

OUT LOOK

ISSUE 53

CAPE PROPERTY & LIFESTYLE



OUTLOOK - THE GREEFF MAGAZINE - SUMMER EDITION 2023

FIND YOUR DREAM HOME IN THESE PAGES

Premium Western Cape properties spanning the coasts of two oceans and into the glorious Winelands.

PLUS: Easy Organic Gardening • A Festive Season Retreat • Delectable Cooking

YOUR COMPLIMENTARY ISSUE

GREEFF

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Where it counts

ISSUE 53



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PROPERTY OUTLOOK

WESTERN CAPE PROPERTY SECTOR
OUTPERFORMS NATIONAL FIGURES

BY MIKE GREEFF

CEO

GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE

Interest rate spikes, oil price hikes and of course load-shedding have dominated the headlines for the past 12 months, but for the Western Cape property market, there is still a positive outlook.

According to the Lightstone Property Report, in 2023, selling prices in the Western Cape outperformed most of the other provinces with a price inflation rate of 6.45%. Gauteng only saw an inflation of 1.18%, while KZN saw 2.86%. These selling prices are buoyed by the constant demand for Western Cape properties, both residential and commercial. Many buyers are not just relocating their families to the Cape, but also their businesses, as they seek better amenities and municipal services – the Western Cape is perceived to deliver more reliably in this regard.

With the pandemic behind us, visitors are again flocking to the Western Cape and foreigners are seeking properties along our beautiful coastlines, in our renowned Winelands and in the leafy suburbs. In fact many of these buyers are active in the premium property sector as they transact with cash. We are looking forward to a busy summer season.

There has been relatively healthy movement in the lower priced market – under R3.5 million – driven by affordability and an increase in the buyer base due to higher-income households looking to downscale.

Above the R3.5 million mark, a key factor is realistic pricing. Some households are under pressure and the interest rates, while only recently stabilised, can create challenges for the average buyer requiring a home loan, therefore sellers are having to readjust expectations. This issue of OUTLOOK features a stellar selection of properties, from affordable fixer-uppers, and dual-purpose homes – also zoned for business, to the most luxurious villas and mansions along our beautiful coastline and in our world-renowned Winelands. In between are comfortable and stylish family homes, near excellent schools, and in security estates, plus an array of sectional-title offerings for the investor or first-time buyer. Take your pick.

For Greeff Christie's International Real Estate, it's been a year of hard work, dedication and happily, growth. At the time of writing this, our most recent sales figures (September 2023) showed a 70% growth compared to the same time last year.

Our Whale Coast team brought in a record-breaking sale in Greyton at just above R200 million. Not only is this the highest selling price for a single property in Greeff Christie's International Real Estate's history – it sets a record for agricultural real estate sales in the Western Cape as well, which is a brilliant achievement.

Our rental division has had a strong year too, with the highest number of managed leases at over 600, including four of the highest-value leases on the peninsula.

Greeff Christie's International Real Estate was also honoured with several awards in 2023, including the Most Innovative Luxury Real Estate Broker and the Most Unique Boutique Real Estate Brand in South Africa at the Global Brand Awards; Best Luxury Real Estate Consultancy in South Africa at the Luxury Lifestyle Awards; and the award for Best Real Estate Agency (5-20 Offices) in South Africa at the International Property Awards.

We congratulate our agents, Grant Trompeter and Paul Le Roux, both of whom have been honoured with acceptance into the revered Masters Circle, an elite group of high-performing, luxury real estate specialists and the best of the best in the Christie's International Real Estate network. Our exclusive affiliation connects us to 145 Christie's International Real Estate affiliates across the globe and grants us direct access to a hand-selected group of top international real estate specialists with an extensive database of qualified international buyers. Essentially, it allows us to put your premium property on the map and get you the best possible selling price.

Locally, we've expanded our footprint with new offices in Gordon's Bay, Stellenbosch, and Montague Gardens. Greeff Christie's International Real Estate is dedicated to building a legacy without borders and we aim to expand our presence and market share beyond the Western Cape. We'll be working to select top property specialists who embrace our vision and embody our family values. Watch this space.

Wishing you and your family a blessed festive season.

Mike Greeff



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CALEDON 028 212 2065
GANSBAAI 028 285 0160

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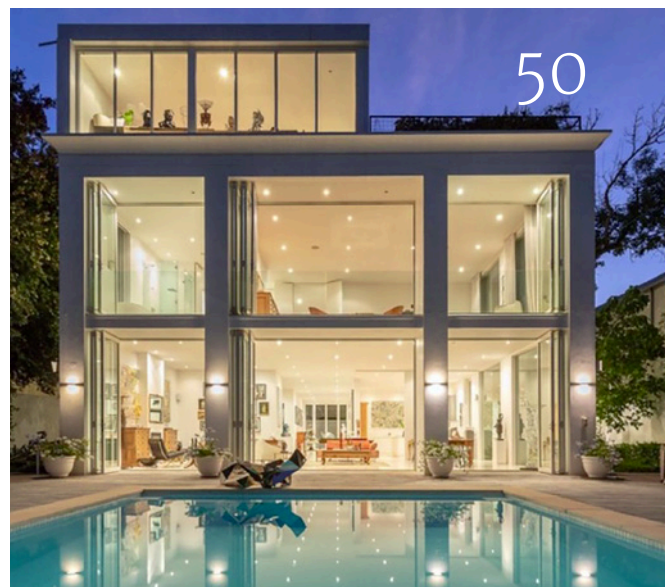
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SIGNATURE PROPERTIES



*Sheer Opulence in Premier
Constantia Estate*



● **CONSTANTIA UPPER**
R49 000 000

Web Ref No RL20311
Beds 5
Baths 6
Receptions 8
Study/Studio
Garages 5

This magnificent 2 000m² home is set on 4 000m² of manicured garden with fountain features, bougainvillaea, cypress trees, cobble pathways, and lattice-vined walls. The Knott garden, and a selection of walking paths create a particularly serene haven. No expense has been spared to ensure luxury and convenience. Highlights include the grand, double-volume entrance hall with a marble staircase, pendant chandeliers, decorative ceiling inlays, ornate carpentry, state-of-the-art technology and security, including the estate's 24-hour manned security. Silverhurst Estate features two grass tennis courts, a clubhouse and a tennis pavilion with two cloakrooms, showers and a kitchenette. Close to some of the country's most celebrated wine estates, golf courses, top-tier schools, shopping centres and a selection of world-class restaurants.

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

SIGNATURE PROPERTIES

*An Exceptional Property*

● **ZWAANSWYK**
R22 950 000

Web Ref No RL21015
Beds 6
Baths 6
Receptions 4
Garages 2
Parking 6

Situated high on the mountainside, this unique property boasts panoramic views stretching from the Muizenberg mountains across the Helderberg to Table Mountain. Nestling into the slope, the home overlooks sweeping lawns, meandering gardens, a decorative pond with an extensive pool house and a swimming pool below. Generous accommodation and elegant entertaining areas define this gracious home. Covered verandas, under brilliant coloured bougainvillea abound, offering inviting spaces to relax and drink in the views. Conveniently situated close to Reddam House, the American International School and Constantia Waldorf School, as well as Tokai, the Constantia greenbelts, and an array of historic Cape wine farms. Steenberg Golf Course and Steenberg Shopping Centre are minutes away. Explore this property to really appreciate the possibilities it offers.

SIGNATURE PROPERTIES

*Stylish Contemporary Masterpiece*

● **CONSTANTIA UPPER**
R30 000 000

Web Ref No 5339478
 Beds 7
 Baths 7.5
 Receptions 7
 Garages 2

True craftsmanship and excellent finishes define this light and bright, north-facing, contemporary home, offering total privacy and a stress-free lifestyle in a secure close. The large glass feature doors and windows embrace unforgettable mountain and garden views. The spectacular reception rooms, designed for formal and informal entertaining on a large-scale, flow to the expansive pool terrace and garden via floor-to-ceiling glass doors. Exquisite landscaping includes a large wetland area, Balau walking paths, koi ponds, two putting greens, and pebble stone gardens with waterwise plants. Enjoy ultimate outdoor living with a tennis court, rim-flow pool, heated Jacuzzi, second pool, undercover verandas, braai areas, a pizza oven, and an outside bar. This magnificent property lends itself to operating as an Airbnb.

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

SIGNATURE PROPERTIES



*Stylish and Sophisticated with
Panoramic Sea Views*



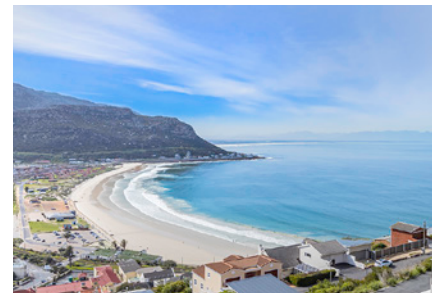
● **NOORDHOEK**
R18 500 000

Web Ref No RL20651
Beds 5
Baths 4.5
Receptions 4
Garages 5

Abundant space, superior craftsmanship and attention to detail are the hallmarks of this textured, double-volume home. Enjoy one of the finest elevated and expansive views on the entire stretch of Noordhoek beach. This refined family home has been intricately crafted with poplar wood ceilings, bagged brick walls, polished cement floors, high-quality cabinetry, rich hues, and calming tones. Designed with scale in mind, features include custom-made, extra-length doors and windows, double-volume ceilings, and generous spaces – wonderful for entertaining. An impressive sweeping staircase leads to four large bedrooms, two bathrooms, and a study, all on one level. Two of the bedrooms have doors opening onto a private balcony with stunning sea and mountain views. The well-proportioned main en suite bedroom is fit for royalty.

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

SIGNATURE PROPERTIES

*Neptune's Rest*

● **FISH HOEK**
R17 995 000

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

If Neptune 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, with a feeling of being on top of the world. The shimmering blues of the ocean are visible from every room and space of this exquisite property. Feast your senses on the expanse of sky, pristine mountain and nature on your very doorstep.

SIGNATURE PROPERTIES

*Gracious Manor House and Guesthouse*

● **FRANSCHHOEK**
R49 000 000

Web Ref No 3886316
 Beds 15
 Baths 15
 Receptions 6
 Garages 2

Set on four hectares, Chateau Dauphine Manor house was constructed in 2011 and built in an historic French chateau style. This spacious home of 850m² comprises four bedrooms en suite, a spacious lounge, an elegant French country kitchen with imported oven, open-plan dining and an entertainment area. Both lounge and dining areas lead out to a veranda and the pool areas. On the upper level is a family TV lounge with breathtaking views across the large dam and towards the adjacent farmlands and mountains. A truly spectacular and one-of-a-kind offering.

Guy Healey – 082 263 7320 – guy@greeff.co.za

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GROUND RULES

6 EASY STEPS TO A THRIVING ORGANIC GARDEN

Organic gardening is better for you, better for your garden, better for the planet, and oh so rewarding.

IT ALL STARTS WITH THE SOIL

Just a handful of rich, healthy soil sustains more living organisms than the human population on earth. Countless microscopic fungi, bacteria, algae, and insects – each with assigned duties, coexist and sustain life on earth, be it plant, animal or human.

STEP 1

Mulch: Apply mulch to the surface of the soil – it helps to retain moisture, regulates soil temperatures, preserves fertile topsoil, and suppresses weed growth.

STEP 2

Add Compost: Compost enriches soil and feeds the all-important micro-organisms such as bacteria and fungi, which protect our plants roots and digest nutrients. These nutrients provide vital food sources which are taken up by plants. Compost also functions as a water reservoir in the soil keeping roots hydrated. It also plays a key role in building soil structure, creating soft, friable and oxygenated soil for roots to penetrate.

Pro Tip: Make your own compost, or earthworm bin from kitchen scraps. Alternatively, purchase organic earthworm castings or a good quality compost, which will be broken down into soil. Add to garden beds or before laying or seeding lawns. If already planted, apply a thin layer of compost or earthworm castings to your plant beds or lawns every three to five months.

STEP 3

Use Fertilisers Derived from Natural Sources:

Plants, like people, need a well-balanced diet for optimal health. To prime healthy soil, add a fully-formulated, certified, organic fertiliser which contains all the nutrients in the correct proportions for plant uptake.

+ When Planting, use Talborne Organics Vita Grow, a crumble pellet, which is effective for four months, making it so convenient.

+ Condition existing beds and containers planted with roses, flowers, and shrubs by

applying Talborne Organics Vita Fruit & Flower 3:1:5 (18) as a foliar feed or soil drench.

+ Fertilise lawns and leafy gardens with Talborne Organics Vita Green 5:1:5 (16) or Talborne Nourish Leafy Greens 7:1:2 (10)

+ Feed your edible gardens with Talborne Vita 6:3:4 (16) or Talborne Nourish Multi-Plant 5:1:4 (10)

+ Indoor Plants flourish when fed with Talborne Organics Nourish Liquid Organic Plant Food

STEP 4

Water Strategically: As we head into the drier months, remember to water your garden regularly but wisely. Water before 10:00 and after 16:00. Use stored rainwater, and re-use bath and shower water in the garden and for pot plants. Remember, well-composted soils absorb and retain water and regulate soil temperatures for plants to thrive in. Prevent evaporation by planting ground covers, or covering the soil surface with shredded mulch, straw, gravel, wooden stepping stones, lawns, indigenous meadow mix or grass seeds – particularly on extensive areas.

STEP 5

Make It A Family Affair: Get your kids involved from an early age and raise a generation of passionate organic gardeners to be custodians of the planet and its resources.

STEP 6

Say No to Poisonous Pesticides: Many pesticides are not only lethal to the bugs and organisms we see attacking our plants, they also create a hostile environment for bees, ladybirds, butterflies, birds, frogs, geckos and lizards, which we want to attract, since they naturally control most pests in the garden. Finally, growing your own food in the garden is the best assurance your family's food is safe and not contaminated by toxic chemicals often used in commercial growing.

For more info on starting your own organic food garden now, visit www.starkeayresgc.co.za

Healthy soil equals healthy plants, healthy people and pets, and a healthy living eco-system, which results in a wonderful environment in your garden. The VITA range of fertilisers is applied once every four months. Water lightly after application and then continue your regular watering program. Apply the NOURISH range of liquid organic plant food every two weeks or if plants are in stress and need a boost.



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Roast Lamb and Jam

Tasty and tender with a tangy sauce, and a satisfying umami flavour courtesy of the anchovies. *Serves 4 – These are polite servings, so provide side dishes, or, for hungrier diners, purchase a bigger piece of lamb and increase the seasoning ingredients accordingly.*

INGREDIENTS

- + Leg of lamb, 1.6 kg
- + Salt
- + White pepper
- + Anchovy fillets, 8

SAUCE

- + Apricot jam, ½ cup
- + Worcestershire sauce, 1 Tbs
- + Ginger, fresh, grated, 1 tsp
- + Powdered chicken or beef stock, 1 tsp
- + Juice and grated rind of 1 fresh lemon
- + Smoked paprika

METHOD

Heat oven to 160 degrees C. Use a sharp steak knife to poke deep holes all over, then rub lamb with salt and white pepper. Chop the anchovy fillets and stuff a small amount into each of the poked holes. Push as far as you can to ensure the flavour disperses throughout the meat. Cover with foil and roast in the oven for two hours. Combine all the sauce ingredients, remove the lamb from the oven, uncover and pour over the sauce. Turn the meat a few times to ensure even distribution of the sauce then place back in the oven for 40 minutes, basting every 10 minutes. Turn the meat after 20 minutes to caramelize both sides.

Remove meat from the oven and allow to rest for 20 minutes. Reheat the sauce from your roasting pan and serve on the side. Garnish with rosemary and add some irresistible crispy roast potatoes.

RECIPES,
PRODUCTION,
AND PHOTOGRAPHY BY
HEDI LAMPERT.

Baked Camembert with Smokey Apricot Jam in a Puff Pastry Shell

Creamy, buttery, crispy, and sticky, this is as decadent as it comes – a gorgeous starter or a great finish to any meal.
Serves 2

INGREDIENTS

- + Camembert, 125g wheel
- + Ready-made frozen puff pastry, 1 sheet
- + Apricot jam, 2 Tbs
- + Smoked paprika, ½ tsp
- + Chilli flakes, a sprinkle
- + Fresh lemon juice, 1 Tbs
- + Salt, a good pinch
- + Egg, 1 beaten

METHOD

Remove puff pastry from the freezer and allow to thaw. Set the oven to 220 degrees C. Place a sheet of baking parchment onto a baking tray. Cut out a meat-plate-sized circle from the puff pastry and place it on the baking parchment. Position the camembert in the center of the pastry. Combine the apricot jam, smoked paprika, chilli flakes, lemon juice and salt and spoon it onto the camembert. Make six cuts, equally distributed, into the pastry from the outer edge to 2cm away from the camembert. You now have petals or flaps of pastry. Fold these up, one at a time, around the camembert, overlapping each flap a little over the previous one. Once completed, pinch together and give the pastry a little twist. Brush with beaten egg. With a sharp knife, make three or four little slits in the pastry around the base of the topknot so air can escape. Bake for 30 minutes or until puffed and golden brown, and serve warm, garnished with fresh thyme or microgreens.



Jammy Crumble Ice Cream

Love a good crumble with ice cream? Mix them together for creamy, crunchy and jammy mouthfuls bursting with moreish flavour.

Makes 6

INGREDIENTS

ICE CREAM

- + Cream, 2 cups
- + Condensed milk, 385g tin
- + Vanilla essence, 1 tsp

JAMMY CRUMBLE

- + Flour, 1 cup
- + Sugar, 1/4 cup
- + Baking powder, 1/2 tsp
- + Ground ginger, 3/4 tsp
- + Butter, 75g
- + Salt, a pinch
- + Apricot jam, 1 cup

METHOD

Set oven to 170 degrees C. Combine all the dry ingredients, add butter and process until mixture resembles fine breadcrumbs. Bake the crumbs for 20 minutes or until edges turn golden. Remove from the oven, set aside to cool and crisp up.

Whip the cream until soft-peak stage (peaks stand then flop down again). Don't overwhip or you'll end up with butter. Add condensed milk and vanilla essence and give the mixture a quick beating to combine everything. Place in the freezer. Check on the ice-cream every hour and give it a stir. When it starts firming up beyond the "soft-serve" stage, but is still soft enough to allow stirring, swirl in the jam and the crumble, then return to the freezer. Check on it a few more times and if the texture still allows, stir it again to prevent the jam and crumble from settling on the bottom. When your ice-cream is solid, you can serve and splurge (if you haven't already had a private party tasting along the way – it's a seriously delectable combo). ■



SPOIL YOURSELF WITH OUR SEASONAL PACKAGES

TAKE A BREATHER THIS FESTIVE SEASON AT THE IDYLIC AND ENCHANTING TEMENOS RETREAT.



Situated in the charming and historic town of MacGregor, Temenos is intended to be an oasis of rest, open for all travellers. Founded by Billy Kennedy, who purchased the property in the mid-90s when it was little more than a run-down homestead on open veld, Temenos is renowned for its exquisite and enchanting garden. 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 charming 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 Macgregor and surrounds.

FESTIVE BREATHER

26 - 29 DECEMBER (THREE NIGHTS)

Come and relax between festivities, lie in the sun, stroll around our village, drink wine, and do nothing besides relaxing.

Three nights' accommodation and 10% discount on all meals at Tebaldi and Out of Africa.

**Single Rate: R3 240
Double: R5 560**



NEW YEAR'S PACKAGE

29 DEC - 2 JAN (FOUR NIGHTS)

For over 20 years, Temenos has celebrated the New Year in its own unique and inspiring way. After a gourmet New Year's Eve dinner, you are welcome to visit our beautiful candlelit spiral where you may reflect on the passing year and consciously embrace new beginnings.

Our New Year Special includes four nights' accommodation, an à la carte dinner at Tebaldi's Restaurant, and our gourmet New Year's Eve menu on the 31st.

Single Rate: R5 890 Double: R10 340



OUR CHRISTMAS SPECIAL

23 - 26 DECEMBER (THREE NIGHTS)

Come and enjoy three night's accommodation, an à la carte dinner plus a gourmet Christmas Eve dinner at our restaurant.

**Single Rate: R4 680
Double: R8 280**

GIFT VOUCHERS

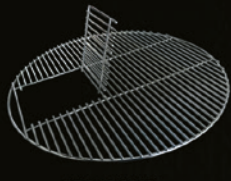
Gift vouchers for accommodation and meals are available. Contact 023 625 1871 for details.

For more info: www.temenosretreat.co.za • For enquiries or bookings: reception@temenosretreat.co.za • Tel: +27 23 625 1871

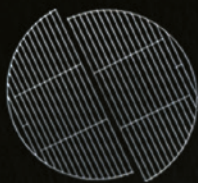
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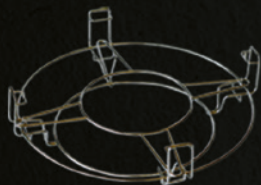
HALF-MOON
GRIDS



HEAT DEFLECTOR
PLATES



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Superbly Positioned Classic Home



● **CONSTANTIA UPPER** **R26 900 000**

Web Ref No RL19662
Beds 5
Baths 5.5
Receptions 3
Study 1
Garages 2

Located in a tranquil crescent, nestled among several of the best wine estates in South Africa, this gracious home, on a lush 3 895m² erf offers views across to the Hottentots Holland Mountain range. With five en suite bedrooms, this property is suitable for a large family seeking privacy and space. The enchanting, manicured garden features planters, a pool, a floodlit tennis court, covered patios, and timber decks. The welcoming foyer, with a feature planter and skylight, links an array of casual and formal living rooms with high ceilings and large sash windows, overlooking the garden and flooding the space with natural light. A separate, luxurious guest suite boasts French doors to a private patio.

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



A Rare Masterpiece for the Connoisseur



● **CONSTANTIA UPPER** **R25 900 000**

Web Ref No RL19517
Beds 5
Baths 5.5
Receptions 4
Study 1
Garages 3

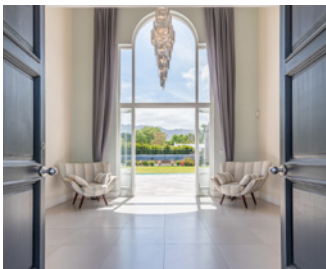
This bespoke Constantia Upper home features impeccable quality and fine craftsmanship and is exceptionally well presented. Epitomising style, it offers space with elegance. It features large bay and picture windows ensuring an abundance of sunlight and showcasing excellent views of the garden towards the mountains. Located down a private and tranquil cul-de sac, the home boasts easy access to Constantia's amenities, which include high-end shopping centres, a selection of walking and equestrian trails, fine restaurants, coffee shops, cafes, and renowned wine farms such as, Uitsig, Groot Constantia, Buitenwerwaching and Klein Constantia.



Three Bespoke New Builds

Set on the pinnacle of Rathfelder Avenue, overlooking the Rathfelder Meadow, with views of Table Mountain, Devil's Peak and False Bay, 75 on Rathfelder comprises three, separate, luxurious dwellings. DCCD Property Developers, in collaboration with Mira Architects present a modern take on barn-style architecture, which forms the framework of the houses, providing for a contemporary, sophisticated environment. The development is designed specifically to be of a lock-up-and-go nature, with low maintenance and running costs, while still providing for a safe, luxurious lifestyle. Building has commenced. No Transfer Duty.

● **CONSTANTIA UPPER R26 950 000** Web Ref No 5311150 • Beds 4 • Baths 4.5 • Receptions 3 • Study 1 • Garages 3
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za



Grandeur with Underground Parking

Nestled on a level 4 037m² with pool and tennis court, this exceptionally finished, north-facing home boasts spectacular mountain views. The ground-floor living spaces open to a deep veranda – ideal for indoor-outdoor entertaining. Features include: a grand entrance, formal lounge with fireplace, eat-in kitchen, large office, media/cinema room, a gym leading to the garden and pool patio, bar area, cloakroom, staff accommodation/teen pad with kitchenette and separate entry, plus three garages, and an additional 10 underground parking bays.

● **CONSTANTIA UPPER R25 900 000** Web Ref No 5583674 • Beds 5 • Baths 6.5 • Receptions 4 • Garages 3 • Parking 10
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 boasts mountain, valley and sea views, and is set on 7 663m², with tennis court, pool and a water-wise garden. Set over two levels, the living and sleeping areas enjoy glorious views and access to balconies via sliding doors. An eat-in kitchen is open plan to a TV/family room, in turn leading to the entertainment balcony, with a built-in bar and al fresco dining area. Features include: a gym, a downstairs family room opening to a pool deck area, a separate, spacious, double-volume flatlet, and staff accommodation.

● **CONSTANTIA UPPER R23 500 000** Web Ref No 5215052 • Beds 5 • Baths 4 • Receptions 3 • Garages 4
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za



Estate Living with Understated Elegance

Set on 2 001m², this stylish, light-filled home features generous proportions and high ceilings throughout. Open-plan living, dining and kitchen areas with frameless, glass stacking doors open to a large, covered veranda with a built-in bar. A level, lush garden features a swimming pool and children's splash pool. Features include: a formal lounge with gas fireplace, a study, guest suite with its own entrance, master en suite with underfloor heating, air conditioning, private lounge, dressing area and French doors opening to the balcony with beautiful mountain views.

● **CONSTANTIA UPPER R19 995 000** Web Ref No RL20557 • Beds 5 • Baths 6 • Receptions 5 • Garages 3
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za



A Haven of Peace and Tranquillity

Located in a cul-de-sac, and set in a lush, landscaped garden with its own flowing stream, this spacious, elegant home is defined by excellent craftsmanship. The light-filled lower level offers open-plan living and dining areas, as well as a large study with built-in cabinetry and a wine cellar. The eat-in kitchen with a pantry and separate laundry/scullery opens up to a herb and vegetable garden. Upstairs, there is a generously-proportioned pyjama lounge with exposed beams and French doors opening to a Juliet balcony boasting views of the lush garden below.

● **CONSTANTIA UPPER R22 000 000** Web Ref No RL20765 • Beds 4 • Baths 4.5 • Receptions 3 • Study 1 • Garages 2
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za



Contemporary Home in a Tranquil Close

Thoughtfully designed to maximise on natural light, and an indoor/outdoor lifestyle, this home offers mountain and valley views from the north-facing, open-plan living areas and entertainment spaces. The open-plan kitchen boasts additional seating for effortless entertaining, and is integrated with the lounge and dining area, and warmed by a two-way fireplace. An entertainment area comprises an open-plan, informal TV lounge, wine cellar, and bar/poker area. Features include: balconies with magnificent mountain views, an upstairs study, guest suite and a separate staff suite or teen pad, borehole water, inverter and excellent security.

● **CONSTANTIA UPPER R21 900 000** Web Ref No 5151169 • Beds 5 • Baths 5.5 • Receptions 5 • Garages 4
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za



Sought-After on Hohenhort Avenue

In a security estate of four luxurious, bespoke homes, this north-facing, modern classic offers a relaxed and comfortable lifestyle. Interleaving reception areas flow to an all-seasons, covered veranda with built-in braai and bar. Features include, engineered wooden flooring, double-glazed, aluminium, stacked doors and a combustion fireplace in the living room. A lush, level, borehole-watered garden offers breathtaking mountain views. The garden also features a lap pool protected by an automatic cover.

● **CONSTANTIA UPPER R20 500 000** Web Ref No RL20519 • Beds 4 • Baths 4.5 • Receptions 4 • Garages 3

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



Modern Architectural Masterpiece

This brand-new, light filled, contemporary home is set on a lush 2 569m² plot. The entrance hall flows effortlessly to the warm and inviting, integrated living spaces and outdoor areas. The combined lounge and dining room, with a Lacunza closed-combustion, wood burner, is open plan to the kitchen. Two sets of sliding doors open to the patio and undercover veranda with concrete canopy, built-in seating and a braai area with wood storage.

● **CONSTANTIA UPPER R20 000 000** Web Ref No RL19709 • Beds 4 • Baths 4.5 • Receptions 3 • Garages 2

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



Premier Silverhurst Estate

This finely-finished, multi-storey home, in an elevated position, offers a spacious lounge with a bay window and feature fireplace, a dining room, separate study and a wraparound balcony. The eat-in kitchen opens to a glorious conservatory. An expansive entertainment/games room with a built-in pub leads to the garden and plunge pool. A battery system and 24 solar panels, plus a borehole with water filtration, mean almost entirely "off-the-grid" living.

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

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



Secure Estate Living

Constantia's luxurious Warwick Square comprises four residences featuring top-tier amenities and high-end security. This double-storey home offers comfortable, convenient living spaces and includes a guest suite and pyjama lounge. Enjoy the eat-in Provençal-styled kitchen and the north-facing patio with al fresco dining and lounge areas boasting views of the Constantiaberg mountains. A study, spacious formal lounge with an abutting bar room, and a glass-fronted wine cellar are some of the additional features.

● **CONSTANTIA UPPER R17 950 000** Web Ref No RL20278 • Beds 5 • Baths 5.5 • Receptions 4 • Study 1 • Garages 2

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'Wycombe Place' Desirable Estate

This is one of six luxury, sectional-title homes in a gated estate. Set on low-maintenance grounds of 764m², the north-facing home boasts spacious interiors and high-volume ceilings. Bedrooms are en suite. Other features include, a study, formal lounge, interleading dining and entertainment/TV area, built-in Pizzetta pellet fireplace and a gas braai, plus a bar. Borehole, solar heated geysers, greywater and a rainwater harvesting tank add an element of sustainability. Enjoy a carefree, lock-up-and-go lifestyle.

● **CONSTANTIA UPPER R17 800 000** Web Ref No 5162956 • Beds 4 • Baths 4.5 • Receptions 5 • Bar • Garages 2

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



Secure Estate Luxury Living

This sought-after development comprises 19 exquisitely designed homes set on 2.5 hectares of private, open space offering enchanting walking trails. The Pagasvlei stream flows through the estate setting the scene for idyllic living. On offer is a gracious home boasting expansive glass windows, abundant natural light and gorgeous views. Features include, open-plan living areas with wood-burning fireplaces in the formal lounge and TV lounge, and a cosy sunroom with stacking doors.

● **CONSTANTIA UPPER R16 500 000** Web Ref No RL20608 • Beds 3 • Baths 3 • Receptions 3 • Study • Garages 2

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



Last Home Left in Country-Style Estate

'Olde Cork Farm' is a bespoke 12-home estate with 24-hour security. This north-facing, light-filled, modern home features open-plan living areas, high ceilings and sliding doors to the undercover patio with braai area, splash pool, and garden. The hub of the home is the kitchen with a Meireles freestanding electric oven and gas hob with extractor, a scullery/pantry, and a large centre island with seating. An extended entry driveway allows for extra parking.

● **CONSTANTIA UPPER R13 950 000** Web Ref No RL19560 • Beds 4 • Baths 4.5 • Receptions 3 • Garages 2

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

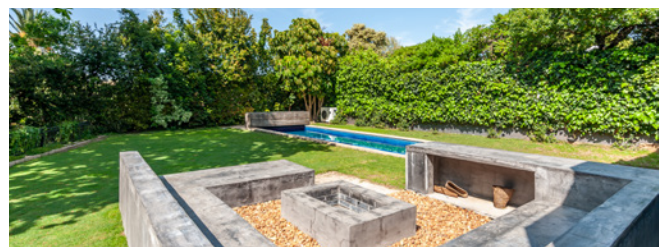


Spacious, Renovated and Off-the-Grid

Set in a quiet, leafy avenue of Constantia Upper, this light-filled, north-facing family home is easy to maintain, and offers recently refreshed interiors. It has great indoor-outdoor flow from the open-plan kitchen to the spacious reception rooms, which open via glass stacking doors to beautiful, covered patios and the lush, borehole-watered garden. Six solar panels, a water filtration system, and an inverter with battery backup ensure sustainable, off-the-grid living.

● **CONSTANTIA UPPER R13 900 000** Web Ref No RL19573 • Beds 6 • Baths 4.5 • Receptions 4 • Garages 3

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



Contemporary Split-Level Residence

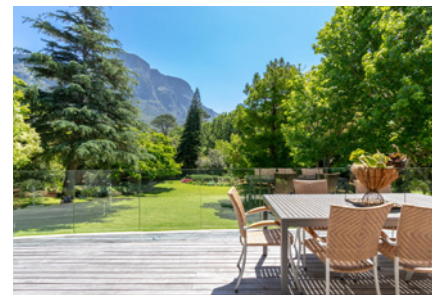
This modern home nestles in a lush garden with mature trees. A generously-proportioned, covered veranda, with built-in barbecue, is ideal for outdoor living, while a fire pit in the garden offers an additional entertaining option. One of two dining areas links to an open-plan kitchen – the heart of this home. Double-volume ceilings, skylights, exposed beams, and two well-appointed living areas, each with a fireplace, are just some of the desirable features.

● **CONSTANTIA UPPER R9 999 999** Web Ref No RL20848 • Beds 4 • Baths 3.5 • Receptions 4 • Garages 2

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An Architectural Showpiece



● BISHOPSCOURT R38 000 000

Web Ref No 3839000
Beds 6
Baths 6
Receptions 4
Garages 4
Staff Accommodation

This home boasts a unique design with spectacular views captured by expansive windows and glass folding doors opening to a 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, while the main bathroom boasts a walk-in wet room, Jacuzzi bath, shower under the stars, and a private gym. A fully self-contained second dwelling/apartment offers two en suite bedrooms, while the gorgeous kitchen opens to the sitting room and garden. Many extras include a beautiful pool/entertainment area, integrated sound system, integrated vacuum system, electrically operated skylights, Balau wood cladding, and a borehole with a filtration system.

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



Glamorous Home with Endless Views

Luxury, views, a variety of entertainment spaces, a pool and a pristine garden are just for starters. Features include: a main suite with a sauna deck, walk-in dressing room, and two separate en suite bathrooms, a study/work-from-home space, self-contained staff accommodation, borehole, internal alarm system, external beams, CCTV cameras, a 24-hour manned guard house at the entrance to Trovato Estate, and a Hollywood-style driveway with separate entrance and exit options.

- **WYNBERG UPPER R12 950 000** Web Ref No RL20878 • Beds 6 • Baths 5.5 • Receptions 3 • Garages 2 • Parking 8
 Andre Beyers – 082 566 6492 – andre@greeff.co.za | Kim Rivalland – 082 443 5604 – kimrivalland@greeff.co.za



A Charming Home for Entertainers

Nestled in a cul-de-sac on 2 181m², this elegant, exceptionally secure home boasts a spectacular entertainment hub with a built-in braai, a traditional pizza oven, a kitchen, a heated pool, Jacuzzi and a sweat room. Accommodation and living areas are spacious as are the staff bedrooms, each equipped with a kitchenette and bathroom. A borehole is seamlessly integrated into the plumbing system for both the water mains and irrigation.

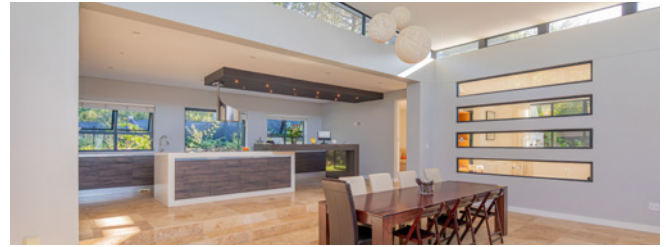
- **CONSTANTIA R9 600 000** Web Ref No RL20708 • Beds 5 • Baths 4.5 • Receptions 3 • Garages 5
 John Catlin – 082 731 7561 – johncatlin@greeff.co.za



Sun-Soaked, North-Facing

This beautiful family home offers spacious living areas and large bedrooms. A wood-burning fireplace in the sitting room and underfloor heating in the dining and TV rooms provides winter comfort. The well-appointed kitchen leads to a sunroom. A central courtyard boasts a dual-sided wood fire and gas braai, with added protection from an electric awning. Safety features include Trellidor gates and an alarm system. Ample parking, landscaped gardens, and a pool.

- **CONSTANTIA R8 495 000** Web Ref No RL20787 • Beds 4 • Baths 3.5 • Receptions 3 • Garages 5 • Parking 2
 John Catlin – 082 731 7561 – johncatlin@greeff.co.za | Alison Ball – 082 706 8690 – alison@greeff.co.za



Grandeur and Serenity

This property includes two separate erven – enjoy the space as is, or develop the separate 701m² vacant plot, allowing for endless possibilities and expansion. The home's seamless indoor-outdoor flow beckons you to explore the elevated entertainment deck, offering a scenic outlook that's perfect for hosting gatherings with family and friends. There are modern finishes throughout and a dream kitchen for the chef at heart, offering an open-plan layout with integrated appliances.

● **NEWLANDS R12 900 000** Web Ref No RL20564 • Beds 3 • Baths 3.5 • Receptions 2 • Garages 6

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



Palmboom Double Storey

This newly-renovated home is located on the highly sought after Palmboom Road. The main bedroom is en suite with a walk-in wardrobe and direct access to a courtyard. High ceilings, open-plan living, skylights and extensive overhead lighting create a bright and spacious reception. A balcony offers magnificent mountain views. Other features include, a wood-burning fireplace, separate scullery, study, bar and double garage with direct access to the house.

● **NEWLANDS R10 995 000** Beds 3 • Baths 3 • Receptions 2 • Garages 2 • Parking 2

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



Secure Luxurious Village Mews

Enjoy sweeping mountain views from the comfort of your bed in this elegant, light-filled home with high ceilings. All bedrooms are en suite. The open-plan kitchen with a separate scullery makes entertaining easy. Security is extensive and state of the art. Additionally, Village Mews features a delightful communal garden area. Don't miss this opportunity to acquire comfort, convenience and elegance in one exceptional package.

● **NEWLANDS R9 950 000** Beds 3 • Baths 3 • Receptions 2 • Parking 2

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



Perfect Lock-Up-and-Go for Swallows

This compact home boasts two en suite bedrooms, a modern kitchen and open-plan living room with access to a courtyard offering a mountain view. The many windows, glass stacking doors and skylights allow for abundant 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 sun-chasing swallows.

● **NEWLANDS R9 850 000** Web Ref No 5700811 • Beds 2 • Baths 2 • Reception 1 • Garages 2

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



Chic, Luxurious Family Home

Spectacular, north facing and fully renovated, offering luxury, space and views of Table Mountain. A closed combustion fireplace warms the large, open-plan kitchen and living area, which flows via sliding doors to a partially covered patio, a raised wooden deck with a pool, and a meticulously manicured garden. This level also houses a playroom and an en suite guest room. The kitchen includes a scullery. Perfectly positioned for top schools.

● **NEWLANDS R9 700 000** Beds 4 • Baths 3.5 • Receptions 2 • Garages 2

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



Elegant Village Cottage

This elegant home, in the heart of the village, is graceful, spacious and has a magnificent mountain view. Comprising four bedrooms, a study, two large living areas, a double garage and a charming garden with pool. Easy to create a separate flatlet. Set on a village lane, just a hop away from popular cafés and shops.

● **NEWLANDS R8 500 000** Web Ref No RL19683 • Beds 4 • Baths 3 • Receptions 3 • Garages 2

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



The White House

Effortlessly combining a warm, inviting atmosphere with an elegant, stately presence, this home leaves a lasting impression with every visit. Located in an exclusive, village cul-de-sac, spread over three generous storeys, the home boasts truly breathtaking views. The property is complete with its own tranquil river, while a private gate offers convenient access to upscale local cafés and boutiques.

● **NEWLANDS R19 500 000** Web Ref No RL21136 • Beds 3 • Baths 3.5 • Receptions 2 • Garages 2

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



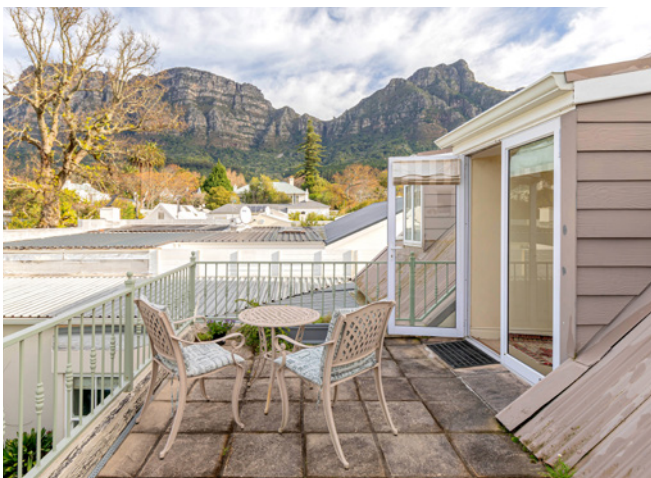
SOLD

Glamorous Family Living in Fernwood

Built in 2016, this lifestyle, architectural home is both appealing and in pristine condition, with panoramic views over the peninsula. The open-plan lounge, kitchen and living area flows to the sunny garden, pool, and oversized undercover patio. Lots of space comprising five bedrooms, two lounges, and a very generous study/family room with an expansive outlook. Complete with two fireplaces, a pool, garden, and separate braai area.

● **NEWLANDS R12 900 000** Beds 6 • Baths 3.5 • Receptions 4 • Garages 3 • Parking 3

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



Palmboom Home, with Separate Airbnb

Charming and perfectly positioned with fantastic mountain views. Excellent flow from the lounge, with its closed combustion wood burner, to the dining and kitchen areas, leading onto the patio and pool area, with glorious mountain views. Downstairs is a large en suite main bedroom with a smaller study/bedroom and full bathroom. The Airbnb, upstairs, is connected via double doors or can be totally separate with its own entrance. Complete with battery backup.

● **NEWLANDS R7 950 000** Web Ref No RL20540 • Beds 3 • Baths 3 • Receptions 2 • Garage 1 • Parking 1

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

SOLD



Townhouse with Exceptional Views

Immerse yourself in a luxurious living experience with this exceptional three-bedroomed home, situated in a prime position, opposite Herschel, in the Southern Suburbs. From the grand living spaces and opulent bedrooms to the picturesque outdoor area, with the breathtaking backdrop of Table Mountain, this home is designed to perfection with every detail considered. From premium finishes across the home to all the modern amenities, there's not a cent more to be spent, and with low levies, this extraordinary property is ideal for a family scaling down, but still seeking secure, executive living.

● **CLAREMONT UPPER R10 995 000** Beds 3 • Baths 4 • Receptions 2 • Garages 2 • Parking 1
Charles Silbert – 082 555 4286 – charles@greeff.co.za | Dani Matheson – 083 556 9391 – dani@greeff.co.za



Unique Showcase Home

This extraordinary period home, elegantly appointed in keeping with the grace and substance of the era it represents, offers breathtaking proportions seldom seen today. It boasts exquisite attention to architectural detail, expansive rooms, original strip flooring, high ceilings, dado rails, five original fireplaces and a magical, yet understated low-maintenance garden. Picture dreamy afternoons relaxing on the extensive wraparound veranda, enjoying tea and scones or a G&T, whilst admiring the mountain view and savouring the fragrance of lavender, jasmine and herbs.

● **CLAREMONT UPPER R10 750 000** Web Ref No 5420873 • Beds 5 • Baths 5.5 • Receptions 4 • Parking 8
Charles Silbert – 082 555 4286 – charles@greeff.co.za | Dani Matheson – 083 556 9391 – dani@greeff.co.za



One of Claremont's Finest

A spacious entrance hall with screed flooring boasts an original wooden staircase. The large lounge with a fireplace opens onto a north-facing undercover veranda, while the dining room with fireplace leads to the garden. The family room is open plan to a classic contemporary kitchen with a scullery and a separate laundry. The downstairs en suite bedroom has a bay window, fireplace, own entrance, access to the garden and parking.

- **CLAREMONT UPPER R8 800 000** Web Ref No RL20484 • Beds 6 • Baths 4.5 • Receptions 4 • Garages 2 • Parking 6
Charles Silbert – 082 555 4286 – charles@greeff.co.za | Dani Matheson – 083 556 9391 – dani@greeff.co.za



Secure, Tranquil Living

One of three homes nestled in a tranquil avenue within a secure estate, this architecturally designed residence is where modern elegance meets practical living. The eco-conscious design incorporates an inverter for uninterrupted living, double-glazed windows, and two 150 kW geysers with an automatic heat pump. A low-maintenance courtyard garden with artificial grass offers a tranquil green space while saving on water costs. Conveniently located near amenities, schools, universities, and sports facilities.

- **CLAREMONT UPPER R7 999 000** Web Ref No RL20847 • Beds 3 • Baths 2 • Receptions 2 • Garages 2
Charles Silbert – 082 555 4286 – charles@greeff.co.za | Dani Matheson – 083 556 9391 – dani@greeff.co.za



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).

- **CLAREMONT UPPER R6 700 000** Web Ref No 4617581 • Beds 3 • Baths 3 • Receptions 2 • Garages 2 • Parking 1
Charles Silbert – 082 555 4286 – charles@greeff.co.za | Dani Matheson – 083 556 9391 – dani@greeff.co.za

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● **CLAREMONT UPPER R5 950 000**

Rare Investment Opportunity

An opportunity for the discerning investor with vision. Located in a secure complex close to Cavendish Square, this property offers a lock-up-and-go lifestyle at an attractive price. While some modernisation is required, recently installed inverters and aluminium windows on the northern aspect, add value to your investment.

Web Ref No RL20854 • Beds 4 • Baths 3 • Receptions 2 • Garages 2 • Parking 2
Charles Silbert - 082 555 4286 - charles@greeff.co.za
Dani Matheson - 083 556 9391 - dani@greeff.co.za



● **CLAREMONT UPPER R5 490 000**

Comfort Meets Security

Nestled in a private cul-de-sac, only eight homeowners will be able to call this exclusive development home. An alarm system, electric fencing, a double garage and a designated parking space are included with this property. The low-maintenance courtyard garden offers a serene setting for a lock-up-and-go, or your ideal permanent residence. This versatile property can be adapted to your needs.

Web Ref No RL20857 • Beds 3 • Baths 2 • Receptions 3 • Garages 2 • Parking 1
Charles Silbert - 082 555 4286 - charles@greeff.co.za
Dani Matheson - 083 556 9391 - dani@greeff.co.za



Well-Loved Family Home

Situated on a quiet road in Claremont, within proximity to leading schools, beautiful parks and Palmyra Junction, this family home offers a convenient lifestyle with easy flow throughout, with well-established garden and pool.

● **CLAREMONT R3 850 000** Beds 3 • Baths 3 • Receptions 3 • Parking 2

Val James – 083 711 3452 – val.james@greeff.co.za

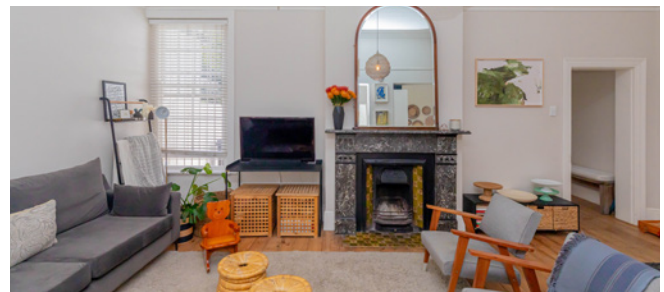


Contemporary Meets Classic

This lovely Victorian cottage has received a modern makeover, yet retains its original charm and character, in the polished wooden flooring, ornate porch detailing and sash windows. There are security and insect-repelling screens, American shutters and an alarm system. Secure parking for two vehicles.

● **CLAREMONT UPPER R3 450 000** Web Ref No RL19570 • Beds 3 • Baths 2 • Reception 1 • Parking 2

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



Victorian Semi with Modern Interiors

If cute and stylish can be combined, then that is exactly what this cottage offers. Light and airy rooms, lots of living space, open-plan lounge-dining-kitchen, two generous bedrooms, and a study. A very private back courtyard, patio garden and a garage. A smart and exciting offer. Well located for UCT, a short trip into the City, and centrally situated for leading hospitals.

● **MOWBRAY R3 250 000** Web Ref No 21418 • Beds 2 • Baths 2 • Receptions 2 • Garage 1

Mark Shagam – 083 272 4004 – mark@greeff.co.za



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 as one looks over the expansive garden and pool. The original character of the classic build has been preserved, but this home has been modernised for a family who loves to entertain. This home has everything you could possibly want, from location to luxury to character and comfort. A once-in-a-lifetime opportunity to own a masterpiece.

● **RONDEBOSCH R22 950 000** Web Ref No 5568104 • Beds 5 • Baths 4.5 • Receptions 4 • Garages 2 • Parking 2
Val Petzold – 083 625 0433 – val@greeff.co.za | Jonathan Shulman – 076 493 6144 – jonathan@greeff.co.za



Elegance Meets Contemporary Living

Discover a harmonious blend of comfort and style in the heart of Salisbury Mews. Nestled within a sought-after community, this home offers a living experience that exceeds expectations. Comprising a total of six units, this complex exudes an ambience of exclusivity. With meticulous design and a spacious layout that caters to modern needs, this residence presents a lifestyle of convenience and luxury.

● **KENILWORTH UPPER R5 400 000** Web Ref No RL20839 • Beds 3 • Baths 2 • Receptions 2 • Garages 2
Charles Silbert – 082 555 4286 – charles@greeff.co.za | Dani Matheson – 083 556 9391 – dani@greeff.co.za



● RONDEBOSCH R9 999 999

Timeless Character on Large Grounds

This secure, stately property, with breathtaking mountain views, is in a lush garden with a heated, saltwater pool. Features include: high ceilings, fine finishes and magnificent Oregon Pine floors. Enjoy cosy fireplaces – one in the formal lounge and the other in the grand master bedroom. The well-equipped eat-in kitchen with scullery has ample storage space. A double-storey outside office offers options.

Web Ref No RL20388 • Beds 4 • Baths 4 • Receptions 3 • Garage 1
Jonathan Shulman – 076 493 6144 – jonathan@greeff.co.za
Val Petzold – 083 625 0433 – val@greeff.co.za



● RONDEBOSCH R8 000 000

Sophistication and Charm

Nestled in a peaceful close in the heart of the Rondebosch Golden Mile, beloved by its family for over 20 years, this home is warm and inviting year round. An alarm system, camera surveillance and direct access from the triple garage ensure peace of mind. A JoJo tank with a water filtration system and inverter power backup offers uninterrupted living.

Web Ref No RL20529 • Beds 5 • Baths 4.5 • Receptions 3 • Garages 3
Jonathan Shulman – 076 493 6144 – jonathan@greeff.co.za
Val Petzold – 083 625 0433 – val@greeff.co.za



● RONDEBOSCH R3 950 000

Secure Modern Renovation

Abundant natural light floods through large windows and glass doors in this open-plan, renovated home set in a lush garden. The remodelled kitchen is open to the dining room through a serving hatch, and features sleek built-in cabinetry with wine racks, luxurious granite countertops, and premium appliances. The main bedroom leads to a patio. Security gates and burglar bars offer peace of mind.

Web Ref No RL20521 • Beds 3 • Baths 2 • Reception 1 • Garages 2 • Parking 2
Val Petzold – 083 625 0433 – val@greeff.co.za
Jonathan Shulman – 076 493 6144 – jonathan@greeff.co.za



● RONDEBOSCH R3 500 000

Delightful Family Home

A spacious, well-lit living room opens to an inviting patio surrounded by a manicured lawn and lush garden. The dining room is open plan to the kitchen with ample storage space and a scullery plumbed for appliances. All three bedrooms boast built-in cupboards, with two of the bedrooms offering direct access to the beautiful garden and patio.

Web Ref No RL20520 • Beds 3 • Baths 2 • Receptions 2 • Garage 1 • Parking 1
Val Petzold – 083 625 0433 – val@greeff.co.za
Jonathan Shulman – 076 493 6144 – jonathan@greeff.co.za

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● **PINELANDS R6 495 000**

Nine-Bedroomed Guest Lodge

This seven-en suite-bedroomed home, with a two-bedroomed flatlet is set across, two levels on a lush, 1 200m² plot in Oude Pinelands. The studio and upper-level apartment are ideal for multigenerational living. Alternatively, the owner could live in one section of the house and earn additional income through short-term letting on Airbnb. The options with this property are endless.

Web Ref No 5645435 • Beds 6 • Baths 9 • Receptions 4 • Parking 8
Daniel Etherington – daniel@greeff.co.za – 072 709 0057



SOLD

● **PINELANDS R3 695 000**

Charming, Well-Maintained Home

Located on a peaceful street, yet near shops and restaurants, this secure home boasts a well-maintained and partially-new thatch roof, high ceilings, enchanting wooden floors, and an abundance of natural light. Features include: a wood-burning fireplace, an inverter, underground greywater system, JoJo tanks, a beautifully landscaped garden, a shaded courtyard area, and a private back garden overlooking a school field.

Beds 4 • Baths 2 • Receptions 2 • Garage 1 • Parking 2
Daniel Etherington – daniel@greeff.co.za – 072 709 0057



● **PINELANDS R3 195 000**

Cosy Family Home

Set in a lush garden with a sunlit veranda, this home's large main bedroom is complemented by a sunroom, while a spacious back garden boasts a covered area perfect for entertaining. The kitchen is enhanced by a scullery, and there is a separate laundry room. An established one-bedroomed, one bathroomed apartment offers versatility. The property is secure with high electric fencing. Apartment rented out at R6 400pm.

Web Ref No 5108543 • Beds 4 • Baths 3.5 • Receptions 3 • Garages 2 • Parking 2
Daniel Etherington – daniel@greeff.co.za – 072 709 0057



● **PINELANDS R1 095 000**

Secure Covered Complex

Nestled within the secure and highly-regarded Howard Hamlet, this ground-floor apartment presents a compelling opportunity for the discerning investor. Move-in-ready, the apartment boasts an open-plan layout encompassing the lounge and kitchen area, with direct access to a communal front garden – a perfect spot for morning relaxation and sunlit afternoons. Tenant in place at R8 000pm.

Web Ref No RL20819 • Bed 1 • Bath 1 • Reception 1 • Parking 1
Daniel Etherington – daniel@greeff.co.za – 072 709 0057



● **WYNBERG UPPER R4 150 000**

Spacious Character Home

This elegant Victorian-style home features an expansive kitchen, a spacious lounge and dining area with double-volume ceilings, and a thoughtfully designed office/reading nook – a wonderful retreat. One of the four bedrooms boasts a charming fireplace. A serene courtyard with a tranquil water feature makes this the perfect place to call home.

Web Ref No RL20682 • Beds 4 • Baths 2 • Reception 1 • Parking 1
Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za
Douglas Holder – 071 672 5165 – douglas@greeff.co.za



● **PLUMSTEAD R2 700 000**

Spacious Family Home with Modern Convenience

This generously-proportioned home offers an open-plan living/dining room – a welcoming and versatile space for relaxation, while the added joy of a pool and built-in braai area present an ideal blend of comfort and outdoor entertainment. The kitchen is fully fitted and there is a dedicated laundry room. A garage and a parking bay provide ample space for parking and storage.

Web Ref No RL20364 • Beds 4 • Baths 2 • Reception 1 • Garage 1 • Parking 1
Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za
Douglas Holder – 071 672 5165 – douglas@greeff.co.za



● **PLUMSTEAD R1 750 000**

Charming Townhouse in Beautiful Grounds

The living space in this delightful, bright townhouse seamlessly connects to a private covered garden/patio. The modern kitchen boasts a breakfast nook. Upstairs, you'll find both bedrooms, each offering sufficient cupboard space, a full bathroom and an additional half bathroom. Garage and parking are conveniently available right in front of the unit, ensuring easy access to your home.

Web Ref No RL20657 • Beds 2 • Baths 1.5 • Reception 1 • Garage 1 • Parking 1
Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za
Douglas Holder – 071 672 5165 – douglas@greeff.co.za



● **WYNBERG UPPER R950 000 – R2 350 000**

Enjoy the Charming Views

Sunninghill Flats offers units with modern and cosy finishes throughout. Built-in cupboards provide ample storage space, while the kitchens are plumbed for two appliances and bathrooms are designed to cater to your preferences – bath or shower or both. Each unit includes a parking bay or a garage, or even both. Enjoy mountain views from your balcony or patio.

Beds 0.5-3 • Baths 1-2 • Reception 0.5-1 • Garage 1 per unit • Parking 1 per unit
Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za
Douglas Holder – 071 672 5165 – douglas@greeff.co.za



● **CLAREMONT UPPER R2 950 000**
Spacious, Neat Apartment

This first-floor apartment in a sought-after block boasts two bedrooms, and two tastefully renovated bathrooms. It's spacious with beautiful wood parquet flooring. Ideal for a small family, young professionals or a couple looking to downsize. A great investment.

Web Ref No RL21001 • Beds 2 • Baths 2 • Receptions 2 • Garage 1
Ammaarah Hendricks – 071 728 9130 – ammaarah@greeff.co.za
Sean Murphy – 062 434 3055 – sean.m@greeff.co.za
Douglas Holder – 021 763 4120 – info@greeff.co.za



● **KENILWORTH UPPER R2 450 000**
Charming Three-Bedroomed Townhouse

Set in the heart of Kenilworth Upper, this duplex townhouse boasts gleaming parquet flooring and offers loads of living space. A charming, shady, low-maintenance paved garden adds to the appeal. A must view with immense potential.

Web Ref No RL20499 • Beds 3 • Baths 2 • Receptions 2 • Parking 2
Ammaarah Hendricks – 071 728 9130 – ammaarah@greeff.co.za
Sean Murphy – 062 434 3055 – sean.m@greeff.co.za
Douglas Holder – 021 763 4120 – info@greeff.co.za



● **KENILWORTH R2 250 000**
Spacious and Charming Townhouse

Beautiful townhouse with an open-plan kitchen and dining area complemented by a cosy fireplace. This apartment exudes character with its Victorian shutters, sash windows, and French doors opening onto a generously-proportioned paved courtyard.

Web Ref No RL20972 • Beds 3 • Baths 1.5 • Receptions 2 • Parking 2
Ammaarah Hendricks – 071 728 9130 – ammaarah@greeff.co.za
Sean Murphy – 062 434 3055 – sean.m@greeff.co.za
Douglas Holder – 021 763 4120 – info@greeff.co.za



● **KENILWORTH UPPER R2 195 000**
Indoor-Outdoor Living

This duplex is in an ideal location and has a wealth of amenities on offer with a covered patio, garden and storage room. Coupled with the open-plan design, this apartment is ideal for entertaining.

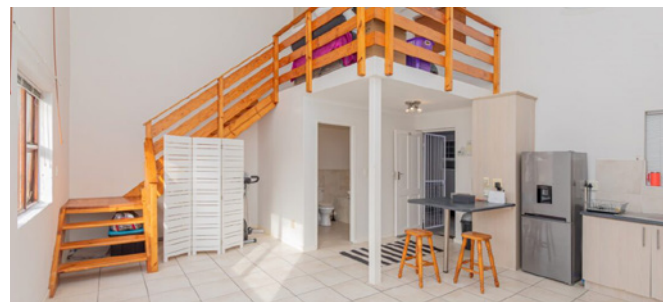
Web Ref No RL21086 • Beds 2 • Baths 2 • Receptions 2 • Parking 2
Ammaarah Hendricks – 071 728 9130 – ammaarah@greeff.co.za
Sean Murphy – 062 434 3055 – sean.m@greeff.co.za
Douglas Holder – 021 763 4120 – info@greeff.co.za



● **HARFIELD VILLAGE R1 995 000**
Charming Two-Bedroomed Townhouse

This spacious townhouse boasts a modern kitchen, open plan to a living room and study, leading to a small courtyard garden. The unit comes with the only garage in the complex. Ideal for a small family seeking a home in the Southern Suburbs.

Web Ref No RL20770 • Beds 2 • Baths 2 • Reception 1 • Garage 1 • Parking 1
Ammaarah Hendricks – 071 728 9130 – ammaarah@greeff.co.za
Sean Murphy – 062 434 3055 – sean.m@greeff.co.za
Douglas Holder – 021 763 4120 – info@greeff.co.za



● **KENILWORTH R895 000**
Prime Investment Opportunity

If you're a first-time buyer or an investor, this one-bedroomed apartment is an ideal option. Its location, near shopping and business centres, is hard to beat. A win for a young professional.

Web Ref No RL20454 • Bed 1 • Bath 1 • Reception 1 • Parking 1
Ammaarah Hendricks – 071 728 9130 – ammaarah@greeff.co.za
Sean Murphy – 062 434 3055 – sean.m@greeff.co.za
Douglas Holder – 021 763 4120 – info@greeff.co.za



An Idyllic Family Home

Nestled in a secure estate, this gracious home is set in a lush, established garden with a decked pool. Features include: a wide, covered veranda with built-in braai, a well-equipped kitchen with a separate scullery, a double-sided, closed combustion fireplace between the dining and sitting rooms, a spacious main suite with a private veranda boasting mountain views, a study, borehole, inverter and solar panels, as well as an apartment with its own entrance.

● **SILVERTREE ESTATE R12 995 00** Web Ref No RL21059 • Beds 5 • Baths 4 • Receptions 2 • Garages 3 • Parking 2
Tarry Unite-Penny – 083 285 3762 – tarry@greeff.co.za | Douglas Holder – 021 763 4120 – info@greeff.co.za



Inviting Farmhouse-Style Home

Nestled in a cul-de-sac, rustic style and charm meet convenience, with wooden flooring, generously sized rooms, and high ceilings. The main bedroom, with an en suite boasts a private lounge leading to a garden. The living room seamlessly connects to the covered veranda. A pool, firepit and water feature enhance the garden. Wood-burning fireplaces are in the living room and the farmhouse-style kitchen. Separate staff accommodation can also serve as a home office with an entrance directly off the parking area. Close to Reddam House and American International School. There is a tenant in place.

● **TOKAI R4 800 000** Beds 3 • Baths 2 • Reception 1 • Garages 2 • Parking 1
Karen Little – 083 261 8849 – karen@greeff.co.za



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

Feast your eyes on this five-acre equestrian property, with superb sea views, in a security estate, with exclusive mountain trails, bridle paths and complete privacy, all within 30-minutes of the city of Cape Town. This classic, Cape-Dutch, thatched home boasts a delightful country-style kitchen with separate scullery. A garden-facing, comfortable lounge – featuring a built-in marine aquarium – leads to a covered veranda overlooking the stables with views across the ponds towards Noordhoek beach and Kommetjie lighthouse. From the main house, lawns roll down to a thatched Lapa, entertainment and pool house with an outside braai and seating area. Additional features are barn-style stabling for five horses, a tack room, grooms' kitchen and toilet, plus extra cellar space for storage and feed.

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



A True Noordhoek Gem



● NOORDHOEK R13 500 000

Web Ref No RL20896
Beds 5
Baths 4
Receptions 2
Garages 5

This extraordinary family home, with astonishing sea views over the wetlands, has dual-living potential and fabulous work-from-home facilities. With a stunning 719m² under roof, the home offers everything your heart desires. The 2 700m² stand boasts an indigenous landscaped garden with private walkways, a tree-lined entrance and a water feature. The accommodation wing comprises five bedrooms and four bathrooms. The main bedroom is an absolute treat and has large sliding windows with splendid views of the valley and Noordhoek beach. One of the bedrooms has its own outside access and can easily be converted into a separate dual-living flatlet with a full bathroom and separate lounge. The expansive living rooms all lead out to the deep, covered veranda offering protection from the wind and sun.



Tranquil Noordhaven Family Home

Set in one of Noordhoek's most desirable nooks, in Kakapo Close – a quiet cul-de-sac, this remarkable family home oozes class and sophistication. Built and owned by a master carpenter, the home boasts suspended, solid Brazilian cherry floors; high-quality, oversized sash windows; double-volume ceilings, and exposed beams. Enjoy north-facing mountain vistas and glorious sea views in a tranquil setting – and these are just some of this property's key features.

● **NOORDHOEK R12 500 000** Web Ref No RL20983 • Beds 4 • Baths 3.5 • Receptions 2 • Garages 2
Paul le Roux – 082 550 4533 – paulr@greeff.co.za



New Build Lock-Up-and-Go

This brand-new single-level home will be completed in April 2024. Here is an opportunity to partner with one of Noordhoek's master builders, Thor Hansen of Torcon Construction. Move into this modern, polished contemporary home with textures of exposed brick, wood, steel and concrete screed. With a smaller and manageable indigenous garden, this property is ideal for a lock-up-and-go or for anyone looking to downscale.

● **NOORDHOEK R8 500 000** Web Ref No RL20985 • Beds 3 • Baths 3 • Reception 1 • Garages 2
Paul le Roux – 082 550 4533 – paulr@greeff.co.za



Brand New Build with Sea Views

This contemporary, triple-storey home will be completed in July 2024. Features include slick finishes, clean lines, double-glazed, tinted windows and polished cement flooring. A large, open-plan living area with two lounges, a dining room and a state-of-the-art kitchen flows to the outside area with a braai, a decked swimming pool, and wraparound verandas offering spectacular sea views. The off-grid solar system will keep the house functioning during loadshedding, while a smaller, manageable, waterwise, indigenous garden has been wisely planned.

● **NOORDHOEK R13 500 000** Web Ref No RL20986 • Beds 3 • Baths 3 • Receptions 3 • Garages 4

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



Ideal Work-From-Home Property

This colourful artist's home, with charm and clever use of creative spaces, is set in a pretty garden, with an open-plan kitchen, lounge and dining area leading to two covered verandas – ideal for entertaining and family gatherings. The downstairs study also opens out onto the covered patio. The bedroom wing and living area are conveniently on one level. Enjoy glorious mountain and sea views from the upstairs rooms.

● **NOORDHOEK R7 600 000** Web Ref No RL20984 • Beds 4 • Baths 4.5 • Receptions 3 • Garages 2

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



On High with Spectacular Views

Nestled into the Noordhoek mountainside, at the top of sought-after Gerties Way, Belvedere, this plot offers a rare opportunity to build your dream home, with sweeping 270-degree views over the entire valley, overlooking the whole of Noordhoek beach and across to Kommetjie. Build a house to embrace expansive sea views, north-facing Chapman's Peak as well as the Silvermine Nature Reserve, which is literally on your doorstep.

● **NOORDHOEK R5 995 000** Web Ref No RL19692 • ERF Size: 1 670m²

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

2023 Noordhoek Sales



Sleepy Hollow Lane, Noordhoek
R7 995 000* (JANUARY)



Nthombeni Way, Noordhoek
R18 250 000* (JANUARY)



Acacia Way, Noordhoek
R7 995 000* (JANUARY)



Wattle Close, Noordhoek
R7 950 000* (FEBRUARY)



Mountain Road, Noordhoek
R19 500 000* (MARCH)



Gerties Way, Noordhoek
R12 500 000* (MARCH)



Gerties Way, Noordhoek
R7 150 000* (MARCH)



Topaz Way, Noordhoek
R6 095 000* (MARCH)



Leerdam Road, Noordhoek
R13 995 000* (MARCH)



Sapphire Way, Noordhoek
R7 950 000* (APRIL)



Emerald Drive, Noordhoek
R8 250 000* (APRIL)



Northshore Drive, Noordhoek
R7 800 000* (MAY)



Willoughby Drive, Noordhoek
R7 800 000* (MAY)



Waterlily Close, Noordhoek
R11 500 000* (MAY)



Lakeshore Drive, Noordhoek
R5 250 000* (MAY)



Aquanaut Road, Noordhoek
R6 650 000* (MAY)



Erica Street, Noordhoek
R8 495 000* (JUNE)



Quince Crescent, Noordhoek
R9 062 500* (JULY)



Turquoise Way, Noordhoek
R4 950 000* (AUGUST)



Belvedere Close, Noordhoek
R7 500 000* (AUGUST)



Driefontein Lane, Noordhoek
R5 600 000* (AUGUST)



Haven Drive, Noordhoek
R5 600 000* (SEPTEMBER)



Gerties Way, Noordhoek
R5 995 000* (SEPTEMBER)



Emerald Drive, Noordhoek
R5 995 000* (SEPTEMBER)



SCAN HERE FOR A VALUATION

* Listed Price



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GREEFF

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Where it counts



Beautifully Positioned

This lovely, three-bedroomed, three-bathroomed property, with pool, games room and study, is just a short stroll from the gorgeous Kommetjie beach. Feel like you're on a permanent holiday with the soothing sound of the ocean in the background. Boasting endless views, this is a truly beautiful location.

● **KOMMETJIE R18 950 000** Web Ref No RL19574 • Beds 3 • Baths 3 • Receptions 2 • Garages 6 • Parking 6

Willi Schalk – 072 2111 753 – willi@greeff.co.za | Carlien van Wyk – 081 392 7180 – carlien@greeff.co.za



Unbeatable Lifestyle Estate

Imagine living three houses from the beach with the added benefit of security and privacy. Don't miss this rare opportunity for your family. This spectacular home, with artistic flair boasts interleading rooms with large glass doors, opening out onto a lush green garden that wraps around the house, creating a natural indoor-outdoor flow.

● **KLEIN SLANGKOP ESTATE R7 500 000** Web Ref No RL20883 • Beds 3 • Baths 2 • Receptions 2 • Garage 1 • Parking 2

Frankie Fleck – 082 447 7960 – frankie@greeff.co.za | Tallulah Connors – 078 230 9189 – tconnors@greeff.co.za



A Dream Coastal Retreat

This magnificent home offering luxury, comfort, and breathtaking ocean views is in a prime location close to the beach. Newly renovated, with high-quality finishes and a host of incredible features that will make every day feel like a vacation. The home features six well-appointed bedrooms, each offering a private sanctuary with tranquil views.

- **KOMMETJIE POA** Web Ref No 2601255 • Beds 6 • Baths 5 • Receptions 2 • Garage 1 • Parking 2 • Pool
Frankie Fleck – 082 447 7960 – frankie@greeff.co.za | Tallulah Connors – 078 230 9189 – tconnors@greeff.co.za



Ideal Home in Secure Estate

Boasting a front-row position, this property enjoys unobstructed views of the surrounding natural beauty. The spacious and thoughtfully designed interior is perfect for families who value comfort and style. From the moment you step inside, you'll be captivated by the attention to detail and convenient and comfortable lifestyle. Don't miss out on this rare opportunity to experience easy living.

- **BLUEWATER ESTATE R8 450 000** Web Ref No RL19687 • Beds 5 • Baths 3 • Receptions 2 • Garages 2 • Parking 4
Willi Schalk – 072 2111 753 – willi@greeff.co.za | Carlien van Wyk – 081 392 7180 – carlien@greeff.co.za



● **KLEIN SLANGKOP ESTATE R7 950 000**
Your Dream Coastal Haven

Enjoy the epitome of coastal living in this lovely, four-bedroomed, three-bathroomed home, nestled in the sought-after Klein Slangkop lifestyle estate. Set against the breathtaking backdrop of Kommetjie's natural beauty, this residence offers a lifestyle of unparalleled comfort and relaxation.

- Web Ref No RL20620 • Beds 4 • Baths 3 • Receptions 2 • Garages 2 • Parking 2
Willi Schalk – 072 2111 753 – willi@greeff.co.za
Carlien van Wyk – 081 392 7180 – carlien@greeff.co.za

● **KOMMETJIE R6 250 000**
The Best Stand in Kommetjie

If you're looking for an idyllic location to build your dream home upon, this is it. Here is a rare opportunity to design and build a home to capture the essence of Kommetjie's unique beauty. Own a piece of paradise.

- Web Ref No RL19514 • Vacant land • ERF Size: 862m²
Willi Schalk – 072 2111 753 – willi@greeff.co.za
Carlien van Wyk – 081 392 7180 – carlien@greeff.co.za



Mediterranean Magic

This sun-drenched villa in an elite and secure enclave is in walking distance to the vibrant heartbeat of Kalk Bay. The call of seagulls, the sound of the ocean, the aroma of freshly brewed coffee from nearby trendy coffee shops will be your wake-up calls in this eclectic paradise. The entrance to the ground floor of the home is heralded by a sunny and welcoming Mediterranean terrace with a riot of fuchsia bougainvillea. The open-plan living/kitchen and dining areas follow. These zones open onto a private, quiet, lush and sheltered patio.

● **KALK BAY R9 900 000** Web Ref No RL19501 • Beds 3 • Baths 3 • Receptions 2 • Parking 2

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



Harbour Lodge – A Majestic Sympho-

Harbour Lodge is a unique freestanding home in the exclusive gated development known as The Majestic. Its location, right in the centre of the vibrant and eclectic village of Kalk Bay, ensures that these units are highly sought after, especially for those desiring a lock-up-and-go lifestyle. This private oasis offers a plethora of foodie delights and designer boutiques all within walking distance.

● **KALK BAY R9 300 000** Web Ref No RL20249 • Beds 2 • Baths 2 • Receptions 2 • Garages 2 • Parking 2

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



Olde Soul Beach House Retreat

The bustling hamlet of Kalk Bay is the ideal setting for this inspiring, enchanting home. Welcome to the quintessential beach house – it's light and bright, breezy and relaxed with beautiful ocean vistas. This older home has certainly kept up with the times – the design flow stands up to modern lifestyles with seamless integration, while simultaneously embracing the spirit of a bygone era. This is a space where old and new coexist in perfect harmony and the current custodian has enhanced this beloved home with her appreciation of art.

● **KALK BAY R8 700 000** Web Ref No RL20344 • Beds 4 • Baths 3 • Receptions 3 • Parking 2

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



Classic, Sophisticated Lock-Up-and-Go

This well-appointed unit comprises two luxury upstairs bedrooms, both of which are en suite, private sanctuaries. The double-volume spaces enhance the luxurious sense of space and light. Located in The Majestic, a unique and sought-after development nestled in the vibrant hamlet of Kalk Bay, this apartment is close to the very heartbeat of the eclectic village. Savour early morning walks whilst enjoying ocean-fresh, intoxicating saltiness, grab a cup of Java, or a hearty breakfast, then browse boutiques, antique shops and the much-loved harbour.

● **KALK BAY R8 300 000** Web Ref No RL20581 • Beds 2 • Baths 2.5 • Reception 1 • Garages 2 • Parking 1

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

SOLD



● SIMON'S TOWN R9 500 000
Investor's Dream (Now Completed)

A fantastic opportunity to own one of two new stunning 500m² homes in a sheltered, historical part of Simon's Town with bay and marina views. Three beds, three baths, high-end finishes, rim flow infinity pool, plus 60m² double garage. Views across False Bay and of the Yacht Basin. Contact us for the schedule of finishes.

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



● THE BOULDERS R7 500 000
Gloriously Located

Located near Boulders Beach and Windmill Beach, this home offers open-plan living with False Bay views. The main bedroom, second bedroom, and sunroom boast sea views. There's a double bedroom downstairs with an en suite. The sunroom leads to a wind-protected garden, and there are two storerooms, including a wooden shed. Potential for expansion. Includes a double garage.

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 R4 995 000
Unexpected Gem

This delightful home offers exceptional ocean views and versatile spaces. The ground floor features two adaptable rooms, a shower bathroom, and a garden. The second floor includes a spacious en suite, a cosy lounge, and a well-appointed kitchen leading to a wooden deck. The third floor offers two ocean-view bedrooms and a family bathroom. Secure tandem garage parking is available.

Web Ref No RL20613 • Beds 4 • Baths 3 • Receptions 3 • Garages 2
Dan Pienaar – 084 970 3999 – dan@greeff.co.za
Emily Walker – 084 645 4303 – emily@greeff.co.za



● SIMON'S TOWN R4 800 000
Charming Victorian Home

Delightful classic architecture defines this home with its bright sunroom and an adjacent office space. Open-plan lounge and dining area, featuring stylish light fixtures and fireplace, lead to kitchen with integrated scullery/laundry and single garage. Spacious bedrooms, with the main being en suite. A large storeroom/cellar adds creative potential and the north-facing garden offers a tranquil space for outdoor activities.

Web Ref No RL20732 • Beds 2 • Baths 2 • Receptions 2 • Garage 1
Dan Pienaar – 084 970 3999 – dan@greeff.co.za
Emily Walker – 084 645 4303 – emily@greeff.co.za



Modern with Sea and Mountain Views

At the south end of Hilltop Street, this newly-renovated haven offers modern living with charm. Capturing panoramic views of both the ocean and majestic mountains, this stylish home has much to offer. The contemporary interior design blends seamlessly with the natural beauty of the surroundings. A self-contained flatlet provides endless possibilities, be they for accommodating guests, setting up a home office, or even generating rental income. Viewing by appointment.

● **SCARBOROUGH R7 195 000** Web Ref No RL20709 • Beds 3 • Baths 3 • Receptions 2 • Garage 1 • Parking 2 • Flatlet
Frankie Fleck – 082 447 7960 – frankie@greeff.co.za | Tallulah Connors – 078 230 9189 – tconnors@greeff.co.za



Comfort Meets Elegance

Discover the epitome of modern beachside living in this lovely home, offering not only stylish interiors, but also spectacular views of the ocean and reserve. Tucked away in a tiny cul-de-sac in the heart of the village, this beautiful residence offers a unique combination of elegance, privacy, and tranquillity.

● **SCARBOROUGH R6 550 000** Web Ref No RL20710 • Beds 3 • Baths 2 • Receptions 2 • Garages 2 • Parking 2
Frankie Fleck – 082 447 7960 – frankie@greeff.co.za | Tallulah Connors – 078 230 9189 – tconnors@greeff.co.za



Surrounded by Nature

Take this amazing opportunity to build your dream home in a beautiful coastal village of only 44 homes. With Cape Town just a 45-minute drive away, and world-class surfing and hiking on your doorstep, this is the perfect spot for work/life balance in an unbelievable setting. Don't miss out.

● **MISTY CLIFFS R6 300 000** Web Ref No RL19639 • ERF Size: 1 058m²
Frankie Fleck – 082 447 7960 – frankie@greeff.co.za | Tallulah Connors – 078 230 9189 – tconnors@greeff.co.za

SOLD



● **FISH HOEK R3 970 000**

Where Generations Gather

Comfortably able to house young children, teenagers, parents and grandparents alike, this dwelling provides all this and more. The character-infused vintage section of the home retains beautiful parquet flooring, a large bay window, and an original fireplace for the colder winter months. The “winter lounge” flows into a sun-drenched room reminiscent of a conservatory, and looks out over the garden.

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



● **CAPRI R3 750 000**

Hidden Gem in Capri

As you arrive at this lovely property, you'll be surprised by the tasteful interior design and the sense of wellbeing. The language this home speaks is one of family and contentment. The thoughtful layout offers the opportunity to create the ideal family home, but with the added bonus of a convenient work-from-home space.

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

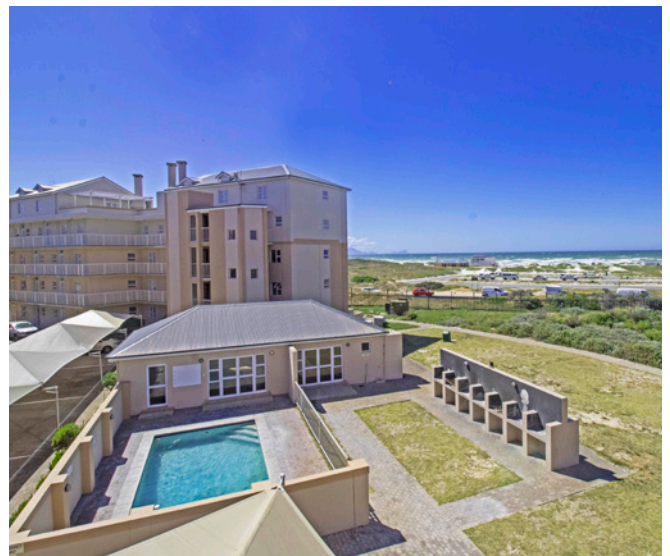


● **DIDO VALLEY R3 750 000**

Beachfront Apartment

This superb apartment in Harbour Bay Mall offers panoramic False Bay sea and mountain views. Just 200 meters from a quiet beach, it's ideal for retirement, holidays, or as an investment. Features include an open-plan layout, two spacious bedrooms with en suite bathrooms, high-quality fittings, secure parking, and advanced security systems.

Web Ref No 5012057 • Beds 2 • Baths 3 • Receptions 2 • Parking 1
Clive Holder – 072 340 4795 – clive@greeff.co.za



● **COSTA DA GAMA R1 260 000**

Secure Sunny Apartment

This lovely apartment, thoughtfully designed for a lock-up-and-go lifestyle, is located on the second floor of Sunrise Villas. A spacious, open-plan kitchen and living area seamlessly connects to a balcony allowing in an abundance of natural light and boasting breathtaking views of the ocean. The apartment comprises two bedrooms, each featuring built-in cupboards. The bathroom is complete with both a shower and a bath. Includes a garage and a parking bay.

Web Ref No RL20745 • Beds 2 • Bath 1 • Reception 1 • Garages 2
Saskia Amansure – 076 200 0437 – saskia.a@greeff.co.za

FROM HERE TO ANYWHERE: UNPACKING THE PROCESS OF SENDING MONEY ABROAD (“REPATRIATION”)

Picture this, you are at a crossroads, contemplating the sale of your property and the transfer of your hard-earned money to foreign shores. But here is the twist, the latter is not as effortless as merely pressing a button to deposit your funds into a foreign bank account. To avoid unexpected roadblocks and complications, it is essential to arm yourself with the right knowledge.

In this article, we unravel the secrets of this process, ensuring that you are well-prepared and informed. By exploring the key steps and steering clear of common pitfalls, you will position yourself for a seamless and triumphant transfer of your funds to foreign lands. This knowledge will give you the advantage needed to navigate the process with confidence and ensure a successful outcome.

When it comes to sending money out of the country, it is essential to recognize that there are two distinct processes involved; one for “non-residents” and another for “residents”. It is important to note that South Africa’s law does not provide a uniform definition for these terms. Instead, their meaning depends on the specific area of law you are dealing with. For Exchange Control (“EXCON”) purposes, a non-resident is an individual who has never held a South African identity number or permanent residency, vice versa. Even if you have undergone financial emigration, it does not automatically exempt you from the regulations applicable to residents for EXCON purposes. This means that even if you left South Africa in 2010 to

reside in the UK and have been there ever since, you will still be considered a resident.

HOW CAN A NON-RESIDENT FOR EXCON PURPOSES TAKE MONEY OUT OF THE COUNTRY?

For non-residents (natural persons), the process of sending funds out of the country is relatively straightforward, provided you have retained the required documentation when introducing funds into the country when acquiring the property, that being the Inward SWIFT Receipt. Obtaining this document from your bank once the funds reflect in your South African account is essential. With the Inward SWIFT Receipt in hand, sending money out of the country becomes a seamless process. However, if you do not have it, obtaining approval from the South African Reserve Bank (“SARB”) becomes necessary to complete the transfer.

HOW CAN A RESIDENT FOR EXCON PURPOSES TAKE MONEY OUT OF THE COUNTRY?

Residents in South Africa have long been aware of the allowance to transfer up to R1 million within a calendar year without prior approval from the South African Revenue Service (“SARS”). This amount, commonly referred to as the “Travel Allowance,” is officially known as the Single Discretionary Allowance (“SDA”). However, any transfer exceeding R1 million requires pre-approval from SARS. Recently, SARS has introduced

significant changes to the pre-approval process, adding complexity.

In the past, SARS had separate provisions for two types of TCS Pins, which is considered to be the pre-approval:

- (i) the “Emigration” Pin, applicable to individuals ceasing their South African tax residency and transferring funds out of the country; and
- (ii) the “Foreign Investment Allowance” (“FIA”) Pin, relevant for other cases involving fund transfers from South Africa.

These two Pins have now been consolidated into a single entity known as the Approval for International Transfer (“AIT”) Pin. Although the aim of streamlining these two processes is to simplify the overall procedure, the downside lies in the significant amount of documentation that residents are obligated to submit to SARS.

In addition, among the added features in the revised process is the requirement to declare your tax residency status. As we previously discussed the distinction between residents and non-residents for EXCON purposes, it is now necessary to delve into the meaning of “tax residency”. Given the absence of a uniform definition, understanding tax residency becomes crucial, as it is a mandatory field for disclosure under the revised process. Incorrectly disclosing this information can have significant repercussions.

HOW DO I KNOW WHETHER I AM A TAX RESIDENT?

South Africa's tax system for individuals changed from a source-based to a residence-based approach in 2001. This means that residents are subject to tax on their worldwide income, while non-residents are only taxed on their income earned in South Africa, subject to certain exclusions.

Currently, there are two ways of being considered a resident for tax purposes as a natural person:- if you are ordinarily resident in South Africa; or if you meet the requirements of the physical presence test, in other words, if you spend a certain period of time per year in South Africa.

Ordinarily resident can be described as an individual's usual or principal place of residence or their real home, to which they will naturally and as a matter of course return after their wanderings. If an individual is not ordinarily resident in South Africa, they may still be deemed a resident for tax purposes if they meet the requirements of the physical presence test. A resident who meets the physical presence test ceases to be a resident when they have been outside South Africa for a continuous period of at least 330 full days. If an individual is neither ordinarily resident nor meets the requirements of the physical presence test, they are considered a non-resident for tax purposes.

WHAT ARE THE POSSIBLE CONSEQUENCES OF SELECTING THE WRONG CRITERIA?

In the event that you were previously a tax resident in South Africa but you no longer qualify as such, you might find yourself liable to pay an "Exit Tax" along with associated penalties and interest. This tax is applicable when you cease to be a tax resident and is calculated based on your global assets. The calculation of these charges will commence from the day prior to your official status change to non-resident for tax purposes. Conversely, if you indicate that you are a tax resident, please note that residents are subject to taxation on their income worldwide.

It is currently uncertain whether SARS will use this revised process to enforce the collection of the "Exit Tax," as we have not yet had the opportunity to test it. Nonetheless, it is crucial to keep this information in mind as you navigate the process.

WHAT NEEDS TO BE DISCLOSED UNDER THE REVISED PROCESS?

The updated requirements also extend to the disclosure of both local and foreign assets and liabilities to SARS. In this regard, SARS provides a comprehensive list of fields covering various asset categories (i.e. crypto assets, immovable property etc.)

SARS conducts a thorough verification of the provided information, and any inaccuracies may result in delays or further complications in the AIT Pin application process or future interactions with SARS. Therefore, it is essential to exercise caution and ensure accurate disclosure of all assets.

Additionally, SARS now requires taxpayers to provide information about the sources from which the values originated. SARS verifies this information, underscoring the importance of thoughtfully selecting the appropriate source category from the nine predefined options, along with an "other" category for unique sources. Furthermore, for each source of the transferred amount, additional details about the source will be necessary.

Given the extensive information now requested by SARS, taxpayers are strongly advised to exercise care and seek the assistance of qualified tax practitioners or attorneys when making disclosures for the AIT Pin. Taking a proactive approach to these applications is crucial to ensure compliance and avoid potential complications.

SO WHAT NOW?

It is clear that the journey of sending money out of the country is far from effortless. However, the secrets of this process have been unveiled in this article, empowering you to make informed decisions and take strategic

steps. By delving into the crucial processes, recognising the distinctions between non-residents and residents for both EXCON and SARS, and understanding the revised procedures introduced by SARS, you are well-equipped to face the challenges that lie ahead.

By seeking professional guidance and taking a proactive approach, you can confidently meet your obligations, avoid complications, and ensure a smooth transfer of your funds. The ever-evolving landscape of tax and exchange control regulations in South Africa demands careful consideration, and by staying informed, you can navigate this complex realm successfully.

Remember, should you require assistance or have any questions, our dedicated team at tax@stbb.co.za is here to provide expert guidance and support throughout your journey.



ABDURAGHMAAN FARAO

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STBB

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HAVENS FOR THOSE SEEKING AN
IDYLIC PLACE TO CALL HOME

HOUT BAY AND LLANDUDNO

Picturesque Hout Bay, where enchanting fishing village atmosphere meets modern comfort, offers serenity within easy reach of Cape Town and its surrounding suburbs. Beautiful mountain and ocean vistas abound, take your choice of scenic walks and revel in exceptional beaches – Llandudno being a standout example. The diverse, yet close-knit community comprises down-to-earth, genuine, caring

individuals with a sense of camaraderie. For families, the suburb's excellent schools offer quality education.

Moreover, Hout Bay offers the prospect of affordable housing on the Atlantic seaboard, boasting a wide range of options, from apartments to reasonably-priced houses, as well as high-end properties for those seeking a more luxurious lifestyle.



Paradise Found at Stonewood Lodge

Just 2,5 km from Constantia Nek, in an elevated north-facing position with majestic mountain surroundings, and set on a glorious 2 995m², this unique masterpiece is the ideal private sanctuary and would make a wonderful retreat. You are immediately transported into your very own Eden, with established trees, lush garden, meandering pathways, Koi ponds and water features. Boasting incredible entertainment areas, this property is a symphony of splendour stimulating your mind and feeding your senses.

● **HOUT BAY R69 950 000** Web Ref No RL20799 • Beds 6 • Baths 6 • Receptions 4 • Garages 18 • Staff Accommodation
Meryl Butt – 084 922 1016 – meryl@greeff.co.za



Contemporary Luxury Lifestyle Estate

This remarkable home in beautiful and secure Ruyteplaats estate is defined by open-plan design and a choice of living and entertainment spaces with stunning sea and mountain views. All bedrooms are en suite, while the main bedroom boasts a sea view deck and dressing room. Ideal for year-round entertaining with a double-sided fireplace, wine cellar and multi-functional entertainment area with stacking doors, fireplace and indoor barbeque, all spilling to the outside deck. The landscaped, pretty garden boasts a pool. Additional features: study, billiard room, cinema, home gym and spacious guest suite with garden access.

● **HOUT BAY R29 900 000** Web Ref No RL21021 • Beds 5 • Baths 5.5 • Receptions 3 • Garages 3
Louise Reister – 083 226 3775 – louise@greeff.co.za | Jennifer Cluver – 082 871 9323 – jennifer@greeff.co.za



Tranquil in Sought-After Ruyteplaats

Rare as hen's teeth, this level home boasts a gorgeous mountain backdrop, while open-plan living areas offer captivating postcard views of the bay. Beautifully proportioned with quality fixtures and fittings throughout, this home comprises a spacious lounge, living area and kitchen, all with doors leading out to the pool area and gardens with bay views to the south. This home has private open space on two sides and exudes a rare tranquillity – an oasis of calm.

● **HOUT BAY R13 995 000** Web Ref No 3305668 • Beds 3 • Baths 2 • Receptions 2 • Garages 2 • Pool
Jennifer Cluver – 082 871 9323 – jennifer@greeff.co.za



● HOUT BAY R17 990 000

An Equestrian Affair

This 8 357m² equestrian property in Tarragona boasts a renovated home with open-plan living spaces, a gourmet kitchen, wine cellar, saltwater pool and Jacuzzi. The private guest cottage makes an ideal Airbnb. A stable yard features a full-size dressage arena. Subdivision possibilities.

Web Ref No 5587604 • Beds 4 • Baths 4 • Receptions 3 • Parking 5
Suzette Wrangmore – 083 658 8610 – suzette@greeff.co.za



● HOUT BAY R8 500 000

Unique Characterful Property

This charming, elevated home, with the character of yesteryear, nestles at the end of a quiet cul-de-sac. An old tram coach, annexed to the main house, has been converted into a second dwelling with its own access. The beautiful, lush, established and tranquil garden boasts an eco-pool.

Web Ref No RL21156 • Beds 4 • Baths 5 • Receptions 3 • Garages 1.5 • Cottage
Meryl Butt – 084 922 1016 – meryl@greeff.co.za



● HOUT BAY R6 950 000

Modern Family Home

This fabulous family home is set in the popular, Berg en Dal Estate with 24/7 guard and booms. Close to the village centre, beach, restaurants, shops and The International School. Come and enjoy the relaxed lifestyle estate living offers.

Web Ref No RL21116 • Beds 4 • Baths 3 • Receptions 2 • Garages 2
Meryl Butt – 084 922 1016 – meryl@greeff.co.za

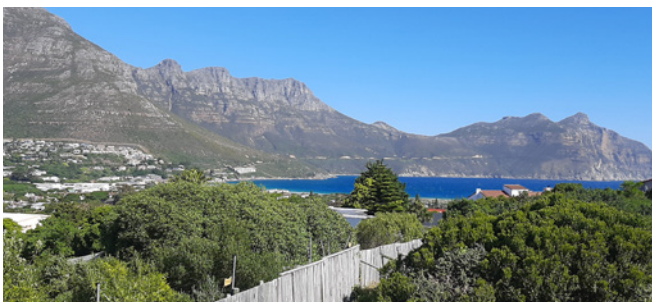


● HOUT BAY R6 400 000

Ruyteplaats Lodge in Prime Position

Enjoy a lock-and-leave lifestyle in this bright and welcoming lodge, comprising a spacious, open-plan living area with lounge and enclosed wood-burning fireplace, elegant dining room and kitchen. Both lounge and dining room lead to a wooden deck with gorgeous bay and mountain vistas.

Web Ref No RL21135 • Beds 2 • Baths 2 • Reception 1 • Garage 1 • Parking 1
Jennifer Cluver – 082 871 9323 – jennifer@greeff.co.za



● HOUT BAY R4 195 000

Sea Views for The Whole Family

This family home in a prime location boasts fabulous wraparound views spanning across the ocean to the back of the Twelve Apostles. The offering includes a separate, self-contained, one-bedroomed apartment downstairs. You will also appreciate the versatility of the property's layout, and its potential.

Web Ref No RL21169 • Beds 4 • Baths 3 • Receptions 2 • Garages 2 • Pool
Glenda Woods – 082 853 4070 – glendaw@greeff.co.za

RENTALS

Letting your property through us ensures a hassle-free experience. We are dedicated to safeguarding your investment and finding the ideal tenants.

We are here to assist you throughout the application and leasing process. Your search for a comfortable and welcoming home ends here.



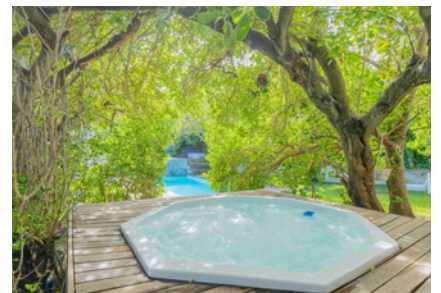
Jenny Barbour
071 611 9702



Lucille Landore
063 764 6850



Refined Design Meets Beautiful Views



● CAMPS BAY POA

Web Ref No RL20733
Beds 5
Baths 4
Receptions 3
Parking 2

With breathtaking vistas of the majestic Twelve Apostles and the endless expanse of the Atlantic Ocean, this home boasts an open-plan lounge, dining area, and designer kitchen effortlessly extending to a spacious granite-tiled patio. Two entertainment and barbeque areas, a bar, heated pool, Balau decking, a Jacuzzi, and a meticulously landscaped garden complete the outdoor space. Additional highlights include a study, a scullery, secure two-car parking within the premises, as well as storage space for your essentials. Residents can indulge in leisurely strolls along the picturesque Bakoven beach or savour dining experiences at the many world-class restaurants in this enviable location.



Luxurious Coastal Living

An exceptional home with indoor and outdoor entertainment options, including a home theatre, pool, soccer pitch, and a fully equipped home gym. All bedrooms are en suite and boast uninterrupted sea views. A high-end Italian-inspired kitchen takes in panoramic ocean views. The property also offers accommodation with income potential. A dedicated laundry room and an environmentally friendly 30kW solar system with an inverter add convenience and energy efficiency.

● **CAMPS BAY R34 900 000** Web Ref No RL20736 • Beds 5 • Baths 5 • Receptions 2 • Garages 2

Maud Papa – 072 539 8110 – maud@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



Exceptional Twelve Apostles Backdrop

This meticulously designed home is a stroll away from Beta Beach, Bakoven. The main bedroom with walk-in shower leads to a private courtyard with outdoor shower. Three lounge areas, two fireplaces, a surround-sound system, modern kitchen, a sea-view heated pool with Balau decking, and an outdoor dining area, with built-in braai and bar offer so many options. The garden boasts grape vines, lime, lemon and pomegranate trees. Solar-powered backup system, security, underfloor heating, a wine cellar, and a spacious basement.

● **BAKOVEN R22 500 000** Web Ref No RL20478 • Beds 3 • Baths 3 • Receptions 4 • Garages 2

Maud Papa – 072 539 8110 – maud@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



Spacious Apartment with Ocean Views

Strategically nestled in a highly sought-after and meticulously-maintained block, this warm, sun-filled 123m² apartment boasts breathtaking views. An inviting open-plan space and large windows frame the magnificent ocean panorama. The apartment boasts three generously sized bedrooms and two complete bathrooms thoughtfully designed with modern fixtures and finishes. This unit combines spaciousness and comfort within a secure and convenient block.

● **CAMPS BAY R5 195 000** Web Ref No RL20913 • Beds 3 • Baths 2 • Receptions 2 • Parking 1

Maud Papa – 072 539 8110 – maud@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● **SEA POINT R29 995 000**

Sanctuary of Living

Nestled in an enviable location, with sweeping views of the mountain and the tranquil Atlantic Ocean, this four-bedroomed apartment in The Estate offers a covetable blend of elegance, sophistication and truly refined living.

Web Ref No RL20946 • Beds 4 • Baths 4.5 • Receptions 2 • Parking 3

Greg McDoanld – 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



● **TAMBOERSKLOOF R26 000 000**

Luxury with Unparalleled Views

Within walking distance of the German School, and in close proximity to well established City Bowl schools, as well the award-winning Vega College among others, this gorgeous family home, set high up in the sought-after suburb of Tamboerskloof, will tick all of your boxes.

Web Ref No RL20866 • Beds 5 • Baths 4.5 • Receptions 2 • Garages 2 • Parking 2

Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za
Maud Papa – 072 539 8110 – maud@greeff.co.za



● **SEA POINT R23 500 000**

World Class Views

Located in The Estate, a boutique collection of high-end apartments on the slopes of Signal Hill, this impeccable three-bedroomed apartment is a testament to modern sophistication and comfort.

Web Ref No RL20962 • Beds 3 • Baths 3.5 • Receptions 2 • Parking 2

Greg McDoanld – 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



● **HIGGOVALE R16 950 000**

Higgovale Oasis with Exquisite Views

Spanning an impressive 365m² of liveable space over three levels, offering a generous floor plan, this home is designed for family living and entertaining. The magnificent Bulthaup kitchen exudes opulence, with high-end finishes and appliances – it is the centrepiece of this home and a chef's dream come true, with the most incredible view of Table Mountain to boot.

Web Ref No RL20794 • Beds 3 • Baths 3 • Receptions 2 • Garages 2 • Parking 1

Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za
Maud Papa – 072 539 8110 – maud@greeff.co.za



● **BANTRY BAY R19 000 000**

Luxurious Ocean-Front Living

Nestled in the prestigious enclave of Bantry Bay, The Aurum stands as a testament to opulence and exclusivity. This remarkable apartment offers a lifestyle of unparalleled elegance, where the panoramic ocean views are as captivating as the design and amenities within.

Web Ref No RL20945 • Beds 3 • Baths 3 • Receptions 2 • Garages 2

Michael Maingard – 082 497 7888 – michael@greeff.co.za
Greg McDoanld – 073 141 9668 greg@greeff.co.za
Junaid Baba – 071 350 1516 – junaid@greeff.co.za



● **SEA POINT R8 500 000**

Luxury on The Atlantic

Prepare to be captivated by the mesmerising vistas surrounding this exclusive gem. Every corner of this residence has been adorned with bespoke finishes, creating an atmosphere of timeless elegance.

Web Ref No RL20966 • Beds 3 • Baths 3 • Receptions 2 • Garage 1

Michael Maingard – 082 497 7888 – michael@greeff.co.za
Greg McDoanld – 073 141 9668 greg@greeff.co.za
Junaid Baba – 071 350 1516 – junaid@greeff.co.za



● **SEA POINT R3 995 000**

Garden, Views and Parking

Bound to captivate you from the moment you step inside, this exquisite one-bedroomed apartment in Sea Point offers uninterrupted ocean views sure to leave you awestruck.

Web Ref No RL20665 • Bed 1 • Bath 1 • Reception 1 • Parking 1

Greg McDoanld – 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



● **SEA POINT R3 500 000**

Sunny and Spacious Apartment

This charming three-bedroomed apartment presents a wonderful opportunity for those looking for a fixer-upper property, offering a blend of comfort, character, and convenience. As this unit is the only one located on this floor, it benefits from additional privacy.

Beds 3 • Baths 2 • Receptions 2 • Parking 1

Michael Maingard – 082 497 7888 – michael@greeff.co.za
Greg McDoanld – 073 141 9668 greg@greeff.co.za
Junaid Baba – 071 350 1516 – junaid@greeff.co.za



● **CAPE TOWN CITY CENTRE R6 999 999**

Luxurious Penthouse in Cape Town

Discover urban living at its finest in this exceptional three-bedroomed penthouse situated in the vibrant City Bowl area. Offering a perfect blend of style, comfort, and high-end finishes, this is an outstanding opportunity for those seeking a chic and convenient lifestyle.

Web Ref No RL21143 • Beds 3 • Baths 3 • Receptions 2 • Parking 2
La'eeq Allie - 082 636 4871 - laeeq@greeff.co.za
Mikayla Morkel-Brink - 076 205 9838 - mikayla@greeff.co.za



● **WALMER ESTATE R6 500 000**

Picturesque Views in Walmer Estate

This beautiful home, perfect for a large family, offers three levels of space and breathtaking views across the harbour to Signal Hill. With its impressive curb appeal, spacious interiors and unmatched views, this home is a must-see.

Web Ref No RL20510 • Beds 5 • Baths 4 • Receptions 3 • Garages 2
Shameela Bhagoo - 072 982 8446 - shameela@greeff.co.za
Clinton Venter - 083 981 7777 - clinton@greeff.co.za



● **CAPE TOWN CITY CENTRE R2 495 000**

Light, Bright and Spacious

Given the fantastic location, apartments in this block rarely come to market. As you walk into the unit, you are greeted with an open-plan kitchen which leads to the spacious lounge and dining space. The bedrooms feature built-in cupboards and boast their own balconies.

Web Ref No RL20679 • Beds 2 • Bath 1 • Reception 1 • Parking 2
Mikayla Morkel-Brink - 076 205 9838 - mikayla@greeff.co.za
La'eeq Allie - 082 636 4871 - laeeq@greeff.co.za



● **ZONNEBLOEM R2 250 000**

Contemporary City Apartment

This luxurious, fully-furnished unit is nestled within a charming apartment block adjacent to the historic Castle of Good Hope and offers an unparalleled blend of history, comfort, and serenity.

Web Ref No RL20887 • Beds 2 • Baths 2 • Reception 1 • Parking 1
Ryan Petersen - 081 566 5226 - ryanp@greeff.co.za
Clinton Venter - 083 981 7777 - clinton@greeff.co.za



Luxurious Apartment in De Waterkant

Situated just a stone's throw away from the iconic V&A Waterfront and Cape Town's bustling CBD, this impeccably designed, two-bedroomed apartment, with two bathrooms offers a harmonious blend of elegance and sophistication, with captivating views of the harbour and city skyline.

● **DE WATERKANT R7 000 000** Web Ref No RL21009 • Beds 2 • Baths 2 • Reception 1 • Parking 1

Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za | Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● WOODSTOCK R3 995 000 Enchanting Freestanding Home

Situated in the vibrant heart of Woodstock, this home effortlessly blends timeless charm with contemporary conveniences. This residence is spacious and fully furnished. Currently there is a lease in place.

Web Ref No RL20844 • Beds 5 • Baths 4 • Reception 1 • Garage 1

La'eeq Allie – 082 636 4871 – laeeq@greeff.co.za
David Burrows – 072 779 7525 – david.b@greeff.co.za
Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● BO KAAP R2 800 000 Modern Apartment in Bo-Kaap

Indulge in luxurious urban living with this beautifully furnished, one-bedroomed apartment situated in the heart of Bo-Kaap. Perched on the eighth floor of Forty on L, it boasts exceptional finishes and is the epitome of comfort and convenience.

Web Ref No RL19633 • Bed 1 • Bath 1 • Reception 1 • Parking 1

Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za
Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● BO KAAP R2 655 000 Apartment with Spectacular Views

Rest easy with 24-hour security, access control, and monitored cameras in all areas, ensuring your safety and peace of mind. The apartment block has a gym, a pool, a communal entertainment deck, and laundry facilities.

Web Ref No RL20254 • Bed 1 • Bath 1 • Reception 1 • Parking 1

Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za
Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● WOODSTOCK R2 350 000 Modern Living In Woodstock

Nestled on one of the most desirable roads in Woodstock, this charming, two-bedroomed, freestanding house features warm wooden flooring, high ceilings, abundant natural light, and thoughtful design, and is a rare find in this sought-after neighbourhood.

Web Ref No RL20888 • Beds 2 • Bath 1 • Reception 1 • Parking 1

La'eeq Allie – 082 636 4871 – laeeq@greeff.co.za
David Burrows – 072 779 7525 – david.b@greeff.co.za
Clinton Venter – 083 981 7777 – clinton@greeff.co.za



● SYBRAND PARK R4 850 000

Stately in well-maintained grounds

Warm and inviting, this double storey boasts an entertainment area with a built-in braai and a Koi fishpond, a modern, eat-in kitchen with a walk-in pantry, and a sun-filled family room upstairs. Water-saving JoJo tanks, and filtered grey water supply the toilets. Security is excellent and additionally, a separate storage room can be transformed into an income-generating cottage or extra living space.

Web Ref No RL20380 • Beds 4 • Baths 5 • Receptions 4 • Garages 2 • Parking 4
Shahieda Bardien – 084 152 4845 – shahieda@greeff.co.za



● LANSDOWNE R3 500 000

Manifest your Business Dream

This exceptional property, with parking for 20 cars, presents an incredible opportunity for investors, developers, car dealerships, or those seeking a home-based business venture. Whether you're an investor seeking a solid rental income, or a developer with a vision for expansion, this property holds immense promise. A must see.

Web Ref No RL20830 • Beds 3 • Baths 2 • Receptions 2 • Parking 20
Shahieda Bardien – 084 152 4845 – shahieda@greeff.co.za



● KENWYN R3 195 000

Well-Loved Family Home

This home features spacious, open-plan areas seamlessly blending indoor and outdoor living, overlooking the pool and expansive garden. The fully fitted kitchen boasts a breakfast bar. There are three bedrooms – the main bedroom with en suite overlooks the garden and pool area. Enjoy the space offered by a double tandem garage.

Web Ref No RL21055 • Beds 3 • Baths 2 • Receptions 2 • Garages 2
Shahieda Bardien – 084 152 4845 – shahieda@greeff.co.za



● RYLANDS R1 795 000

Charming in a Secure Estate

This delightful 86m² semi-detached residence boasts modern finishes, including Shadow Line cornices and ceilings, stylish ceramic tiles, and a neutral colour palette. Safety is a top priority, with 24/7 surveillance and three access-controlled entrances. Conveniences include: a high-pressure geyser, prepaid electrical and water meters, plus a dedicated washing machine outlet and tap in a lock-up garage.

Web Ref No RL20841 • Beds 2 • Baths 2 • Reception 1 • Garage 1 • Parking 1
Shahieda Bardien – 084 152 4845 – shahieda@greeff.co.za



Immaculate Erf with Unlimited Potential

Located in the quiet and leafy pocket of Diep River, this home is situated on a large erf and offers unlimited potential. This four-bedroom home with one-and-a-half bathrooms would suit a growing family.

● **DIEP RIVER R3 900 000** Web Ref No RL20868 • Beds 4 • Baths 1.5 • Reception 1 • Garages 4 • Parking 10

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



● **FAIRWAYS R2 995 000** **Family Home Offers Tranquillity**

This immaculate home has been designed to perfection. Ideally located in Fairways, this three-bedroom home will surely meet your family's property needs. Security features include a sensory alarm system and CCTV cameras with monitor to ensure a private lifestyle.

Web Ref No 4974434 • Beds 3 • Baths 3.5 • Receptions 2 • Garages 3 • Parking 6
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



● **WYNBERG R1 450 000** **Your Starter Home**

This property is one not to be missed. With three bedrooms, one-and-a-half bathrooms, a lounge and a kitchen, this is the ideal family starter home.

Web Ref No RL20867 • Beds 3 • Baths 1.5 • Reception 1 • Parking 2

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



● **DIEP RIVER R1 300 000** **Trendy Family Apartment**

This apartment is the perfect starter home and is just waiting for your personal touch. With three bedrooms, one family bathroom and a modest kitchen, this home is ideally suited for first-time buyers.

Web Ref No RL20470 • Beds 3 • Bath 1 • Reception 1 • Parking 1
Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



● **PELICAN PARK R1 295 000** **Charming Family Home**

This modest home offers three bedrooms, two bathrooms, and a sizeable back courtyard. The property has a spacious garage with parking for three cars, and is situated in a family-friendly neighbourhood within Pelican Park.

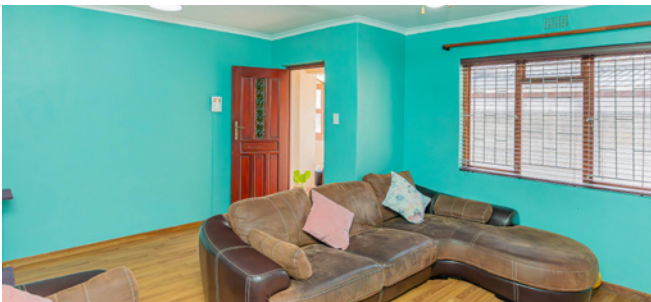
Web Ref No 5622435 • Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 3
Keenan Louw – 067 661 7157 – keenan@greeff.co.za
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



Tranquil and Peaceful Living

Situated in the tranquil and peaceful suburb of Southfield, this four-bedroomed property is ideal for growing families. Boasting two-and-a-half bathrooms, a kitchen, a separate living and dining area – this home has every convenience considered.

● **SOUTHFIELD R1 995 000** Web Ref No RL21080 • Beds 4 • Baths 2.5 • Receptions 2 • Garage 1 • Parking 3
Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za | Jordan Beya – 078 346 2995 – jordan@greeff.co.za



● **OTTERY R1 900 000**
Waiting for Your Personal Touch

This charming two-bedroomed home, situated in the heart of Ottery epitomises comfort. This property has a garage and parking for up to four cars. With modern security features, your safety and that of your family is guaranteed.

● **STRANDFONTEIN R1 195 000**
Charming Two-Bedroomed Home

Picturesque and tiled, this home is a great option for first-time buyers. This property boasts a swimming pool for family enjoyment and offers opportunities for entertaining with parking for up to four cars.

Web Ref No RL20783 • Beds 2 • Baths 1.5 • Receptions 2 • Garage 1 • Parking 4
Jordan Beya – 078 346 2995 – jordan@greeff.co.za

Web Ref No RL20718 • Beds 2 • Bath 1 • Reception 1 • Parking 4
Keenan Louw – 067 661 7157 – keenan@greeff.co.za
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



● **STRANDFONTEIN R995 000**
Ideal Starter Home

Calling all first-time buyers, this two-bedroomed home has so much potential. It has a lounge, a kitchen and a fully-fitted family bathroom. The front courtyard is paved and provides parking for up to two cars.

● **OTTERY R860 000**
First-Time Buyer Opportunity

This charming, two-bedroomed flat is just waiting for your personal touch. With a lounge, a kitchen and one bathroom, it's a cosy option. Located in a secure block, the apartment includes parking for one car, and residents enjoy the benefit of a communal garden.

Web Ref No RL20409 • Beds 2 • Bath 1 • Reception 1 • Parking 2
Keenan Louw – 067 661 7157 – keenan@greeff.co.za
Jordan Beya – 078 346 2995 – jordan@greeff.co.za

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

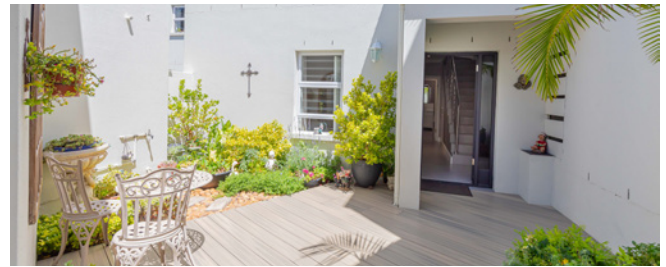


Blouberg Village Opportunity

This stunning plot along the picturesque Bloubergstrand beachfront offers 585m² of prime land with spectacular views of the azure Atlantic Ocean and a stunning silhouette of Table Mountain. This is one of the last plots available in the very sought-after Blouberg Village area.

● **BLOUBERGSTRAND R7 300 000** Web Ref No 5500243 • ERF Size: 585m²

Chris van Dyk – 082 352 6576 – chris@greeff.co.za | Dianne Pentz – 084 513 2305 – dianne@greeff.co.za



Upgrade to This Townhouse

Bedrooms enjoy easy access to patios and a manicured indigenous garden, with a stunning view. Upstairs, a spacious dining and entertainment area leads to an expansive balcony with a stainless steel gas braai and a view of Table Mountain. The modern, fully-equipped kitchen offers ample cupboard space, while a spacious double garage is equipped with plumbing. Bona View Estate is in walking distance to the beach, shops and restaurants.

● **BIG BAY R4 495 000** Web Ref No RL20954 • Beds 2 • Baths 2 • Reception 1 • Garage 1

Chris van Dyk – 082 352 6576 – chris@greeff.co.za | Dianne Pentz – 084 513 2305 – dianne@greeff.co.za



Invest in Bloubergstrand

Located on Marine Circle along Blouberg's famous kite beach and promenade, this two-bedroomed apartment is ideally situated and offers spectacular views of the Atlantic Ocean and Table Mountain.

● **BLOUBERGSTRAND R3 200 000** Web Ref No RL20930 • Beds 2 • Baths 2 • Receptions 2 • Parking 1

Wian van den Berg – 076 083 0735 – wian@greeff.co.za | Dianne Pentz – 084 513 2305 – dianne@greeff.co.za



● **MILNERTON R2 799 000**

Royal Ascot Gem

Nestled in an exclusive gated community, this three-bedroomed, double-storey home boasts well-lit living spaces and contemporary design elements. This property offers the perfect balance between city living and a serene oasis, with the Mother City and City Bowl just a short drive away.

Web Ref No RL19622 • Beds 3 • Baths 2.5 • Receptions 2 • Garages 2 • Parking 2
Dianne Pentz - 084 513 2305 - dianne@greeff.co.za



SOLD

● **PARKLANDS R2 795 000**

Perfectly Maintained Family Home

Nestled in a picturesque close along Wood Drive, this upmarket three-bedroomed home boasts bright, inviting living spaces, bespoke wooden interiors, and excellent upkeep throughout. With its peaceful surroundings and ideal location, this home offers a haven promising cherished memories with family.

Beds 3 • Baths 2 • Receptions 2 • Garages 2
Wian van den Berg - 076 083 0735 - wian@greeff.co.za
Dianne Pentz - 084 513 2305 - dianne@greeff.co.za



SOLD

● **WEST BEACH R1 595 000**

Great Investment in West Beach

In a prime location with proximity to the MyCiti bus route, West Coast Village within walking distance, and a few minutes to the beach. You'll also appreciate the convenience of top schools, the Netcare hospital, and the vibrant, world-famous, kite-surfing, beachfront area, teeming with a variety of restaurants nearby.

Beds 3 • Baths 2 • Reception 1 • Garage 1
Chris van Dyk - 082 352 6576 - chris@greeff.co.za
Dianne Pentz - 084 513 2305 - dianne@greeff.co.za



● **PARKLANDS R1 299 000**

Invest in Parklands

With sweeping views of Table Mountain and the surrounding Fynbos veld, Greenfields Corner is a contemporary urban development situated on the corner of Parklands Main and Koeberg Road, in Parklands East. A great investment at the right time. No Transfer Duty.

Web Ref No RL20858 • Beds 3 • Baths 2 • Receptions 2 • Parking 1
Wian van den Berg - 076 083 0735 - wian@greeff.co.za
Dianne Pentz - 084 513 2305 - dianne@greeff.co.za



● **KUILS RIVER R10 995 000**
Prime Development Opportunity

Currently zoned as CO1 (Community 1: Local) and located directly opposite the Netcare Kuils River Hospital, this vacant plot is accessible via Digtebij Ave, offering excellent exposure and easy access to N1, N2, R300 and Van Riebeeck Road.

Web Ref No RL19610 • Vacant Land

Beverly Coetzee – 081 271 1858 – beverly@greeff.co.za
Patrick Peters – 076 805 3113 – patrick.peters@greeff.co.za



● **VASCO R4 600 000**
Income-Generating Potential

For the discerning investor – a unique blend of commercial and residential rental income potential. Alternatively, this property can serve as a spacious home for a large or multi-generational family, while still leaving ample room for creating additional passive rental income.

Web Ref No RL20798 • Beds 8 • Baths 4 • Receptions 5 • Parking 4

Beverly Coetzee – 081 271 1858 – beverly@greeff.co.za
Patrick Peters – 076 805 3113 – patrick.peters@greeff.co.za



● **PAROW R3 200 000**
Office Premises for Sale

Currently divided into two separate units, these premises can easily be converted to one business unit. The sellers have developed plans for three bachelor apartments on top of the garage space, for which the first-floor slab has already been cast and is therefore ready for development. Floor size: 236m², land area: 496m².

Web Ref No CL878 • Covered Parking 3 • Open Parking Bays 4

Beverly Coetzee – 081 271 1858 – beverly@greeff.co.za
Patrick Peters – 076 805 3113 – patrick.peters@greeff.co.za



● **PAROW R2 290 000**
Stylish Family Home

This well-maintained, three-bedroomed home is spacious inside and out, offering convenience, security, and modern living in equal measure. The property is secured with an alarm and electric fencing, ensuring peace of mind for you and your family.

Web Ref No 5220677 • Beds 3 • Baths 2 • Receptions 2 • Garages 2

Beverly Coetzee – 081 271 1858 – beverly@greeff.co.za
Patrick Peters – 076 805 3113 – patrick.peters@greeff.co.za



● **GOODWOOD R1 980 000**
Comfort and Functionality

Nestled in the heart of Goodwood - this exceptional home epitomises the fusion of comfort and practicality. The property boundaries are defined by solid brick walls and are seamlessly accessed through a steel gate on rollers, ensuring both security and privacy.

Web Ref No RL20851 • Beds 3 • Bath 1 • Receptions 2 • Garage 1

Beverly Coetzee – 081 271 1858 – beverly@greeff.co.za
Patrick Peters – 076 805 3113 – patrick.peters@greeff.co.za



● **BELLVILLE R1 095 000**
Secure Living in Vierbergen

This two-bedroomed unit boasts a prime location near shops, restaurants and various transport options. No Transfer Duty.

Web Ref No RL20627 • Beds 2 • Bath 1 • Reception 1 • Parking 1

Beverly Coetzee – 081 271 1858 – beverly@greeff.co.za
Patrick Peters – 076 805 3113 – patrick.peters@greeff.co.za



● **DURBANVILLE R4 290 000**

Development Opportunity

This opportunity in rural Vierlanden offers you the coveted rights to extend an approved sectional title scheme by adding three bespoke units that will be a testament to your unique vision and expertise. Enjoy a peaceful setting among established gardens. The purchaser will have the complete freedom to infuse their distinct architectural style into these three new units.

Web Ref No RL20689 • Plots 3 • Exclusive Use Areas 3
Anneke van Rooyen – 082 484 8142 – anneke@greeff.co.za



● **BRACKENFELL R4 195 000**

Dual-Living Elegance

This architecturally-designed, split-level home has been thoughtfully planned to provide the ultimate lifestyle for those accustomed to the very best. The home exudes quiet elegance with its high ceilings and huge glass windows. A splash pool and two braai areas complete the picture. Bound to please the most discerning buyer.

Web Ref No 5712436 • Beds 5 • Baths 3.5 • Receptions 3 • Garages 4 • Study 1
Liza Botha – 082 321 1451 – liza@greeff.co.za



● **DURBANVILLE R3 350 000**

Stunning, Secure and Sought After

This beautiful estate exudes a wonderful ambience, with its peaceful park areas and delightful roaming ducks. Residents enjoy a secure lifestyle with 24-hour guarded access. The property boasts generous living spaces with an abundance of natural light, modern finishes and a lovely flow to the outdoors. Conveniently located within walking distance of Curro school and Cobble Walk.

Web Ref No RL2093 • Beds 3 • Baths 2 • Receptions 3 • Garages 2
Gail Stopforth – 084 213 4044 – gailstopforth@greeff.co.za



● **PINEHURST R3 150 000**

Secure Estate Living

Designed with excellent indoor-outdoor flow, this family home boasts a beautiful garden entrance. Longwood Estate offers a secure lifestyle with gorgeous park areas and a lovely greenbelt to feed the soul. Conveniently situated close to Meridian and Curro Schools, Pinehurst Shopping Centre, Medicinics, access routes and all amenities.

Web Ref No RL20825 • Beds 3 • Baths 2 • Receptions 2 • Garages 2
Gail Stopforth – 084 213 4044 – gailstopforth@greeff.co.za



● **GORDONS BAY R14 950 000**
Spectacular Guest House

This is a must-see as it's all about the views, pristine gardens, and incredible finishes and details. This 4-star guest house is situated at the foot of the Hottentots Holland Mountains with spectacular views across False Bay and Helderberg Mountains.

Web Ref No RL21122 • Beds 9 • Baths 9.5 • Receptions 2 • Parking 8
James Botha – 082 789 3300 – james@greeff.co.za



● **KLEINMOND R13 600 000**
Modern Luxury in Arabella

This is as good as it gets in a premium high-value location. Positioned in a secluded drive, offering direct access to lagoon outlook decks and a nature walking trail. Impeccably presented four-bedroomed residence with curated interiors powered by Tesla.

Web Ref No RL20415 • Beds 4 • Baths 5 • Receptions 2 • Garages 2 • Pool
Bhavinee Siepman – 082 797 6233 – bhavinee@greeff.co.za



● **SOMERSET WEST R12 900 000**
On Top of the World

A modern home with views galore, a vineyard, and olive grove. Boasting unsurpassed elegance, this home offers a sophisticated retreat for those seeking the epitome of luxurious living. Cradled right at the top of the estate, it offers an incredible lifestyle.

Web Ref No 5899334 • Beds 5 • Baths 4.5 • Receptions 3 • Garages 2 • Pool
Donné Jacobs – 084 448 4446 – donne@greeff.co.za
Nora Annandale – 072 375 7668 – nora@greeff.co.za



● **SOMERSET WEST R12 500 000**
High Above the Rest

A dream family home in one of the most prestigious areas of Somerset West. Luxury, comfort and security, with a study, pool and flatlet. From the top of a gentle hill, this home commands ocean and mountain views.

Web Ref No RL20571 • Beds 4 • Baths 4.5 • Receptions 3 • Garages 6
Loretta Diab – 082 416 6982 – loretta@greeff.co.za
Donné Jacobs – 084 448 4446 – donne@greeff.co.za



● **ELGIN R9 950 000**
Stoneybrook Estate

An alluring piece of architecture set in the Elgin Valley – this estate is an ideal starting point to visit 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.

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



● **SOMERSET WEST R8 875 000**
Architecturally Designed Masterpiece

This property is located adjacent to a greenbelt and designed to embrace the sweeping views across the False Bay coastline up to Table Mountain. High-end finishes, open-plan design, spacious living areas and a pool – ideal for entertaining. A flatlet adds value.

Web Ref No RL20864 • Beds 3 • Baths 6 • Receptions 3 • Garages 2 • Parking 2
Bhavinee Siepman – 082 797 6233 – bhavinee@greeff.co.za



● **SOMERSET WEST R7 800 000**
Grand Home with Scenic Views

Nestled in the tranquil neighborhood of Briza in Somerset West, this spacious family home offers comfort, convenience and breathtaking views. Situated in close proximity to major routes, excellent schools, and a host of amenities, this property is a true gem.

Web Ref No RL20797 • Beds 4 • Baths 3 • Receptions 2 • Garages 4
Len Gordon – 082 497 5873 – len@greeff.co.za
Nora Annandale – 072 375 7668 – nora@greeff.co.za



● **KLEINMOND R6 500 000**
Contemporary with Fairway Views

This spacious home with a pool offers high-end living with wonderful flow – open-plan living areas with an interleading lounge, kitchen and dining room open to the outdoors. Four en suite bedrooms are carpeted and fitted with built-in cupboards and walk-in dressing rooms.

Web Ref No 5911814 • Beds 4 • Baths 5 • Receptions 4 • Garages 2 • Parking 2
Bhavinee Siepman – 082 797 6233 – bhavinee@greeff.co.za



● **SOMERSET WEST R4 450 000**
Popular Golf Estate Treasure

A beautiful, upstairs, corner unit in the Glen Abbey Apartment Block. Breathtaking views of the golf course and the Helderberg Mountain. Erinvale Golf Estate is a stone's throw from world-renowned wine estates such as Lourensford, Vergelegen, and Morgenster.

Web Ref No RL20465 • Beds 2 • Baths 2 • Receptions 2 • Garage 1 • Study 1
Loretta Diab – 082 416 6982 – loretta@greeff.co.za
Donné Jacobs – 084 448 4446 – donne@greeff.co.za



● **SOMERSET WEST R3 150 000**
Brand New Four-Bedroomed Homes

Kelderhof Country Village properties will have all the facilities one expects in a larger home. Clever modern design, spacious kitchen with access to a tiled garage, a wood-burning fireplace in the open-plan living area, plus an indoor braai room and pool.

Web Ref No RL20751 • Beds 4 • Baths 3 • Receptions 2 • Garage 1 • Parking 2
Joanie Ludik – 067 015 7022 – joanie@greeff.co.za



● **SOMERSET WEST R2 300 000**
Modern Open-Plan Studio

A great investment opportunity in the heart of the historic Paardevlei precinct – an estate brimming with energy. Here, a mix of industries offers a great lifestyle, whether you decide to use this unit as an office or an Airbnb option.

Web Ref No RL20815 • Beds 0.5 • Bath 1 • Reception 1 • Parking 2
Loretta Diab – 082 416 6982 – loretta@greeff.co.za
Donné Jacobs – 084 448 4446 – donne@greeff.co.za



● **SOMERSET WEST R1 100 000**
Investment Apartment

Spacious, well-maintained, one-bedroomed apartment with large windows in De Velde Lifestyle Estate. This property has a lot to offer a young executive. Walking distance to the beach, shopping, and main routes leading to Cape Town and Stellenbosch. A great investment.

Web Ref No RL20589 • Bed 1 • Bath 1 • Reception 1 • Parking 2
Loretta Diab – 082 416 6982 – loretta@greeff.co.za
Donné Jacobs – 084 448 4446 – donne@greeff.co.za



Magnificent Private Location

Located in a wonderfully secluded corner of Franschhoek, this stunning property comprising four dwellings, is set on awe-inspiring landscaped grounds. 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 8 • Receptions 2

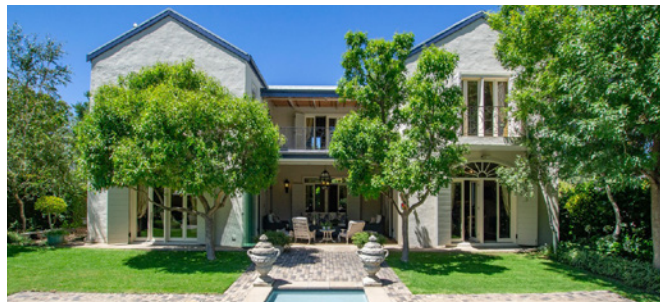
Guy Healey – 082 263 7320 – guy@greeff.co.za | Carrick Campbell – 071 502 3517 – carrick@greeff.co.za



● **FRANSCHHOEK ESTATE R16 950 000**
Estate Living – Spectacular Views

Designed to maximise the views of the indigenous greenbelt and majestic surrounding mountains, the home boasts a light and airy living room with extra volume, adding to the lofty feeling and setting the tone for generous proportions throughout.

Web Ref No RL20731 • Beds 3 • Baths 2.5 • Receptions 2
Guy Healey – 082 263 7320 – guy@greeff.co.za



● **FRANSCHHOEK R13 990 000**
Elegant Franschhoek Villa

Positioned for agricultural and mountain views on the urban edge of the village. This elegant home offers excellent finishes and a homely warm ambience. The large country kitchen is open plan to a dining room and has a separate scullery, laundry and pantry.

Web Ref No RL20920 • Beds 3 • Baths 3.5 • Receptions 3
Guy Healey – 082 263 7320 – guy@greeff.co.za



● **FRANSCHHOEK R8 750 000**
Impeccable Home in A Quiet Location

This large versatile residence is situated in a quiet cul-de-sac, and could be a family home or guesthouse. Offering five en suite bedrooms, four with external access, additional staff or management accommodation, excellent parking and a manicured garden with a pool.

Web Ref No RL20729 • Beds 6 • Baths 6 • Receptions 2 • Parking 4
Guy Healey – 082 263 7320 – guy@greeff.co.za



● **FRANSCHHOEK R6 800 000**
Contemporary with Views

This polished contemporary townhouse offers penthouse-style living. The interior features a private lift, two large bedrooms with direct access onto a balcony and two living spaces with floor-to-ceiling windows that flood the residence with natural light.

Web Ref No RL20671 • Beds 2 • Baths 2 • Receptions 2
Guy Healey – 082 263 7320 – guy@greeff.co.za



● **STELLENBOSCH R32 000 000**
Landmark Home in De Zalze

Set in one of the Winelands' most desirable golf estate communities, this magnificent, contemporary, north-facing villa, built to a high standard, with customised amenities and finishes, boasts vistas stretching across the green belt and dam and down towards the vineyards.

Web Ref No RL20721 • Beds 5 • Baths 5.5 • Receptions 2 • Garages 2
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za



● **STELLENBOSCH R31 000 000**
Guesthouse with Incredible Views

This gorgeous, Tuscan-style home overlooks the beautiful Devon Valley, and presides over a working olive and wine farm offering you a beautiful lifestyle amidst the world-renowned Cape Winelands, a mere 8 kilometres from Stellenbosch.

Web Ref No 5797689 • Beds 7 • Baths 6 • Receptions 2 • Garages 2
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za



● **STELLENBOSCH R14 500 000**
Gem for the Global Connoisseur

This prime, luxurious property is set in Brandwacht Aan Rivier, an elite security estate surrounded by beautiful trees accommodating elegant Cape vernacular-styled quality homes. This exceptional residential destination is wind-free amid scenic surrounds with lovely pathways and excellent security.

Web Ref No RL20940 • Beds 4 • Baths 4.5 • Receptions 2 • Garages 2
Kobus Smit – 082 374 7458 – kobus@greeff.co.za



● **STELLENBOSCH R12 500 000**
Grand-Scale Living in Paradyskloof

Offering luxury living with entertainment at its heart, suitable for a large family, extended/compound family living, adult children studying at the University of Stellenbosch, an Airbnb, hybrid work-from-home offices – the choice is yours. Overall, it offers timeless elegance for sumptuous living.

Web Ref No RL20281 • Beds 6 • Baths 7 • Reception 1 • Garages 2
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za



● **STELLENBOSCH R11 500 000**
The Jewel of Stellenbosch

Set in picturesque Brandwacht, Stellenbosch, this property is a gem amidst the breathtaking Cape Winelands. For international buyers seeking an extraordinary investment or a dream home in one of the most coveted regions in the world, this magnificent home is it.

Web Ref No RL20547 • Beds 4 • Baths 4 • Receptions 2 • Garages 2
Pam Truter – 072 625 9866 – pam.t@greeff.co.za



● **STELLENBOSCH R3 999 000**
Eco-Friendly Gem

Abundant natural light and stunning views of the surrounding green belt, a built-in braai and open-plan kitchen. This property sets the tone for contemporary living, with a fireplace and 12 solar panels linked to a 5.12kW battery and inverter system – an eco-conscious oasis.

Web Ref No 5816451 • Beds 3 • Baths 2.5 • Receptions 2 • Garages 2
Pam Truter – 072 625 9866 – pam.t@greeff.co.za



*Exclusive, State-of-the-Art
Security Estate in Paarl*



● **PAARL**
R7 199 900

Web Ref No RL21006
Beds 3
Baths 3.5
Receptions 2
Garages 2
Parking 2

Enveloped by mountain views, this state-of-the-art security village offers quality finishes, including solid Oggie flooring, designer Stephen Pikus lighting, and more. An open-plan contemporary kitchen is fitted with quartz tops and equipped with Smeg appliances. Entertaining is a breeze with an open-plan dining area and lounge flowing onto a covered patio, equipped with a built-in braai and your own landscaped garden. A feature staircase leads to the main en suite with views over the Paarl mountains. Three additional generously-sized bedrooms and bathrooms make this your ideal family home. The estate offers a fully equipped clubhouse with concierge, gym, padel court and an Olympic-size swimming pool, plus a Montessori school, walking paths and a coffee shop. Prices include VAT and Transfer Duty.

Annelize Smit – 0824952514 – annelize@greeff.co.za



GROOT PARYS
LIFESTYLE ESTATE

*Your dream destination
in the Boland*

What can be better than being a 50 plusser and settling down on an 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 II 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 II
FULL TITLE HOMES
Available from R3 750 000

2-3 Bedrooms | Size: 137m² to 185m²



† 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: **annenberG** PROPERTY GROUP | **Groot Parys Development Trust**



● PLETTENBERG BAY R8 500 000

Glorious Views

Expansive windows and glass stacking doors ensure stunning ocean and mountain views, while spacious dining areas and formal lounges lead out to a luxurious patio with a built-in braai and pool. An open-plan kitchen benefits from a scullery and laundry. Upstairs, glorious vistas can be enjoyed from each bedroom. A generously sized garden, water tank and a heat pump are among the features. Stand 771m², house size 550m².

Web Ref No RL20795 • Beds 4 • Baths 4 • Receptions 2 • Garage 1
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



● PLETTENBERG BAY R6 490 000

Comfortable and Immaculate

A light-filled, sleek and sophisticated entertainers' home with Cemcrete floors, and an industrial-style modern kitchen. The minimalist open-plan, spacious and integrated design allows direct access onto the covered patio. Five luxury-sized bedrooms open onto the pool deck, while a games room leads out onto the covered patio. Features include a Jacuzzi, plunge pool, and large wraparound timber decking – perfect for hosting gatherings.

Web Ref No RL20874 • Beds 5 • Baths 4 • Receptions 2 • Garage 1
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



● PLETTENBERG BAY R6 400 000

A Family Farm

Down the winding road are two large farmhouses and two smaller cottages nestled in the woods. Large grassed areas allow for animal grazing or play. Feast from the vegetable garden and fruit trees watered by a borehole and a dam. Each of the dwellings offers a variety of accommodation and amenities providing ample room for family and friends. A workshop, storage room, covered storage area and a staff house are included.

Web Ref No RL20901 • Beds 10 • Baths 8 • Receptions 4
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



● PLETTENBERG BAY R5 990 000

An Entertainer's Paradise

This north-facing, sleek, modern home has been beautifully renovated. It boasts a great indoor-outdoor flow from the main spacious reception room with glass stacking doors opening onto a beautiful deck with a pool. It is bright and airy with great flow between two wings, which could also be used as two, separate, self-contained wings for an extended family scenario.

Web Ref No RL21131 • Beds 4 • Baths 2 • Receptions 2 • Garage 1 • Parking 3
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



● **PLETTENBERG BAY R5 975 000**

Entertainer's Dream

This Tuscan-styled residence in the prestigious Hill Estate boasts mountain and countryside views through large picture windows. Enjoy seamless flow from the open-plan lounge, dining and kitchen area to the all-seasons sun lounge with built-in braai. The well-appointed kitchen benefits from a separate scullery and pantry. The double garage, with large storage room under the stairs offers direct access. Energy efficient with a water tank and a heat pump.

Web Ref No RL20791 • Beds 4 • Baths 4 • Receptions 2 • Garage 1
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



● **PLETTENBERG BAY R4 850 000**

Light, Views and Lifestyle

Enjoy the open-plan, modern kitchen, lounge and dining area leading through glass stacking doors to an all-seasons undercover patio, with a built-in braai and prep area. The luxurious, light-filled main bedroom boasts an open-plan bathroom and dressing room. Stand size 785m². House size 258m².

Web Ref No RL20793 • Beds 4 • Baths 4 • Receptions 2 • Garage 1
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



● **PLETTENBERG BAY R2 350 000**

A Rare and Enchanting Jewel

This generously proportioned home in a prime, north-facing location boasts an open-plan kitchen gracefully merging with the elegant living and dining area, seamlessly transitioning to the manicured gardens through expansive glass stacking doors. The sunsets are exquisite.

Web Ref No RL20861 • Beds 2 • Baths 2 • Reception 1 • Carport 1
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



● **PLETTENBERG BAY R1 950 000**

Pet-Friendly Retirement Cottage

A Life Right in a private retirement village convenient to Plettenberg Bay Netcare and Knysna Hospital, doctors, and shopping centres. Open-plan lounge/dining room and kitchen with a glass-enclosed sunroom. Wheelchair access from both entrances. No Transfer Duty. Pet friendly.

Web Ref No RL20239 • Beds 2 • Baths 2 • Receptions 2 • Garage 1 • Carport 1
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



The Charm of Country Life

Own a part of paradise and heritage, with five historical buildings – three are National Monuments – situated on two-and-a-half acres at the top of the village, with spectacular views over the Langeberg mountains and surrounds. The estate comprises a well-established luxury guesthouse with appointed en suite bedrooms, a separate Georgian-style homestead, and a 50-seater restaurant, 'Fridas Tappas', with a large patio offering views of McGregor. The Water Mill, dating back to the 1860's, makes for a dramatic backdrop to the function venue.

● **MCGREGOR R12 995 000** Web Ref No RL20991 • Beds 9 • Baths 7 • Receptions 4 • Parking 10

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



Hout Baai Farm Estate

Located on the urban edge of the historic village of McGregor, situated in the beautiful Western Cape, Robertson Wine Valley, famous for its organic wine, roses, and racehorses, lies Solara Organic Wine Farm. Hout Baai terroir has its own microclimate in a mountain valley and is home to rare quality Sauvignon Blanc and Pinotage grapes of unique flavour, enhanced by the underground mountain water. The buildings comprise a Georgian-style homestead and two historic cottages, as well as a large shed. This estate is also home to a wildlife sanctuary, and is an exclusive destination offering multiple attractions, including mountain biking.

● **MCGREGOR R12 000 000** Web Ref No RL21005 • Beds 5 • Baths 4 • Receptions 5 • Garages 2 • Parking 1

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

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NORTHERN OKAVANGO DELTA, BOTSWANA

*Serious safari panache in
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At Natural Selection we are all about big adventure, in wild untouched places. Take Duke's Camp for example. Set on a vast concession in the northern Okavango Delta, here you'll enjoy more than just the iconic delta experiences like game drives, mokoro meanders and boating safaris, guided by the best safari guides in the business. This is an exceptionally stylish camp, and an idyllic place for anyone with a strong interest in natural history, looking for a deeply enriching wilderness experience.

KWESSI DUNES

NAMIBRAND NATURE RESERVE, NAMIBIA

*In this vast place of wonder,
you couldn't wish for more.*



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At Natural Selection we are all about big adventure, in wild untouched places. Take Kwessi Dunes for example. Located deep in Namibia's striking NamibRand Nature Reserve, with its rolling desert plains and backdrop of craggy mountains and iconic red dunes. Explore the desert on safari, climb the Sossusvlei dunes, hot-air balloon ride over the fascinating desert landscape. As a Dark Sky Reserve, it is hands-down one of the most awe-inspiring places on earth to experience a starry-starry night. This is a desert of wonder, set perfectly amongst the stars.