

ISSUE 57

OUTLOOK

CAPE PROPERTY & LIFESTYLE

ELEGANCE,
CHARM AND
TIMELESS
APPEAL

Find your dream home
in these pages

OUTLOOK - THE GREEFF MAGAZINE - AUTUMN EDITION 2025

ISSUE 57

GREEFF

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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The **Healing Home** range makes the perfect bespoke gift idea to elevate your home! We are now offering readers an exclusive **10% discount** on any Healing Home product purchase PLUS complimentary signature gift wrapping absolutely **FREE!**

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SOLD SOLD SOLD!

BY MIKE GREEFF

CEO, GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE

Whilst Greeff Properties deeply understands the local market, our partnership with Christie's International Real Estate gives us access to a finely tuned suite of programmes providing a world-class showcase for distinctive homes – we offer tailored marketing for properties priced at R10 million and above.

Our rentals department reports that demand for rental properties is high and stock is limited, which is pushing rental prices up, which in turn means investment properties are very attractive to buyers. If you are looking to invest or find a home for your yourself as a downsizer, or for your family, take a look at our range of developments, and secure a Transfer Duty-free property in an idyllic location; in beautiful Noordhoek, Chapman's Peak Estate, a brand new security estate is offering homes starting at R9 000 000; in Kommetjie, you can purchase a home in Imhoff Manor Security Estate starting from R3 550 000, while a plot in Kommetjie just metres from Long Beach in Protea Ridge Estate could be yours for R1 650 000. You might have dreamt of retiring to Hermanus, so have a look at Chanteclair on the Whale Coast, where homes are on sale starting from R4 780 000.

If you are considering selling your property in 2025, our highly-trained property professionals are ready to assist. If you are browsing through the property portfolio offered in these pages and do not find what you are looking for, please let us know how we can help.

Wishing you and your family a safe and happy break over the April holidays.

Mike Greeff

With demand for property in Cape Town and surrounds at an all-time high, ideally priced properties are being snapped up by buyers from upcountry, locals relocating, and a steady stream of foreigners who recognise the Cape for the unique gem it is; this summer has shown growth both in Cape tourism and Cape property sales to foreigners. In January 2025 alone, property sales to foreigners increased compared to January 2024, by 3% on the Atlantic Seaboard, by 8% in the City Bowl, by 7.3% in Hout Bay, by 2% in the Southern Suburbs and by 2% on the Western Seaboard*.

Greeff Christie's International Real Estate year-to-date increase in turnover of 42% for the last quarter of 2024 is a reflection of this market sentiment as more and more sellers entrust us with mandates to sell their properties. It is also a reflection of the teamwork achieved by the sharing of qualified leads within our team of excellent agents. And, our team continues to grow as we expand our footprint across the Western Cape – our newest licensee is based in the Swartland region. We continue to attract buyers through our local and global network, while delivering world-class service to our sellers.

We are proud to be affiliated, and indeed recognised by the well-established global Christie's brand. Admittance to the Christie's International Real Estate network is by invitation only, and real estate agencies must demonstrate a proven track record of success in luxury property sales.



*Figures from Propstats.

CONTENTS



1 Property OUTLOOK by Mike Greeff

GREEFF CHRISTIE'S SIGNATURE PROPERTIES

- 4 **Space and elegance in Constantia Upper**
Expansive living with multiple possibilities
- 5 **Kommetjie beach house**
A gem in Klein Slangkop
- 6 **Sea Point with an ocean view**
A generously-proportioned apartment
- 7 **Plett country retreat**
Bring family, guests and horses!
- 8 **Victorian splendour in Kenilworth Upper**
Magnificent period residence
- 9 **Timeless appeal in Claremont Upper**
Our cover property beautifully marries old and new

LIFESTYLE

- 12 **The home cook**
Quick and easy recipes to enjoy again and again
- 16 **A host of golden daffodils and more...**
A fun way to grow bulbs in pots even if you don't have a garden

KENILWORTH HEAD OFFICE 021 763 4120
CITY BOWL 021 180 4712
NOORDHOEK 021 785 7222
KOMMETJIE 021 783 0053
BREEDE VALLEY 083 265 2258
HOUT BAY & LLANDUDNO 021 790 8410
GREEFF RENTALS 021 794 1295
PAARL & WINELANDS 079 969 6396
SOMERSET WEST 021 205 8284
GORDON'S BAY 021 856 4846
SIMON'S TOWN 021 786 1855
WESTERN SEABOARD 021 518 2209
WHALE COAST 028 312 2241
FRANSCHHOEK & STELLENBOSCH 021 007 0673
PLETTENBERG BAY 072 151 1458
DURBANVILLE & BRACKENFELL 083 265 7200
COMMERCIAL & INDUSTRIAL 021 518 2209

VOËLKLIP 028 312 2241
HERMANUS 028 312 2241
SANDBAAI 028 312 2241
ONRUS 028 312 2241
KLEINMOND 028 312 2241
BETTY'S BAY 028 312 2241
CALEDON 028 312 2241
GANSBAAI 028 312 2241
GREYTON 028 254 9990

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5



49



53



42



PROPERTIES FOR SALE

CONSTANTIABERG AND SOUTHERN SUBURBS

- 36,40 Claremont
- 30,31,32,33,36,40 Claremont Upper
- 23 Constantia
- 18-25 Constantia Upper
- 40 Kenilworth
- 30,33,34,35,36 Kenilworth Upper
- 33 Lynfræ
- 33,39 Mowbray
- 37,38 Newlands
- 40 Plumstead
- 39 Pinelands
- 39 Rondebosch
- 28 Silvertree
- 29 Tokai
- 58 Wynberg
- 26,28 Zwaanswyk

SOUTH-EASTERN SUBURBS

- 57 Belthorne Estate
- 60 Diep River
- 59,60 Heathfield
- 57 Lansdowne
- 59 Lotus River
- 58,59,61 Ottery
- 57 Rylands
- 58 Southfield
- 60,61 Strandfontein
- 57 Sybrand Park

SOUTHERN PENINSULA AND FALSE BAY

- 45 Capri
- 45 Fish Hoek
- 47,68,73 Kommetjie
- 61 Muizenberg

- 41-44,70 Noordhoek
- 46 Simon's Town

CITY BOWL AND SURROUNDS

- 56 Cape Town City Centre
- 50,51 De Waterkant
- 54 Gardens
- 48 Higgovale
- 55 Observatory
- 53 Oranjezicht
- 54 Vredehoek
- 55 Woodstock

ATLANTIC SEABOARD

- 49 Camps Bay
- 64,65 Hout Bay
- 52 Sea Point

NORTHERN SUBURBS

- 56 Parow

WINELANDS AND OVERBERG

- 74 Franschhoek
- 76 Greyton
- 72 Hermanus
- 77 McGregor
- 75 Paarl
- 71 Somerset West

GARDEN ROUTE

- 66,67 Plettenberg Bay
- 66 Wilderness



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SIGNATURE PROPERTIES

*The luxury of space and elegance*

● **CONSTANTIA UPPER**

R40 000 000

Web Ref No RL21840

Beds 6

Baths 5.5

Receptions 4

Garages 3

Parking 10

Pool

With approved subdivision of these almost two-acre grounds, elevated in the avenues of Constantia Upper, possibilities abound. The 1 100m² home features expansive living areas, including a beautiful Balinese-inspired sunroom, and an open-plan lounge with wood-burning fireplace, fitted wooden bar with a small wine store, and an undercover patio with gas and wood braai. The kitchen boasts an Aga stove, walk-in pantry, and a scullery/laundry. Two downstairs bedrooms serve as a work-from-home office with outside access. Three upstairs, en suite bedrooms feature balconies and a dressing room. The main bedroom includes a lounge area, sauna, and a shower with views. An additional bedroom en suite is situated on the outside of the home, along with an outside bathroom and a storeroom.

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SIGNATURE PROPERTIES



Once-in-a-lifetime beach house



● KOMMETJIE

R24 500 000

- Web Ref No RL23652
- Beds 2
- Baths 2
- Receptions 2
- Garages 2
- Pool

Imagine waking up to the sound of waves lapping on the shore, stepping onto your private sundeck on the beach, and walking barefoot straight onto the sand. Nestled in the heart of Kommetjie, one of Cape Town's few locations where beachfront property is available, this home offers absolute privacy and security, thanks to its location within the Klein Slangkop gated estate. Designed by renowned architect Steve Lennard, this bespoke home has been meticulously crafted to harmonise with its stunning environment. Every detail, from the orientation of the house to the strategic placement of windows and doors, has been thoughtfully considered to maximise breathtaking ocean views and harness the natural sea breeze. The result is a perfect blend of comfort, design, and nature.

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SIGNATURE PROPERTIES

*Spacious ocean-facing apartment*

● **SEA POINT**
R22 000 000

Web Ref No RL23984
Beds 4
Baths 3.5
Receptions 3
Parking 2

This well-positioned, sea-facing apartment is in the sought after La Camargue. The apartment offers stunning ocean views and a generous living space. The open-plan kitchen flows into a spacious lounge and dining area, making it a great space for everyday living and entertaining. A separate scullery provides added convenience. The apartment features four sizeable bedrooms, with two en suite bathrooms, plus a guest bathroom. The main bedroom includes a walk-in closet leading to a bathroom with a double vanity, bath, and shower. The apartment offers comfortable and practical living with the convenience of shops, restaurants, and the promenade on your doorstep.

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SIGNATURE PROPERTIES



All-in-one country retreat



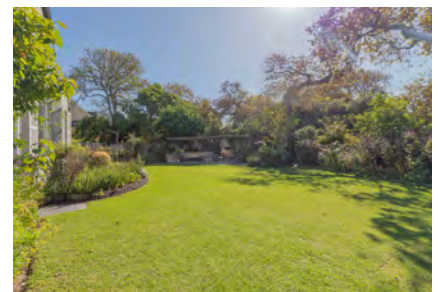
● PLETTENBERG BAY
R67 000 000

Web Ref No RL23493
Beds 13
Baths 13
Receptions 10
Garage 1
Parking 12

Two family homes, four luxury guest lodges, stables for 10 horses, a jumping arena, dams and paddocks. Spectacular sweeping panoramic views. Ideal location close to the beaches and renowned local eateries. There is the opportunity to add four more homes/lodges to the 32ha farm. Enjoy panoramic views across the rolling hills of the Tsitsikamma mountain range, hike on the farm, ride horses, bikes, unwind at nearby beaches, or enjoy an evening out at one of the renowned local eateries. Guests enjoy a luxurious escape amidst nature, where the cottages offer a peaceful retreat from the rush of city life. All self-catering accommodation includes kitchenettes, bedrooms, walk-in closets, bathrooms with indoor and outdoor showers, separate toilets, fireplaces, underfloor heating, fans, and air conditioning.

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

SIGNATURE PROPERTIES

*Exquisite, renovated Victorian home*

● **KENILWORTH UPPER**
R17 500 000

Web Ref No RL20392

Beds 4

Baths 2

Receptions 4

Garages 2

Parking 2

Charm and elegance define this magnificent period residence. Set across two erven on a sprawling 1 691m² plot, this property boasts a meticulously manicured garden. The entrance hall includes the original Victorian staircase. The gourmet, eat-in kitchen is a chef's dream, showcasing state-of-the-art appliances and high-end fittings. Designed for entertaining, the kitchen seamlessly flows onto an expansive patio, with a pool and an inviting entertainment area. Features include: scullery/laundry room, walk-in pantry, a prayer room, staff accommodation, a guest toilet, a large pool, a borehole, high-speed fibre connectivity, a Wendy house, a double garage, a double carport, with secure parking available for up to 15 additional vehicles, excellent security, a rose garden, koi pond, a fire pit, and a large inverter.

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SIGNATURE PROPERTIES

*Timeless appeal*

● **CLAREMONT UPPER**

R14 950 000

Web Ref No RL23932

Beds 4

Baths 4

Receptions 3

Garages 2

Parking 4

In the heart of Claremont Upper, this delightful home exudes elegance and character. Set in a lovely garden, with mountain views, close to prominent schools, it beautifully marries the old and new. A welcoming hallway, with Victorian era black and white tiles, sets the tone. Two reception rooms each feature a fireplace and wooden floors, whilst a country-style kitchen connects seamlessly to a dining room, exterior courtyards and patios. An original wooden staircase leads to three spacious bedroom suites with doors to Juliet balconies boasting views of the mountain, while downstairs a study and adjacent bathroom could be reconfigured to create a guest suite. A self-contained two-bedroomed flatlet with its own entrance, living area and entertainment deck with views, adds value.

A Premier Fashion Destination for Men & Women

Sea Weeds and Sea Storm have expanded their footprint with a brand-new store at Canal Walk Shopping Centre, bringing an expertly curated selection of contemporary fashion for both women and men. This latest addition offers a fresh, stylish shopping experience for those who appreciate quality, sophistication, and the latest trends.



SEA WEEDS - TIMELESS ELEGANCE & SWIMWEAR FOR WOMEN

For over four decades, Sea Weeds has been synonymous with luxury swimwear and contemporary fashion. Originally established in 1979 along the Atlantic Seaboard, Sea Weeds quickly became a destination for trendsetters and celebrities seeking stylish, high-quality beachwear.

Beyond swimwear, Sea Weeds offers a handpicked selection of modern fashion brands, ensuring that every woman finds pieces that elevate her personal style. Their knowledgeable team provides expert styling advice, creating a shopping experience that is as seamless as it is enjoyable.



A CONVENIENT & LUXURIOUS SHOPPING EXPERIENCE

The new Canal Walk store is located at Shop No. 416 and is open daily from 9:00 AM to 9:00 PM, offering customers a convenient shopping experience in the heart of Century City.

GRAND OPENING CELEBRATIONS & EXCLUSIVE PROMOTIONS

To celebrate the launch, Sea Storm introduced exclusive opening promotions, including Psycho Bunny and A Fish Named Fred items, along with special deals on Bugatti products. These offers reflect the store's commitment to providing high-quality fashion at exceptional value.

MEET THE VISIONARIES BEHIND THE BRAND

At the heart of Sea Weeds and Sea Storm are Tarryn and Richard Epstein, the visionary duo who have transformed the swimwear and fashion retail industry in South Africa. As the founders of Sea Weeds, Slimsuit, and Sea Storm, they have built a legacy of entrepreneurial excellence, customer-focused service, and a deep passion for style.

With the arrival of Sea Weeds and Sea Storm at Canal Walk, Cape Town's fashion scene continues to thrive, offering stylish, high-quality options for both men and women. Visit the new store and experience the perfect blend of fashion, elegance, and contemporary style!

SEA STORM - REDEFINING MENSWEAR WITH DISTINCTIVE STYLE

Bringing an exciting new menswear offering to Canal Walk, Sea Storm is a go-to destination for the modern man.

Stocking premium brands like Bugatti, Psycho Bunny, and A Fish Named Fred, the store introduces a fresh approach to men's fashion, combining quality craftsmanship with bold, contemporary designs.

- Find Sea Weeds and Sea Storm at Canal Walk Mall (Entrance 5, around the corner from Tashas)
Contact Us - +27 (0)871 639 711



JUST A LITTLE SOMETHING I THREW TOGETHER

RECIPES, PRODUCTION, STYLING AND
PHOTOGRAPHY BY HEDI LAMPERT

MINIMUM EFFORT AND MAXIMUM APPEAL, WILL EARN THESE RECIPES A PERMANENT POSITION IN YOUR COLLECTION.

A very good home-made bread

Out of bread? Don't dash to the shops – instead, bake your own loaf in that bread machine you're storing at the back of your kitchen cupboard. This recipe is the best for toast, sandwiches and the arrival of a snack attack.

INGREDIENTS

- + Water, 1 cup, lukewarm
- + Instant yeast, 7g sachet
- + Sugar, 1 Tbs + $\frac{1}{4}$ cup
- + Salt, 2 tsp
- + Oil, canola or sunflower, $\frac{1}{4}$ cup
- + All-purpose flour, 3 cups
- + Oats, $\frac{3}{4}$ cup
- + All bran, $\frac{1}{4}$ cup
- + Rosemary, fresh, chopped, 1 tsp
- + Thyme, fresh, chopped, 1 tsp

METHOD

Add yeast and 1 tablespoon sugar to lukewarm water, stir and cover with a cloth until mixture produces a frothy top (around 5 minutes). In the meantime, place the following ingredients, in this order, into your bread machine baking pan: oil, $\frac{1}{4}$ cup sugar, salt, flour, oats, all bran, and finely chopped herbs. Finally, add the water and yeast mixture.

Select “wholewheat loaf” on your bread machine menu, set colour to medium and weight to 900g. Press start, then go and boil the kettle, put your feet up and wait for the irresistible aroma of baking bread to fill your home. Enjoy.



Moroccan-style carrot and chickpea salad

A taste sensation you'll recreate again and again.

Serves 6

INGREDIENTS

- + Lemon juice, $\frac{1}{3}$ cup
- + Lemon zest, 3 tsp
- + Olive oil, $\frac{1}{3}$ cup plus 2 tsp
- + Smoked paprika, $\frac{1}{2}$ tsp
- + Garlic, 2 cloves chopped
- + Cumin, ground, 2 level tsp
- + Cinnamon, 1 level tsp
- + Honey, 1 tsp
- + Chilli, 1 red (deseeded if you prefer less heat)
- + Salt and freshly ground black pepper to taste
- + Coriander, chopped, 1 Tbs, plus extra to garnish
- + Mint, chopped, 1 Tbs
- + Italian parsley, chopped, 1 Tbs
- + Carrots, 4 large
- + Red onion, 1 medium, chopped
- + Chickpeas, 1 x 240g can, drained

METHOD

Make a dressing by whisking lemon juice, oil, 1 tsp cumin, chopped chilli, salt, pepper and honey. Add lemon zest, chopped garlic, and chopped herbs. Pour dressing over peeled and coarsely grated carrots and chopped red onion.

Heat 2 tsp olive oil in a pan and add drained chickpeas. Season with smoked paprika, 1 tsp cumin, cinnamon, salt, and pepper, and fry, tossing regularly, until golden. Add the cooked chickpeas to the dressed grated carrot and garnish with fresh sprigs of coriander, mint and parsley. Serve with warm pita bread.

Apple and thyme galette

A no-fuss teatime treat or a hearty dessert with ice-cream or Greek yoghurt.

Serves 6

INGREDIENTS

- + Cake flour, 1 1/2 cups
- + Sugar, 2 Tbs
- + Salt, 1/4 tsp
- + Butter, 100g chilled and cubed
- + Thyme, fresh, chopped, 1 Tbs
- + Iced water, 60ml plus 2 Tbs (if required)
- + Apples, 4 medium
- + Brown sugar, 1/4 cup
- + Vanilla essence, 1 tsp
- + Old Brown Sherry, 1 1/2 Tbs

METHOD

Combine flour, sugar and salt in a bowl. Add chilled cubed butter and cut in until pea size crumbs form. Add chopped fresh thyme. Add iced water and bring the ingredients together gently to form a dough, and if mixture is too dry, add another tablespoon or two of water just until everything comes together. Form into a ball, pat down into a thick disc, wrap in cling film and refrigerate for 1 hour.

Prepare the filling by peeling and slicing the apples, then place them in a bowl and add brown sugar, vanilla essence and sherry. Cover and leave the apples to absorb the flavours.

Once the dough has chilled for 1 hour, place it on a sheet of baking paper and roll into a rough circle about 24cm in diameter. Transfer the baking paper and dough to a baking sheet and arrange the apples on the dough leaving a 6 to 8 cm border. Fold the edges up around the filling, overlapping and pinching the dough together, the more rustic the better. Pour the remaining juices from the apple mixture over the filling. Place the galette in the fridge to chill for 15 minutes – this helps it maintain its shape when baking. (Optional: you can brush the dough with beaten egg or milk before baking).

Heat your oven to 200C. Bake chilled galette for 35 minutes. Allow to cool before serving garnished with sprigs of fresh thyme.



BLOOMING MARVELLOUS IN 10 SIMPLE STEPS

AUTUMN IS THE TIME TO LAYER BULBS FOR A BREATHTAKING SPRING DISPLAY

Don't just dream of daffodils in spring, plant them now, along with a host of other bulbs and enjoy beautiful colour from August through to October. It's achievable with the layering or "lasagna" technique. And you don't need a large garden or any garden actually – you're going to use a pot, so this is an ideal option for patios.



GETTING STARTED

1. Choose a wide-rimmed circular pot or a sizeable wooden box planter.
2. In a separate bucket, prepare a blend of patio mix with kraal manure (10 percent) and add a handful of bone meal or Bio Rock Root Builder to aid root establishment, then add Starke Ayres Organic 3.1.5 to help with prolonged flowering.
3. Place a layer of drainage stones in the base of your chosen pot/box.

4. Add a layer of the soil mix.
5. Arrange a layer of large bulbs such as daffodils, spider lily, and day lily.
6. Add another layer of soil, enough to cover the bulbs.
7. Plant the next layer of bulbs including: Ornithogalum and Dutch iris.
8. Add a further layer of soil to cover the bulbs.
9. Plant a layer of bulbs including: Ranunculus, Freesias, Ixia, Sparaxis, Tritonia and Muscari.
10. Water and watch the bulbs flower in gloriously scented cycles, providing colour from early spring into summer.

Spring bulbs arrive in Starke Ayres Garden Centres in March and April

Stock up with: Anemones (single and double), Ranunculus, Dutch Iris, Daffodils (Narcissus), Ipheion, Ixia, Hemerocallis (Day Lily), Tritonias, Sparaxis, Hymenocallis (Spider Lily), Ornithogalum (Chincherinchees), and Muscari (Grape Hyacinth).



Chasmanthe



Watsonias

TOP TIP

Plant Chasmanthe (small cobra lily) and Watsonias in the sunny areas of your garden during March and April and enjoy 1m-high plants, which are loved by all wild birds and offer repetitive flowering year on year.

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- Compared to a generator, Powerwall is quieter and cleaner.
- By replacing a generator with Powerwall, you can also reduce your electricity bill by storing solar or energy from the grid when prices are low so you can use it when prices are high.

Most Durable/Reliable

- Engineered to perform over a large temperature range.
- Intelligently controls its temperature for optimal performance even in challenging climates.

Built in Solar Inverter

- The integrated solar inverter efficiently converts solar energy into stored electricity, allowing the system to capture more solar energy in the process.

Backup

- Enjoy a quick transition to backup power when the grid goes down.
- Powerwall can backup more items at the same time with 11.04 kW continuous power.

**Subject to grid approved*



Grand Olde Dame with elevated views



● **CONSTANTIA UPPER**

R19 950 000

Web Ref No RL24166

Beds 5

Baths 4.5

Receptions 3

Garages 2

Parking 5

Situated in a private Witteboomen estate, this thatched home, with sweeping views of the Constantia Valley, False Bay and the Hottentots Holland Mountains, features original herringbone wooden floors, lead windows, and exposed beams. The farm-style kitchen with central island has a laundry/scullery alcove. A side entrance leads to domestic accommodation with lounge/kitchen, bedroom, and bathroom – easily converted into a guest cottage. The living room and winter lounge each feature fireplaces. All garden-facing rooms boast French doors to the lush garden. The lower level includes a luxurious en suite bedroom with its own lounge/office, walk-in cupboard, and a guest cloakroom. Upstairs are three, light, airy bedrooms. A separate, en suite cottage sits adjacent to the main house.
Erf Size: Approximately 1 600 m²

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Elevated family retreat with unmatched elegance



● CONSTANTIA UPPER
POA

Web Ref No RL23125
Beds 6
Baths 6.5
Receptions 5
Study 1
Garages 5
Parking 6

Spanning two properties, this architectural marvel offers breathtaking mountain views, and privacy. Highlights include a 19-metre swimming pool, astro tennis court, manicured lawns, and seamless indoor-outdoor living spaces. The main residence features a gym, media room, and a dining area. A separate, stylish apartment offers guests both intimacy and luxury. The gourmet kitchen opens to a charming outdoor courtyard with a pizza oven. Additional features include two informal lounges, a family room, a vast entertainment warehouse, and on the ground floor, a guest suite that can serve as an art studio or display room. Security is paramount, with automated fencing, cameras, and a dedicated guard house. The property includes a five-car garage, solar panels, and a borehole with automated irrigation.

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Dual living with distinctive elegance



● **CONSTANTIA UPPER**

R25 750 000

Web Ref No 4943352

Beds 7

Baths 7.5

Receptions 5

Study 2

Garages 3

Carpports 4

Designed by renowned architect, Jane Baldwin, this dual-living home with a tennis court and two-bedroomed cottage, is nestled in a quiet, tree-lined crescent. With versatile and expansive accommodation, the main house offers four en suite bedrooms with work-from-home office option/fifth guest-suite, easy flow between the reception rooms, chef's kitchen, large entertainment room with stacked doors onto patio, garden and pool, and the luxurious, two-bedroomed en suite cottage. A state-of-the-art security system, with guard house offers peace of mind. Three-car garaging, plus a porte-cochere at the front door, two boreholes and generous staff accommodation are a bonus. Close proximity to some of the most celebrated wine estates, golf courses, top-tier schools, shopping centres, boutiques and a selection of world-class restaurants.

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Unique family home in prime cul-de-sac



● CONSTANTIA UPPER
R12 800 000

Web Ref No RL23485
Beds 4
Baths 3
Receptions 3
Studies 2
Garages 2
Parking 2

Immaculate home nestled within the vineyard area of Nova Constantia. Brimming with character and enveloped in natural light via the high windows and skylights, this home is perfect for an adventurous family with an appreciation for a non-conventional abode, the enjoyment of a large garden and the tranquillity of a quiet neighbourhood. Additional features include: a heated swimming pool, built-in braai, automated irrigation, borehole, inverter, complete security with perimeter cameras, and a storeroom to house all pool and garden equipment. Stunning views, completely private, close to the most celebrated wine farms, access to greenbelts for additional exercise, top schools, an endless choice of restaurants, and sufficient shopping for leisure and necessities.

Lynne Baker – 082 493 1006 – lynne@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za

UNDER OFFER



Luxuriously spacious

This grand, thatched, four-bedroomed residence is set on 7 716m², offering stunning views of the Constantia Valley and beyond. The main house is flanked by a two-bedroomed, self-contained cottage, a one-bedroomed garden cottage and a pool house. Double garage, storerooms, a gardener's bathroom and a jungle gym complete the package. This property has subdivision approval, a borehole and a generator. With two gated entrances, it offers total privacy and security.

● **CONSTANTIA UPPER R49 000 000** Web Ref No RL22872 • Beds 8 • Baths 8.5 • Receptions 5 • Garages 3 • Parking 10
Lynne Baker – 082 493 1006 – lynne@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za

UNDER OFFER



Position meets opportunity

Seize an unbelievable 7 000m² opportunity – this beautiful homestead with sensational views and privacy has it all; transform it into a boutique hotel, a retreat, extensive family/dual living – the list goes on. North-facing, five en suite bedrooms, two of which are full suites, two lounges, a study, and an entire floor dedicated to entertainment – leading out onto the garden with pool, a self-contained flat, Jacuzzi, koi pond, bird ponds and a natural stream, a putting green, a children's play park, extensive garaging and loads of off-street parking.

● **CONSTANTIA UPPER R22 500 000** Web Ref No 5515669 • Beds 5 • Baths 6.5 • Receptions 4 • Garages 5 • Parking 3
Lynne Baker – 082 493 1006 – lynne@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za



Modern architectural masterpiece

Completed in 2022, this spectacular contemporary home is set on a lush plot in the heart of Constantia Upper. Thoughtfully designed with large picture windows and doors, this home becomes part of its surroundings, with natural light filtering through the strategically placed, high-ceiling windows and large-paned glass doors and windows, which open to the patio, pool and undercover veranda, with concrete canopy, built-in seating and a braai area with wood storage.

● **CONSTANTIA UPPER R15 999 000** Beds 4 • Baths 4.5 • Receptions 3 • Garages 2 • Parking 2
Lynne Baker – 082 493 1006 – lynne@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za



Original Cape Dutch splendour

Kreupelbosch Manor House embraces the beauty of the original Constantia wine farms of the late 1600's. Thick wooden beams, high ceilings, wide Oregon windowsills underlining the original windows and mirroring the beautiful floors throughout, together with the unique wooden doors, saturating the home with character and a comforting presence. Passionately restored, retaining the values of simple living, less is more. Experience the enchanting garden and vines from every room.

● **CONSTANTIA R13 900 000** Beds 4 • Baths 3 • Receptions 4 • Garages 5 • Parking 6
Pepita Mace – 082 338 9276 – pepita@greeff.co.za | Lynne Baker – 082 493 1006 – lynne@greeff.co.za

**SOLD**

A home of regal proportions

Superbly located in a quiet cul-de-sac and adjacent to Groot Constantia Vineyards, this 1 200m² residence enjoys an elevated position with breathtaking views of the Constantia Valley, Hottentot Holland Mountains and False Bay. Offering generous proportions, with formal and informal entertaining spaces, en suite bedrooms, under-floor heating and air-conditioners. Your guests are comfortably accommodated in a well-appointed, two-bedroomed cottage, attached to the main home, but with a separate entrance.

● **CONSTANTIA UPPER R37 000 000** Beds 7 • Baths 7 • Receptions 4 • Garages 4 • Parking 10

Lynne Baker – 082 493 1006 – lynne@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za

**SOLD**

Contemporary in a tranquil close

This warm and inviting home has been thoughtfully designed by architects and present owners to maximise light, views, and indoor/outdoor lifestyle. Enjoy the north-facing mountain and valley vistas from the open-plan family living areas and great entertainment spaces. Set on a desirable corner plot close to Constantia Upper, this stunning custom-designed contemporary home is the ultimate in country living, with lush green surroundings.

● **CONSTANTIA UPPER R20 900 000** Beds 5 • Baths 5.5 • Receptions 4 • Pub • Garages 4 • Parking 10

Pepita Mace – 082 338 9276 – pepita@greeff.co.za | Lynne Baker – 082 493 1006 – lynne@greeff.co.za



Hidden oasis in Constantia Upper

This peaceful Constantia Upper home offers mountain views, privacy, and easy access to top schools, shopping, and restaurants. Featuring imported, PVC, double-glazed windows, an open-plan living area, and a cherry-wood kitchen with granite counters, it includes a lounge with a fireplace, dining area, scullery, and guest bedroom. Upstairs, enjoy a main en suite, two bedrooms, and a wraparound balcony. The private garden has borehole irrigation.

● **CONSTANTIA UPPER R11 750 000** Web Ref No RL22290 • Beds 4 • Baths 3.5 • Receptions 4 • Garages 3 • Parking 5

Pepita Mace – 082 338 9276 – pepita@greeff.co.za | Lynne Baker – 082 493 1006 – lynne@greeff.co.za



Stylish family home with panoramic views



● **CONSTANTIA UPPER** **R22 800 000**

Web Ref No RL24232

Beds 5

Baths 5

Receptions 4

Garages 2

Parking 5

Flatlet

Set on a sprawling 3 900m² property in the heart of the winelands, designed over three levels. The top level features a luxurious main suite with its own lounge, workstation, walk-in dressing room, and an en suite bathroom with southern views. A pyjama lounge opens onto a private balcony with a Jacuzzi, offering sweeping views of Cape Town's skyline. The second level offers a secluded guest suite and a grand open-plan living area with a wood-burning fireplace. The dining area flows seamlessly to a balcony with views of the pool and vineyards. The kitchen is equipped with high-end appliances, and is ideal for entertaining. The lower level includes three en suite bedrooms and a private lounge with a kitchenette. A lush garden, a flatlet, and enhanced security all add to the allure.

Lynne Baker – 082 493 1006 – lynne@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za



Overlooking the Constantia Valley



● ZWAANSWYK

R33 000 000

Web Ref No RL22038

Beds 11

Baths 10

Receptions 7

Parking 10

An extensive property comprising a spacious main house/guest lodge and a substantial home across the garden. Positioned on the slopes of Silvermine Mountain, with expansive views over the Constantia Valley and Table Mountain Nature Reserve, this magnificent lodge maximises its unique position enjoying complete privacy from all sides and achieving an atmosphere of 'home away from home' for its regular guests. All the bedrooms have private outside sitting areas, while the secluded rim-flow pool, set in the lush, established garden, invites afternoons of relaxation. Nature is on your doorstep.



Artist rendered



Elegant home and nature intertwined

Nestled within the tranquil foothills of the breathtaking Steenberg Mountains, Wilde Tuyn Estate, a new development, offers a luxurious retreat. This estate masterfully intertwines the serene beauty of nature with contemporary sophistication. Located in the prestigious Zwaanswyk area of Constantia Valley, this exclusive collection features two stunning garden homes set amidst a sprawling 4 835m² of carefully curated indigenous gardens. This unique opportunity invites discerning buyers to embrace an exceptional urban-rural lifestyle, balancing luxury and seclusion, all within easy reach of Cape Town's most coveted attractions.

● **ZWAANSWYK R31 900 000** Web Ref No RL23567 • Beds 4 • Baths 4.5 • Receptions 2 • Garages 2
Tarry Unite-Penny – 083 285 3762 – tarry@greeff.co.za | Douglas Holder – 021 763 4120 – info@greeff.co.za



Zwaanswyk at its best

Situated high on the mountainside, the panoramic views from this unique Zwaanswyk property are breathtaking. Impeccable design and attention to every detail throughout define this expansive home, with generously proportioned entertainment areas. Seven bedrooms boast French doors opening onto balconies, or the garden and pool. The homely, yet state-of-the-art kitchen, warmed in winter by one of the two closed-combustion fireplaces, invites casual get-togethers. A one-bedroomed cottage boasts its own private garden and covered veranda. A large, separate studio space, and five garages complete the picture.

● **ZWAANSWYK R29 900 000** Web Ref No RL21722 • Beds 8 • Baths 6 • Receptions 7 • Garages 5 • Parking 5
Tarry Unite-Penny – 083 285 3762 – tarry@greeff.co.za | Douglas Holder – 021 763 4120 – info@greeff.co.za



Exquisite Zwaanswyk

A charming guest house/family home on 2 500m² of land, positioned on the slopes of Silvermine Mountain with expansive views over the Constantia Valley and Table Mountain Nature Reserve. Cleverly designed, this magnificent lodge maximises its unique position enjoying complete privacy from all sides and achieving an atmosphere of 'home away from home' for its regular guests, some of whom return for three months at a time. Six luxurious en suite bedrooms, as well as a two-bedroomed apartment, complete with a private sauna and fireplace.

● **ZWAANSWYK R24 000 000** Web Ref No RL21996 • Beds 8 • Baths 8 • Receptions 5 • Parking 7

Tarry Unite-Penny – 083 285 3762 – tarry@greeff.co.za | Douglas Holder – 021 763 4120 – info@greeff.co.za



Estate living

This home is set in an established garden, with a covered veranda and built-in braai. The open-plan kitchen, two sitting rooms and dining area, all look out onto the pool. Two downstairs fireplaces ensure cosy winters. A large study could become a fourth bedroom with access to the guest bathroom. Upstairs, a luxurious sitting room is complete with a gas fireplace, while three en suite bedrooms open onto a spacious veranda. A flatlet with bedroom, bathroom and small sitting area, is ideal for a teen, grandparent or carer. Live in gorgeous, secure surrounds where kids walk to school.

● **SILVERTREE ESTATE R11 500 000** Web Ref No RL23403 • Beds 4 • Baths 4 • Receptions 3 • Garages 2 • Parking 4

Tarry Unite-Penny – 083 285 3762 – tarry@greeff.co.za | Douglas Holder – 021 763 4120 – info@greeff.co.za

SOLD OUT

RIVERBEND



SCAN HERE

From: R7 195 000 (NO TRANSFER DUTY) VAT INCLUSIVE



Welcome to your new community

Nestled alongside a lush greenbelt in the Dennendal area, Riverbend is a beautifully positioned estate. Offering landscaped grounds and stunning mountain views, it is an ideal setting in which to establish your family home.

Developed by the creators of Applegarth Estate, this secure and exclusive development features just five contemporary and elegant homes. Located in the scenic Tokai Valley, Riverbend prioritises both space and privacy.



Tarry Unite-Penny

Registered with the PPRA
Candidate Property Practitioner
083 285 3762 | tarry@greeff.co.za

Douglas Holder

Registered with the PPRA
Property Practitioner
021 763 4120 | douglas@greeff.co.za

GREEFF

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Where it counts



Sir Herbert Baker manor and grounds

This impeccable, stately home was designed by Sir Herbert Baker in 1893. Enter through large double doors into a world of grandeur, with high ceilings and a classic wooden staircase, original wooden floors, theatre-style chandeliers, and wood-burning fireplaces. A conservatory extends from the formal dining room, offering a tranquil indoor-outdoor space with a view of the manicured garden. An expansive entertainment veranda overlooks the pool and garden, with panoramic views. The open-plan gourmet kitchen boasts a large breakfast area. The property includes a separate cottage, a wine cellar, storeroom, a strong room and a staff cloakroom.

● **KENILWORTH UPPER R24 900 000** Web Ref No RL21207 • Beds 5 • Baths 5.5 • Receptions 2 • Garages 4 • Parking 4
Andre Beyers – 082 566 6492 – andre@greeff.co.za | Ross McLagan – 078 486 5940 – ross@greeff.co.za | Douglas Holder – 021 763 4120 – douglas@greeff.co.za



Space, security, and luxury

Nestled in the prestigious Hoogeind Estate, this modern family home offers an exquisite space, with security and luxury. The ground floor features an open-plan design with a state-of-the-art kitchen, lounge with fireplace, and a north-facing patio seamlessly connecting to a low-maintenance garden and pool deck. A guest suite and cloakroom complete the lower level. Upstairs, find four en suite bedrooms, including a main suite with a walk-in closet and a balcony boasting stunning Table Mountain views. Excellent security.

● **CLAREMONT UPPER R12 950 000** Beds 5 • Baths 5.5 • Receptions 2 • Garages 2
Andre Beyers – 082 566 6492 – andre@greeff.co.za | Ross McLagan – 078 486 5940 – ross@greeff.co.za | Douglas Holder – 021 763 4120 – douglas@greeff.co.za



Timeless Victorian with modern twist

This beautifully restored Victorian home blends heritage with modern convenience. The entrance opens to sunlit rooms with bay windows, ideal as offices or a lounge. The grand dining room, with a fireplace, opens onto a veranda and garden. Additional features include a modern kitchen, landscaped garden, and excellent security systems.

● **CLAREMONT UPPER R9 750 000** Beds 4 • Baths 3 • Receptions 3 • Garages 2 • Parking 1

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



Contemporary home in exclusive complex

Welcome to this north-facing unit embodying modern elegance with low-maintenance living. Part of a charming complex of four nestled in Claremont Upper, this family home is strategically located near Western Province and Herschel schools.

● **CLAREMONT UPPER R8 500 000** Beds 3 • Baths 3.5 • Receptions 2 • Garage 1 • Parking 2

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



Rare Victorian gem

Nestled behind Cavendish Square, this beautifully preserved Victorian home effortlessly combines classic elegance with modern convenience. With high ceilings, original wooden shutters, and a seamless flow, it offers a grand yet welcoming space for easy living. Conveniently located near top schools, Cavendish Square, and Padel courts, this home offers unbeatable charm and practicality. Don't miss this rare chance to own a timeless Victorian home in Claremont Upper.

● **CLAREMONT UPPER R7 600 000** Beds 3 • Baths 2 • Receptions 3 • Parking 4

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

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072 759 6249



Anthony
Southern Peninsula
079 988 4972



Widaad
Woodstock Observatory
071 195 6790

**SOLD**

● **KENILWORTH UPPER R6 500 000**

Elegant Georgian-style home

This charming north-facing home combines timeless elegance with modern convenience. Boasting sash windows and solid construction, the property offers exceptional space and proportions. The home is thoughtfully designed with open-plan living areas seamlessly blending a lounge and dining space. Bamboo flooring and a wood-burning fireplace create a cosy, yet sophisticated atmosphere.

Beds 3 • Baths 2.5 • Receptions 3 • Parking 3

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

**SOLD**

● **CLAREMONT UPPER R6 500 000**

Versatile investment opportunity

A prime opportunity in sought-after Claremont Upper, this multi-functional property offers endless possibilities; whether you're looking to sectionalise into two dwellings, maintain a three-unit rental investment, or restore it into a spacious family home. A rare opportunity with exceptional flexibility – perfect for investors, multi-generational living, or those seeking to capitalise on Claremont Upper's high rental demand.

Beds 6 • Baths 3 • Receptions 6 • Parking 6

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



● **LYNFRAE R3 295 000**

Sought-after school area

Situated in popular Lynfrae, this lovely two-bedroomed home has an enchanting, walled back garden – ideal for children and animals. This home is in a good school catchment area, close to all amenities. Walk to Belvedere Square and shop at Woolworths or have coffee at Starlings. This is the perfect home for a small family with pets.

Web Ref No RL23939 • Beds 2 • Bath 1 • Reception 1 • Garage 1 • Parking 3
Val James – 083 711 3452 – val.james@greeff.co.za

**SOLD**

● **MOWBRAY R3 250 000**

Victorian semi with modern interiors

Combine cute and stylish, and that's what this cottage offers. Light and airy rooms, lots of living spaces, 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.

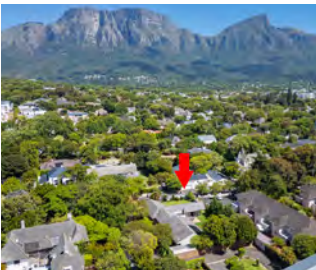
Beds 2 • Baths 2 • Receptions 2 • Garage 1
Mark Shagam – 083 272 4004 – mark@greeff.co.za



Enchanting family home

Situated in a peaceful, verdant avenue within one of Cape Town's most esteemed suburbs, this well-built, spacious, five-bedroomed family residence offers an ideal living environment on 941m² of prime land. Tucked away between Kirstenbosch Botanical Gardens, the Constantia Winelands, and esteemed private and public schools. Additionally, the property includes staff accommodation or potential student pads with a separate entrance, providing flexible accommodation options.

● **KENILWORTH UPPER R12 700 000** Web Ref No RL19702 • Beds 5 • Baths 6 • Receptions 2 • Garages 3 • Parking 1
 Andre Beyers – 082 566 6492 – andre@greeff.co.za | Ross McLagan – 078 486 5940 – ross@greeff.co.za | Douglas Holder – 021 763 4120 – douglas@greeff.co.za



Exquisite north-facing villa

Are you looking for a modern family home with ample space for children to play, a large garden for entertaining, and breathtaking views? Nestled in the prestigious Kenilworth Upper, this rare gem offers luxurious living in one of the southern suburbs' most sought-after areas. Perfectly positioned close to top schools, trendy Kenilworth Village, and the shopping hub of Claremont, Cavendish, and Newlands, this property combines convenience and elegance.

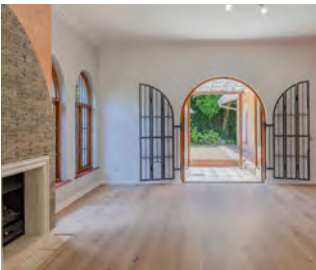
● **KENILWORTH UPPER R9 995 000** Web Ref No RL23649 • Beds 4 • Baths 4.5 • Receptions 3 • Garages 2 • Parking 4
 Andre Beyers – 082 566 6492 – andre@greeff.co.za | Ross McLagan – 078 486 5940 – ross@greeff.co.za | Douglas Holder – 021 763 4120 – douglas@greeff.co.za



Large, modern home

This large, modern, 90's-built, single-storey home, with mountain views, is filled with ample natural light, which complements the spacious interior. A muted colour palette, combined with tiled flooring, lends a modern feel. The beautifully fitted kitchen has a central island. A large open-plan dining room and lounge area flows onto an undercover terrace with views of the mountain. Sliding doors open from the living room to the undercover patio, with built-in braai, perfect for entertaining.

● **KENILWORTH UPPER R8 250 000** Web Ref No RL23595 • Beds 5 • Baths 3.5 • Receptions 2 • Garages 2 • Parking 4
 Andre Beyers – 082 566 6492 – andre@greeff.co.za | Ross McLagan – 078 486 5940 – ross@greeff.co.za | Douglas Holder – 021 763 4120 – douglas@greeff.co.za



Elegant Georgian-style home

Step into this inviting home offering generous spaces and a host of practical features, this property promises a comfortable lifestyle with ample potential to make it your own. A spacious entrance hall flows into a well-proportioned dining room, and a warm, cosy lounge, complete with a gas fireplace. Doors open to a covered patio, offering a tranquil transition to the established private garden.

● **KENILWORTH UPPER R6 500 000** Web Ref No RL23872 • Beds 4 • Baths 2 • Receptions 2 • Garages 2 • Parking 2
 Charles Silbert – 082 555 4286 – charles@greeff.co.za | Dani Matheson – 083 556 9391 – dani@greeff.co.za



Versatile investment opportunity

A prime opportunity in sought-after Claremont Upper, this multi-functional property presents endless possibilities. Whether you choose to register the sectionalising into two dwellings, maintain a two-unit rental investment, offer premium student accommodation, establish business premises, or restore it to a grand family home, the choice is yours.

● **CLAREMONT UPPER R10 595 000** Web Ref No RL24188 • Beds 6 • Baths 5 • Receptions 4 • Garage 1 • Parking 3

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



Charming period home

This beautifully maintained home is nestled in a prime location in Claremont Upper. The combination of period features like wooden flooring, high ceilings, original fireplaces, and sash windows gives it so much character. Modern upgrades, including solar heating, inverter and panels, and the SMEG oven make it even more appealing. A perfect balance of character and convenience.

● **CLAREMONT UPPER R6 350 000** Web Ref No RL24114 • Beds 3 • Baths 3 • Receptions 2 • Parking 2

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



Fantastic freehold house

Ideally situated in a complex of just four freehold units, this home is close to Kenilworth Village, offering easy access to trendy restaurants and a recently upgraded area. Enjoy convenience, privacy, and lifestyle. This exceptional home is a fantastic opportunity for first-time buyers, downsizers, or those looking for a stylish Cape Town bolthole. Its combination of modern design, security, and low-maintenance living makes it a highly desirable and affordable choice.

● **KENILWORTH UPPER R4 250 000** Web Ref No RL24115 • 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



Brand new - no Transfer Duty



NEWLANDS
R15 000 000

- Web Ref No RL23535
- Beds 3
- Baths 3.5
- Receptions 2
- Study
- Garages 2
- Parking 2

Built to the highest standard, this home offers solar and superb fixtures and fittings. Well-positioned, a stone's throw from SACS and Westerford schools. Plenty of kerb appeal and full of double-volume spaces and expansive living areas.

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

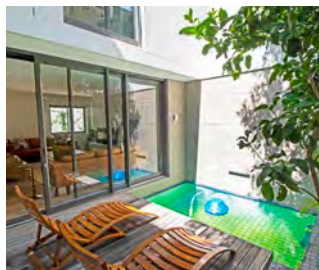
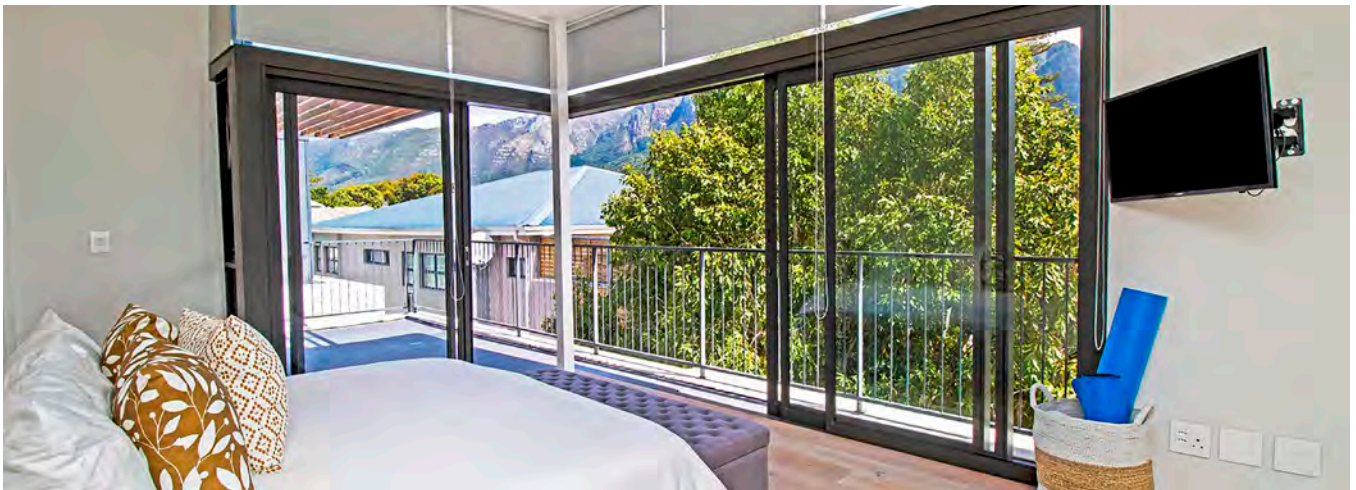
SOLD



Pristine renovated home

Recently renovated, large village home, with full solar. Enter via a spacious and welcoming entrance hall, flowing to sizeable, living areas and bedrooms. All new windows and doors with security shutters, three wood-burning fireplaces, new roof and insulation throughout, all new gutters, new electric fence, and the house has been repainted. Set in the desirable village, a stroll away from the elegant cafés, shops and leading schools.

● **NEWLANDS R9 450 000** Beds 4 • Baths 4 • Receptions 2 • Garage 1 • Parking 4
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



New, contemporary security cluster

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

● **NEWLANDS R8 800 000** Web Ref No 3477653 • Beds 4 • Baths 3.5 • Receptions 2 • Garages 2 • Parking 3
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



A true gem

Nestled in a serene pocket of Rondebosch, this charming home is a haven of comfort and style, perfectly suited to a growing family. With a seamless blend of indoor and outdoor living spaces, this property offers generous entertainment areas and versatile accommodation. Flooded with natural light, thanks to thoughtfully placed skylights. The double garage provides direct access to the main house, ensuring ease and peace of mind.

● **RONDEBOSCH R6 500 000** Web Ref No RL23855 • Beds 4 • Baths 3.5 • Receptions 3 • Garages 2 • Parking 2

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

SOLD WITHIN 5 DAYS



● **PINELANDS R4 450 000**
Charming corner property

Set in Champagne Pinelands, offering comfort and style, a delightful two-storey house, boasting beautiful original Oregon flooring throughout. The spacious lounge features a fireplace, and offers lovely views of the front garden through aluminium-framed windows.

Beds 3 • Baths 2 • Receptions 3 • Garage 1 • Parking 6

Douglas Holder – 021 762 4130 – info@greeff.co.za
Ameer Allie – 082 864 4185 – ameer@greeff.co.za



● **RONDEBOSCH R1 705 000**
Modern studio apartment

This beautifully maintained studio apartment is located on the first floor of a contemporary block in the vibrant suburb of Rondebosch. With its sleek design and convenient location, it's the perfect option for first-time buyers, young professionals, or savvy investors.

Web Ref No RL24052 • Bed 1 • Bath 1 • Reception 1 • Parking 1

Paige Greeff – 071 968 5583 – paige@greeff.co.za
Taygon Buckton – 073 109 5260 – taygon@greeff.co.za
Douglas Holder – 021 762 4130 – info@greeff.co.za



● **PINELANDS R1 600 000**
Spacious duplex apartment

With stunning views and a peaceful lifestyle, this beautifully presented two-bedroomed duplex apartment offers a perfect blend of comfort, style, and convenience. Set high within the sought-after Garden City Heights complex, this apartment boasts breathtaking views and a serene ambience.

Web Ref No RL23598 • Beds 2 • Baths 2 • Reception 1 • Parking 1

Douglas Holder – 021 762 4130 – info@greeff.co.za
Ameer Allie – 082 864 4185 – ameer@greeff.co.za



● **MOWBRAY R1 295 000**
Stylish, move-in ready

A gem on the top floor of a charming, well-maintained block in Mowbray. This apartment effortlessly combines modern design with elegance, making it ideal for singles, couples, or savvy investors. A pet-friendly policy ensures your furry companion feels at home.

Web Ref No RL24096 • Bed 1 • Bath 1 • Reception 1 • Garage 1

Paige Greeff – 071 968 5583 – paige@greeff.co.za
Taygon Buckton – 073 109 5260 – taygon@greeff.co.za
Douglas Holder – 021 762 4130 – info@greeff.co.za



● PLUMSTEAD R3 900 000

Renovated home with flatlet

This beautifully renovated home features an open-plan kitchen, dining area, enclosed entertainment space, and landscaped garden. With three bedrooms, a flatlet, garage, and modern security features, it offers comfort, style, and peace of mind for year-round enjoyment.

Web Ref No RL23260 • Beds 3 • Baths 2 • Receptions 2 • Garage 1 • Parking 4

Abdud-Dayyan Savahl - 081 288 3780 - abdud-dayaan@greeff.co.za

Marcia van Greune - 082 558 7255 - marciav@greeff.co.za

Douglas Holder - 021 763 4120 - douglas@greeff.co.za



● PLUMSTEAD R2 950 000

Built for living, designed for entertaining

This home offers the perfect combination of comfort and space. The home is designed for those who love to entertain, with a large reception room, and a Jacuzzi to add that extra touch of luxury.

Web Ref No RL2428 • Beds 3 • Bath 1 • Receptions 2 • Garage 1 • Parking 2

Abdud-Dayyan Savahl - 081 288 3780 - abdud-dayaan@greeff.co.za

Marcia van Greune - 082 558 7255 - marciav@greeff.co.za

Douglas Holder - 021 763 4120 - douglas@greeff.co.za



● CLAREMONT UPPER R2 380 000

Modern living, prime location

Charming apartment in Claremont Upper, ideal for students, young professionals, and couples. Enjoy a serene garden and pool area, complemented by 24-hour security for peace of mind. Experience vibrant living in a prime location close to amenities.

Web Ref No RL24017 • Beds 2 • Baths 1.5 • Reception 1 • Parking 1

Ammaarah Hendricks - 071 728 9130 - ammaarah@greeff.co.za

Sean Murphy - 062 434 3055 - sean.m@greeff.co.za



● KENILWORTH R2 375 000

Fully furnished apartment

Experience stylish living in this charming apartment on the 5th floor in the heart of Kenilworth. Offering a prime location and fully furnished interiors, this delightful residence combines modern convenience with timeless appeal. Ideal for those seeking a vibrant lifestyle infused with character and sophistication.

Web Ref No RL24163 • Beds 2 • Bath 1 • Reception 1 • Garage 1

Ammaarah Hendricks - 071 728 9130 - ammaarah@greeff.co.za

Sean Murphy - 062 434 3055 - sean.m@greeff.co.za

SOLD



In the Garden of Eden



● **NOORDHOEK**
R32 000 000
Beds 11
Baths 10.5
Receptions 4
Garages 4

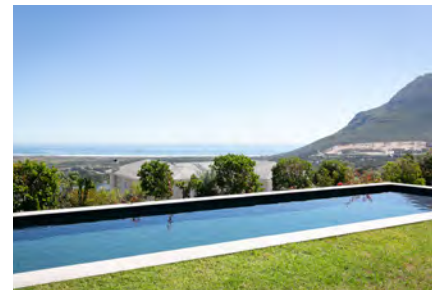
One-of-a-kind, meticulously built, architecturally-designed home, situated in an unbeatable Noordhoek location, bordering De Goede Hoop Estate, set down a private road, a short walk from Noordhoek Farm Village. Exquisite in execution and location, this home is equally private and secure. Step inside to be greeted by an immediate view of the magnificent gardens and soothing natural swimming pool. An open layout maximises the views and expansiveness and allows natural light to flood the home from every angle. The outdoor area and multiple living areas set the stage for both relaxation and entertainment. Take a plunge in the pool, have a sauna, or simply relax.

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

SOLD



Sensational, top-end home with panoramic sea views



● **NOORDHOEK**

R26 500 000

Beds 5
Baths 5
Receptions 3
Garages 2

Discover unparalleled luxury in this immaculately finished, five-bedroomed home in one of Noordhoek's most sought-after cul-de-sacs. Designed and built by a European artist, it is richly textured with accent walls, glass, polished concrete, steel, leather and oak. The flow is open-plan with every room – some with metal-framed windows as walls – drawing one to the light and the views. This entertainer's delight offers multiple living and dining areas with a separate, show-stopping glass entertainment area and braai, with folding, stacking glass for wind protection, and a vantage point that maximises the sea views. Double-glazed, Low-E glass windows throughout, plus a pelleted fireplace and the wood-burning stove fireplace ensure the entire home maintains an ideal temperature throughout the year.

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



Alluring, sophisticated new home

This beautifully presented, three-bedroomed home, with aluminium windows and white screed floors is light and bright with outstanding sea views. This property offers an open floorplan, seamlessly integrating the double-volume living area with exposed beams, and the immaculate kitchen with SMEG oven, main living area, and a dedicated dining space, with glass and feature windows. Indulge in the sea views and stunning evening sunsets from the covered veranda with wraparound decking, plunge pool, firepit and stainless-steel braai.

● **NOORDHOEK R12 999 000** Web Ref No RL23083 • Beds 3 • Baths 3.5 • Receptions 2 • Garages 2 • Parking 2

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

SOLD



Stylish Lake Michelle family home

This fabulous, newly-renovated, family-friendly home is beautifully presented. Thoughtful design for living and entertaining is evident as the layout seamlessly connects living and dining spaces to the kitchen creating an ideal flow, while a large, enclosed, indoor entertainment space, complete with a braai, spills out to the spacious and exquisitely landscaped garden.

● **NOORDHOEK R10 500 000** Beds 4 • Baths 3.5 • Receptions 2 • Garages 2 • Parking 2

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

SOLD



Sensational home in Chapman's Bay

There are times when you are fortunate enough to encounter a beautifully presented property such as this, a haven that combines well-being, comfort and glamour. This light-infused and effortlessly stylish home offers all the above and more. The design seamlessly integrates the various living, eating, and sleeping zones, while maintaining a standard of excellence and finish that we like to call "Welcoming Luxe".

● **NOORDHOEK R8 450 000** Beds 3 • Baths 3 • Receptions 2 • Garages 2 • Parking 4

Liz Richard - 084 900 0338 - liz@greeff.co.za | Paul Le Roux - 082 550 4533 - paulr@greeff.co.za



Where living is easy

This warm-hearted home with its relaxed and friendly ambience is effortlessly stylish, modern and functional. The spaces, designed with easy flow in mind, are ideal for those who love to entertain. Situated in the highly popular Chapman's Bay Estate, offering secure living with plenty of greenbelt areas.

● **NOORDHOEK R7 995 000** Beds 3 • Baths 2 • Receptions 2 • Garages 2 • Parking 2

Liz Richard - 084 900 0338 - liz@greeff.co.za | Paul Le Roux - 082 550 4533 - paulr@greeff.co.za



● **FISH HOEK R7 850 000**

A secure haven

This easy living home is nestled in a quiet and very private close. Designed with good flow in mind, this property offers the opportunity to purchase a home predominantly all on one level – the only stairwell is the one used to enter the property from the entrance hall.

Web Ref No RL23820 • Beds 4 • Baths 3 • Receptions 2 • Garages 2 • Parking 4
Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za
Liz Richard – 084 900 0338 – liz@greeff.co.za



● **CAPRI R4 395 000**

Charming home with stunning views

Set on a generous plot of over 1 000m², the property is perched high at the back of Capri, offering sweeping views and abundant space. This abode is looking for a loving family to embrace and transform it into their dream home.

Web Ref No RL22858 • Beds 4 • Baths 2 • Receptions 3 • Garages 2 • Parking 3
Miguel Howell – 083 321 7296 – miguel@greeff.co.za



● **FISH HOEK R3 295 000**

Charming old lady needs a fix

This charming family home is conveniently located in the beginning of the avenues of Fish Hoek and is just a few minutes' walk to the Clovelly and Fish Hoek beaches. Also, in close proximity to all major schools.

Beds 5 • Baths 2.5 • Receptions 2 • Garages 2
Johan Cronje – 082 302 3131 – jp@greeff.co.za



● **FISH HOEK R2 395 000**

Delightful gem with beautiful views

This second-floor apartment in sought-after Broadlands is north-west facing, making for an abundance of natural light streaming into the property. Enjoy a sense of security, and a close-knit community feel, without compromising on privacy.

Beds 2 • Baths 2 • Reception 1 • Garage 1
Johan Cronje – 082 302 3131 – jp@greeff.co.za



● **MILLERS POINT R12 500 000**

On the waterfront of Castle Rock

This charming home boasts a spacious living room, opening to a large deck and ocean views. The modern kitchen features oak cabinets, granite floors, and Bosch appliances. The main bedroom offers more ocean views, a private deck, and a stylish en suite. Three additional bedrooms complete the home.

Beds 4 • Baths 2 • Reception 1 • Parking 2

Dan Pienaar – 084 970 3999 – dan@greeff.co.za
Xandi pike – 082 883 6031 – xandi@greeff.co.za



● **SIMON'S TOWN R9 500 000**

Investor's dream

Fantastic opportunity to buy a brand new, stunning, 500m² home in a sheltered historical part of Simon's Town with bay and marina views. High-end finishes, rim-flow infinity pool, plus 60m² double garage. Views across False Bay and of the yacht basin.

Beds 3 • Baths 3 • Reception 1 • Garages 2

Dan Pienaar – 084 970 3999 – dan@greeff.co.za
Xandi pike – 082 883 6031 – xandi@greeff.co.za



● **MURDOCK VALLEY R5 950 000**

Beautiful seaside home in Murdock Valley

This exquisite open-plan home is bathed in natural light and boasts breathtaking, uninterrupted sea views and a beautiful garden with a champagne plunge pool – perfect for entertaining. A double garage and two additional parking bays complete this stunning property.

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

Dan Pienaar – 084 970 3999 – dan@greeff.co.za
Xandi pike – 082 883 6031 – xandi@greeff.co.za



● **SIMON'S TOWN R3 750 000**

Gracious, elegant queen

Discover this charming home in Simon's Town with wooden floors and heritage architecture. Enjoy an open-plan lounge and kitchen, a quiet study, and a peaceful courtyard. Upstairs, find a main bedroom with en suite and a second bedroom with a toilet.

Beds 2 • Baths 3 • Reception 1

Dan Pienaar – 084 970 3999 – dan@greeff.co.za
Xandi pike – 082 883 6031 – xandi@greeff.co.za



Family home in secure estate

This north-facing home in Imhoff’s Gift offers a relaxed lifestyle, surrounded by nature and with excellent security. It features three bedrooms, a live-in housekeeper suite, a well-equipped kitchen, sun lounge, indoor braai, and double garage. Enjoy views of Wildevoevlei, sea, and sunsets. Nearby, a play park, scenic walking routes, and the Imhoff Farm centre offer dining and shopping.

● **KOMMETJIE R5 150 000** Web Ref No RL24201 • Beds 3 • Baths 3 • Receptions 2 • Garages 2 • Parking 3
Willi Schalk – 072 211 1753 – willi@greeff.co.za | Carlien van Wyk – 081 392 7180 – carlien@greeff.co.za



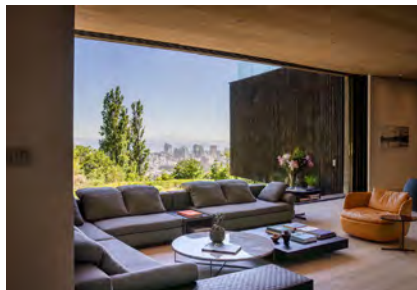
Beautifully located

Yellowwood Cottage is a charming retreat in Imhoff’s Gift, near Kommetjie. It offers two bedrooms, including an en suite, a modern kitchen, and a spacious lounge. The dining room opens to a wooden deck and garden. Powered by solar energy, the cottage features a pool with a “current machine” and a private braai area for cosy evenings.

● **KOMMETJIE R4 295 000** Web Ref No RL21366 • Beds 2 • Baths 2 • Receptions 2 • Garage 1 • Parking 2
Willi Schalk – 072 211 1753 – willi@greeff.co.za | Carlien van Wyk – 081 392 7180 – carlien@greeff.co.za



Exclusive Higgovale retreat



● HIGGOVALE R75 000 000

Christie's International Real Estate ID 030711
Beds 4
Baths 5.5
Receptions 2
Garages 4

A sanctuary of Japanese-inspired elegance paired with modern luxury. Covering 850m² under roof, this home offers expansive living areas, including a ground-floor main suite featuring an imported Japanese Ofuro bath. Revel in 400m² of outdoor spaces spread across multiple patios and decks adorned with bamboo and cedar. Entertain in the Bulthaup kitchen, fitted with Gaggenau appliances. Enjoy the luxury of a gym, sauna, pool, and sun deck for ultimate relaxation. Take a moment to admire the serene beauty of the koi pond – a perfect touch of tranquillity.

Maud Papa – 072 539 8110 – maud@greeff.co.za | Kurt Schultz – 083 658 3875 – kurt@greeff.co.za



Luxury living amidst nature's splendour



CAMPS BAY
R29 000 000

Web Ref No RL21079
Beds 4
Baths 4
Receptions 3
Garages 2
Parking 2

This exquisite villa is a true representation of opulent living, situated amid awe-inspiring mountains and offering a magnificent view of the vast Atlantic Ocean. Enjoy the harmonious blend of natural splendour and ethereal design in this luxurious residence. The property is situated on a quiet and sought-after road, boasting top-notch security, staff accommodation, solar power, and a water tank.

Maud Papa – 072 539 8110 – maud@greeff.co.za | Kurt Schultz – 083 658 3875 – kurt@greeff.co.za



Exceptional penthouse in De Waterkant



● DE WATERKANT R19 900 000

Web Ref No RL23874
Beds 3
Baths 3
Receptions 2
Parking 2

This remarkable 332m² offering comprising 212m² internal space and 120m² external balcony is a perfect setting for both relaxation and entertaining. The space seamlessly connects indoor and outdoor living with your own pool area. Features include: advanced solar conversion, two dedicated storage rooms, and two private parking bays. The prime location and breathtaking views make it an attractive choice for guests, providing a steady stream of rental income if used as an Airbnb. Penthouse living in De Waterkant is a statement of refined luxury. Enjoy the dynamic energy of trendy cafés, upscale boutiques, and vibrant nightlife, all within walking distance. A rare opportunity to own a slice of Cape Town's iconic skyline.



Modern inner-city lifestyle

This exceptional triplex penthouse, with its clean, sophisticated aesthetic, boasts a total floor area of 87m², including a private rooftop terrace of 12m². It's set on the 16th floor, with floor-to-ceiling windows, maximising the incredible views and allowing in a flood of natural light. A large, light-filled, open-plan living room flows seamlessly into a spacious, contemporary kitchen. The second level features two sizeable bedrooms. The highlight is the private rooftop deck, with uninterrupted, 360-degree views of Cape Town's most iconic landmarks, including Lion's Head and Table Mountain. Excellent security.

● **DE WATERKANT R8 000 000** Web Ref No RL23873 • Beds 2 • Baths 2 • Reception 1 • Parking 2
Matthew Venn – 076 053 8683 – mattvenn@greeff.co.za | Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za | Kurt Schultz – 083 658 3875 – kurt@greeff.co.za



Stylish apartment in prime location

This stunning apartment is a rare investment opportunity. Boasting breathtaking views of Table Mountain, Lion's Head and Signal Hill. The property offers the perfect blend of style, convenience, and location. Blending modern and industrial design with abundant natural light and a sleek aesthetic, this apartment is as functional as it is beautiful.

● **DE WATERKANT R2 850 000** Web Ref No RL23931 • Bed 1 • Bath 1 • Reception 1 • Parking 1
Matthew Venn – 076 053 8683 – mattvenn@greeff.co.za | Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za | Kurt Schultz – 083 658 3875 – kurt@greeff.co.za



● SEA POINT R11 800 000

Exquisite beachfront living

Welcome to Lisdale, where luxury meets the ocean's edge, offering an unparalleled lifestyle with panoramic sea views. This remarkable apartment is the embodiment of sophistication and style, thoughtfully designed to perfection. This residence isn't just a home, it's a lifestyle. Don't let this rare opportunity slip by – come experience this beachfront beauty for yourself.

Web Ref No RL23307 • Beds 2 • Baths 2 • Receptions 2 • Garages 2

Junaid Baba – 071 350 1516 – junaid@greeff.co.za
Michael Maingard – 082 497 7888 – michael@greeff.co.za



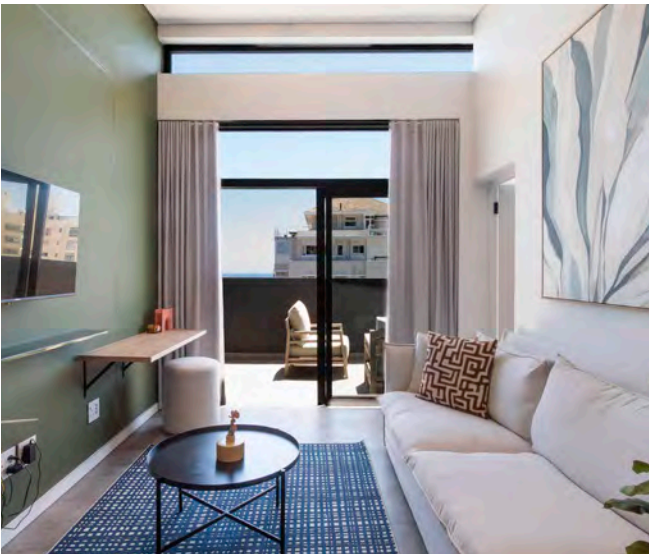
● SEA POINT R7 950 000

Spacious apartment

Located in the heart of Sea Point, this front-facing, large apartment offers a blend of comfort, style, and convenience. Featuring two generously sized en suite bedrooms, and an additional room that can be used as a study or third bedroom, this property is perfect for those seeking both space and flexibility.

Web Ref No RL23475 • Beds 2 • Baths 2.5 • Reception 1 • Garage 1 • Study

Michael Maingard – 082 497 7888 – michael@greeff.co.za
Junaid Baba – 071 350 1516 – junaid@greeff.co.za



● SEA POINT R5 995 000

Lock-and-go with views

Experience luxury living in this premier apartment situated on the top floor of an esteemed development. With soaring high ceilings and an expansive balcony, this unit offers panoramic ocean views. The interior is adorned with elegant tiles throughout, enhancing the sense of space and light.

Web Ref No RL 24043 • Beds 2 • Baths 2 • Reception 1 • Parking 1

Junaid Baba – 071 350 1516 – junaid@greeff.co.za
Michael Maingard – 082 497 7888 – michael@greeff.co.za



● SEA POINT R4 995 000

Stylish duplex

This charming duplex in the heart of the Atlantic Seaboard offers the perfect combination of style, comfort, and functionality. With its elegant wooden floors and thoughtful layout, this home is ideal for those who love to entertain and enjoy coastal living.

Web Ref No RL23731 • Beds 3 • Baths 3 • Receptions 2

Michael Maingard – 082 497 7888 – michael@greeff.co.za
Junaid Baba – 071 350 1516 – junaid@greeff.co.za

UNDER OFFER



Character and charm in Oranjezicht

Step into a world of timeless elegance with this captivating character home located in the heart of Oranjezicht. Boasting an array of period features, this north-facing residence offers a unique and classic, immaculate charm as well as an abundance of natural light throughout the day, creating a warm and inviting atmosphere.

● **ORANJEZICHT R11 000 000** Web Ref No RL 24049 • Beds 3 • Baths 3 • Receptions 2 • Garage 1
Mercedes Granda - 082 555 2043 - mercedes@greeff.co.za



Elegant Victorian family home

Live in a beautifully preserved Victorian home, where history meets modern comfort. Located in the heart of Oranjezicht, this charming three-bedroomed residence offers character and convenience. Close to St Cyprians School. There are approved plans to build a garage for a small car, this space is currently a storage area and big enough for scooters. Plans have also been approved to extend the upstairs loft area. Other parking is off street and there is space for two cars in front. No Transfer Duty payable, property VAT registered.

● **ORANJEZICHT R8 250 000** Web Ref No RL23887 • Beds 3 • Baths 3 • Receptions 2
Mercedes Granda - 082 555 2043 - mercedes@greeff.co.za



In the heart of Gardens

Spanning three exquisite storeys, this architectural gem features four opulent bedrooms, with full en suite bathrooms, fireplaces, and personal balconies. Imagine waking up to panoramic vistas, cosying up by your own fireplace on crisp mornings, or sipping coffee on your secluded terrace. With soaring ceilings throughout, the home exudes grandeur and spaciousness, creating an atmosphere of serene luxury.

● **GARDENS R5 895 000** Web Ref No RL23711 • Beds 4 • Baths 5 • Receptions 2 • Parking 2

L'aeq Allie – 082 636 4871 – laeeq@greeff.co.za | David Burrows – 072 779 7525 – david.b@greeff.co.za

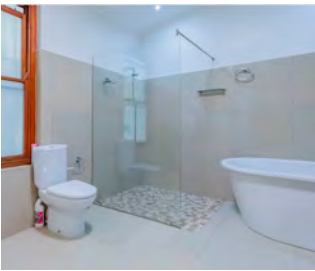


Charming apartment in Vredehoek

Introducing this enchanting two-bedroomed apartment situated in the vibrant neighbourhood of Vredehoek, renowned for its lively community and breathtaking views. This competitively priced property offers generous space and comfort, making it an excellent option for smaller families or professionals seeking a tranquil living environment.

● **VREDEHOEK R2 850 000** Web Ref No RL23761 • Beds 2 • Bath 1 • Receptions 2 • Parking 1

Joseph Ottiger – 071 199 0412 – joseph@greeff.co.za | Kurt Schultz – 083 658 3875 – kurt@greeff.co.za



Stunning home in Observatory

This charming property in the highly desirable Upper Observatory area offers a perfect blend of comfort, style, and convenience. Upon entering, you'll discover three spacious bedrooms featuring high ceilings, fitted cupboards, and beautiful, original, wooden flooring, offering both elegance and character throughout the home.

● **OBSERVATORY R3 859 999** Web Ref No RL23875 • Beds 3 • Baths 3 • Receptions 2 • Parking 2
Gafsa Dean – 066 224 9954 – gafsa@greeff.co.za | Kurt Schultz – 083 658 3875 – kurt@greeff.co.za



● OBSERVATORY R3 599 999

The ideal Observatory investment

Nestled in the sought-after heart of Observatory, this fully-furnished, four-bedroomed home offers panoramic views of Table Mountain, seamlessly blending style, comfort, and investment potential. Whether you're seeking a charming family home or a lucrative investment opportunity, this property is a must-see.

Web Ref No RL23613 • Beds 4 • Baths 3 • Reception 1 • Parking 2
Gafsa Dean – 066 224 9954 – gafsa@greeff.co.za
Kurt Schultz – 083 658 3875 – kurt@greeff.co.za



SOLD

● WOODSTOCK R3 095 000

Contemporary character

Nestled on one of the most sought-after streets in Upper Woodstock, this exquisite home seamlessly blends timeless character with contemporary design. Whether you're drawn by the charm of its classic features or the convenience of its modern upgrades, this gem promises a lifestyle of comfort and elegance. Don't miss the opportunity to make it yours.

Beds 2 • Bath 1 • Reception 1
La'eeq Allie – 082 636 4871 – laeeq@greeff.co.za
David Burrows – 072 779 7525 – david.b@greeff.co.za



● CAPE TOWN CITY CENTRE R3 395 000

Welcome to 16 On Bree

Step into a contemporary layout, with the modern kitchen thoughtfully positioned to your left. Equipped with plumbing for two appliances, this kitchen is as functional as it is elegant. On the right, you'll find the bedroom featuring ample built-in cupboard space and an en suite bathroom.

Web Ref No RL23964 • Bed 1 • 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
 Fadil Salie – 067 826 8347 – fadil@greeff.co.za



● PAROW R2 750 000

Fabulous four-bedroomed home

Experience luxury living in this stunning property, situated on a spacious 698m² erf in a highly sought-after area. Key features: open-plan lounge and dining area, plus an extremely large TV room, four spacious bedrooms, with two featuring built-in cupboards, main bedroom with full en suite bathroom and so much more.

Web Ref No RL23926 • Beds 4 • Baths 2.5 • Receptions 2 • Garages 2
 Beverly Coetzee – 081 271 1858 – beverly@greeff.co.za



● CAPE TOWN CITY CENTRE R2 299 000

Prime investment opportunity

The apartment features a spacious balcony with breathtaking views of the city and iconic Table Mountain, making it an ideal spot in which to relax or entertain. Inside, the layout is thoughtfully designed, offering ample cupboard space and stylish modern finishes throughout.

Bed 0.5 • Bath 1 • Reception 1
 La'eeq Allie – 082 636 4871 – laeeq@greeff.co.za
 David Burrows – 072 779 7525 – david.b@greeff.co.za
 Fadil Salie – 067 826 8347 – fadil@greeff.co.za



● CAPE TOWN CITY CENTRE R1 795 000

Prime investment opportunity

Discover the epitome of urban living in this modern studio apartment. This stylish space boasts neat and contemporary finishes, ensuring a comfortable and chic lifestyle. Wake up to breathtaking views of Signal Hill and enjoy an abundance of natural light streaming in throughout the day.

Web Ref No RL24001 • Bed 0.5 • Bath 1
 La'eeq Allie – 082 636 4871 – laeeq@greeff.co.za
 David Burrows – 072 779 7525 – david.b@greeff.co.za
 Fadil Salie – 067 826 8347 – fadil@greeff.co.za

**UNDER OFFER**

● **BELTHORNE ESTATE R2 695 000**
Charming corner home

This beautifully maintained home in the sought-after Belthorne Estate is ideal for a growing family, a professional practice, or a work-from-home setup. Just a stone's throw from Turfhall Primary School, this versatile home offers space, comfort, and spectacular mountain views.

Web Ref No RL24034 • Beds 3 • Baths 2 • Receptions 3 • Garages 2 • Parking 2
Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za



● **LANSDOWNE R1 975 000**
Home in established neighbourhood.

This neat and spacious home, boasting excellent kerb appeal, offers a warm and inviting living space perfect for a growing family. Expansive front and rear garden, offering endless possibilities for outdoor living and future enhancements. This charming home provides the perfect blend of comfort and potential.

Web Ref No RL24295 • Beds 2 • Baths 1.5 • Receptions 2 • Parking 1
Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za

**UNDER OFFER**

● **LANSDOWNE R1 895 000**
For the young or young at heart

This stylish, spacious home is ideally located in walking distance of Kenilworth Centre, Access Park, and Islamia School. Generous open-plan lounge and dining area lead to a fully-fitted kitchen with Caesarstone countertops and ample cupboard space. Enjoy a charming, private courtyard.

Web Ref No RL24093 • Beds 3 • Bath 1 • Receptions 2 • Parking 2
Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za



● **RYLANDS R1 759 000**
Modern home in the heart of Rylands

This contemporary home offers stylish and functional living in a sought-after location. Open-plan living area seamlessly connected to a well-fitted kitchen with Caesarstone counter tops. This home is perfect for modern living, combining comfort, convenience, and quality finishes.

Web Ref No RL24296 • Beds 3 • Baths 2 • Receptions 2 • Garage 1 • Parking 1
Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za

**UNDER OFFER**

● **LANSDOWNE R1 750 000**
Trendy lock-up-and-go

Low-maintenance property, ideal for first-time buyers or those looking to scale down. The open-plan living area flows seamlessly into a well-fitted kitchen with Caesarstone countertops and a breakfast counter. Excellent security, including a recently installed alarm system and Wi-Fi connectivity.

Web Ref No RL23977 • Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 1
Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za



● **SYBRAND PARK R1 650 000**
What a rare find

A fully serviced plot in a sought-after position. An added bonus is that the immediate adjacent home has also come on the market, creating endless opportunities.

Web Ref No RL23912 • Vacant land
Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za



An urban oasis

An astonishing property to behold, do not miss the opportunity to make this your and your family's dream come true. Featuring six bedrooms and six bathrooms, this property is truly commodious. Security features include CCTV cameras and electric fencing.

- **WYNBERG R7 995 000** Web Ref No RL24011 • Beds 6 • Baths 6 • Receptions 3 • Study 3 • Garage 1 • Parking 5
Jordan Beya – 078 346 2995 – jordan@greeff.co.za | Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za



Modern living in tranquillity

Introducing an exceptional chance to acquire this delightful four-bedroomed home in a tranquil setting. This property is ideal for families and those who frequently entertain. The additional flatlet could be used to generate a passive income.

- **SOUTHFIELD R2 795 000** Web Ref No RL23891 • Beds 4 • Baths 3 • Reception 1 • Parking 6 • Flatlet
Jordan Beya – 078 346 2995 – jordan@greeff.co.za | Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za



Perfect family haven

Offering the perfect blend of comfort, style, and functionality, this home is ideally suited for expanding families. For your vehicles, a carport offers secure parking, while the flatlet presents endless possibilities – whether you need space for guests, a home office, or even a rental opportunity, the choice is yours.

- **OTTERY R2 550 000** Web Ref No RL24221 • Beds 4 • Baths 2 • Receptions 2 • Parking 5
Jordan Beya – 078 346 2995 – jordan@greeff.co.za | Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za



Luxurious modern living

Welcome to your new sanctuary in the heart of Heathfield. This property offers a harmonious blend of comfort, style and practicality with the added advantage of a flatlet. This home makes indoor and outdoor living an absolute breeze.

● **HEATHFIELD R2 395 000** Web Ref No RL23956 • Beds 4 • Baths 3 • Reception 1 • Garage 1 • Parking 4 • Flatlet
Jordan Beya – 078 346 2995 – jordan@greeff.co.za | Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za



Urban oasis in tranquillity

Step into a world of comfort and security with this stunning freestanding home, perfectly situated in the charming suburb of Ottery. This property is designed for modern living, offering an array of features that cater to both relaxation and entertainment, making it the ideal choice for families and individuals alike.

● **OTTERY R2 395 000** Web Ref No RL23749 • Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 4
Jordan Beya – 078 346 2995 – jordan@greeff.co.za | Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za



Stylish comfort

Discover the perfect fusion of comfort, style, and functionality in this charming home, nestled in the heart of the sought-after Lotus River neighborhood. This property offers an exceptional living experience for families and individuals alike, with ample space to create lasting memories.

● **LOTUS RIVER R2 395 000** Web Ref No RL23617 • Beds 4 • Baths 3 • Receptions 2 • Garage 1 • Parking 4
Jordan Beya – 078 346 2995 – jordan@greeff.co.za | Keenan Louw – 067 661 7157 – keenan@greeff.co.za



Luxurious modern living

Welcome to this stunning freestanding home in the heart of Heathfield, Cape Town, where comfort meets modern living. Perfectly designed for families and pet lovers alike, this property offers the ideal blend of spacious interiors and delightful outdoor spaces. This property not only boasts a main residence, but also includes a flatlet, offering additional versatility, whether you use it as a guest suite, a home office, or even a rental opportunity, the possibilities are endless.

● **HEATHFIELD R2 250 000** Web Ref No RL23952 • Beds 3 • Baths 3 • Reception 1 • Garage 1 • Parking 4

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



Superb location, luxurious renovation

This exquisite residence embodies comfort and elegance in one of Strandfontein, Mitchells Plain's most desirable neighbourhoods. This property offers more than just a house; it presents a lifestyle ready for you to embrace. Ideal for families, pet enthusiasts, and anyone looking for a tranquil, yet lively community.

● **STRANDFONTEIN R1 995 000** Web Ref No RL23722 • Beds 3 • Baths 3 • Receptions 2 • Garage 1 • Parking 3

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



Charming pet-friendly townhouse

This inviting two-bedroomed townhouse seamlessly blends comfort, convenience and relaxation. This property has the additional feature of a private courtyard, perfect for personal entertainment. The complex is also secure and has a communal pool.

● **DIEP RIVER R1 795 000** Web Ref No RL22158 • Beds 2 • Bath 1 • Reception 1 • Parking 1

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



● STRANDFONTEIN R1 650 000

A statement of modesty

Three-bedroomed, and situated in the family-friendly suburb of Strandfontein, this home is ideally suited for growing families. This home has two fitted bathrooms, an open-planned lounge and dining area and a kitchen. The offering includes a garage and provides parking for five cars.

Web Ref No RL21721 • Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 5

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



● STRANDFONTEIN R1 229 000

Waiting for your personal touch

Step into a world of comfort and convenience with this impeccably designed home nestled in the heart of Strandfontein, Mitchells Plain. Perfectly suited for families or those seeking a serene retreat, this property is a must-see for anyone looking to invest in an area which is home to a vibrant community.

Web Ref No RL23691 • Beds 4 • Baths 2 • Reception 1 • Garage 1 • Parking 5

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



● OTTERY R1 195 000

A corner of comfort

Welcome to your future sanctuary in the heart of Ottery, where modern living meets convenience and comfort. This delightful apartment is the perfect blend of style and functionality, designed to meet all your needs, while providing a warm and inviting atmosphere.

Web Ref No RL23481 • Beds 2 • Bath 1 • Reception 1 • Parking 1

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



● MUIZENBERG R995 000

Stylish beachside living

Welcome to your dream home in the heart of Muizenberg, where the serene beauty of coastal living meets modern convenience. This charming apartment, boasting a secure environment and a thoughtful layout, is perfect for first-time buyers, small families, or savvy investors seeking a slice of paradise.

Web Ref No RL23914 • Beds 2 • Bath 1 • Reception 1 • Parking 1

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

PROPERTY TRANSACTIONS 101: THE VOETSTOOTS CLAUSE AND THE IMMOVABLE PROPERTY CONDITION REPORT

While the value and use of immovable property varies widely, one thing is certain: sellers and purchasers have a clear interest in the condition of the property being sold. In most property transactions, both parties will likely encounter the *voetstoots* clause, which is typically included as a term of the sale agreement, as well as the mandatory Immovable Property Condition Report, which outlines certain facts about the property. In light of the financial problems associated with the discovery of property defects post-signature, this article provides a helpful breakdown of both elements and their importance in ascertaining the condition of the property.

What does the *voetstoots* clause entail?

Naturally, a seller who has preserved their property with care and regular maintenance may reasonably expect to secure a higher selling price. At the same time, a purchaser may be cautious about investing in property without any assurance as to the asset's true condition. In light of this, the *voetstoots* clause limits the liability of sellers regarding the condition of the property.

Although the *voetstoots* clause, which means 'with the shove of the foot', is derived from Dutch, the contractual mechanism it embodies originates from Roman law. In ancient Rome, one law dictated that the seller of farmed animals was financially liable if an animal was later found to have a disease (being a latent defect) – even if the seller was unaware of the disease. However, the seller could avoid this liability by selling the animal 'as is'. Retained in Roman-Dutch law, the *voetstoots* clause still applies in South African law.

In contemporary society, the *voetstoots* clause in an agreement of sale for immovable property specifically records that the seller is selling the property 'as is'. Stated otherwise, the property is sold with both latent defects – those not easily detectable upon an initial inspection of

the property – and patent defects. The purchaser thus agrees to be bound by the terms and conditions of the sale agreement regardless of whether any defects may arise post-signature. In terms of the Consumer Protection Act, however, the *voetstoots* clause does not indemnify sellers who sell property in the ordinary course of business.

Importantly, the *voetstoots* clause cannot protect a seller who is aware of a latent defect and fraudulently fails to disclose it in an effort to induce the purchaser into entering the sale agreement. In these instances, the purchaser may have legal recourse. Nevertheless, proving fraudulent non-disclosure is difficult and the parties are usually advised to avoid costly litigation, depending on the extent of the defect.

What is the significance of the Immovable Property Condition Report?

Designed to assist a purchaser to determine the true condition of the property, the Immovable Property Condition Report ('the Property Report') is integral in transactions involving estate agents. Under section 67 of the Property Practitioners Act ('the Act'), estate agents are mandated to ensure that a Property Report is obtained from the seller of immovable property and provided to interested purchasers before they enter into an agreement.

Evidently, the purpose of the Property Report is to protect purchasers by requiring the seller to disclose whether they are aware of any defects from a non-exhaustive list of possible defects. For instance, the Property Report enquires whether the seller has knowledge of any structural issue or defects in the roof, electrical installation, or plumbing system. In addition, it asks whether the seller is aware of boundary line disputes and the heritage status of the buildings on the land. Requiring the seller to answer the questions 'to the best of their knowledge', the completion of the Property Report can aid the purchaser only to the extent of the seller's knowledge. Thus, latent defects may still go undisclosed.

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Either way, the prescribed wording states that the information recorded in the Property Report 'does not constitute a guarantee or warranty of any kind by the owner.'

Accordingly, an owner who completes the Property Report truthfully can rely on the voetstoots clause if a latent defect manifests after the date of sale. For this reason, estate agents, conveyancers, and other stakeholders insist that purchasers conduct a proper inspection of the property before finalising any of the paperwork.

At STBB, we have the expertise to assist with all property-related matters, including drafting a watertight sale agreement that protects all parties' interests and prevents future disputes and unnecessary expenses.

For more information, contact:

STBB Claremont Branch

📍 2nd Floor, Buchanan's Chambers,
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HOUT BAY & LLANDUDNO

Exceptional Living on Cape Town's Atlantic Seaboard

Hout Bay is home to a truly unique community on the Atlantic Seaboard and offers an authentic and affordable lifestyle surrounded by breathtaking natural beauty. With easy access to the city, Constantia's vineyards, and the rugged coastline of the deep south, Hout Bay is perfectly positioned for both convenience and adventure.

The community is diverse and welcoming, home to a mix of long-time locals, semigrants and international residents who add to its dynamic character. While the town enjoys a relaxed atmosphere, it is also a place where people passionately invest in their surroundings, ensuring it remains a sought-after location in which to live. From its stunning beaches and vibrant harbour to excellent schools and a growing culinary scene, Hout Bay continues to attract those seeking both value and lifestyle on the Atlantic Seaboard.

Just around the corner, Llandudno stands as one of Cape Town's most exclusive and picturesque coastal enclaves. With its pristine beach, dramatic mountain backdrop, and limited property availability, Llandudno remains a highly desirable investment destination. Many visitors fall in love with its secluded charm and eventually make it their home, drawn by its unmatched tranquillity and beauty.

Whether you're a seller looking to maximise your property's value, or a buyer searching for your dream home, we are here to guide you through the process. Hout Bay offers incredible opportunities, and Llandudno's exclusivity ensures that property values will continue to rise.

Let us introduce you to the exceptional lifestyle these areas have to offer.



Versatile home in beautiful surrounds

Discover a charming gem in Overkloof near Constantia Nek, perfect for a retreat or guesthouse. This unique property features a cosy two-bedroomed cottage and a main house with seven en suite bedrooms, each with private access, plus it offers three spacious treatment rooms, one being en suite. Unleash your vision and create your dream space.

● **HOUT BAY R10 000 000** Web Ref No RL23812 • Beds 8 • Baths 7 • Receptions 2 • Parking 6

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



● **BOKKEMANSKLOOF R4 495 000**

Family home or investment

A stylish lock-up-and-go in sought-after Bakkemans. This three-bedroomed, three-bathroomed home offers open-plan living, a private garden, stunning mountain views, a garage with storage, and a carport. Pet-friendly with a solar geyser for energy efficiency.

Web Ref No RL23997 • Beds 3 • Baths 3.5 • Receptions 2 • Garage 1 • Parking 1

Elke Wiswedel – 083 641 6950 – elke@greeff.co.za
Marjorie – 082 877 2822 – marjorie@greeff.co.za



● **PENZANCE ESTATE R3 995 000**

Dual living and views

Elevated on the mountainside, this charming three-bedroomed home in low-maintenance face-brick, features stunning mountain views. An open-plan kitchen/lounge, with a fireplace, flows to the outdoors, and boasts a versatile loft. A self-contained flatlet is ideal for income-producing/dual living or a work-from-home space. Ideal for first-time buyers or downsizers seeking comfort and style.

Beds 4 • Baths 3 • Receptions 2 • Garage 1

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



● **PENZANCE ESTATE R3 500 000**

Cosy cottage needs TLC

Single-level cottage tucked away at the end of a quiet lane alongside Berg en Dal enjoying the peace and harmony of the area and a treed environment.

Web Ref No RL24002 • Beds 3 • Baths 2 • Receptions 2 • Parking 2

Glenda Woods – 082 853 4070 – glendawoods@greeff.co.za



● **HOUT BAY R2 895 000**

Princess Beach lock-up-and-go

This top-floor, 87m² apartment boasts an extra loft room, ideal as a study or guest room. Offering mountain views, the lounge, kitchen and dining room are open plan flowing to the balcony. Renovated bathroom includes a separate shower. Location allows for walk to the beach, shops and restaurants, plus, enjoy 24-hour security, a storeroom, a pool, and Airbnb potential. Move-in ready.

Web Ref No RL24142 • Beds 2 • Bath 1 • Reception 1 • Parking 1

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



Own the ocean

This lavish beachfront home offers breathtaking ocean views and a unique blend of island-like living with African beauty. An architectural masterpiece, boasting captivating views from each corner of the house, immaculate interiors, private balconies and modern comforts. An array of living areas, with eight sumptuous bedrooms, all enjoying the magnificent scenery. Palatial proportions, elegant finishes and a comprehensive solar power system. Features include: a cigar room, a fully equipped bar and study, playroom, gym, games room, sauna, pool and a Jacuzzi, plus direct access to the beach.

● **WILDERNESS R60 000 000** Web Ref No RL23279 • Beds 8 • Baths 11.5 • Receptions 6 • Garages 4 • Parking 10
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



● **KEURBOOMSTRAND R21 000 000** Keursands Estate, Keurbooms

This oceanfront retreat offers unmatched views and tranquillity and epitomises seaside luxury and comfort with four exquisite bedrooms and an expanse of natural light flowing through floor-to-ceiling glass doors allowing uninterrupted views of the ocean and Robberg peninsula. The residence offers multiple patios, each designed for relaxation and leisure.

Web Ref No RL23515 • Beds 4 • Baths 3.5 • Receptions 6 • Garage 2 • Parking 4
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



● **PLETTENBERG BAY R7 500 000** Schoongezicht Estate

An amphitheatre of magnificent views. Located in a desirable estate, and defined by contemporary elegance, this double-storey home has been designed to host two families; meticulous architecture divides the two homes and each features open-plan living areas and three bedrooms. Perfectly designed for entertaining and relaxing with views to the dams and mountains.

Web Ref No RL22976 • Beds 6 • Baths 5.5 • Receptions 2 • Garage 2 • Parking 2
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



● **PLETTENBERG BAY R4 950 000**
Home in Seaside Longships

The ultimate family retreat designed to offer both relaxation and an inviting atmosphere for gatherings. Located a short stroll from the beach and overlooking one of the area's lush greenbelts, this home captures the essence of serene coastal living. Enclosed wooden decks and thoughtful spaces make this a warm, inviting haven in which to unwind and connect with loved ones.

Beds 4 • Baths 3.5 • Receptions 3 • Garages 2 • Parking 2

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



● **PLETTENBERG BAY R2 990 000**
Lock-up-and-go

The home itself has been thoughtfully renovated and upgraded, seamlessly incorporating the double garage into the living space. An extended patio roof and tiling create a spacious, unified indoor-outdoor living area – perfect for children and pets to play freely. Inside, are two generously-sized bedrooms and two bathrooms, plus airy living spaces for effortless entertaining.

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

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



● **PLETTENBERG BAY R2 950 000**
The Dunes Keurbooms

Your own private haven, with a garage conversion into a private garden. Bathrooms are newly renovated and there are ample cupboards in both the sizeable bedrooms. The open-plan living areas flow seamlessly to the garden – perfect for sunbathing or al fresco dining.

Web Ref No RL23943 • Beds 2 • Baths 2 • Receptions 2 • Parking 2

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

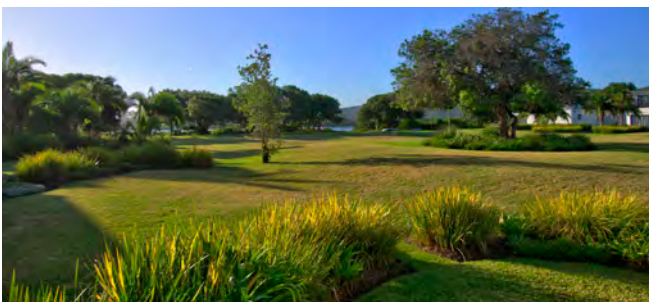


● **PLETTENBERG BAY R2 500 000**
A sunny warm home

This sun-drenched home features a spacious lounge and dining area seamlessly flowing together. Recently upgraded, the property boasts a stunning patio that extends through sliding doors to a wooden deck, leading out into a lush garden. Within the Castleton Estate, residents benefit from exceptional security, swimming pools, tennis court, playground and mini-golf.

Beds 2 • Baths 2.5 • Receptions 3 • Parking 2

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



● **PLETTENBERG BAY R2 500 000**
Keurbooms River Lodge

Enjoy life on the water's edge. Situated on the first floor, and north facing, a light-filled home with views across to the river. Two sizeable bedrooms are both en suite. Spacious open-plan kitchen and living area with a delightful large patio.

Web Ref No RL24253 • Beds 2 • Baths 2 • Reception 1 • Parking 2

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



● **STORMS RIVER VILLAGE R2 450 000**
Charming country lodge

Nestled beneath the canopy, this charming country lodge offers a tranquil retreat. Recently renovated, the two-storey home seamlessly blends rustic charm with modern comfort. Two independent levels each boast a lounge, dining area, a kitchen and patio.

Web Ref No RL24010 • Beds 3 • Baths 3 • Receptions 4 • Parking 4

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● **SOMERSET WEST R19 950 000**

Exquisite elegance

This home, inspired by a French château, blends modern elegance with timeless architectural design on a boutique wine estate. Enjoy panoramic views of vineyards and False Bay. Designed for seamless indoor-outdoor living, with a sophisticated wood-crafted bar on the lower level.

Web Ref No RL21541 • Beds 5 • Baths 5.5 • Receptions 2 • Garages 3 • Parking 5
Len Gordon – 082 497 5873 – len@greeff.co.za
Nora Annandale – 072 375 7668 – nora@greeff.co.za



● **SOMERSET WEST R10 950 000**

Elevated luxury living

Perched in the most prestigious street of Fairhaven Country Estate, this newly-built, contemporary masterpiece offers panoramic views, seamless indoor-outdoor living, and exceptional luxury. With expansive en suite bedrooms, dual guest flatlets, and sophisticated entertainment spaces, this home redefines modern elegance.

Web Ref No RL21011 • Beds 5 • Baths 6 • Receptions 2 • Garages 4 • Parking 4
Joanie Ludik – 067 015 7022 – joanie@greeff.co.za



● **SOMERSET WEST R9 600 000**

Serene luxury living

Modern, five-bedroomed retreat at the end of a serene cul-de-sac, where contemporary elegance meets nature. Featuring spacious en suite bedrooms, open-plan living areas, and a landscaped garden with a pool, this exceptional family home offers light, space, and luxurious living.

Web Ref No RL22749 • Beds 5 • Baths 6.5 • Receptions 3 • Garages 2 • Parking 5
André Nel – 082 808 0500 – andren@greeff.co.za



● **SOMERSET WEST R7 999 000**

Panoramic estate perfection

Located in Fairhaven Country Estate, this immaculate home boasts views of False Bay and Table Mountain. Indoor-outdoor living, elegant entertainment areas, a wraparound terrace, solar energy, and a private pool with decking. Enjoy luxury and security in a premier estate.

Beds 3 • Baths 5 • Receptions 3 • Garages 2 • Parking 2
Bhavinee Siepman – 082 797 6233 – bhavinee@greeff.co.za



● **SOMERSET WEST R5 999 000**

Exclusive luxury at Mzuri

Experience luxury in Mzuri Estate with this brand-new 225m² home. Featuring three bedrooms, a study, and open-plan living spaces, this modern masterpiece offers style, comfort, and security. Private garden, top-tier finishes, and access to exclusive estate amenities. No Transfer Duty.

Web Ref No RL23869 • Beds 3 • Baths 2.5 • Receptions 2 • Garages 2 • Parking 2
Len Gordon – 082 497 5873 – len@greeff.co.za
Nora Annandale – 072 375 7668 – nora@greeff.co.za



● **SOMERSET WEST R2 790 000**

Lakeside luxury living

Modern, first-floor, furnished apartment in sought-after Somerset Lakes Estate with lake views. Open-plan kitchen, dining area, bar, and spacious lounge with floor-to-ceiling windows. Two elegant bedrooms, high-end finishes, and a large balcony. Secure estate near beaches, and renowned wine farms.

Web Ref No RL21593 • Beds 2 • Baths 2 • Reception 1 • Parking 1
James Botha – 082 789 3300 – james@greeff.co.za

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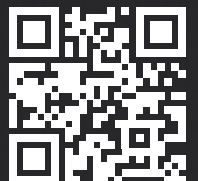


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● **FRANSCHHOEK R18 950 000**

Sensational home on La Ferme Chantelle

This fantastic family home is perfect for entertaining with a large sitting room and dining room with glass doors opening onto a sunken wine cellar, both leading to a covered patio overlooking the pool and mountains. The lower ground floor has a very large and flexible room that could be used as a gym, television room or teenagers' hangout.

Web Ref No RL22932 • Beds 5 • Baths 5.5 • Receptions 2 • Garages 2

Guy Healey - 082 263 7320 - guy@greeff.co.za
Tania Van Deemter - 076 726 2873 - tania@greeff.co.za



● **FRANSCHHOEK R16 500 000**

Superb home on exclusive estate

Situated on the exclusive Domaine des Anges Estate, this fantastic home boasts excellent reception spaces which lead onto a large, covered patio and garden with wonderful views over the vineyards and mountains beyond. The kitchen is well appointed with a separate scullery and a large utility laundry room. There are two generous and comfortable bedroom suites downstairs and another excellent suite upstairs.

Web Ref No RL23809 • Beds 4 • Baths 4 • Receptions 2 • Garage 1

Guy Healey - 082 263 7320 - guy@greeff.co.za
Tania Van Deemter - 076 726 2873 - tania@greeff.co.za



● **FRANSCHHOEK R15 250 000**

Sensational family home with irresistible vistas

The main reception area features a formal lounge with soaring ceilings and a cosy fireplace, leading into an informal living space with an additional BBQ fireplace, expansive dining room, and a remarkable entertainer's kitchen. The kitchen is complemented by a separate baker's kitchen and scullery, which conveniently connects to the double garage. Every aspect of the home has been thoughtfully designed, resulting in a seamless flow.

Web Ref No RL24094 • Beds 3 • Baths 3 • Receptions 3

Tania Van Deemter - 076 726 2873 - tania@greeff.co.za
Guy Healey - 082 263 7320 - guy@greeff.co.za



● **FRANSCHHOEK R8 700 000**

Estate home with vineyard views

An immaculately presented home located in a cul-de-sac with incredible vineyard and mountain views. Generous entertaining space includes an entrance hall, sitting room with wood-burning stove, dining room and excellent country kitchen with breakfast bar, separate scullery area and large pantry. The reception rooms all open onto a covered patio overlooking a large vineyard and mountains.

Web Ref No RL23666 • Beds 3 • Baths 2 • Receptions 2 • Garage 2

Tania Van Deemter - 076 726 2873 - tania@greeff.co.za
Guy Healey - 082 263 7320 - guy@greeff.co.za



*Scenic lifestyle wine farm with
modern farmhouse and working cellar*



● **PAARL**
R40 000 000

Beds 3
Baths 2
Receptions 1
Garages 3

This 26.66ha wine farm near Paarl features a modern farmhouse, a cellar with a 2 000-bottle capacity, and 3.65ha of established Pinotage and Shiraz vineyards, with potential for expansion. With breathtaking views and beautifully maintained gardens, conveniently located near Paarl, Wellington, and Franschhoek, the farm offers a perfect balance of luxury, nature, and income potential through wine production. Top-notch security systems ensure peace of mind. Potential uses include developing a boutique winery, enjoying a peaceful rural retreat, embracing sustainable living by utilising the farm's resources, or generating income through wine production and potential agritourism. The farm's diverse features and ideal location make it an attractive option for those seeking a lifestyle change in a beautiful and productive setting.

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



● **GREYTON R6 500 000**
Historic Greyton – charming original

Centrally located with business rights, this property blends historic charm and modern comfort on 1 004m². Features include a cosy lounge, fireplaces, en suite bedrooms, a private garden, mountain-view deck, separate cottage with loft, aircon, storage, and off-street parking. Ideal for work and lifestyle with majestic trees and security.

Web Ref No RL23719 • Beds 3 • Baths 3 • Receptions 3 • Parking 2
Beverley Blumberg – 082 390 6072 – beverley@greeff.co.za
Monique Hess – 082 424 5035 – monique@greeff.co.za



● **GREYTON R4 995 000**
Immaculate home and garden

Walk through the stylish living rooms to the beautiful garden, set on 1 569m², including a magnificent rose garden, with mountain backdrop. Lounge with wood-burning stove, separate dining room, gourmet kitchen. Enclosed sunroom leads to patio with braai, swimming pool. Double garage, off-street parking, separate laundry, comprehensive security. This home in historic Vigne Lane is a must see.

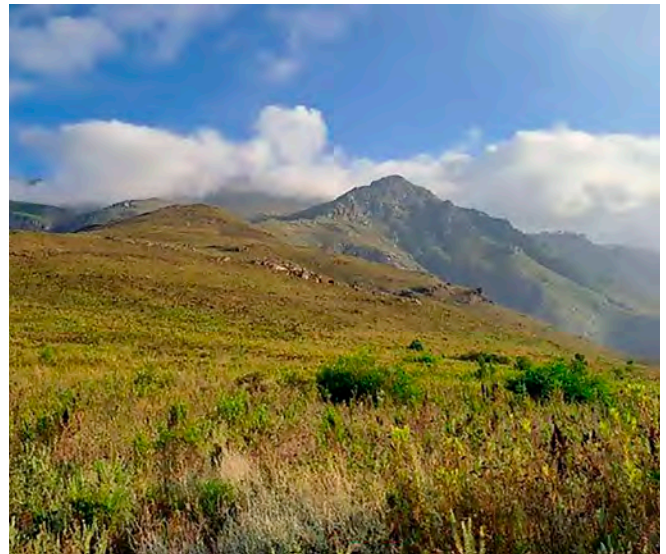
Web Ref No RL23619 • Beds 3 • Baths 3 • Receptions 3 • Garages 2 • Parking 1
Beverley Blumberg – 082 390 6072 – beverley@greeff.co.za
Monique Hess – 082 424 5035 – monique@greeff.co.za



● **GREYTON R3 600 000**
Comfortable, secure and private

A light and sunny freehold home in The Country Village with 24-hour security, for the over 50's. Enjoy a spacious double-volume lounge with wood-burning stove and separate dining room. The living room and kitchen open to a delightful, covered patio, pool, charming garden and lovely mountain views. The dining room opens to a shady courtyard garden. Home-based care available.

Web Ref No RL23732 • Beds 2 • Baths 2 • Receptions 2 • Garage 1 • Parking 2
Beverley Blumberg – 082 390 6072 – beverley@greeff.co.za
Monique Hess – 082 424 5035 – monique@greeff.co.za



● **GREYTON R1 600 000**
Your piece of paradise

A vacant plot of 4 097m² in the Fynbos Estate with magnificent mountain views. Nestled on the slopes of the Riviersonderend Mountain Range, at the top of Greyton Main Road. The Estate comprises freehold plots for nature lovers, with flexible building guidelines. Built with a bird's eye view of the village, river and surrounding mountains. A unique opportunity.

Web Ref No RL23975 • Vacant land
Beverley Blumberg – 082 390 6072 – beverley@greeff.co.za
Monique Hess – 082 424 5035 – monique@greeff.co.za



Where a house becomes a home

Nestled on a large piece of land, this three-bedroom house sits quietly on the edge of the village near to the Krans. With excellent 'bones', it is cleverly designed with two bedrooms and two bathrooms in the main house, feeding off the open-plan living area. There is also a self-contained flatlet. Stacked doors from all outside-facing rooms open to the patios and garden. Stunning views of the mountains and the Krans complete the picture. Erf 2 216m².

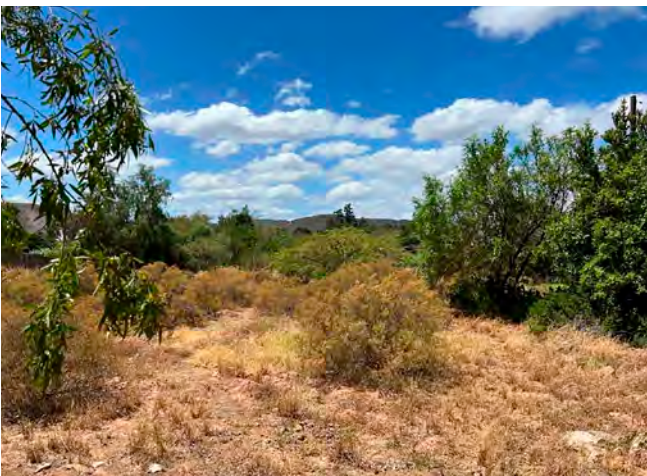
● **MCGREGOR R3 800 000** Web Ref No RL23998 • Beds 3 • Baths 3 • Receptions 3 • Carports 2 • Parking 6
Caro Hodges – 083 265 2258 – caro@greeff.co.za



Large plot in the heart of McGregor

Like a secret garden, this level plot, although hidden in its own private world, is a hop, skip and jump to the village centre, and offers a canvas of endless possibilities. Surrounded by views of mountains, it is a quiet sanctuary. As a destination village, McGregor is the perfect place to escape the city and flourish in ways you can only dream of. Come and walk with me to experience the full beauty and advantage of this land. Fully fenced it also has a conservancy tank. Erf 2 316m².

● **MCGREGOR R2 200 000** Web Ref No RL23574 • Vacant land
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Oh my darling on Darling

Position perfect. Level and large, this is a unique opportunity to buy a piece of land close to the Krans between Bree and Van Reenen Streets. Dotted with trees and shrubs, it is fully walled in the front and fenced on three sides. Design your desire and incorporate the mountain views and the sense of openness. Here you have the best of village life, quiet and at the top of the village, yet a quick stroll to the restaurants and shops. McGregor offers a much-prized lifestyle. Erf 2 525m².

● **MCGREGOR R1 850 000** Web Ref No RL23935 • Vacant land
Caro Hodges – 083 265 2258 – caro@greeff.co.za

Relax in the Heart of Nature

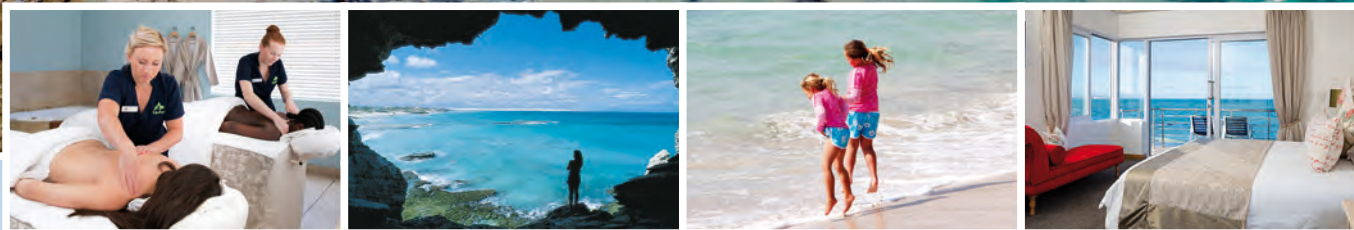


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