy private, independent living with access to on-site amenities which range from a healthcare centre, gym and swimming pool to a library, clubhouse and restaurant.

Kommetjie is a quiet, relaxing village with a variety of restaurants and quaint shops. The surrounding area showcases breathtaking views of Chapman's Peak, the Atlantic Ocean and Wildevoel Lake, which is home to an abundance of beautiful, diverse birdlife and forms part of the fynbos biome, which boasts the highest number of indigenous plant species per square kilometre and is a designated World Heritage Site.

With the beach on your doorstep, life in these modern, architecturally-designed Cape Vernacular homes is what retirement dreams are made of. Fill your days with walks on the beach, bird watching, surfing, fishing or hiking, while surrounded by exquisite nature.

Dream. Retire. Live.



Willi Schalk | Gold Circle Club Member
Registered with the PPRA
Property Practitioner
072 211 1753 | willi@villagehomes.co.za



Where it counts



A secluded, off-grid escape in the country



WHITE RIVER
R8 950 000

Web Ref No 5187001
Beds 5
Baths 5
Receptions 3
Garages 3

Country-style living with quality finishes set within a 100-hectare estate. Defined by its open-plan modern layout, this home boasts sprawling entertaining areas with high ceilings and screed floors. Dining areas flow out onto the sheltered patio to the sparkling pool. Windows and doors invite the outside in and afford all-round access to the gardens. The open-plan kitchen boasts a gas stove, two ovens, a separate preparation kitchen, a scullery, and a wine cellar. Three luxury-sized, en suite bedrooms each have a walk-in closet. Additional features include: a three-car garage, two storerooms and a workshop, while a separate two-bedroomed flatlet for live-in staff has its own kitchen and bathroom. A charming, terraced courtyard garden, with established plants and hedges leads from the main house to the gorgeous two-bedroomed cottage.

Mandy Smith – 072 151 1458 – mandy@greeff.co.za



A timeless classic

Enjoy breathtaking 360-degree views over the whole of Plettenberg Bay as well as the mountains. Attention to detail is evident throughout, from the open-plan living areas, the kitchen and the two lounges to the dining room. The cinema room boasts high quality carpets and the walls are lined with acoustic panels for perfect sound. More highlights include: a gym, a sauna, and separate bathroom. The garage accommodates five cars and a boat. Generous storage spaces abound. Benefit from 3-phase power, a 7.6 KVA generator and rainwater collection tanks. Another feature is the stunning rooftop entertainment area with a boma, a dance floor and dining area.

● **PLETTENBERG BAY R15 000 000** Web Ref No 5346364 • Beds 6 • Baths 8 • Receptions 4 • Garages 5 • Parking 2 • Pool
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



A rare find in today's market

This affordable family home has been renovated with impeccable taste, resulting in a free-flowing open plan. Warm and inviting, with two sets of glass stacked doors ensuring the exterior and interior are seamlessly connected. Attention to detail is evident throughout with laminated flooring in the living areas and new carpets in all three bedrooms. The kitchen is modern and bright with an island and plenty of cupboard space. Highlights include a generously-proportioned master bedroom en suite, and two more spacious en suite bedrooms. The gardens are beautifully maintained and lovely for children to play in.

● **PLETTENBERG BAY R3 100 000** Web Ref No RL19575 • Beds 3 • Baths 3 • Reception 1 • Carport 1
Mandy Smith – 072 151 1458 – mandy@greeff.co.za

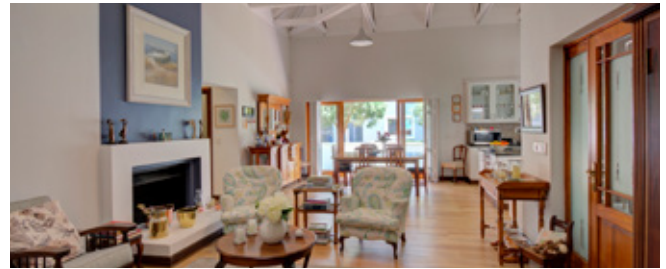


Bali inspired with beautiful views

Enjoy this rural, tranquil setting with glorious views and a country feel. The simple well-maintained exterior gives no clue as to what lies beyond. The home opens out onto uninterrupted views over natural indigenous forests to the beautiful Tsitsikamma mountain range. Established fruit trees, a vegetable garden, stables and a paddock, pool and koi pond make for your very own paradise.

● **PLETTENBERG BAY R12 900 000** Web Ref No 5510399 • Beds 2 • Baths 2 • Receptions 2 • Garage 1 • Parking 1

Mandy Smith – 072 151 1458 – mandy@greeff.co.za



Pristine family home

This chic family home is tucked quietly away in a sought-after estate and is only two homes back from the river. A large, private grassed area overlooks indigenous trees and offers plenty of space. Children and pets get to play in a run-around garden with a pool. Enjoy the rural, quiet setting with easy, quick access to all major amenities and good schools.

● **PLETTENBERG BAY R7 900 000** Web Ref No 5564289 • Beds 4 • Baths 4 • Receptions 2 • Garage 1 • Parking 1

Mandy Smith – 072 151 1458 – mandy@greeff.co.za



Spacious, bright, move-in-ready home

Designed for relaxed family living with fabulous views across to the ocean, this double-storey home offers incredible accommodation, with aluminium windows, sliding doors and tiled floors. This home has been well maintained and is in good condition. There is a rainwater collection tank to assist in keeping the garden green. A single lock-up garage and plenty of outside parking areas complete the picture.

● **PLETTENBERG BAY R5 300 000** Web Ref No RL19153 • Beds 5 • Baths 2.5 • Receptions 2 • Garage 1

Mandy Smith – 072 151 1458 – mandy@greeff.co.za



● **PLETTENBERG BAY R5 300 000**

The opportunity to enhance

If you are looking for a special property to make your own, this could be it – the price is right and there are so many positive attributes. A spacious garden, a view of the sea and north vistas of the mountains. Private and well located, offering a happy relaxed family lifestyle.

Web Ref No RL19466 • Beds 3 • Baths 2.5 • Receptions 2 • Garage 1
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



● **PLETTENBERG BAY R3 800 000**

Your home or guesthouse

Offering several options for the discerning buyer, including dual living and work-from-home opportunities, this property is situated within walking distance to the lagoon, the shops, and Plett Primary School. Currently operating as a guest house, the accommodation is versatile for either a large family or an entrepreneur.

Web Ref No RL19487 • Beds 4 • Baths 2 • Receptions 2 • Garages 2
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



● **PLETTENBERG BAY R3 000 000**

The prize of the complex

Completely upgraded with living areas flowing effortlessly through large stacking doors out to large gardens with views right out to the Keurbooms River. Features include: aluminium, wide windows, beautiful flooring, upgraded bathrooms, kitchen and living room. This is great value for the best.

Web Ref No RL19153 • Beds 2 • Baths 2.5 • Receptions 2 • Garage 1
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



● **PLETTENBERG BAY R2 800 000**

Front row on Keurbooms River

A great investment in a sought-after and well-maintained complex, close to the beach and right on the Keurbooms River. This comfortable, easy-to-maintain apartment is neat, secure and located on the first floor, offering beautiful river views.

Web Ref No 5498131 • Beds 3 • Baths 3 • Receptions 2 • Parking 1
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



MARTIN SHEARD

Director, Property Law

STBB

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LET'S UNPACK WHY A PORTION OF THE PURCHASE PRICE IS LAWFULLY WITHHELD FROM A NON-RESIDENT SELLER

As far back as 2004, an amendment was made to the Income Tax Act by the addition of Section 35A, a section that applies in all cases where the seller of certain assets (including a property) is a South African non-resident.

The amendment became effective on 1 September 2007.

The import of this section is significant in that it obliges a purchaser of property to withhold a certain percentage of the purchase price (and not pay it to the seller) in cases where the seller is a non-resident and the purchase price is more than R2 million. The funds so withheld must be submitted to the South African Revenue Service ('SARS') in order to cover the potential tax liability of the seller. This requirement to withhold proceeds of

a sale of immovable property became known as the 'property-withholding tax on non-residents'.

THE NON-RESIDENT SELLER'S LOCAL TAX LIABILITY

The tax due by such a seller to SARS could be, for example, income tax on rental income (if the property was let before it was sold) or capital gains tax (the tax payable on the gain made on the sale of the property). The purpose of Section 35A is to make sure that SARS succeeds in collecting taxes due by non-resident sellers as it may be difficult to collect these taxes once the non-resident seller leaves South African shores.

'WITHHOLDING' A PART OF THE PURCHASE PRICE

To withhold payments due to the

non-resident seller means, in the context of Section 35A, that the purchaser (through the efforts of the conveyancer) must retain a certain percentage of the purchase price and must not pay this amount to the seller who would, under normal circumstances, have been entitled to receive the money. Instead, this money will be paid to SARS, applied towards any taxes due by the seller and refunded to the seller if, after calculation of the tax liability, it finds that the amount withheld exceeds the amount of the liability.

HOW MUCH MUST BE WITHHELD AND IN WHICH CIRCUMSTANCES?

Section 35A at present (2022/2023 tax year) provides that a purchaser of immovable property must withhold a certain percentage of the purchase price where:

- the seller is a non-resident;
- the purchase price is more than R2 million; and
- SARS has not issued a directive to the contrary. (A directive is a statement setting out directions about what SARS expects and/or allows a particular tax payer to pay or not to pay).

If the non-resident seller is a natural person, 7.5% of the purchase price

must be withheld, if the non-resident seller is a company 10%, and if the non-resident seller is a trust, 15% must be withheld.

The amount withheld must be paid to SARS within 14 days after the date on which the amount was so withheld, which usually is the date of registration of transfer in the deeds office.

NON-COMPLIANCE IS NOT AN OPTION

Section 35A provides that if the purchaser knew or ought to have known that the seller is a non-resident, and fails to so withhold the amount, that purchaser is liable to pay the amount to SARS with interest and penalties if late payment is made. In addition, where the seller in a property transaction is a non-resident, the estate agent and the conveyancer must each notify the purchaser in writing before payment is made to the seller that this section may be applicable.

Similarly, if the estate agent and/or conveyancer knew or ought to have known that the seller is a non-resident, and then fail/s to warn the purchaser in writing, then that estate agent and/or conveyancer will be jointly and severally liable for the

amount, but opportunely limited to the amount of the remuneration which they would have received.

A WORD TO THE WISE

At STBB, when we attend to such transactions, our internal Tax Department assists non-resident sellers, early on in the transaction, with an application to SARS for a directive that either no amount or the pre-calculated amount of the tax liability be withheld.

Without such a directive, the withholding tax provision can work very harshly against non-residents, since the amount to be withheld could, depending on the purchase price, be much more than the actual tax liability. The non-resident will have to wait on SARS to complete its investigations into the actual tax liability before the amount overpaid is returned. It could take a long time for SARS to process the information and refund any excess to the seller.

If you are considering the above and have questions, please contact **Martin Sheard** or visit us at www.stbb.co.za



Sunrise to sunset ocean views



● **LLANDUDNO** **R30 000 000**

Web Ref No 5688106
Beds 6
Baths 5
Receptions 3
Garages 4
Parking 4

This gorgeous, fully secure 750m² villa offers uninterrupted views of the coast from every room and enjoys sun year-round. Set over three levels, it is currently divided into two residences but could be used as a large family home with six bedrooms. The top level, with its own entrance and direct access via the double garage, boasts the main suite and an open-plan living area, flowing to a covered patio with world-class views. A bedroom suite/gym/office on the floor below leads to a private garden terrace with a pool. A separate entrance leads to an open-plan lounge, a dining room and a bar area, as well as a spacious main en suite bedroom and a study that flows to a covered patio. The lower level has three bedrooms, two bathrooms, a kitchen, a patio with braai and pizza oven, and a heated rim-flow pool. Two power backup systems ensure uninterrupted living. Real estate in Llandudno is limited to 350 homes, making this a very desirable and sought-after location.

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



Gracious Southern Belle

Set in the beautiful Ruyteplaats Estate and commanding sweeping views of the bay and mountains, this exquisite property exudes elegance and tranquillity. Entering into the double-volume entrance hall, your eye travels through to the beautiful garden and the bay beyond. This home has all the bells and whistles for the discerning buyer, is newly renovated and features elevated ceilings, Travertine flooring, a patio, a French garden, a pool and a conservatory. In addition, the estate provides excellent security, breathtaking indigenous gardens, a communal tennis court, walking trails, a children's play area and a dam.

● **HOUT BAY R15 995 000** Web Ref No 4287526 • Beds 4 • Baths 3 • Receptions 2 • Garages 2

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

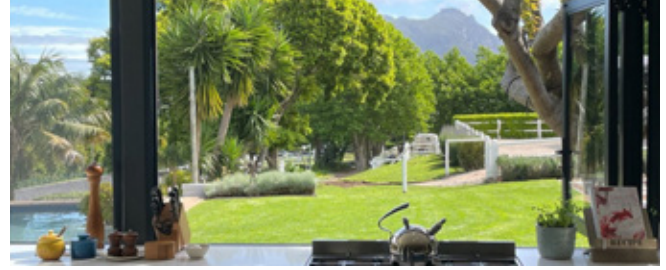


Ruyteplaats home in sublime setting

This extensive family home in the sought-after Ruyteplaats Estate boasts beautiful sea and mountain views and is renovated to a high standard, with solid wooden flooring throughout, and many entertainment areas with a solar-heated pool, spa hot tub and built-in braai. A solar inverter and lithium battery, as well as a shared borehole water system, ensure uninterrupted living. Ruyteplaats Mountain Estate is a wonderful security estate with winding walking trails, a relaxing dam area, a tennis court, a children's play area and beautiful indigenous gardens.

● **HOUT BAY R14 250 000** Web Ref No 5693239 • Beds 5 • Baths 4 • Receptions 2 • Garages 3

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



An equestrian affair

This prestigious 8 357m² equestrian property in Tarragona boasts a renovated family home with double-volume, open-plan living spaces; a gourmet kitchen with a separate scullery; an air-conditioned wine cellar; a saltwater swimming pool and a Jacuzzi. The private guest cottage is ideal as an Airbnb. The stable yard boasts a full-size dressage arena. Excellent security with 24-hour access control. Set on level land which can be subdivided.

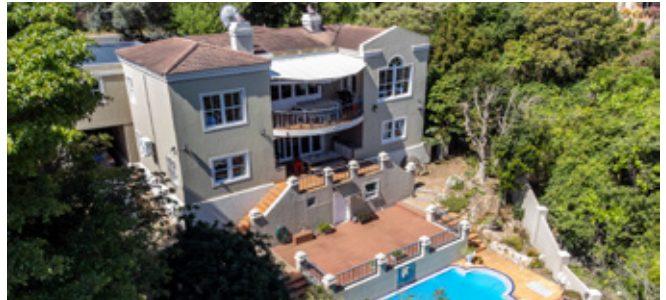
● **HOUT BAY R17 990 000** Web Ref No 5587604 • Beds 4 • Baths 4 • Receptions 3 • Parking 5
Suzette Wrangmore – 083 658 8610 – suzette@greeff.co.za



● **HOUT BAY R13 750 000** **Wake up to birdsong**

This English-country-style home on 11 567m² boasts a stunning garden. A cosy family room is open plan to the kitchen. A drawing room, fireplace and secret wine cellar hidden in the study, are just a few of the charming features. Ideal for dual living, Airbnb or letting, with two income-producing apartments.

Web Ref No 5572244 • Beds 3 • Baths 2 • Receptions 3 • Garages 2
Suzette Wrangmore – 083 658 8610 – suzette@greeff.co.za



● **HOUT BAY R7 995 000** **Fantastic views across the valley and a peek of sea**

This stylish, contemporary home in an elevated position is designed to embrace breathtaking mountain views from upstairs and from all the entertainment spaces. Large enough for teenagers, with entertainment areas for the whole family. At a greatly reduced marketing price, this is comfortable, relaxed living. The price is non-negotiable.

Web Ref No 5478236 • Beds 4 • Baths 3 • Receptions 3 • Garages 2
Meryl Butt – 084 922 1016 – meryl@greeff.co.za



● **HOUT BAY R2 950 000** **Vacant land**

Exclusive and idyllic, Applegarth Estate is for those who prize nature and functional living, while enjoying all the modern conveniences. The homes have been designed to encompass the surrounding beauty and natural light. 24-Hour manned, state-of-the-art security. Two boreholes to service the common landscaped areas. Easy access to Constantia and Hout Bay.

Web Ref No 5716778 • Plot
Friedel McLachlan – 082 320 9473 – friedel@greeff.co.za



● **HOUT BAY R2 750 000** **Breathtaking sea views**

A much-loved family home with a generously-proportioned lounge boasting a wow-factor sea view, and opening onto a balcony overlooking the garden. Open-plan dining room to kitchen. Direct access to double automated garage. Downstairs is a second lounge, one bedroom with en suite. The property is in close proximity to the well-known Harbour Market, beach and restaurants.

Web Ref No 5705147 • Beds 3 • Baths 2 • Receptions 2 • Garages 2
Meryl Butt – 084 922 1016 – meryl@greeff.co.za



● **MCGREGOR R4 580 000**

Magnificent home with exceptional views

Open, light-filled and spacious in the Upper Village, this home is private and serene with an unobstructed view. Cape vernacular references meet uncluttered modernity. The open-plan lounge-dining-kitchen area boasts a mesmerising view of the distant mountains. A wall of aluminium-framed stacking doors opens up to include the spacious undercover patio flowing into the garden and pool area.

Web Ref No 5667778 • Beds 4 • Baths 3 • Receptions 2 • Garages 2 • Parking 2
Caro Hodges – 083 265 2258 – caro@greeff.co.za



● **MCGREGOR R4 450 000**

Thatched homestead in garden paradise

Replenish your soul in this garden wonderland, with abundant bird life, a natural pond, trees and a pool. This light-filled home is ideal for either a large family/dual living or as a guest house, as there are living and sleeping areas separate from each other. An abundance of doors allow the outdoors in.

Web Ref No 5562563 • Beds 3 • Baths 3 • Receptions 2 • Parking 2
Caro Hodges – 083 265 2258 – caro@greeff.co.za



● **MCGREGOR R3 800 000**

Country lodge in elevated position

One of the best addresses in McGregor, at the very top of the village, with sweeping lawns and mountain views. The tranquil garden offers many spaces – either walled, under trees, or beneath a weeping willow, next to the large Leiwat dam, also used for swimming. The property is in the process of subdivision from the smaller cottage, however early occupation is an option.

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



● **MCGREGOR R1 450 000**

Paradise with well-established trees

In the heart of the village, this unique plot is filled with large, shady trees as well as a variety of fruit trees. Set back from Bree Street on 2 142m², it has been approved for rezoning from single residential zone 1 to general residential zone 1V, (Guest Lodge). Complete with a borehole and basic irrigation system, as well as leiwat.

Web Ref No 5729945 • Plot
Caro Hodges – 083 265 2258 – caro@greeff.co.za

THE

Warmth

OF A PELLET FIREPLACE

PELLET FIREPLACES

As winter sets in, it's time to consider your heating options. Pellet fireplaces offer an efficient, eco-friendly, and stylish way to keep your home warm and cozy this season.

With advanced technology, pellet fireplaces can heat your home quickly and efficiently, saving you money on your energy bills. And with a variety of designs and styles to choose from, you can find the perfect pellet fireplace to match your home decor and personal style.

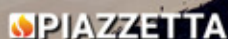
Not only do pellet fireplaces offer efficient heating, but they also create a charming ambiance in your home. Imagine gathering with your loved ones, sipping hot cocoa, and enjoying the warmth in the comfort of your own home.

Pellet fireplaces are also easy to use and maintain, making them a convenient and hassle-free heating option for any homeowner.

Choose a pellet fireplace this winter and enjoy the perfect combination of efficiency, style, and warmth in your home.

Our pellet fireplaces have low energy demand, consuming only 400W at startup and less than 100W during operation, making them perfect for connecting to your home's battery backup system.

PIAZZETTA P120T PELLET FIREPLACE

**PIAZZETTA**

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GROOT PARYS
LIFESTYLE ESTATE

Your dream destination in the Boland

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

Groot Parys Lifestyle Estate offers you the perfect combination of a rich history, convenient location and secured countryside living. The Vineyard Villas showcases the elegance of the Cape Karoo architecture, and each villa boasts high level finishes, precise specifications, and non-negotiable quality of workmanship.

Groot Parys Lifestyle Estate offers the following benefits:

- Award-winning architecture and design†
- Conveniently located in Paarl
- Energy-saving home designs
- A range of healthcare options
- Care facilities*
- Multipurpose clubhouse*
- Turnkey packages
- State-of-the-art security
- No transfer duties

VINEYARD VILLAS I & II FULL TITLE HOMES

Available from R3 349 000

2-4 Bedrooms | Size: 137m² to 234 m²



† International Property Awards winner, category multiple residence architecture.

*Facilities will be built later in Phase 2.

Prices are subject to developers' discretion.



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

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



Magnificent tranquillity

Located in a wonderfully secluded corner of Franschhoek, this stunning property comprising four dwellings is set in an awe-inspiring landscaped garden. The light-filled, renovated home, with views across the water, is designed for comfort and relaxed entertaining. The two-hectare property is rich in a variety of plant species and feature trees, meandering walkways and tranquil shaded seating areas.

● **FRANSCHHOEK R55 000 000** Web Ref No 5648963 • Beds 10 • Baths 9 • Receptions 2 • Garages 2
Carrick Campbell – 071 502 3517 – carrick@greeff.co.za | Aimee Campbell – 072 693 4052 – aimee@greeff.co.za



Estate home in vineyard setting

This beautiful home on L'Avenues de Franschhoek Estate sits on a 4 132m² stand in an elevated position offering glorious views of the surrounding mountains and vineyards. Spacious and secure, the home is defined by elegant sophistication and boasts incredible attention to detail, while convenience is emphasised in both layout and functionality. A spectacular proposition for the discerning buyer.

● **FRANSCHHOEK R23 500 000** Web Ref No 5771143 • Beds 5 • Baths 4.5 • Receptions 4 • Garages 3 • Parking 2 • Pool
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za | Carrick Campbell – 071 502 3517 – carrick@greeff.co.za



Elevated with far reaching views

Set in the sought after and desirable Fransche Hoek Estate this contemporary villa offers a modern bright and comfortable home. Upstairs is an open-plan living area including a balcony with far-reaching views and a built-in braai. The open-plan living area with a fireplace and modern kitchen is perfect for casual living and easy entertaining. Relax on the deck, take in the views of the valley below and watch the colours change on the mountains.

● **FRANSCHHOEK R6 850 000** Web Ref No 5797237 • Beds 3 • Baths 2.5 • Receptions 2 • Garages 2 • Parking 2
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za | Carrick Campbell – 071 502 3517 – carrick@greeff.co.za



Secure Verdeau Wineland Estate



● **WELLINGTON**
R3 550 000
Web Ref No 5516459
Beds 4
Baths 2
Reception 1
Garages 2

Situated on the Verdeau Lower Dam, with direct access to the water, this luxurious, double-storey home will impress you with its beautiful layout that marries seamless flow with serene water and mountain views. Type G is a modern architectural style, offering three spacious, double bedrooms and a fourth single bedroom or study. The modern, trendy kitchen, with a separate scullery, is optimally placed to facilitate effortless entertaining and is open to the dining room, which connects seamlessly to the enclosed braai room. The wide stacked doors bring the expansive, picturesque vistas of the dam and wetland indoors. The position of the estate is central to Wellington and close to excellent schools, grocery stores and main access routes.



● **ARABELLA R9 500 000**

Prime lagoon position

Located on one of the largest stands overlooking the mountains, Botrivier Estuary and 18th championship fairway, this secure, spectacular home, with a large pool, will exceed your expectations. Featuring an organic style of architecture and equipped with solar backup power, it ensures harmony with the environment and uninterrupted living.

Web Ref No 5716609 • Beds 4 • Baths 5 • Receptions 3 • Garages 2 • Parking 2
Bhavinee Siepman – 082 797 6233 – bhavinee@greeff.co.za



● **ARABELLA R9 000 000**

Prime lagoon location

Pride and perfection are showcased once again in the Arabella Country Estate. Situated in a sought-after position near the much-loved, Botrivier lagoon lookout decks and walking trail, this move-in-ready, multi-level property offers spacious open-plan living spaces and entertainment areas graced with natural light.

Web Ref No 5658921 • Beds 4 • Baths 4 • Receptions 2 • Garages 2 • Parking 2
Bhavinee Siepman – 082 797 6233 – bhavinee@greeff.co.za



● **ARABELLA R8 800 000**

Rare, coveted gem

If you need respite from the hustle and bustle of city living, then this luxurious sanctuary is perfect for you. The main bedroom, with a walk-in wardrobe, is bright and airy with sensational views of the mountains and fairway, seen with perfect clarity from the wide balcony. This property embraces natural light and brings the estate's lush greenery indoors through large, picture-perfect windows.

Web Ref No 5515885 • Beds 4 • Baths 6 • Receptions 2 • Garages 2 • Parking 3
Bhavinee Siepman – 082 797 6233 – bhavinee@greeff.co.za



● **ARABELLA R6 500 000**

Pristine property

This move-in-ready residence, privately positioned in a cul-de-sac, offers large windows and doors that allow natural light and sensational mountain views indoors. This spacious property is superbly maintained, offering open-plan living spaces and is equipped with a brand-new solar backup power system for ease of living during loadshedding.

Web Ref No 5716570 • Beds 4 • Baths 3 • Receptions 2 • Garages 2 • Parking 2
Bhavinee Siepman – 082 797 6233 – bhavinee@greeff.co.za



● **ELGIN R12 000 000**

Stoneybrook Estate

An alluring piece of architecture located in the Elgin Valley, Stoney Brooke is an ideal starting point to visit both the Stellenbosch wine region and the coastal area. This one-of-a-kind retreat was built in the mid-20th century as a one-storey stone house and has been renovated with contemporary flair.

Web Ref No 5537294 • Beds 5 • Baths 4 • Receptions 2 • Garages 2 • Parking 10

James Botha – 082 789 3300 – james@greeff.co.za
Allan Bernardus – 078 075 8755 – allan@greeff.co.za



● **GORDONS BAY R4 900 000**

One property – three dwellings

Ideal for a visionary new owner, this property comprises a house, flat and cottage set on 10 000m² of versatile farmland. The main house comprises a big entrance hall, a spacious lounge, a dining area and a big, farm-style kitchen with a large scullery. Close to the beautiful Gordon's Bay and Strand beaches and offers easy access to wine farms and amenities.

Web Ref No 5560134 • Beds 4 • Baths 3 • Reception 1 • Garages 6

James Botha – 082 789 3300 – james@greeff.co.za
Allan Bernardus – 078 075 8755 – allan@greeff.co.za



● **SOMERSET WEST R4 600 000**

Beautifully decorated, beautifully positioned

This French-style home in Tre Donne Estate offers a long driveway leading up to a welcoming home with three en suite bedrooms, spacious living spaces and an inverter installed for uninterrupted living. High ceilings with exposed beams, screed flooring and brick feature walls add a designer touch. Two horses and/or other animals are permitted by the HOA.

Web Ref No 5550663 • Beds 3 • Baths 3 • Receptions 4 • Garages 2 • Parking 6

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



● **SOMERSET WEST R4 500 000**

Welcome to a unique offering

This home offers a number of options for the discerning investor, offering generously proportioned and comfortable living with two flatlets that will appeal to the family looking for space, and/or a dual-living/passive income-generating asset.

Web Ref No 5677889 • Beds 6 • Baths 4 • Receptions 2 • Parking 4

Len Gordon – 082 497 5873 – len@greeff.co.za



● **SOMERSET WEST R3 886 000**

Mzuri – a brand new development

Own a piece of this brand-new luxury development in Dennegeur, Somerset West. Mzuri is the perfect destination for anyone looking for a secure, luxury lifestyle. Choose between two or three-bedroomed freestanding homes, three-bedroomed townhouses, and two-bedroomed terrace homes.

Web Ref No 5663983 • Beds 3 • Baths 2 • Reception 1 • Garages 2 • Parking 2

Nora Annandale – 072 375 7668 – nora@greeff.co.za
Len Gordon – 082 497 5873 – len@greeff.co.za



● **SOMERSET WEST R2 800 000**

Spacious unit with views

This modern, three-bedroomed duplex unit, with a total floor coverage of 146m², is located in Somerset Lakes Security Complex and offers a neutral palette with laminate flooring throughout. The private garden, bordering a greenbelt and lake, is equipped with a rainwater collection tank feeding into an automatic irrigation system to keep it lush and welcoming.

Web Ref No 5526514 • Beds 3 • Baths 2.5 • Reception 1 • Garage 1 • Parking 2

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



● **Kinkle Way, Newlands**

From: R2 850 000 (Including VAT, No Transfer Duty)

Townhouses - 2 Beds | 3 Beds

2 Beds | 2 Baths | 1 Parking

3 Beds | 3 Baths | 2 Parkings



Scan for more information

Get in touch with our agents:

Greg McDonald | Silver Circle Club Member
073 141 9668 | greg@greeff.co.za

Matthew White | Silver Circle Club Member
082 817 1044 | mwhite@greeff.co.za

Junaid Baba
071 350 1516 | junaid@greeff.co.za



● **Teubes Road, Kommetjie**

From: R2 995 000 (Including VAT, No Transfer Duty)

Apartments - 2 Beds | 3 Beds

2 Beds | 2 Baths | 2 Parkings

3 Beds | 2 Baths | 2 Parkings



Scan for more information

Get in touch with our agents:

Willi Schalk
Gold Circle Club Member

072 211 1753

willi@villagehomes.co.za



the
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SCAN HERE

From: R2 250 000 (No Transfer Duty)



Come home to The Kenilworth

Enviably Lifestyle Features:

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- On-site generator for 100% load-shedding protection
- Secure basement parking with a lift to apartments
- Security measures including monitored CCTV cameras
- Designer kitchens with Bosch appliances
- Engineered stone countertops
- High-quality contemporary finishes
- Matte black taps and accessories
- Optional full home office with a Murphy Bed
- Pet-friendly complex

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Featuring secure underground parking, lift access, a backup generator, indigenous gardens, great mountain views, spacious balconies and a selection of styles for your second bedroom including work-from-home office finishes.

The Kenilworth is designed to enhance your lifestyle and ensure great capital growth for years to come.



Matthew White | Silver Circle Club Member

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HOW TO SCAN A QR CODE



STEP 1 - Open
your smartphone's
camera app

STEP 2 - Point
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QR code

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

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Recent sales

For instant online info on the recent sale prices in your area, scan here



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