

ISSUE 58

OUTLOOK

CAPE PROPERTY & LIFESTYLE

OUTLOOK - THE GREEFF MAGAZINE - WINTER EDITION 2025

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Slick city convenience,
to coastal living,
lush suburban nesting,
and onwards into the
coveted Winelands

PLUS

**30 BONUS PAGES OF WHALE COAST
PROPERTIES**

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Where it counts

ISSUE 58

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MALDIVES



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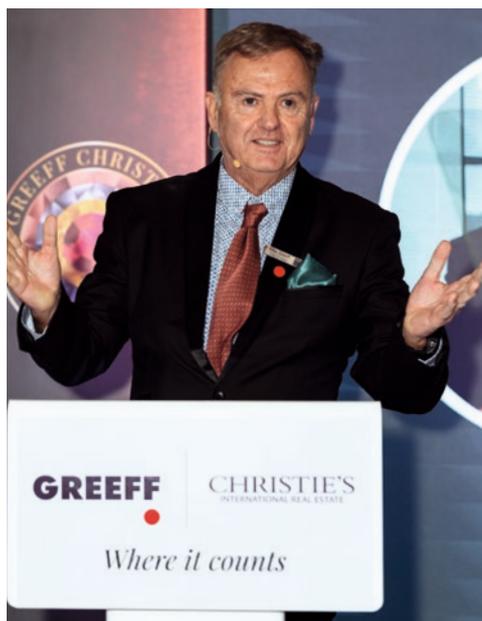
A spectacular collection of 40 two- and three-bedroomed luxury apartments located on the northern side of the three-kilometre-long Kandima Integrated Island Resort, The Coral Residences, Maldives offer buyers the comforts and privacy of a home with full access to Kandima's 5-star resort services, facilities, experiences, and amenities to complement your lifestyle.

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EXPANDING HORIZONS IN 2025

BY MIKE GREEFF

CEO – GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE

As we journey through 2025, I am proud to reflect on Greeff's continued evolution as a market leader in Western Cape real estate. This year marks a particularly exciting chapter as we extend our national footprint, launching operations in Langebaan, St Francis Bay, and Jeffreys Bay. Moreover, our Whale Coast presence has increased markedly, and this issue includes an additional 30 pages of fine real estate for sale along this exceptionally beautiful stretch of coastline – your dream home awaits – take your pick.

Greeff's expansion is not only strategic, but marks a major business milestone, and reinforces our deep belief in the strength and resilience of the South African property market. More importantly, it allows us to deliver our hallmark exceptional service to even more clients – wherever life may take them.

UNLOCKING THE POWER OF A GLOBAL NETWORK

With our growing presence comes increased opportunity not only for inter-office referrals, but international referrals through our unique affiliation with Christie's International Real Estate, which allows us direct contact with 111 hand-picked real estate agencies in desired locations around the world. This means wider market intelligence sharing and access to a global database of qualified buyers and serious sellers. These synergies empower our team of expert agents to serve clients with insight, agility, and state-of-the-art information systems, as well as knowledge of current best marketing practice.

UNDERSTANDING LONG-TERM TRENDS IS KEY

One notable trend is in property turnover – how long homeowners stay before selling. Nationally homeowners kept their home an average of eight years in 2014 and 12 years in 2025. In the Western Cape, the average was nine years in 2014 and 10 years in 2025. These figures indicate that in the Western Cape, there is continued lifestyle migration and urban demand, a competitive, active market, and property is being seen as a medium-term investment. These insights equip our agents to better advise clients – whether they're upsizing, downscaling, or relocating.

A YEAR OF OPPORTUNITY

Earlier this year, the property sector welcomed a timely boost for buyers, when the South African Reserve Bank cut the repo rate to 7.25%, reducing the prime lending rate to 10.75%. While a 25 basis point drop may seem modest, the impact is significant; it offers improved affordability for first-time buyers, as well as easier portfolio expansion for investors. And, at the time of writing this, due to the performance of the Rand, the outlook for the remainder of the year is positive, according to Economist, Dr Roelof Botha, who adds: "With both the nominal and real exchange rates of the rand exhibiting exceptional strength, it is clear that domestic inflation is not being threatened by currency weakness, which should lead to further interest rate cuts in 2025."

At Greeff, we too see 2025 as a year of opportunity. Whether you're buying, selling, or investing, our dedicated team stands ready to guide you with the insight and care you've come to expect, and as always, we're striving to put the personal back into property. We continue to build lasting relationships with our clients and service providers and we thank you for being part of our journey. Here's to growth, connection, and building a legacy that spans coastlines, communities, and generations.

Mike Greeff

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EDITOR-IN-CHIEF Hedi Lampert
CREATIVE DIRECTOR Annalie Boshoff
PROPERTY ADMINISTRATOR Elaine Holley
ADVERTISING AND EDITORIAL ENQUIRIES Hedi Lampert • 082 920 1141 • hedi.lampert@gmail.com
ADVERTISING ENQUIRIES Mike Greeff • 083 679 1809 • mike@greeff.co.za

OUTLOOK THE GREEFF MAGAZINE IS PUBLISHED BY GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE
 262 Main Road, Kenilworth, Cape Town, South Africa, 7708

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SIGNATURE PROPERTIES



Petite Provence in Avenue Beauvais



● CONSTANTIA UPPER
R23 950 000

Web Ref No RL24570
Beds 3
Baths 2.5
Receptions 3
Garages 2
Parking 2

Nestled amongst beautiful trees and situated alongside a picturesque trail, this enchanting villa boasts mesmerising views. This home captures much of the essence of Provence and enhances it with contemporary motifs to create warm, welcoming interiors, complemented by a manicured garden and two terraces. The indoor living space is cool and comfortable. The kitchen, with beautiful cherry wood cabinetry, is open plan to the family room and dining area, and includes a scullery and laundry. A pristine pool, small flatlet with a private entrance, a storage room /potential wine cellar, and a double garage with direct access to the kitchen area are additional features. Surrounded by breathtaking scenery, yet located within minutes of Constantia Village, superb restaurants and excellent schools.

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

SIGNATURE PROPERTIES

*Large and prestigious home*

● **BISHOPSCOURT**
R14 995 000

Web Ref No RL24323
 Beds 8
 Baths 6
 Receptions 3
 Garages 3
 Parking 6

Enjoy all the facilities of a large, sumptuous family home. Let it out, reside in it, use partly for offices or a practice, whatever you decide, this home, with multiple spaces, offers so many options. There are eight bedrooms (one in the separate flat), three living areas, and a lovely pool set in a green, mature garden. Off-street parking is available for eight cars. Furthermore, this area is wind protected, so one can enjoy the calm environment for most of the year. Features include a separate laundry and scullery and a staff bathroom.

Andre Beyers – 082 566 6492 – andre@greeff.co.za | Steve Ciolli – 082 377 4343 – steve@greeff.co.za

SIGNATURE PROPERTIES

*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 with nature on your doorstep.

Tarry Unite-Penny - 083 285 3762 - tarry@greeff.co.za

SIGNATURE PROPERTIES



Style, space and sea views



● **SIMONS KLOOF**
R14 950 000

Web Ref No RL24788
Beds 4
Baths 4.5
Receptions 4
Garages 3

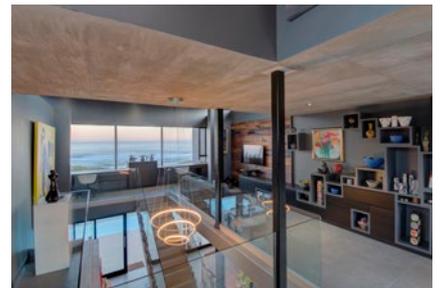
This multi-level home in Simon's Town offers sweeping bay views and a lift for easy access. It features en suite bedrooms, sunrooms, open-plan living areas, a study, pool, three garages, and balconies. Glass doors frame the sea, while each room connects to gardens or patios. Stunning views complete the package.

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

SIGNATURE PROPERTIES



Where the horizon belongs to you



● **PLETTENBERG BAY**

R29 500 000

Web Ref No RL24713

Beds 3

Baths 3.5

Receptions 4

Garages 3

Parking 3

Flatlet 1

This bespoke beachfront residence offers the pinnacle of coastal luxury, thoughtfully crafted to harmonise with its natural surroundings. Contemporary in style and bold in design, the home boasts uninterrupted 180 degree views of the Indian Ocean, with every room positioned to capture the beauty of the sea and sky. Expansive living areas flow seamlessly outdoors to a rim-flow pool, built-in braai, and sun-drenched terraces. Sustainability and security are prioritised with a solar power system, rainwater harvesting, internal surveillance, and estate-controlled access. The Miele-equipped kitchen, separate flatlet, and multiple work-from-home spaces elevate comfort and functionality. A private boardwalk leads directly to one of the Cape's most pristine beaches. A rare opportunity to live idyllically just minutes from all the conveniences of Plettenberg Bay.

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

SIGNATURE PROPERTIES

*Discerning grandeur – Val de Vie gentlemen's estate*

● **STELLENBOSCH**
R140 000 000

Web Ref No RL24794
 Beds 12
 Baths 12.5
 Receptions 8
 Garages 9
 Parking 10

Located in South Africa's most awarded Private Estate, this remarkable property is a masterclass in luxury, comfort and smart living. Intelligently positioned within six acres of private gardens, landscaped by Kirstenbosch horticulture society, this 2 335m² Scandinavian-inspired residence blends grand proportions with advanced smart-home technology. Designed by renowned architect Charles Jackson, Valhalla Villa was envisioned as a legacy home to be enjoyed for generations. The custom Italian Valsir climate control system regulates temperatures between 22°C and 24°C year-round, while advanced air purifiers deliver maximum interior air quality for residents. With 99 voice-controlled Legrand lighting circuits and custom, dual server rooms, the home offers intelligent design juxtaposed by the natural majesty of the Simonsberg Mountains.

Carryn Todd – 076 522 3323 – carryn@greeff.co.za

SIGNATURE PROPERTIES

SOLD

*An all-in-one country retreat*

● PLETTENBERG BAY

R67 000 000

Beds 13
Baths 13
Receptions 10
Garages 2
Parking 12

This exceptional estate near Plettenberg Bay blends home, business, and lifestyle. Featuring two houses, four lodges – with potential for more – stables, paddocks, and arenas, it's ideal for horse lovers and nature enthusiasts alike. Panoramic views, vivid sunsets, and serene mornings enhance daily living. The lodges offer private decks, plunge pools, and fireplaces, while the main lodge boasts teak and mahogany finishes. A dream, built from scratch, this retreat invites shared living, holidaying, or hosting. Solar power, a dam, and a greenhouse complete the offering.

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

4 EASY STEPS TO A LUSH GREEN LAWN YEAR ROUND

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

BY HEDI LAMPERT

1. ENRICH YOUR SOIL

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

to assist in moisture retention.

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

PRO SOIL TIP:

+ Apply gold dust three to four times a year.

2. SOW THE SEEDS

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

PRO SOWING TIP:

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

3. TOP DRESS AND FERTILISE

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

FERTILISER TIP:

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

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

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

PRO MOWING TIPS:

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

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

LAWN MAINTENANCE TIP:

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



STARKE AYRES FOUR SEASONS LAWN SEED

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

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



STARKE AYRES SHADY MIX LAWN SEED

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

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



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Green Soup

Indulge to your heart's content, this soup is low in calories, fat free, yet thick and hearty. Serves 8

INGREDIENTS

- + Cabbage, 1/2 head
- + Onion, 1 medium
- + Courgettes, 4 large or 8 small
- + Dried mixed herbs, 1 Tbs
- + Chicken or vegetable stock, 2 litres
- + Cumin, ground, 2 tsp
- + Nutmeg, ground, 1 tsp
- + Salt and pepper to taste
- + Plain yogurt to garnish, 1 Tbs per serving

METHOD

Combine all ingredients in a pot, bring to the boil, then allow to simmer until the vegetables are tender. When the soup has cooled a little, liquidise with a handheld wand until almost smooth. Leave some chunky bits if desired. Adjust seasoning if required, top each serving with 1 Tbs plain yogurt and a light sprinkling of nutmeg.

Stuffed Cabbage, with Ricotta and Mushroom

A heart-warming favourite with a light and lovely twist.

Serves 6 as a side dish

INGREDIENTS

- + Cabbage, ½ head
- + Ricotta, 200g
- + Mushrooms, 250g
- + Onion, 1 medium
- + Oyster sauce, 1 tsp
- + Dried mixed herbs, 1 Tbs
- + Salt and pepper to taste
- + Nutmeg, ½ tsp
- + Olive oil, 1 Tbs (or coat the pan with olive oil spray for a lower calorie version)

SAUCE

- + Roma tomatoes, sliced, 600g
- + Onion, 1 medium
- + Smoked paprika, 1 tsp
- + Dried chilli flakes, ½ tsp
- + Worcestershire sauce, 1 Tbs
- + Vinegar, 1 tsp
- + Sugar, 1 tsp
- + Garlic, 2 cloves
- + Chicken stock powder, 1 heaped tsp
- + Salt and pepper to taste
- + Olive oil, 1 Tbs
- + Parmesan cheese to garnish (optional)

METHOD

After slicing out the tough central core, place the cabbage in a pot and cover with boiling water. Place the lid on the pot and leave the cabbage to soften while you prepare the filling and sauce.

FILLING

Chop both onions and fry in a ½ Tbs olive oil until starting to caramelize. Remove onions from the pan, set aside and fry the mushrooms in the same pan. Add mixed herbs and oyster sauce, fry until mushrooms soften. Combine the mushrooms with half of the onion, and all the ricotta cheese, then season with salt, pepper and nutmeg. Set mixture aside.

SAUCE

Heat ½ Tbs olive oil in the same pan and add the sliced tomatoes, along with Worcestershire sauce, vinegar, sugar, smoked paprika, chilli flakes and chicken stock powder. Cook tomatoes until they become “jammy”. Add chopped garlic and the remaining cooked onions. Turn the heat down and cover the pan allowing the sauce to simmer and the flavours to develop – about 8 minutes. Add more seasoning if required. If mixture seems too dry, add water 1 Tbs at a time to loosen up the texture.

Set oven to 200C. Assemble the cabbage rolls by separating 12 cabbage leaves from the head – look for leaves approximately the size of a side plate. Place 1 heaped Tbs of filling 1/3 of the way from the bottom of the leaf, fold the bottom over the filling, then fold the right side towards the middle, now the left side to the middle and roll the leaf up snugly, as you would a wrap. Place the rolls with the flap at the bottom to prevent them from unravelling. Once all the rolls are filled, spread half of the sauce onto the base of an ovenproof dish and arrange the rolls flapside down on top of the sauce. Cover with the remaining sauce. Bake covered with foil for 30 minutes. Remove from the oven, sprinkle over parmesan if desired and bake uncovered for another five minutes or until the cheese turns golden. Allow to cool a little before serving – the filling gets really hot.



Caramelised Cabbage Wedges with Cranberries and Pistachios

Surprise your guests with this cabbage extravaganza. Compliments will fly.
Serves 8 as a side dish

INGREDIENTS

- + Cabbage, 1 head
- + Chicken or vegetable stock, 2 cups
- + Olive oil, 2 Tbs

SAUCE

- + Plain yogurt, 1 cup
- + Peanut butter, 2 tsp
- + Honey, 2 tsp
- + Wholegrain mustard, 2 tsp
- + Soy sauce, 2 tsp
- + Chives, snipped $\frac{1}{4}$ cup
- + Salt and pepper to taste

TOPPING

- + Cranberries, $\frac{1}{3}$ cup
- + Pistachio nuts, chopped $\frac{1}{3}$ cup
- + Chives, snipped $\frac{1}{4}$ cup

METHOD

Set oven to 200C. Slice cabbage into eight wedges. Heat 1 Tbs olive oil in a griddle/steak pan and grill the cabbage wedges allowing each side to develop griddle marks. Remove the wedges from the pan and place in an ovenproof dish. Pour stock over the wedges, cover the dish with foil and bake the wedges for 30 minutes.

While wedges are baking, combine sauce ingredients and mix until smooth, add half of the chives.

Remove wedges from the oven, top each wedge with 1 Tbs sauce and drizzle the entire batch with the remaining olive oil (use more olive oil if you like). Place the dish back in the oven and bake uncovered for 10 minutes. Remove from oven, top with cranberries, chopped pistachios and chives, and serve. If you have leftover sauce, put it on the table, so guests can help themselves to more.



SOLD



The luxury of space and elegance



● **CONSTANTIA UPPER**

R40 000 000

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 a 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.

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



Three homes – one prestigious opportunity



● **CONSTANTIA UPPER**

R38 000 000

Web Ref No RL24832

Beds 9

Baths 9

Receptions 5

Studies 2

Parking 8

Pools 2

Set within the magnificent, gated Constantia Hill Farm, with breathtaking views, a private, established garden, including a small lemon orchard and a large pond. The modern, minimalist design of the two new homes includes large picture windows, aluminium sliding doors, extensive terraces and multiple balconies. The older cottage, with its own entrance/driveway is perfect as a manager's home or multiple staff accommodation. Constantia Hill Farm comprises five large stands, of which this is one, elevated on a hill with Groot Constantia Wine Farm to its right and Constantia Mist, Eagles Nest, Beau Constantia and Constantia Glen Wine Farms to its left.

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



Charming Cotswolds-inspired home

In a quiet cul-de-sac, this enchanting home boasts distinctly English charm, reminiscent of the Cotswolds. With its slate roof and double-storey character, this traditional family home is filled with warmth, light, and possibility – ideal for growing families or entertainers. The country-style kitchen is open plan to the TV lounge. Beautiful oak floors flow throughout downstairs. A large attic space above the garage could become a self-contained flatlet, studio, or teen pad. Features include: a lush garden, pool, inverter, kVA battery, borehole, and study. Electric fencing, alarm, and perimeter beams.

● **CONSTANTIA UPPER R22 950 000** Beds 5 • Baths 3 • Receptions 2 • Garages 2 • Parking 4

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



Family home with panoramic views

Three levels on 3 900m² in the heart of the winelands. Top level: luxurious main suite with lounge, workstation, walk-in dressing room, and en suite bathroom boasting views. A pyjama lounge, with private balcony and Jacuzzi, offers more sweeping views. Second level: a secluded guest suite and open-plan living area with a wood-burning fireplace. The dining area flows to a balcony with views of the pool and vineyards. The kitchen, with high-end appliances, is ideal for entertaining. Lower level: three en suite bedrooms, a private lounge and kitchenette, completed by a flatlet, and enhanced security.

● **CONSTANTIA UPPER R22 800 000** Beds 5 • Baths 5 • Receptions 3 • Garages 2 • Parking 5

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

SOLD



Luxury of space in Constantia Upper

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. It is surrounded by top-tier schools, restaurants, and greenbelt hiking and horse-riding trails.

● **CONSTANTIA UPPER R49 000 000** 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

SOLD



Position meets opportunity

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

● **CONSTANTIA UPPER R22 500 000** Beds 5 • Baths 6.5 • 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



Grand olde dame with elevated views



● **CONSTANTIA UPPER**

R19 950 000

Beds 5
Baths 4.5
Receptions 2
Garages 2

Situated in a private Witteboomen estate, this magnificent, thatched home, with sweeping views, blends charm and comfort with original herringbone wooden floors, lead windows, and exposed beams. A farm-sized kitchen boasts a central island and a laundry/scullery alcove. Domestic accommodation, with a lounge/kitchen, bedroom, and bathroom could easily be converted into a guest cottage. The spacious living room and smaller winter lounge each feature a fireplace. A grand dining room has French doors opening to the lush garden, as do all garden-facing rooms. The lower level includes a luxurious en suite bedroom with lounge/office, walk-in cupboard, and a guest cloakroom. Upstairs are three light, airy bedrooms with high ceilings. A separate, single en suite cottage sits adjacent to the main house.

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



Modern design meets timeless comfort

Stunning new build, sited on 1 211m² in a prime location and offering unparalleled access to top-rated schools, shopping centres, and recreational facilities. This home provides the perfect balance of suburban tranquillity and urban convenience. Surrounded by a leafy garden, this stylish abode is set in a serene environment, ideal for enjoying peaceful walks and outdoor activities. Masterbuilt by a perfectionist, it blends modern aesthetics with functionality, featuring stylish interiors which maximise space and light.

● **CONSTANTIA UPPER R18 975 000** Beds 4 • Baths 4.5 • Receptions 2 • Garages 3 • Parking 3

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



Unique family home in cul-de-sac

Immaculate home nestled within the vineyard area of Nova Constantia. Brimming with character and enveloped in natural light through the high windows and skylights. Enjoy 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, including perimeter cameras and a storeroom to house all pool and garden equipment. Stunning views and completely private.

● **CONSTANTIA UPPER R12 800 000** Beds 4 • Baths 3 • Receptions 2 • Garages 2 • Parking 2

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

● **CONSTANTIA UPPER R11 500 000** Beds 4 • Baths 3.5 • Receptions 4 • Garages 2 • Parking 5

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



Timeless Georgian charm

Perfectly positioned within walking distance of Herschel Girls School, Western Province Prep, and other top Southern Suburbs schools, this elegant, Georgian-style, double-storey, family home boasts space, style, security, and beautiful mountain views. North facing, filled with natural light, and featuring a soothing neutral palette, engineered wooden and tiled flooring, high ceilings, and underfloor heating throughout. The low-maintenance, wraparound garden, undercover patio, sunny patio deck, and built-in fire pit allow for entertaining in any season. Your ideal family lifestyle starts here.

● **CLAREMONT UPPER R12 495 000** Web Ref No RL24840 • Beds 4 • Baths 3.5 • Receptions 3 • Garages 2
 Andre Beyers - 082 566 6492 - andre@greeff.co.za

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Elegant mid-century family home

Discover timeless charm in this elegant mid-century home, set on a large erf, featuring wooden floors, abundant light, two fireplaces, and a modern open-plan kitchen. The main lounge opens to a designer garden with mountain views. With a double garage, secure parking, loft space, flatlet potential, and staff accommodation, this home offers refined living close to top schools, shops, and nature trails.

● **KENILWORTH UPPER R14 495 000** Beds 3 • Baths 2 • Receptions 4 • Garages 2 • Parking 1

Andre Beyers – 082 566 6492 – andre@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 the renowned 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 flexibility.

● **KENILWORTH UPPER R12 995 000** Web Ref No RL19702 • Beds 5 • Baths 6 • Receptions 2 • Garages 2 • Parking 1

Andre Beyers – 082 566 6492 – andre@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 modern lifestyle design, the homes are close to an extraordinary spread of facilities – many within easy walking distance. This is a stylish and contemporary take on the urban townhouse, enriched, however by the benefits of outdoor space, sunlight and space.

● **NEWLANDS R8 800 000** Web Ref No 3477653 • Beds 4 • Baths 3.5 • Receptions 2 • Garages 2 • Parking 3

Glynis Hoaten – 082 797 8246 – glynis@greeff.co.za | Sue Ferguson – 082 937 4076 – sue@greeff.co.za

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Exquisite, renovated Victorian home

Discover the charm and elegance of this magnificent period residence nestled in the prestigious Kenilworth Upper neighbourhood. Set across two erven on a sprawling 1 691m² plot, this property boasts a meticulously manicured garden that exudes beauty and serenity. Renovated to the highest standards, with no expense spared, this exceptional family home presents an impeccable move-in opportunity.

● **KENILWORTH UPPER R17 500 000** Web Ref No RL20392 • Beds 4 • Baths 2 • Receptions 4 • Garages 2 • Parking 15
Charles Silbert – 082 555 4286 – charles@greeff.co.za | Dani Matheson – 083 556 9391 – dani@greeff.co.za



Versatile investment opportunity

This multi-functional property presents endless possibilities and is a prime opportunity in sought-after Claremont Upper. 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, this is an opportunity not to be missed.

● **CLAREMONT UPPER R10 350 000** Web Ref No RL24188 • Beds 6 • Baths 5 • Receptions 4 • Garages 2 • Parking 6
Charles Silbert – 082 555 4286 – charles@greeff.co.za | Dani Matheson – 083 556 9391 – dani@greeff.co.za



Contemporary home in exclusive complex

Welcome to this north-facing unit that embodies modern elegance with low-maintenance living in mind. 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 700 000** Beds 3 • Baths 4.5 • Receptions 2 • Garage 1 • Parking 2

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



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. Plus, the modern upgrades such as solar heating, inverter and panels, and the SMEG oven make it even more appealing. A perfect balance of character and convenience.

● **CLAREMONT UPPER R6 650 000** 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

SOLD

Spacious home with flatlet

Ideal for family living and entertaining, with a charming Airbnb bonus. Nestled in a quiet cul-de-sac in Claremont Upper, just moments from Kingsbury Hospital, this warm and welcoming home offers the ideal blend of comfort, convenience, and opportunity on a generous 781m². Large open-plan lounge, dining and kitchen area with beautiful wooden flooring throughout and a cosy wood-burning fireplace. Ready for a young family to move in and enjoy.

● **CLAREMONT UPPER R5 699 000** Beds 4 • Baths 3 • Receptions 3 • Parking 2

Charles Silbert – 082 555 4286 – charles@greeff.co.za | Dani Matheson – 083 556 9391 – dani@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 create your own haven. A spacious entrance hall flows into a well-proportioned dining room, and a warm and cosy lounge, complete with a gas fireplace. Doors open to a covered patio, offering a tranquil transition to the established private garden.

● **KENILWORTH UPPER R5 699 000** 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



An entire, character, Art Deco block of flats



● **ROSEBANK**
R10 850 000

Web Ref No RL24672
Beds 13
Baths 7.5
Receptions 7
Garages 2
Parking 8

It is time for change, and as such, we offer this character Art Deco C1933 building for sale – a well-known landmark amongst the quiet, leafy streets in Rosebank. Located in a tiny cul-de-sac, it's ideal for investors. Currently comprising six units of varying sizes, this is a super opportunity for a group of friends to think about upgrading into a communal independent-living little community – certainly more affordable than any retirement institutions. The building has enjoyed regular maintenance, but the interiors could be modernised. The opportunity exists to open a Sectional Title register in order to sell units individually. The stylish Art Deco heritage façade must remain, but options for the interiors are limitless.

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



A true gem

Nestled in a serene pocket of Rondebosch, this charming family home is a haven of comfort and style, perfectly suited for 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 convenience and peace of mind.

● **RONDEBOSCH R6 500 000** 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



● **KENILWORTH UPPER R1 495 000**

Your perfect Kenilworth retreat

Charming one-bedroomed apartment in Kenilworth Upper, offering modern living with spacious interiors. Conveniently located near amenities, with a private garage for added convenience. Perfect for first-time buyers or investors seeking a comfortable, well-situated home.

● **MOWBRAY R1 395 000**

Light-filled with mountain views

Renovated to perfection, this modern Mowbray gem offers a spacious balcony, sleek kitchen, and abundant natural light. Enjoy mountain views, two secure parking bays, and a prime location near UCT and Groote Schuur.

Web Ref No RL24827 • Bed 1 • 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

Bed 1 • Bath 1 • Reception 1 • Parking 2

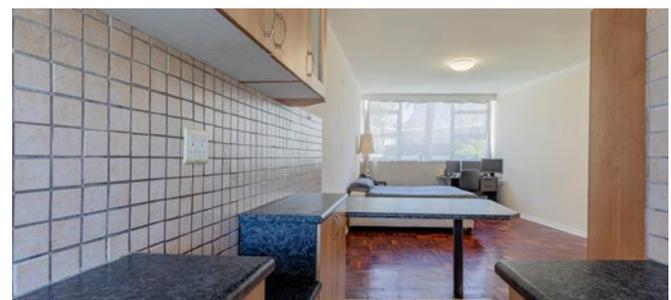
Paige Greeff - 071 968 5583 paige@greeff.co.za | Taygon Buckton - 073 109 5260 - taygon@greeff.co.za | Douglas Holder - 021 762 4130 - info@greeff.co.za



● **MOWBRAY R1 350 000**

Bright and secure apartment

This well-maintained two-bedroomed, one-bathroomed apartment offers comfortable and secure living – ideal for professionals, students, or small families. Don't miss this opportunity to live in a secure, well-kept complex in one of Cape Town's most accessible and sought-after neighbourhoods.



● **MOWBRAY R800 000**

Lock-up and go investment

Well-located studio apartment offering mountain views, secure living, and easy access to universities, transport, and amenities. Ideal for students, young professionals, or investors seeking a low-maintenance, high-demand rental. A perfect lock-up-and-go opportunity in a prime location.

Web Ref No RL24786 • Beds 2 • 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

Web Ref No RL24117 • Bed 0.5 • Bath 1 • Reception 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



● **WYNBERG R7 995 000**

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 commodious. Security features include CCTV cameras and electric fencing.

Web Ref No RL24011 • Beds 6 • Baths 6 • Receptions 3 • Garage 1 • Parking 5

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



SOLD

● **KENILWORTH UPPER R3 250 000**

Dual levels, generous living

Experience luxurious living in this beautiful duplex apartment featuring ample upstairs and downstairs areas. Enjoy a generous balcony perfect for relaxing or entertaining. Designed for comfort and style, it offers a perfect blend of privacy and connection in a charming setting.

Beds 2 • Baths 2.5 • Reception 1 • Parking 1

Ammaarah Hendricks – 071 728 9130 – ammaarah@greeff.co.za
Sean Murphy – 062 434 3055 – sean.m@greeff.co.za



● **KENILWORTH UPPER R3 050 000**

Elegance, privacy and style

Discover this stunning, west-facing, duplex apartment, featuring a spacious entertainment area – perfect for gatherings. Enjoy ample privacy in a peaceful setting, with modern amenities and stylish design. An ideal home for comfort and entertaining guests.

Web Ref No RL24694 • Beds 2 • Baths 2 • 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 050 000**

Modern, spacious, light sanctuary

Experience modern comfort in this light-filled apartment. Perfect for relaxation, it features two sleek bathrooms, including an en suite. Escape everyday life and enjoy a stylish, serene retreat with plenty of natural sunlight.

Web Ref No RL24772 • Beds 2 • Baths 2 • Reception 1 • Parking 2

Ammaarah Hendricks – 071 728 9130 – ammaarah@greeff.co.za
Sean Murphy – 062 434 3055 – sean.m@greeff.co.za

UNDER OFFER



● **PINELANDS R1 650 000**

Private retreat prime location

Uncover a sanctuary of style and comfort high above the city bustle. This beautifully presented two-bedroomed duplex apartment offers a perfect blend of well-being, flair, and convenience. Set high within the sought-after Garden City Heights complex, this apartment boasts breathtaking views.

Beds 2 • Baths 2 • Reception 2 • Parking 2

Ameer Allie – 082 864 4185 – ameer@greeff.co.za | Heather Davis – 072 241 4574 – heather@greeff.co.za | Douglas Holder – 021 763 4120 – douglas@greeff.co.za



● **PLUMSTEAD R1 300 000**

Sunlit apartment with private balcony

This spacious apartment offers an ideal blend of comfort, charm, and convenience in one of Cape Town's most desirable southern suburbs. Set in a secure complex, this home is perfect for couples, small families, investors, or those looking for a relaxed, suburban lifestyle with easy access to city amenities.

Web Ref No RL24759 • Beds 2 • Bath 1 • Reception 1 • Parking 1

Abdud-Dayyan Savahl – 081 288 3780 – abdud-dayaan@greeff.co.za | Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za | Douglas Holder – 021 763 4120 – douglas@greeff.co.za

UNDER OFFER



● **PINELANDS R1 600 000**

Spacious duplex apartment

Enjoy stunning views and a peaceful lifestyle. This beautifully presented 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.

Beds 2 • Baths 2 • Reception 1 • Parking 1

Ameer Allie – 082 864 4185 – ameer@greeff.co.za | Heather Davis – 072 241 4574 – heather@greeff.co.za | Douglas Holder – 021 763 4120 – douglas@greeff.co.za



● **PLUMSTEAD R950 000**

Cosy, convenient and central

This charming apartment offers a unique opportunity for comfortable and convenient living in a highly sought-after location. Whether you're a first-time buyer, a young professional, or an investor seeking a great rental opportunity, this neat and well-maintained unit is perfectly positioned close to shops, schools, and public transport routes.

Web Ref No RL24687 • Bed 1 • Bath 1 • Reception 1 • Parking 1

Abdud-Dayyan Savahl – 081 288 3780 – abdud-dayaan@greeff.co.za
Jordan Beya – 0783462995 – jordan@greeff.co.za

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An original Zwaanswyk homestead



● ZWAANSWYK R38 900 000

Web Ref No RL23111
Beds 5
Baths 6.5
Receptions 5
Garages 4
Parking 4

This French Colonial home was originally a farm homestead which was converted into the grand stately home of over 1 000m² in 1992. All the sash windows with shutters, which are Burmese teak, were from the original homestead as well as the windowsills of Oregon. Then in 2021 this property was once again completely renovated. In keeping with the original design, the interior has been modernised, without making it modern, but rather contemporary and made to be far more open plan with an ease of flow that works. This garden has an array of huge trees attracting birds of every description, including a variety of birds of prey such as black Sparrowhawks, Gymnogenes, Black Eagles and Fish Eagle etc. With its long, tree-lined driveway, which is densely flanked by thousands of clivias of a wide variety of colours, the property is stunning during the August to October flowering season. Impressive and certainly worth a viewing.

Tarry Unite-Penny – 083 285 3762 – tarry@greeff.co.za



Where elegant homes and nature intertwine



● **ZWAANSWYK**
R31 900 000

Web Ref No RL23567
Beds 4
Baths 4.5
Receptions 2
Garages 2

Nestled within the tranquil foothills of the breathtaking Steenberg Mountains, WildeTuyn Estate, a new development comprising two houses, 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.

Tarryn Unite-Penny – 083 285 3762 – tarryn@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



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, and three en suite bedrooms opening 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



Heavenly home with spectacular sea views



● **NOORDHOEK**

R13 950 000

Web Ref No RL24544

Beds 4

Baths 3.5

Receptions 2

Garages 2

Parking 4

Built and designed by the owner, this is an architect's home, which is apparent from the moment you walk through the front door; levels of land have been cleverly constructed, use of space is maximised, the garden is beautifully landscaped, and attention to detail is obvious throughout. Tucked away down a quiet and secluded panhandle, at the end of a cul-de-sac, extra peace and added security are guaranteed. This single-storey home has direct access from a basement garage, and two separate wings; the family/guest wing at the back of the house with lovely mountain views and a sunny aspect; and the main en suite wing with high ceilings and feature windows looking out to 180-degree views of Noordhoek beach.

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



Alluring, meticulous and sophisticated



● **NOORDHOEK**
R12 999 000

Web Ref No RL23083
Beds 3
Baths 3.5
Receptions 2
Garages 2
Parking 2

This beautifully presented, three-bedroomed home, with aluminium windows and white screed floors, is light and bright, with outstanding sea views. The property offers an open floorplan seamlessly integrating the double-volume living area with exposed beams, immaculate kitchen with SMEG oven, main living area, and 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. The home is minimalist, and the landscaped garden very manageable, making this property the ideal lock-up-and-go.

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



Brand new lock-up-and-go in gated estate



● NOORDHOEK

R12 500 000

Web Ref No RL24215

Beds 3

Baths 3

Receptions 2

Garages 2

Parking 2

This brand-new, single-level home, situated in the heart of Noordhoek, was completed in October 2024. Situated in a pretty, gated estate in Avondrust Mews, within walking distance of Noordhoek Common, this sophisticated and secure home is the perfect lock-up-and-go. The home is U-shaped for wind protection with a large open-planned lounge, dining and country kitchen, plus a scullery leading to the double garage. Light fittings and fixtures have been carefully selected with attention to detail, and a wood-burning fireplace promises cosy winter evenings. The main bedroom wing boasts an exquisite en suite bathroom, while the other wing comprises two guest bedrooms with two bathrooms – one en suite – all leading to a wind-protected courtyard with covered veranda.

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

SOLD



Lake Michelle perfection



● NOORDHOEK

R9 250 000

Beds 3
Baths 2
Receptions 2
Garages 2
Parking 2

This owner-built home was meticulously planned and purposefully built for downscaling, with an enormous amount of attention to detail combining both style and comfort. The level of care is evident from the moment you arrive, as it presents beautifully from the road. A short walk through a sunny courtyard takes you to the striking entrance of the superbly finished, double-volume, open-planned living area comprising lounge, dining, and kitchen area with separate scullery, all leading to an enclosed outside patio room, with a second lounge and wood-burning fireplace.

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

SOLD



Superb Belvedere home



● NOORDHOEK R14 995 000

Beds 5
Baths 4.5
Receptions 2
Garages 2
Parking 2

If it's position you are after, this home has one of the best locations on the cusp of Belvedere and Noordhaven. From its vantage point on the mountain slope, it offers uninterrupted views coupled with complete privacy. Four sizeable bedrooms upstairs, offer superb security and, again, incredible views. The downstairs level comprises an expansive, newly-renovated, open-planned kitchen and dining area, playroom and a work-from-home office, all leading out onto the covered veranda overlooking the pool. A separate flatlet on the ground level brings the advantage of dual-living potential.

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

SOLD



Welcome to paradise

This is your invitation to purchase one of the last remaining plots on Echo Road. This coveted address offers first-class views over False Bay and the opportunity to build the home you have always desired. Echo Road has long been known as the most coveted spot, along the beautiful South Peninsula coastline, on which to build the dwelling of your dreams. Greet the glorious sunrise each and every morning as the golden rays promise another beautiful day with this natural paradise stretched out before you.

● **FISH HOEK R2 450 000** ERF Size: 595 m² Land

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

SOLD



Delightful townhouse in security estate

This gorgeous townhouse has been modernised and offers a great opportunity for first-time homebuyers or investors looking to receive a rental income. Situated in Fisherman's Walk Estate, the complex offers great security with access control and is centrally situated in the beautiful Deep South.

● **FISH HOEK R1 850 000** Beds 2 • Bath 1 • Reception 1 • Garage 1

Jarrit Solomon – 066 264 6086 – jarrit@greeff.co.za | Tallulah Connors – 078 230 9189 – tconnors@greeff.co.za



Two homes in one – massive opportunity



● **FISH HOEK**
R13 995 000

Web Ref No RL24756
Beds 6
Baths 4.5
Receptions 4
Garages 4
Parking 2

It is truly rare that properties such as this come onto the market. Originally one of Fish Hoek's first homes along the catwalk, and situated in an enviable pocket, with perfect positioning and unsurpassed views of the bay, this property offers an investment opportunity like no other; currently an income-generating home with versatile options, including that highly sought-after commodity – ample garaging. Enjoy front row seats watching the visiting whales and dolphins, and get a daily dose of the resident seals happily sunning themselves. Savour listening to the gentle lap of the Indian Ocean washing against the time-honoured rocks – if they could talk, they would tell many a tale of happy moments in the sun.

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



Ideal location



● **KALK BAY**

R7 000 000

Web Ref No RL24679

Beds 2

Baths 2

Receptions 2

Garage 1

Parking 3

Kalk Bay, the quaint, eclectic seaside village along the beautiful False Bay coast, is the setting for this renovated home. It is situated in an ideal location – right in the very hub of this vibrant village. Living here means you are in walking distance to all Kalk Bay’s much loved, iconic spots. Set on a larger than average stand, the property offers a landscaped garden, is fully fenced, has a single garage and plenty of secure off-street parking. The floorplan and layout is efficiently simple and the open-plan spaces flow seamlessly, and blend together with compact mastery. The modern kitchen has plenty of storage and oozes relaxed charm. Stacked doors open onto a spacious deck.

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



Perfectly positioned seaside townhouse

Three-storey townhouse with a ground floor studio apartment. The upper two floors make up a private home featuring open-plan living, a deck with ocean views, and an outdoor utility room and storeroom. The top floor includes three bedrooms with a shared bathroom. The master is en suite with a sunroom and ocean views. A spacious back garden adds to the appeal. This property is ideal as a lock-up-and-go with excellent income-generating potential. Please inquire about the protocol regarding the bottom studio.

● **SIMON'S TOWN R4 850 000** Web Ref No RL24634 • Beds 4 • Baths 4 • Reception 1 • Parking 1

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



A home full of possibilities

This property is a fantastic opportunity for buyers looking to create something special. With great bones and plenty of space, it's ready for transformation. The spacious lounge, with its cosy fireplace, creates a warm and inviting atmosphere. Don't miss out on this fantastic opportunity.

● **SUNNYDALE R2 995000** Beds 3 • Baths 2 • Receptions 2 • Garage 1.5

Miguel Howell – 083 321 7296 – miguel@greeff.co.za



Build your dream seaside home

Tucked in a quiet cul-de-sac, this unique pentagonal plot overlooks Simon's Bay, the Yacht Marina, and Naval Harbour. Elevated by natural rock, it borders Table Mountain Reserve with direct access. Minutes from Harbour Bay Mall and a medical centre, it offers privacy, nature, and convenience in perfect balance.

● **GLEN MARINE R1 400 000** Web Ref No 5076500 • Vacant Plot

Vanessa Manning – 082 304 8028 – vanessa@greeff.co.za



Elegant haven with tranquil views



● **CAMPS BAY**
R15 499 000

Beds 4
Baths 2.5
Receptions 2
Garages 2
Parking 2

Tucked away in a quiet Camps Bay cul-de-sac, this newly-renovated family home offers stunning mountain views and partial sea glimpses. Designed with comfort and style in mind, it features four bedrooms, spacious open-plan living, and seamless flow to two outdoor entertainment areas. Enjoy a lush garden, sparkling pool, and energy-efficient living with solar power and infrared heaters. Located within walking distance of schools, parks, shops, and the beach. Direct garage access and excellent security provide peace of mind. Zoned for future expansion, this is a rare chance to own a versatile, move-in-ready home in a prime location.



Tranquil villa with panoramic views



● GARDENS R14 499 000

Beds 4
Baths 3
Receptions 2
Garages 2

Set against the backdrop of Table Mountain in one of Cape Town's most prestigious neighbourhoods, this beautifully appointed four-bedroomed, three-bathroomed villa offers an exceptional lifestyle opportunity. The home boasts expansive open-plan living areas that flow effortlessly into an entertainer's kitchen and dining space, perfect for hosting guests or enjoying family meals. Designed with comfort and style in mind, features include air conditioning throughout, an inverter system for uninterrupted power, and a seamless indoor-outdoor connection leading to a sun-drenched terrace with a sparkling pool, outdoor braai, and a custom pizza oven.



Endless investment opportunities

Perched on one of the highest points of the mountain, this exceptional and unique property offers uninterrupted, panoramic 360-degree views of Cape Town, including the harbour, city skyline, and Table Mountain. A rare find in the heart of the city's vibrant cultural hub, this versatile property is perfect for a large extended family or as a lucrative investment opportunity.

● **BO KAAP R15 000 000** Web Ref No RL24585 • Beds 9 • Baths 5 • Receptions 6 • Garages 2 • Parking 2
Shameela Bhagoo - 072 982 8446 - shameela@greeff.co.za



Stunning penthouse in Bo-Kaap

This two-storey penthouse apartment has a balcony leading off the main living area, with gorgeous Table Mountain Views as well as a private entertainment roof deck with a private pool, an outside kitchen and braai area. Designed with space utilisation and maximisation in mind, this apartment has many space-saving features, built-in vanities and desks. This apartment comes fully furnished and has a separate office area.

● **BO KAAP R8 450 000** Web Ref No RL24261 • Beds 2 • Baths 2 • Receptions 2 • Parking 3
Shameela Bhagoo - 072 982 8446 - shameela@greeff.co.za



Modern inner-city lifestyle

This exceptional triplex penthouse, located on the sixteenth floor, offers panoramic views of the city as well as Cape Town's most iconic landmarks, including Lion's Head, and Table Mountain. The residence is designed for those who appreciate both elegance and stunning natural beauty, offering a sophisticated urban lifestyle.

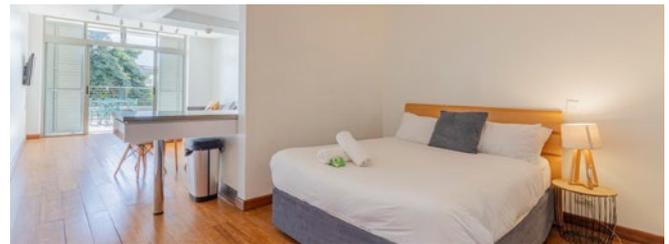
● **DE WATERKANT R8 000 000** Web Ref No RL23873 • Beds 2 • Baths 2 • Reception 1 • Parking 2
Shameela Bhagoo - 072 982 8446 - shameela@greeff.co.za



Luxurious apartment in De Waterkant

Inside this contemporary, industrial-inspired building, you'll find an open-plan apartment layout that seamlessly connects the living, dining, and kitchen areas, creating a space that's perfect for both relaxation and entertaining. The main bedroom features air conditioning and opens up to a generously-sized patio that spans the entire length of the apartment, offering the perfect spot from which to savour the views.

● **DE WATERKANT R7 000 000** Web Ref No RL21009 • Beds 2 • Baths 2 • Receptions 2 • Parking 1
Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za



Airbnb-friendly modern apartment

Welcome to this stunning one-bedroomed apartment in the vibrant Harbouredge building, located in the heart of De Waterkant, one of Cape Town's most desirable neighbourhoods. This 63m² modern apartment offers the perfect combination of comfort, style, and convenience, making it an ideal choice for both short and long-term stays.

● **DE WATERKANT R2 999 000** Web Ref No RL24207 • Bed 1 • Bath 1 • Reception 1 • Parking 1
Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za



Renovated apartment in Harbour Arch

Discover your perfect home or investment opportunity in this stunning, newly-renovated, one-bedroomed apartment located in the sought-after Harbour Arch complex. With spacious interiors and modern finishes, this apartment boasts high-quality, contemporary finishes throughout, providing a luxurious living experience.

● **FORESHORE R2 750 000** Web Ref No RL24066 • Bed 1 • Bath 1 • Reception 1 • Parking 1
Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za



Charming homestead haven

This hidden gem offers a rare blend of character, charm, and tranquil living. Styled like a traditional homestead, this property provides a warm and welcoming retreat from the bustle of city life. This is a rare opportunity to own a truly unique and tranquil property in one of Cape Town's most desirable neighbourhoods.

● **GREEN POINT R18 000 000** Web Ref No RL24484 • Beds 3 • Baths 2 • Receptions 2 • Parking 2
Michael Maingard – 082 497 7888 – michael@greeff.co.za



Luxury designer loft apartment

Introducing a meticulously renovated loft apartment in the heart of Sea Point, where luxury and style meet unparalleled convenience. Every detail has been thoughtfully designed and flawlessly executed, resulting in a sophisticated living space that is both modern and inviting.

● **SEA POINT R6 950 000** Web Ref No RL24333 • Beds 2 • Baths 2 • Receptions 2 • Parking 2
Michael Maingard – 082 497 7888 – michael@greeff.co.za



Historic charm meets modern luxury

Step into a captivating blend of heritage and modern elegance in this enchanting four-bedroom home, tucked beneath the iconic Table Mountain in prestigious Oranjezicht. Renovated in 2019, this secure, character-filled residence is a delightful discovery, balancing the warmth of a bygone era with the comfort of modern living. A property of this calibre, in this location, is a rare find.

● **ORANJEZICHT R17 950 000** Web Ref No RL24481 • Beds 4 • Baths 4.5 • Receptions 2 • Garages 2
Mercedes Granda – 082 555 2043 – mercedes@greeff.co.za



Charming cottage-style apartment

This beautiful two-bedroomed apartment is set in the popular neighbourhood of Vredehoek, located near the foot of Table Mountain. One of its standout features is the private garden oasis – a true retreat from the city, perfect for relaxing or entertaining. With an additional office space, it's also an excellent choice for professionals working from home.

● **VREDEHOEK R4 500 000** Web Ref No RL24358 • Beds 2.5 • Bath 1 • Receptions 2 • Garage 1 • Parking 2
Mercedes Granda – 082 555 2043 – mercedes@greeff.co.za



Naturally bright apartment

This bright and well-maintained, one-bedroomed apartment is set in the secure and conveniently located Schoonmill block, right opposite The Gardens Centre, giving you effortless access to everything from grocery stores to great coffee, without needing to get in your car.

● **GARDENS R2 495 000** Bed 1 • Bath 1 • Reception 1 • Parking 1

Joseph Ottiger – 071 199 0412 – joseph@greeff.co.za | La'eeq Allie – 082 636 4871 – laeeq@greeff.co.za | Fadil Salie – 067 826 8347 – fadil@greeff.co.za



● **GARDENS R2 395 000**
Stylish renovated apartment

Nestled in the leafy heart of Gardens, this beautifully renovated apartment offers style, comfort, and investment potential. Located in a well-maintained building surrounded by lush greenery at the entrance, the setting is as inviting as the space itself.

Bed 1 • Bath 1 • Reception 1

Joseph Ottiger – 071 199 0412 – joseph@greeff.co.za
La'eeq Allie – 082 636 4871 – laeeq@greeff.co.za



● **OBSERVATORY R3 859 999**
Stunning home

This charming property in the highly desirable Upper Observatory area offers a perfect blend of comfort, style, and convenience. Three spacious bedrooms feature high ceilings, and fitted cupboards, while beautiful original wooden flooring offers both elegance and character throughout the home.

Web Ref No RL23875 • Beds 3 • Baths 3 • Receptions 2 • Parking 2

Gafsa Dean – 066 224 9954 – gafsa@greeff.co.za



● **OBSERVATORY R3 840 000**
Italian-inspired artistic haven

This versatile property provides an unparalleled opportunity to own a unique blend of old-world charm and contemporary luxury. Whether you're looking to accommodate extended family, generate rental income, or simply enjoy a spacious and stylish home, this property has it all.

Web Ref No RL23329 • Beds 3 • Baths 2 • Reception 1 • Parking 1

Gafsa Dean – 066 224 9954 – gafsa@greeff.co.za

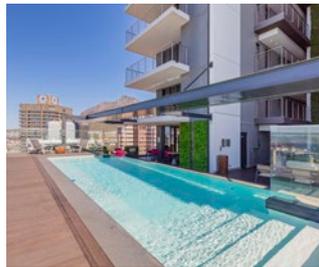


● **SALT RIVER R3 269 999**
Exquisite townhouse

This stunning townhouse in the sought-after Queensgate complex is perfectly positioned, just 5km from Cape Town City Centre and 15km from Cape Town International Airport, offering an urban lifestyle with effortless access to all major amenities and travel hubs.

Web Ref No RL24257 • Beds 3 • Baths 2 • Receptions 2 • Garage 1

Gafsa Dean – 066 224 9954 – gafsa@greeff.co.za



Airbnb investor's dream

Unlock prime returns with this beautifully designed apartment in Cape Town's most iconic Airbnb-friendly building, 16 on Bree. Boasting breathtaking views of Table Mountain and harbour, this high-floor unit includes a private balcony – perfect for soaking in the city's energy.

● **CAPE TOWN CITY CENTRE R4 495 000** Web Ref No RL24554 • Bed 1 • Bath 1 • Reception 1 • Parking 1
Fadil Salie – 067 826 8347 – fadil@greeff.co.za | La'eeq Allie – 082 636 4871 – laeeq@greeff.co.za



Airbnb-friendly studio apartment

Whether you're a seasoned investor or first-time buyer, this is your chance to own a stylish, well-maintained property in one of Cape Town's most dynamic precincts. Perfectly suited for short-term letting, the apartment boasts exceptional Airbnb returns and is sold fully furnished – a true turnkey investment.

● **CAPE TOWN CITY CENTRE R1 950 000** Web Ref No RL24450 • Bed 0.5 • Bath 1 • Reception 1
Fadil Salie – 067 826 8347 – fadil@greeff.co.za | La'eeq Allie – 082 636 4871 – laeeq@greeff.co.za



IMHOFF MANOR



SCAN HERE

From: R4 345 000 (Sizes from: 141m² - 214m²)

Luxurious, secure, estate living in Kommetjie



Willi Schalk
Registered with the PPRA
Property Practitioner
072 211 1753 | willi@greeff.co.za

Carlien van Wyk
Registered with the PPRA
Property Practitioner
081 392 7180 | carlien@greeff.co.za

GREEFF

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Where it counts



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PRICES RANGE FROM:
R2 300 000

*Experience Kommetjie's latest coastal estate –
Protea Ridge – Phase 1 officially open*

Imagine living at the edge of Cape Town's breathtaking coastal splendour, nestled between the iconic Table Mountain National Park and the Atlantic Ocean. This dream becomes reality at Protea Ridge Estate, where 23 meticulously serviced plots are available in Phase 1, each offering you the ideal blend of seaside serenity and urban convenience. Just 200 meters from Kommetjie's Long Beach, this estate combines natural beauty with modern amenities.



Carlien van Wyk
Registered with the PPRA
Property Practitioner
081 392 7180 | carlien@greeff.co.za

Willi Schalk
Registered with the PPRA
Property Practitioner
072 211 1753 | willi@greeff.co.za



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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Where it counts

UNDER OFFER



Fixer-upper with loads of potential



● KOMMETJIE R8 300 000

Web Ref No RL24736
Beds 3
Baths 2
Receptions 2
Garages 2
Parking 1

Just 100m from the sea, this charming Old Kom home sits on a 1 000m² plot with dual street access and subdivision potential. Only footsteps from surf spots, cafés, and the lighthouse boardwalk, it's perfect for renovators. Featuring mature trees, a pool, double garage, and sunset deck with lighthouse views, it's a rare chance to create a unique coastal retreat.

Carlien van Wyk – 081 392 7180 – carlien@greeff.co.za | Willi Schalk – 072 211 1753 – willi@greeff.co.za



Investor's delight in old Kommetjie

Tucked in a prime Kommetjie location just 100m from the sea, this charming home offers exceptional potential. With solid bones and a spacious erf, it's perfect for renovators or investors. Stroll to the beach, boardwalk, or village hub. Add your vision and create a standout coastal retreat in one of the area's most loved seaside spots.

● **KOMMETJIE R4 800 000** Web Ref No RL24674 • Beds 2 • Baths 2 • Reception 1 • Garage 1 • Parking 1

Carlien van Wyk – 081 392 7180 – carlien@greeff.co.za | Willi Schalk – 072 211 1753 – willi@greeff.co.za

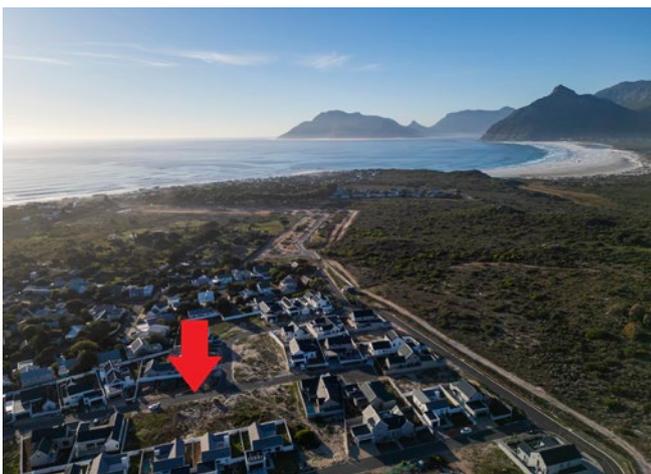


Kommetjie's latest coastal estate

Nestled between Table Mountain National Park and the Atlantic Ocean, Protea Ridge Estate offers 23 serviced plots in Phase 1, just 200 meters from Kommetjie's Long Beach. With only 43 plots in total, this exclusive, pet-friendly community blends coastal beauty and modern amenities, providing serene living with coastal trails, beaches, and a secure, close-knit environment.

● **KOMMETJIE FROM R2 300 000** Web Ref No RL 23509 • Land

Carlien van Wyk – 081 392 7180 – carlien@greeff.co.za | Willi Schalk – 072 211 1753 – willi@greeff.co.za



Prime north-facing plot

A rare chance to build your dream home in Kommetjie's Riverside Village Estate. This sunny, north-facing, fully serviced plot is fibre-ready and build-ready. Enjoy modern estate living with security, proximity to beaches, and a strong community. With high demand and cohesive architectural style, it's the ideal location for a forever home or a lifestyle investment with great future value.

● **KOMMETJIE R1 900 000** Web Ref No RL24696 • Land

Tallulah Connors – 078 230 9189 – tallulah@greeff.co.za | Taryn McLulich – 078 347 9977 – taryn@greeff.co.za



Versatile home in beautiful surrounds

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

● **OVERKLOOF R10 000 000** Web Ref No RL23812 • Beds 8 • Baths 7 • Receptions 2 • Parking 5
Meryl Butt – 084 922 1016 – meryl@greeff.co.za



Compact and charming

This stylish apartment in Ruyteplaats Mountain Estate offers open-plan living, sea and mountain views, quality finishes, two bedrooms, a fireplace, and secure lifestyle amenities – ideal for relaxed living or as an investment in a scenic, well-maintained security estate.

● **RUYTEPLAATS R5 400 000** Web Ref No RL24595 • Beds 2 • Bath 1 • Reception 1 • Garage1
Jennifer Cluver – 082 871 9323 – jennifer@greeff.co.za



Prime vacant land – Victorskloof

Build your dream home in Hout Bay. Enjoy stunning mountain views, top schools, beaches, and a vibrant coastal lifestyle just minutes from Cape Town. Plans in place. Secure this rare opportunity in one of the city's most coveted communities.

● **VICTORSKLOOF R4 495 000** Web Ref No RL24197 • Land
Marjorie Goode – 082 877 2822 – marjorie@greeff.co.za | Elke Wiswedel – 083 641 6950 – elke@greeff.co.za



Prime location, immaculate condition

This beautifully presented double-storey townhouse offers stylish, turnkey living. Set within the sought-after and well-established Broughton Mews complex – home to just 16 private units – this gem is perfectly positioned within walking distance to the beach, restaurants, shops and local coffee shops. A private patio with a pool in a small low-maintenance garden completes the picture.

● **SCOTT ESTATE R4 900 000** Web Ref No RL24740 • Beds 3 • Baths 2.5 • Receptions 2 • Garage 1 • Parking 1

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



Two units, two days – sold!

These two stylish apartments offer exceptional value: a 72m² top-floor unit in Princess Beach with a sunset balcony, and a hillside home with mountain views, both featuring open-plan living, secure parking, and prime coastal locations. Both units sold within two days.

● **SCOTT & BEACH ESTATE R2 495 000 & R2 200 000** Beds 2 • Bath 1 & Baths 2 • Reception 1 • Parking 1

Friedel McLachlan – 082 320 9473 – friedel@greeff.co.za



North-facing with mountain views

Bright, north-facing, renovated, 59m² flat with mountain views. Modern kitchen, spacious bedrooms with built-in cupboards, an open balcony with braai, and a pool in the complex. Prime coastal location near shops, cafes, and the beach. Perfect for relaxed, convenient living.

● **BEACH ESTATE R2 395 000** Web Ref No RL24721 • Beds 2 • Bath 1 • Reception 1 • Parking 1

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



SOLD

● **OTTERY R2 550 000**

Ideal family haven

This delightful property offers the perfect blend of comfort, style, and functionality. Ideal for families, pet lovers, or anyone seeking a serene lifestyle, this home is designed to meet all your needs. Spacious environment and thoughtful design.

Beds 4 • Baths 2 • Receptions 2 • Parking 5

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



● **GRASSY PARK R2 459 000**

Luxurious and tranquil living

This beautiful home offers a spacious open-plan living, dining and kitchen area and four bedrooms. One family bathroom with an additional guest toilet are on the ground floor. Porcelain tiling and modern finishes throughout. A large front courtyard is ideal for entertaining.

Web Ref No 5693030 • Beds 5 • Baths 2.5 • Reception 1 • Garage 1 • Parking 5

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



● **HEATHFIELD R2 395 000**

Luxurious modern living

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

Web Ref No RL23956 • Beds 4 • Baths 3 • Reception 1 • Garage 1 • Parking 4

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



● **LOTUS RIVER R2 395 000**

Character-filled residence

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

Web Ref No RL23617 • Beds 4 • Baths 3 • Receptions 2 • Garage 1 • Parking 4

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



Home with pool, entertainment area

This stylish, comfortable and well-maintained, versatile gem is in the heart of Pelican Park. A stunning entertainment area, where you'll find a sparkling pool, built-in braai, and a dedicated bar section, is perfect for hosting friends or enjoying a quiet evening.

● **PELICAN PARK R1 350 000** Web Ref No RL24547 • Beds 2 • Baths 3 • Reception 1 • Garage 1 • Parking 3

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



● **GRASSY PARK R1 995 000** Ideal family living

This property offers an ideal blend of comfort, style, and functionality, enhanced by tiled and laminated floors throughout. The spacious yard provides ample room for children to play and pets to roam freely.

Web Ref No RL24369 • Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 3
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



● **GRASSY PARK R1 649 000** Discover your dream home

Just off Montagu's Gift, this charming property blends comfort and style. Perfectly designed for modern living, catering to families, pet lovers, and those seeking a tranquil lifestyle. A flatlet could be used for extended family living or a home office.

Web Ref No RL24035 • Beds 3 • Baths 1.5 • Reception 1 • Garage 1 • Parking 3
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



● **LOTUS RIVER R1 550 000** Home with great potential

This delightful freestanding home offers space, comfort, and convenience – ideal for families, investors, or those seeking a peaceful, yet accessible location. Generous living spaces, modern amenities, and the added bonus of a flatlet.

Web Ref No RL24552 • Beds 4 • Baths 3 • Receptions 2 • Garage 1 • Parking 5
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



● **WYNBERG R1 495 000** Perfect starter home

Picturesque and modest, this home epitomises comfort. Sun-kissed and spacious, the living room beckons. The well-sized and tiled kitchen is a dream to work in. A spacious front courtyard with a manicured lawn is ideal for entertaining.

Web Ref No RL21634 • Beds 2 • Bath 1 • Reception 1
Jordan Beya – 078 346 2995 – jordan@greeff.co.za
Jay-Jay Beya – 061 380 4331 – jayjay@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 RL24706 • Beds 2 • Bath 1 • Reception 1 • Parking 1

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



● **HEATHFIELD R1 195 000**

Luxurious living

Beautifully finished home in a secure block in Heathfield. The spacious living room basks in natural light and flows seamlessly into the kitchen. With 24-hour manned security and perimeter electric fencing, the block includes a stunning private park and ample visitor's parking.

Beds 2 • Bath 1 • Reception 1 • Parking 1

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



● **RYLANDS R1 695 000**

Modern three-bedroom home

This contemporary home offers stylish and functional living in a development. Open-plan living area seamlessly connected to a well-fitted kitchen with Caesarstone countertops. 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

Shahieda Barden – 084 152 4845 – shahieda@greeff.co.za
Ilham Cariem – 079 211 8171 – ilham@greeff.co.za



● **SOUTHFIELD R995 000**

Urban oasis

This meticulously maintained apartment combines comfort, convenience, and contemporary living, making it the ideal choice for first-time buyers, small families, or savvy investors. Moments away from local amenities, including shops, schools, parks, and public transport links.

Web Ref No RL23478 • Beds 2 • Bath 1 • Reception 1 • Parking 1

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



● **MUIZENBERG R895 000**

Stylish beachside living

A 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.

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

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



● **CAPRICORN R785 000**

Secure, coastal living awaits

This 154m² plot in Capricorn Beach Estate, Muizenberg, offers a rare opportunity to build in a secure, well-managed community. With a friendly neighbourhood atmosphere and ongoing development in the area, this is an ideal investment offering coastal comfort and convenience.

Web Ref No RL24596 • Vacant land

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



Luxurious living



● PLETTENBERG BAY

R13 850 000

Web Ref No RL24390

Beds 6

Baths 6.5

Receptions 4

Garages 2

Parking 3

An elevated residence thoughtfully positioned on 1 070m² to showcase ocean and mountain views from every room in the home, spread over multiple levels. Enjoy expansive open-plan living with a large lawned garden area. Breathtaking views and contemporary elegance. A granny cottage adds value and versatility.

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



Contemporary luxury



● PLETTENBERG BAY

R7 650 000

Web Ref No RL24391

Beds 5

Baths 5.5

Receptions 3

Garages 2

Parking 4

Set on 875m², this home boasts an enviable design, four luxury size en suite bedrooms. Large glass doors on either side of entertainment areas providing access to the shimmering pool and the landscaped garden. Enjoy stunning sunsets and a sun-drenched feature lounge. The mountain and sea views are simply breathtaking.

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



House, cottage & flat – tourist's paradise

Tucked away in a picturesque village that welcomes visitors from across the globe. Thriving income-generating accommodation business. There are three residences, established fruit trees and vegetable gardens. Active borehole and rainwater collection tanks. Functional kitchens and generous bedrooms. 2 139m².

● **STORMS RIVER R3 490 000** Web Ref No RL24604 • Beds 4 • Baths 3 • Receptions 5 • Garage 1 • Parking 4
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



Tranquil charm

Well-loved retirement home tucked away in a peaceful landscape overlooking the dam. Radiating elegance and warmth. Two generous bedrooms and bathrooms, an open-plan lounge, dining room and kitchen. Interleading single garage with a laundry and a large storage area beneath the house. House is equipped for retirement and is wheelchair friendly. 230m².

● **PLETTENBERG BAY R2 990 000** Web Ref No RL24592 • Beds 2 • Baths 2 • Receptions 2 • Garages 2 • Parking 4
Mandy Smith – 072 151 1458 – mandy@greeff.co.za

SOLD



A home for you

Under the trees, nestled beneath the canopy, on 2 118m², this charming country lodge offers a tranquil retreat. Two storeys with two, independent, thriving, income-generating accommodations, both with warm, inviting interiors, rustic in style with a modern charm. Large garden, rainwater collection tank and a large shed.

● **STORMS RIVER R2 450 000** Beds 3 • Baths 3 • Receptions 2 • Parking 4

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

SOLD



Retire in comfort

Gorgeous free-standing retirement home nestled in a beautiful private garden. Pet friendly and spacious with a large, open-plan kitchen, lounge and dining area. Wheelchair friendly with an interleading garage and a laundry. A north-facing sunny patio and two spacious bedrooms en suite. 160m².

● **PLETTENBERG BAY R2 290 000** Beds 2 • Baths 2 • Reception 1 • Garage 1

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

STBB

Withholding Tax for Non-Resident Sellers: *What You Should Know*

Under South African law, non-resident sellers may face an unexpected withholding tax liability of up to 15% of the purchase price. However, with the right legal guidance, sellers can protect their proceeds and avoid unnecessary complications.



The legal basis for withholding tax

Section 35A of the Income Tax Act places a legal obligation on a purchaser of property – via the conveyancer – to withhold a portion of the purchase price in certain instances, i.e. when the seller is a non-resident and the purchase price exceeds R2 million.

The withheld amount must be paid over to the South African Revenue Service ('SARS') to cover any potential liability of the seller. If the property was previously let, a non-resident seller may be liable for tax in South Africa on rental income. Alternatively, they may be liable for the payment of capital gains tax on the profit realised from the sale.

SARS will then apply the withheld amount to any taxes due. If the amount exceeds the tax owed, the excess will be refunded to the seller after SARS has finalised its assessment.

Section 35A therefore enables the expedient collection of taxes owed by non-resident sellers, as it can be costly and impractical to do so once the seller has left the country.

What percentage must be withheld?

At present, the withholding tax rates are:

- ▾ 7.5% if the seller is a non-resident natural person
- ▾ 10% if the seller is a non-resident company
- ▾ 15% if the seller is a non-resident trust

When must withholding tax be paid?

The withheld amount must be paid to SARS within 14 days from the date of withholding, which is typically the date the transfer is registered at the relevant Deeds Registry.

Non-compliance has serious consequences

If the purchaser knew or should have reasonably known that the seller is a non-resident and failed to withhold the required amount, the purchaser becomes personally liable to pay the amount to SARS, plus interest and penalties for late payment.

Moreover, estate agents and conveyancers involved in such transactions are required to notify the purchaser in writing (before payment to the seller) that section 35A may apply. If the agent or conveyancer knew or should have reasonably known that the seller is a non-resident and failed to warn the purchaser, they may be held jointly and severally liable, although their liability is capped at the value of their remuneration.

How we can help sellers reduce or eliminate the withheld amount

At STBB, we proactively assist non-resident sellers early in the conveyancing process by applying to SARS for a tax directive. Critically, this directive may reduce or even eliminate the amount to be withheld. Without this directive, standard withholding rates may result in substantial sums being retained – up to 15% of the purchase price – often exceeding actual tax liability. Moreover, applying for a refund from SARS can take considerable time and place unnecessary financial strain on non-resident sellers.

For expert legal support in all property-related matters, contact STBB today and let us handle your transaction from start to finish.

Martin Sheard

Director | STBB Claremont
martins@stbb.co.za | 021 673 4700

Inge Johnson

Associate | STBB Claremont
ingej@stbb.co.za | 021 673 4700

Relax in the Heart of Nature



The child-friendly Houw Hoek Hotel is situated in the heart of the Kogelberg Nature Reserve, a leisurely 80 km from Cape Town. Our restaurants serve delicious à la carte meals and our comfortably appointed rooms all offer an en-suite bathroom, 16-channel DStv and free WiFi. Enjoy our old-world charm, warm hospitality and tranquil surroundings.



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THE COMPLEXITIES OF ELECTRICAL COMPLIANCE

With the galloping pace of technology, the complexity of electrical compliance and even the mere completion of a certificate of compliance (CoC) can be a challenge for some Registered Persons and electrical contractors – in fact, many CoCs are invalid even before any technical investigation is undertaken.

These are some of the challenges facing property sellers and buyers:

HOME AUTOMATION

In the domestic sphere of electrical installations, home automation has created confusion as to which parts of the system fall within the scope of the electrical installation and which can be considered as a “black box” type of control. It is essential to understand the difference when CoCs must be issued in terms of the provisions of the Electrical Installation Regulations (EIR).

ALTERNATIVE SUPPLIES

SOLAR PHOTOVOLTAIC (PV) AND SIMILAR SYSTEMS

Many of these systems have been installed over the last year or two, by installers who are often still learning about The Wiring Code of Premises and the specific standards applicable to these systems. The risks posed by inadequately or incorrectly installed systems to property owners cannot be over-emphasised, namely: fires, injury to persons and property, and also a range of insurance policy requirements.

Certificates of Compliance together with compulsory test reports for these types of connections are not being issued and in many cases, where they have been issued, the person/s issuing such documents have insufficient knowledge of the legal requirements.

While many Registered Persons who intend installing these complex systems may indeed attend some form of training provided by the manufacturers of such equipment, the greater risk is posed by those who have no training at all and are not even present during the construction phase of the system or the inspection and testing phase.

You can avoid falling into the trap of non-compliance by having an independent inspection performed by the AIA (Approved Inspection Authority) to ensure you're getting what you paid for – compliance and peace of mind.

PROPERTY SALES

Sellers often find themselves in precarious positions when it's discovered they possess invalid certificates of compliance. It is illegal to hand such a document over to a purchaser; the provisions of both the Occupational Health and Safety Act 85 of 1993 as well as the Electrical Installation Regulations when read in conjunction with the relevant clause in the sale agreement, place a hefty responsibility on the seller to ensure this validity.

It is important to realise that there are several civil contracts created during the sale process that require legislation to be complied with:

- + That between the seller and purchaser for the seller to produce a VALID certificate
- + That between the seller and appointed contractor for the contractor to issue a VALID certificate

In the event of an INVALID certificate being produced by the SELLER, the PURCHASER may sue the seller for damages – SELLER BEWARE – appoint your electrical contractor with care. Ensure that the contractor is duly registered with the Department of Employment and Labour and if in doubt check with the AIA or better still, have the COC audited by the AIA prior to transfer.

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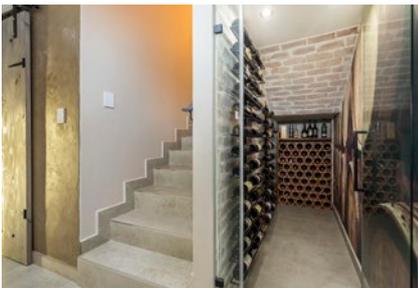
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Elevated opulence in Plattekloof



● PLATTEKLOOF R25 000 000

Web Ref No RL24141

Beds 6

Baths 6

Receptions 4

Garages 4

Parking 6

This architectural masterpiece sprawls over four luxurious levels on the prestigious slopes of Tygerberg Hills, offering 1 000m² of panoramic splendour and uninterrupted views of Table Mountain, the Atlantic Ocean, and Cape Town's skyline. Impeccably designed for grand entertaining and private living, the home features multiple lounges, an indoor heated pool, wine cellars, gourmet kitchen, and spacious en suite bedrooms – all connected by a sleek glass elevator. Seamlessly blending nature and modernity, it borders the Tygerberg Nature Reserve, while top schools, restaurants, wine farms, and the airport are moments away. Advanced home automation, cutting-edge security, and refined finishes complete this one-of-a-kind residence – an extraordinary lifestyle investment for discerning buyers.

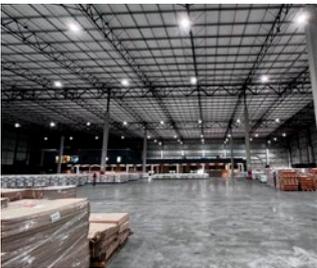
Corne Vallun – 082 318 6537 – cornevallun@greeff.co.za



Distinguished in prestigious estate

Nestled in Sunset Links Golf Security Estate, this luxurious furnished home combines timeless elegance with modern comfort. Features include a designer kitchen with marble finishes, plus formal and informal lounges with double-volume ceilings. Owner has chosen top finishes and fixtures throughout. The main suite offers two balconies, one with Table Mountain views and a breathtaking bathroom. Outdoors: landscaped garden, saltwater pool and irrigation system. Featured additions: inverter, JoJo tanks, and a double garage. A rare opportunity for refined living in one of Cape Town's most sought-after security estates.

● **MILNERTON R16 499 000** Web Ref No RL24498 • Beds 4 • Baths 4.5 • Receptions 5 • Garages 2 • Parking 3
Dianne Pentz – 084 513 2305 – dianne@greeff.co.za



Modern distribution facility

Strategically located in the sought-after Atlantic Hills industrial node, near key residential and commercial areas, this 13 623m² warehouse and office facility offers top-tier infrastructure with access to Cape Town's major transport routes, including the N7, N1, and N2 highways. Nearby blue-chip occupiers include Puma South Africa, Hillebrand, South African Fruit Terminals, and Eagle Lighting. Drive-through tunnel for efficient, all-weather loading/offloading. This state-of-the-art facility is perfectly suited for logistics, warehousing, manufacturing, or large-scale distribution operations.

● **MILNERTON R1 328 060** Web Ref No CL2379 • Commercial rental
Buff van Westenbrugge – 082 441 3754 – buff@greeff.co.za



● **MCGREGOR R3 395 000**

Charming McGregor home

Exclusive mandate. Nestled in a beautiful space filled with bird song. A double-volume bright living room with lounge and dining room lead to an eat-in kitchen. Enjoy a sunny undercover patio with glass doors to the north facing patio and garden with mountain views. The main bedroom en suite opens to its own private patio and small pool. This property has business rights.

Web Ref No RL24429 • Beds 3 • Baths 2 • Receptions 2 • Carport 1
Caro Hodges – 083 265 2258 – caro@greeff.co.za



● **MCGREGOR R2 800 000**

Cute cottage with olive grove

Exclusive mandate. Ideal for starting out or scaling down, this is the perfect match. Snug and cosy and with lots of character, this cottage offers a lot. The front door opens into a small lounge and open-plan kitchen with fireplace. This in turn opens to a second living area or dining room which has two sets of stacking doors leading to the back patio and sweeping olive grove. The two en suite bedrooms complete the picture.

Web Ref No RL24835 • Beds 2 • Baths 2 • Receptions 2 • Parking 2
Caro Hodges – 083 265 2258 – caro@greeff.co.za



● **MCGREGOR R2 390 000**

Two cottages one heart

Exclusive mandate. A corner property with two separate cottages. The main Heritage cottage, recently rethatched, has a cosy living room with fireplace, a small kitchen, a bedroom and bathroom. A sunny patio and shaded braai area are surrounded by a vineyard and indigenous garden. The second cottage has an open living space and bathroom and shares the garden.

Web Ref No RL24212 • Beds 2 • Baths 2 • Reception 1 • Carport 2
Caro Hodges – 083 265 2258 – caro@greeff.co.za



● **MCGREGOR R2 200 000**

Charm and character

Exclusive mandate. Brimming with character, this much-loved home is nestled in a well established, low-maintenance garden. It offers a private and peaceful oasis. A cosy dining area flows seamlessly into the kitchen, while a staircase leads to two upstairs loft-style bedrooms and bathroom. The spacious living room opens through double doors to a shady patio. A versatile second lounge, fourth bedroom, or studio space, which also opens onto the patio, is complete with its own bathroom and separate toilet.

Web Ref No RL22562 • Beds 3 • Baths 3 • Receptions 2 • Parking 1
Caro Hodges – 083 265 2258 – caro@greeff.co.za



● LANGEBAAN R29 950 000

Award-worthy luxury

Step into a world of West Coast elegance with this exclusive opportunity to acquire the renowned Langebaan Boutique Hotel and Spa – a fully operational and meticulously maintained hospitality gem, now offered as going concern. Whether you're a seasoned investor, international buyer, or entrepreneur seeking an exceptional hospitality venture, this rare acquisition offers unmatched value, lifestyle, and long-term returns.

Web Ref No RL24801 • Beds 20 • Baths 25 • Receptions 4 • Parking 50
Ronnie van Heerden – 082 537 7857 – ronnie@greeff.co.za
Milya van Heerden – 072 745 7917 – milya@greeff.co.za



● LANGEBAAN R15 900 000

Charming 1920s Beach House

Nestled in the tranquil Sandbaai area of Langebaan, this unique property offers you a once-in-a-lifetime chance to own a beachfront dwelling with the famous Langebaan lagoon right on your doorstep. Properties in this area do not come onto the market often, so make an appointment to view. This is Langebaan lagoon life.

Web Ref No RL24611 • Beds 3 • Baths 3 • Receptions 3 • Parking 1
Ronnie van Heerden – 082 537 7857 – ronnie@greeff.co.za
Milya van Heerden – 072 745 7917 – milya@greeff.co.za



● LANGEBAAN R9 450 000

Versatile lifestyle farm

A hidden gem just outside Hopefield with endless potential on 43 hectares. Nestled just 10km from the charming town of Hopefield and only 30km from Langebaan's popular coastline, this expansive property offers the ideal blend of serene country living and exciting business opportunity. Whether you're dreaming of a tranquil hideaway, a tourism enterprise, or a unique events destination, this property delivers.

Web Ref No RL24729 • Beds 12 • Baths 12 • Reception 12 • Garages 2 • Parking 20
Ronnie van Heerden – 082 537 7857 – ronnie@greeff.co.za
Milya van Heerden – 072 745 7917 – milya@greeff.co.za



● LANGEBAAN R6 895 000

21-Hectare smallholding

Nestled in the serene Long Acres Country Estate, offering a harmonious blend of rustic charm and modern luxury, this expansive smallholding spans approximately 2.16 hectares (21 652m²), providing ample space for both relaxation and recreation. A versatile 120m² loft space is ideal for a guest suite, home office, or creative studio.

Web Ref No RL24690 • Beds 3 • Baths 2 • Reception 3 • Garages 3 • Parking 10
Ronnie van Heerden – 082 537 7857 – ronnie@greeff.co.za
Milya van Heerden – 072 745 7917 – milya@greeff.co.za



Every convenience and luxury

Set in a beautiful, landscaped garden, owner-designed and built, with four bedrooms, all en suite. The extensive double-volume living space with wood-burner, leads to a front-enclosed sunroom with stunning views. A glass-sided braai room leads to the pool and garden. Exceptional open-plan kitchen finished to the highest standards, coffee station, large laundry/scullery. Guest cloakroom. Main en suite bedroom with a dressing room, study and wood-burner. Three further spacious en suite bedrooms. Double garage plus separate workroom. Full solar, security, water filters, centralised music system, borehole holding tanks, automatic irrigation, air conditioning and lots more.

● **GREYTON R14 700 000** Web Ref No RL24396 • Beds 4 • Baths 4.5 • Receptions 3 • Garages 2 • Parking 3
Beverley Blumberg – 082 390 6072 – beverley@greeff.co.za | Monique Hess – 082 424 5035 – monique@greeff.co.za



Character, work from home

This immaculate property has been lovingly maintained to showcase its original features. Lounge with ceramic fireplace, separate dining room, and fitted farm kitchen with separate laundry. Three bedrooms, two en suite bathrooms and an extensive loft space, ideal as extra bedroom, studio or workroom. Large covered front veranda and private covered back patio, all set in a lovely established garden. Double carport. House contents available.

● **GREYTON R3 950 000** Web Ref No RL24326 • Beds 3 • Baths 2 • Receptions 3 • Carport 2
Beverley Blumberg – 082 390 6072 – beverley@greeff.co.za | Monique Hess – 082 424 5035 – monique@greeff.co.za



Discover De Leeuwenhof Estate

Discover an historic, luxurious boutique hotel and working farm. This illustrious estate has been celebrated as the top awarded guesthouse and hotel for eight consecutive years, making it a prime opportunity for global property investors. Dating back to the late 1600s, this 11.2 ha estate is one of Paarl's original properties, seamlessly blending yesteryear's classical grandeur with modern sophistication. The historic Manor House features an iconic Cape Dutch gable from 1714. The estate boasts five distinctive accommodation styles, each set in a tranquil garden shaded by ancient oak trees. The thriving hotel business is supplemented by a productive 4 ha guava farm.

● **PAARL R69 000 000** Web Ref No CL2169 • Executive Suites 13 • Cottages 4 • Garages 10 • Parking 30
Kobus Smit – 082 374 7458 – kobus@greeff.co.za



Extraordinary Cederberg retreat

In the heart of the breathtaking Cederberg Mountains, this rare 374 ha estate offers a once-in-a-lifetime opportunity to own a thriving multi-use property with unlimited potential. Surrounded by rugged natural beauty and pristine wilderness, this established destination blends agriculture, tourism, and tranquil living. The property features four well-maintained houses, eight cosy wooden huts, 25 campsites, 10 caravan sites, and worker cottages – a fully operational setup perfect for hospitality or eco-tourism ventures. A 5 ha, award-winning vineyard and a 6 ha truffle orchard (first harvest 2023) offer immediate and future agricultural income streams.

● **PAARL R40 000 000** Web Ref No RL23706 • Beds 29 • Baths 21 • Receptions 11 • Garages 2 • Parking 30
Wiekus Viljoen – 083 228 8500 – wiekus@greeff.co.za



Historic olde world charm

Close to the village's vibrant heart, this property invites you into a world where time slows down, with rustling leaves, majestic old oaks and sun-dappled vines. The historic homestead stands surrounded by mature trees and gardens, with glorious mountain views and a two-bedroomed family annex. Income-generating properties: two one-bedroomed cottages and a glamping tent with a wood-fired hot tub. The farm is planted with Semillon and Cabernet Franc vines, as well as 130 Mission and Frontoio olive trees.

● **FRANSCHHOEK R47 500 000** Web Ref No RL24527 • Beds 9 • Baths 6 • Receptions 5 • Garages 2 • Parking 7

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



Rare masterpiece on a large stand

With uninterrupted captivating views of the winelands, this executive home, located in secure Longlands Estate, showcases luxury living in a dream front-row setting. The interior of the home boasts original solid wood flooring throughout, with three separate fireplaces, and underfloor heating in all the bathrooms. The spacious and open-plan entertainer's kitchen features a centre island and cooker, as well as views and a feature, see-through wine cellar with practical walk-in access.

● **STELLENBOSCH R25 000 000** Web Ref No RL24670 • Beds 4 • Baths 4.5 • Receptions 2 • Garages 4 • Parking 6

Johan Pretorius – 079 506 4159 – johan.p@greeff.co.za



Sensational home with views

Nestled within the prestigious Franschhoek Estate, with breathtaking views, this residence boasts a main reception area featuring 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 an entertainer's kitchen. The kitchen is complemented by a separate baker's kitchen and scullery. Large stacking doors throughout the living areas open onto a balcony, enhancing panoramic mountain vistas.

● **FRANSCHHOEK R14 850 000** Web Ref No RL24094 • Beds 4 • Baths 3 • Receptions 3 • Garages 2 • Parking 2

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



Mountain retreat



● GORDONS BAY R3 800 000

Web Ref No RL22137
Beds 3
Baths 2
Reception 1
Parking 2

This charming home, with breathtaking views, evokes a bygone era. On a spacious 2 842m² erf with potential to expand or subdivide, it boasts an open-plan kitchen, dining, and living area, with an authentic stone fireplace. Main bedroom and bathroom, a second bedroom, and an additional living space open onto a secluded patio nestled against the mountain. A converted double garage adds a third bedroom, plus a laundry room. This property also offers income potential – a very interesting investment.

Madeleine Van Der Linde – 062 203 8560 – maddy@greeff.co.za



● **SOMERSET WEST R23 600 000**

Prime development potential

Versatile commercial opportunity featuring a fully renovated, 19-bedroom guesthouse plus adjacent vacant land. Ideal for redevelopment or expansion, this property boasts mountain views, lush gardens, and proximity to Vergelegen Mediclinic. Includes dining areas, kitchen, lounge, elevator, and office. Secure parking and erf sizes totalling over 6 300m²

Web Ref No RL24398 • Beds 19 • Baths 19 • Receptions 4 • Parking 8
Althea Hencke – 083 474 1354 – althea@greeff.co.za



● **SOMERSET WEST R19 950 000**

Exquisite luxury

Magnificent home in secure Mount Rhodes Estate, offering panoramic sea and mountain views. Designed for refined living with a gourmet kitchen, multiple lounges, heated pool, and grand entertainment level with handcrafted bar. Features include four garages, fireplaces, borehole, 50kVA generator, and top-tier security for ultimate comfort and peace of mind.

Web Ref No RL21541 • Beds 5 • Baths 5.5 • Receptions 5 • Garages 4 • Parking 1
Len Gordon – 082 497 5873 – len@greeff.co.za
Nora Annandale – 072 375 7668 – nora@greeff.co.za



● **SOMERSET WEST R10 750 000**

Elegance in a prime position

Located in a prestigious Somerset West suburb, this elegant family home offers five bedrooms, panoramic False Bay views, and seamless indoor-outdoor flow. Features include formal and informal lounges, a study, indoor braai, undercover pool terrace, double garage with workshop, solar inverter, and a low-maintenance garden – perfectly combining timeless charm with modern convenience and generous living spaces.

Web Ref No RL24849 • Beds 5 • Baths 4 • Receptions 2 • Garages 2 • Parking 2
Joanie Ludik – 067 015 7022 – joanie@greeff.co.za



● **SOMERSET WEST R6 850 000**

Discover elevated living

Exceptional four-bedroomed, plot-and-plan home in The Peaks, Mzuri Estate, offering bespoke design, energy efficiency, and modern family comfort. Customise finishes to your style and enjoy open-plan living, inverter-ready features, built-in braai, and optional pool. Secure estate amenities include trails, a clubhouse, fibre connectivity, and eco-conscious systems – all with no Transfer Duty.

Web Ref No RL24636 • Beds 4 • Baths 3.5 • Receptions 2 • Garages 2
Len Gordon – 082 497 5873 – len@greeff.co.za
Nora Annandale – 072 375 7668 – nora@greeff.co.za

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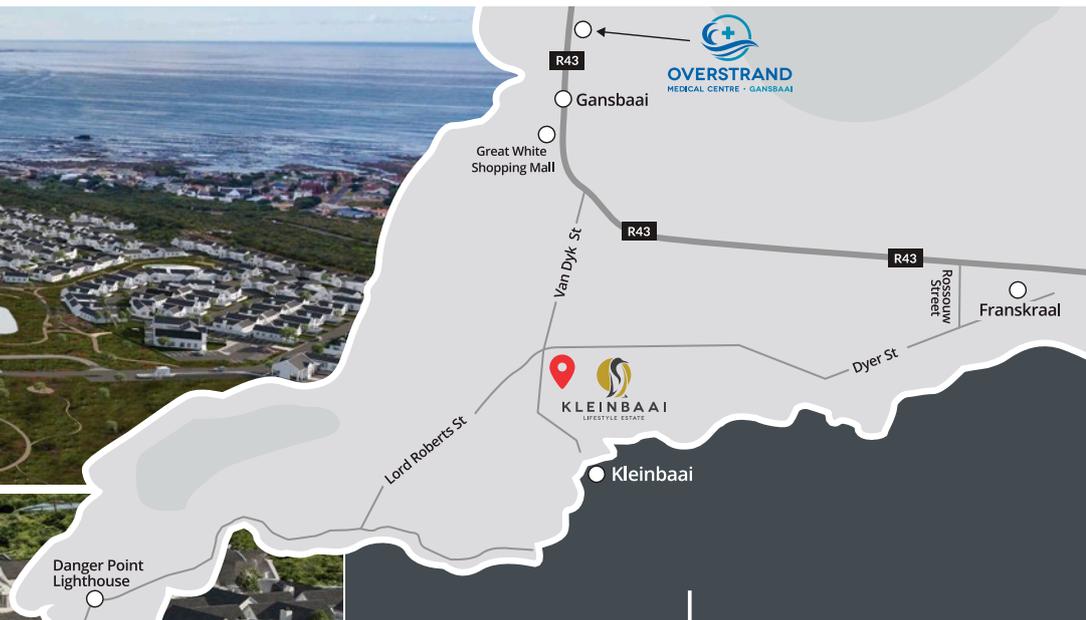


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Greeff's highly motivated and hard-working agents receive comprehensive and on-going training and are all FETC Real Estate qualified. They are thus equipped with all the necessary knowledge to provide a professional service at all times. This is something for which Greeff is recognised, and it is one of the prime reasons we deliver the results you would expect.



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076 966 4448



Kleinbaai Lifestyle Estate
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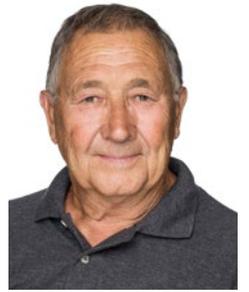
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SIGNATURE PROPERTIES



Whale watcher's paradise – seafront home with private beach



● **BETTY'S BAY**

R17 500 000

Web Ref No RL24522

Beds 4

Baths 3

Receptions 3

Garages 2

On the dramatic rocks of Sunny Seas Estate, this exceptional seafront home offers a rare and privileged lifestyle, where the rhythms of the ocean set the pace of each day. Perfectly positioned, the home shares a private, pristine beach with just four neighbouring residences – an intimate escape where soft sands and sparkling waters meet rugged natural beauty. From every window and balcony, breathtaking vistas unfold, with the endless blue of the Atlantic Ocean stretching before you, while the towering Kogelberg Mountains stand proudly behind. The views here are everchanging and endlessly captivating.

Yolande Coetzee – 072 241 2059 – yolande@greeff.co.za

SIGNATURE PROPERTIES



A unique country lodge and farm experience – 51 ha



● **STANFORD RURAL**
R28 500 000

Web Ref No RL23115
Total floor size 2 658m²
Accommodates 21 to 36 guests

Blue Gum Country Estate, a stunning property offers breathtaking views of the Klein River. This exceptional guest farm is conveniently located near Stanford Village, and is just 25km from the vibrant coastal town of Hermanus, making it an ideal investment for a hospitality or personal retreat. Mountain rooms (1-5): sleep 16 – fully self-catering with braai facilities, perfect for groups and families. Farmhouse: sleeps 10 – a spacious and welcoming home with five bedrooms. Villa: sleeps 10 – luxurious self-catering accommodation with stunning views. Two-bedroomed house: sleeps 6 – ideal for small families or groups. Blue Gum Cottage: sleeps 2 – a cosy retreat for couples seeking privacy. Three-bedroomed house (staff accommodation): sleeps 6 – comfortable living space for staff or additional guests. Staff accommodation: sleeps 2 – convenient accommodation for onsite staff.

Annali Durr – 082 323 6552 – annali@greeff.co.za

SIGNATURE PROPERTIES



Light, flow & opulence – Fernkloof at its finest



● FERNKLOOF, HERMANUS
R35 000 000

Web Ref No RL24064
Beds 6
Baths 6.5
Receptions 2
Garages 4

Discover this architectural masterpiece crafted by Andrew Greeff and brought to life by Owen Thorpe. Characterised by a spacious layout, rich textures and abundance of sunlight, this residence leaves a lasting impression. Positioned directly across a green-zone, this residence enjoys clear ocean views and sounds across the Mossel river valley. Underfloor heating, airconditioned wine-room, solar and inverter system and heated pool.

SIGNATURE PROPERTIES



Designer home in prime oceanview location – Westcliff



● **HERMANUS**
R21 500 000

Web Ref No RL24597
Beds 3
Baths 3.5
Receptions 2
Parking 3

With sweeping ocean views and quick access to the famous Cliff path, this residence – positioned on a 1 247m² level plot in one of Westcliff's most sought-after coastal locations – commands wonderful vistas with its landscaped gardens and tranquil setting. Exquisitely renovated, this residence and fully independent guest wing are both finished to the highest European standards. This home delivers an array of relaxed living areas, inside and out.

Bernice de Wet – 083 233 8472 – bernice@greeff.co.za



Classic family home in Northcliff



● **HERMANUS**
R10 500 000
Web Ref No RL24539
Beds 5
Baths 5
Receptions 3
Garages 2

Framed by established, mature indigenous trees on a 1 666m² plot, this property offers a calm, protected space – perfect for kids to let their imaginations run wild, as they set up treehouses or watch butterflies among the branches. Inside you'll immediately feel the warmth of a true family home. Access to the property is conveniently provided via a private service road, ensuring both privacy and security, as the entire estate is fully walled. Pool, lapa and fireplace.

Martin Barnard – 076 157 0598 – martin@greeff.co.za | Corné Barnard – 082 432 2036 – corne@greeff.co.za



Magnificent architectural design with picturesque ocean views



● **DE KELDERS**

R11 950 000

Web Ref No 4823467

Beds 4

Baths 5

Receptions 6

Garages 4

Parking 3

Revel in the antics of the whales from your ringside seat in this exquisite, four-level house in De Kelders – it is indeed the best, land-based, whale-watching spot on the famous Western Cape Whale Coast route. An elegant entrance hall sets a sophisticated and stylish tone, showcasing up-market features and high-quality interior finishes throughout. Stairs and an elevator from the lower garage level up to the exquisite open-plan penthouse on the fourth level. This unique property could potentially be converted into an exclusive boutique guesthouse or Airbnb. Elevator, penthouse, home automation system, private gym, Jacuzzi, and splash pool.

Alecia de Villiers – 083 359 3643 – alecia@greeff.co.za



Create your legacy



● **NAPIER**
R7 500 000

Web Ref No RL24400
Beds 9
Baths 7
Receptions 2
Garages 2
Carports 2

Embrace a peaceful, self-sufficient lifestyle while enjoying the convenience of town living. Run a guest lodge, grow your own produce and make your own wine, host events, or simply live in harmony with nature – the possibilities are endless. Provide your family with a fulfilling, nature-rich life, while building a thriving business for future generations. Vineyards with four cultivars and an olive grove.

Melinda Greeff – 073 499 7708 – melinda.g@greeff.co.za

SOLD



Oceanfront luxury living



● VERMONT R15 995 000

Beds 7
Baths 7
Receptions 4
Garages Tandem

This extraordinary beach house, in a prime location, offers sweeping panoramic ocean views, expansive living areas, and a layout designed for effortless entertaining. Featuring seven, opulent, en suite bedrooms, a gourmet kitchen, indoor BBQ, and a spacious sun-drenched balcony, this home defines coastal elegance and sophistication. Impeccably designed for both relaxation and grand gatherings, it strikes the perfect balance between privacy and luxury. Just steps from the pristine beach and vibrant local attractions, this is the coastal lifestyle you've always dreamed of. Pool, Jacuzzi, sea-facing veranda and chef's kitchen.

SOLD



Private lock-up-and-go in leafy Eastcliff



HERMANUS

R6 850 000

Beds 2
Baths 2
Receptions 2
Garages 2

Exquisite, crisp, low-maintenance, duplex townhouse nestled in the serene neighbourhood of Eastcliff, within a well-managed and discreet complex. In easy walking distance to local shops, cliff path and town. Luxurious and comfortable living space, enhanced by a north-facing orientation, flooding the unit with natural light. High-end finishes, featuring two generously-sized en suite bedrooms. Private entertainment space in close proximity to the well-appointed kitchen, ensuring every aspect of this impeccably finished home is thoughtfully designed. Custom cabinetry, electronically controlled awning and inverter.

Martin Barnard – 076 157 0598 – martin@greeff.co.za | Corné Barnard – 082 432 2036 – corne@greeff.co.za



Escape to nature – lifestyle opportunity

266 Hectares of beautiful vistas across indigenous grasslands and fynbos, offer a blank canvas for the discerning buyer. This destination can be a family getaway, an ecological or artist's retreat, a game farm, or more. Views of the Klein River Mountains and Walker Bay, with Hermanus in the distance, complete the picture. A mere five minutes from Stanford Village to enjoy the art galleries, award-winning restaurants, and the famous Wandelpad; 10 minutes to Gansbaai for caves, penguins, and shark cage diving; 20 minutes on a scenic drive to Hermanus for retail shops, hospital, and schools.

● **STANFORD RURAL R9 750 000** Web Ref No RL24242 • Land

Debbie Braunlich – 082 455 1601 – debbiebr@greeff.co.za



Own pristine land on the Klein River

A fully fenced 19 ha plot on the banks of the Klein River with scenic views of the Klein River Mountains. Great for bird viewing and water access with own jetty. The land on the river side is home to cleared rehabilitated fynbos with a stable and a boma area for open-air braais on the riverbank. A rare opportunity to own a beautiful piece of land next to the river, and build your dream home in pristine country side.

● **STANFORD RURAL R10 660 000** Web Ref No 5252398 • Land

Madre Bester – 082 901 4254 – madre@greeff.co.za



Ocean views in Arabella Country Estate

This elegant home is ideally situated near the lagoon lookout decks and scenic walking trail. It features a stylish bar and entertainment area, with a balcony offering stunning ocean and mountain views. Enjoy a private pool set in a large garden. An expansive undercover entertainment area is adjacent to the living room, which features a cosy fireplace, while the modern, open-plan kitchen includes a convenient scullery. Tasteful lighting throughout enhances its contemporary appeal. Back-up power inverter and automated irrigation.

● **ARABELLA R10 800 000** Web Ref No RL24619 • Beds 5 • Baths 4 • Receptions 2 • Garages 2 • Parking 1
Bhavinee Siepman – 082 797 6233 – bhavinee@greeff.co.za



Lagoon views in Arabella Country Estate

Breathtaking panoramic vistas of the Bot River Lagoon, first fairway, and driving range. The luxurious main suite is a standout feature, showcasing sensational views to wake up to and enjoy. Three bedrooms, all with en suite bathrooms. Prime position in a cul-de-sac for added privacy and back-up power inverter.

● **ARABELLA R8 200 000** Web Ref No 1618574 • Beds 3 • Baths 3 • Receptions 2 • Garages 2
Bhavinee Siepman – 082 797 6233 – bhavinee@greeff.co.za

SOLD

Waterfront retreat on the lagoon

Luxury, style and comfort characterise this architecturally designed villa, set on the water of the luxurious Benguela Cove Lagoon Estate, showcasing panoramic views of the Kogelberg Mountains and the Botrivier Lagoon. Set within an exceptional natural environment, this waterfront residence features five beautifully appointed en suite bedrooms all on one level, blending harmoniously with its natural surroundings. Swimming pool, mountain views, solar and underfloor heating.

● **BENGUELA COVE R23 500 000** Beds 5 • Baths 5 • Receptions 2 • Garages 4

Bernice de Wet – 083 233 8472 – bernice@greeff.co.za



Vacant stand for sale on water's edge

Design your dream home in one of the lowest-density secure estates in South Africa. This magnificent north-facing stand is the only Southern Lagoon Front Site for sale in this luxurious estate situated close to Hermanus. The views are simply magnificent from here. This 2 007m² stand is situated on the Bot River Estuary's banks, and boasts uninterrupted views across the lagoon to the Kogelberg Mountain range. Red demarcation as per photo indicates the approximate boundaries.

● **BENGUELA COVE R6 950 000** Web Ref No 5735211 • Land

Bernice de Wet – 083 233 8472 – bernice@greeff.co.za



Family home with stunning views

Beautiful four-bedroomed family home offering comfort, convenience, and views of both the ocean and mountains. Situated in a cul-de-sac, this property provides the perfect setting for family living. The main house is designed with all living areas on one level, ensuring easy access from the interlocking double garage. Back-up solar system and views.

● **HEMEL & AARDE ESTATE R7 750 000** Web Ref No RL24367 • Beds 4 • Baths 4.5 • Receptions 2 • Garages 2

Bernice de Wet – 083 233 8472 – bernice@greeff.co.za



Clean & contemporary home

Moments from the heart of Westcliff, this beautifully renovated four-bedroomed residence offers a seamless blend of sophisticated design and everyday comfort. Each bedroom boasts its own en suite bathroom, while the entire home has been curated with impeccable taste and meticulous attention to detail. Thoughtfully renovated with a clean, contemporary aesthetic, every detail reflects smart design and quality finishes.

● **HERMANUS R5 395 000** Web Ref No RL24479 • Beds 4 • Baths 6 • Receptions 3 • Garages 2

Bernice de Wet – 083 233 8472 – bernice@greeff.co.za



Excellent potential in Westcliff

The property boasts generous living spaces, including a formal lounge, large kitchen and dining area. Separate living quarters can easily be transformed into a flatlet, ideal for guests or as a teen retreat. Built with durability in mind and presenting a fantastic opportunity for a thoughtful renovation to unlock its full potential. Charming thatch lapa and entertainment area alongside the inviting pool. Located near the Hermanus Medi-Clinic and various medical facilities. Flatlet and braai room.

● **HERMANUS R3 750 000** Web Ref No RL23682 • Beds 4 • Baths 5 • Receptions 3 • Garages 2

Martin Barnard – 076 157 0598 – martin@greeff.co.za | Corné Barnard – 082 432 2036 – corne@greeff.co.za



Masterpiece in Berghof Gated Estate

Close to Hermanus, this meticulously designed open-plan home offers breathtaking views of Walker Bay and the Onrus Mountains, boasting an impressive 482m² of space. The lower ground floor features two additional en suite bedrooms with a separate entrance, providing the perfect opportunity for rental income. The garden has been beautifully landscaped, creating a serene outdoor space.

● **ONRUS R12 500 000** Web Ref No RL24292 • Beds 4 • Baths 4 • Receptions 2 • Garages 2 • Parking 2
Dewald Botha – 083 650 0512 – dewald@greeff.co.za



Urban edge meets coastal calm

With a rare fusion of industrial-chic design and coastal sophistication, this home has undergone a remarkable architectural renovation, delivering bold textures, dramatic spaces, and bespoke finishes throughout. Stepping inside, you're greeted by a palette of raw materials and refined detailing; think exposed face-brick walls, steel-framed staircase with timber treads, concrete-style floors, and black-framed aluminum doors and windows. Every element has been carefully considered, combining urban sophistication with an effortless lifestyle.

● **VERMONT R8 225 000** Web Ref No RL24478 • Beds 4 • Baths 3 • Receptions 4 • Garages 2
Richard Disley – 064 537 4127 – richard@greeff.co.za | Charmaine Hunter – 064 531 5085 – charmaine@greeff.co.za



Breathtaking views – rare opportunity

Set in a sought-after location, this stunning, modern, multilevel home offers luxurious living with breathtaking panoramic ocean views. The main house features light-filled, open-plan spaces, including a spacious living area opening onto a sea-view patio, a luxurious main suite and two guest en suites with private balconies. The charming two-bedroomed apartment, with private access, makes this ideal for dual living. This home is the perfect blend of elegance and practicality.

● **VERMONT R15 850 000** Web Ref No RL23597 • Beds 5 • Baths 5.5 • Receptions 3 • Garages 3
Richard Disley – 064 537 4127 – richard@greeff.co.za | Charmaine Hunter – 064 531 5085 – charmaine@greeff.co.za



Contemporary oceanside living

A relaxed coastal lifestyle in a friendly neighbourhood, just a short stroll to the ocean for peaceful morning walks along the shoreline and breathtaking sunsets to watch while unwinding. The open-plan design features a modern kitchen, a cosy TV room, and a beautiful garden with a large tree and fire pit, perfect for social gatherings. The expansive balcony, complete with a built-in braai, offers stunning mountain views.

● **VERMONT R3 950 000** Web Ref No RL24058 • Beds 3 • Baths 2.5 • Receptions 3 • Garages 2
Richard Disley – 064 537 4127 – richard@greeff.co.za | Charmaine Hunter – 064 531 5085 – charmaine@greeff.co.za



Luxurious, oceanfront living

This exceptional beach house offers sweeping panoramic ocean views, expansive living areas, and a layout designed for effortless entertaining. Featuring en suite bedrooms, a gourmet kitchen, indoor BBQ and spacious balconies. This home defines coastal elegance and sophistication. Designed for relaxation and grand gatherings. The perfect balance between privacy and luxury. Built-in braai, fireplace temperature control and a splash pool.

● **SANDBAAI R8 500 000** Web Ref No RL20838 • Beds 4 • Baths 3 • Receptions 4 • Garages 2

Tony Kelly – 082 777 8963 – tony@greeff.co.za | Bea Haumann – 071 561 2468 – bea@greeff.co.za



Stylish family retreat

This modern, double-storey home offers a blend of style, comfort and functionality, perfect for families or those who love entertaining. Tambali Village provides a peaceful setting with easy access to the local community and schools, as well as the beautiful coastal scenery of Sandbaai. A home combining convenience, charm and modern finishes, making it an exceptional choice for those looking to settle in this vibrant community. If position, tranquillity, privacy and security are your priorities, this is a must-see property. German Lifta lift.

● **SANDBAAI R4 350 000** Web Ref No 4957233 • Beds 3 • Baths 3 • Receptions 3 • Garages 2

Tony Kelly – 082 777 8963 – tony@greeff.co.za | Bea Haumann – 071 561 2468 – bea@greeff.co.za

UNDER OFFER



Double-storey with sea views & flatlet

This spacious, easy-care home is perfect for families, entertainers, and savvy investors alike. Located on the peaceful west side of Sandbaai, it offers sea views from the top-floor balcony, a fully-enclosed garden, and a versatile flatlet ideal for extended family or rental income. Features include: separate flatlet with private entrance, built-in braai and entertainment-ready TV room, double garage with extra storage, and secure, fully-enclosed yard with automated gate. Close to Curro School and Whale Coast Mall.

● **SANDBAAI R4 475 000** Web Ref No RL23006 • Beds 5 • Baths 6 • Receptions 3 • Garages 2

Bea Haumann – 071 561 2468 – bea@greeff.co.za | Jurika Esterhuysen – 084 577 7712 – jurika@greeff.co.za

UNDER OFFER



Modern, light & bright, north-facing

Tucked away in the sought-after Sundew Villas estate, this charming family home, with a fireplace offers privacy, security and a relaxed coastal lifestyle. Enjoy access to well-kept communal gardens, a swimming pool and kiddies' playground. Ideally located to enjoy Hermanus's vibrant festivals and events. This is a must-see lock-up-and-go for those seeking peace, community and convenience on the Whale Coast.

● **SANDBAAI R2 895 000** Web Ref No RL24660 • Beds 2 • Baths 2 • Receptions 2 • Garage 1

Tony Kelly – 082 777 8963 – tony@greeff.co.za | Bea Haumann – 071 561 2468 – bea@greeff.co.za



Charming & sophisticated haven

Set in a peaceful cul-de-sac, and designed for modern family living, this home features a stylish braai room seamlessly opening onto a private pool area – perfect for entertaining. Upstairs, a cosy pajama lounge complements the four well-appointed bedrooms and three bathrooms, ensuring comfort for the whole family. With two double garages providing space for up to four vehicles, there's also potential to convert part of the area into a small flatlet – ideal for extended family or as an income-generating opportunity.

● **KLEINMOND R5 995 000** Web Ref No RL 23947 • Beds 4 • Baths 3 • Receptions 2 • Garages 4
Lorraine Henning – 083 296 4821 – lorraine@greeff.co.za



Your future home is taking shape

This meticulously designed 240m² residence, set on an expansive 804m² plot in the vibrant heart of Kleinmond, is truly special. The main house features inviting open-plan living areas with a built-in braai, a kitchen with scullery, and spacious sleeping accommodation with built-in cupboards. Double garage. A separate flatlet offers additional open-plan living and a single garage, adding to the property's versatility.
Plot and Plan | No transfer costs.

● **KLEINMOND R4 750 000** Web Ref No RL24661 • Beds 4 • Baths 3 • Receptions 2 • Garages 3
Lorraine Henning – 083 296 4821 – lorraine@greeff.co.za



Prime retreat – earn or escape in style

Sold lock, stock, and barrel, this immaculately appointed, four-bedroomed, four-bathroomed residence offers the complete package – sophisticated interiors, premium furnishings, and a prime location just moments from the ocean. Featuring various entertainment areas and a gourmet kitchen. Pool and income potential.

● **KLEINMOND R6 750 000** Web Ref No RL24664 • Beds 4 • Baths 4.5 • Receptions 5 • Garages 2
Lorraine Henning – 083 296 4821 – lorraine@greeff.co.za



Versatile & inviting in tree-filled estate

This well-loved home is ready for new owners to create special memories in a peaceful and secure setting. Nestled in a small, tree-filled gated estate, this full-title property offers open-plan living areas with two bedrooms, two bathrooms and a study. The property combines comfort, security, and sustainability – perfect for families, professionals, or those looking to downsize.

● **KLEINMOND R2 100 000** Web Ref No RL24658 • Bed 2 • Baths 2 • Receptions 2 • Garage 1
Lorraine Henning – 083 296 4821 – lorraine@greeff.co.za



The house on the hill

Excellent location with five bedrooms, suitable to operate as an Airbnb, retreat, or a large family home. Offers four en suite bedrooms, kitchenette and flatlet, all on the ground floor. The second floor boasts the large main en suite, a spacious entertainment/dining area with sea views, and a designer kitchen and scullery. Take the stairs to the private upper viewing deck and enjoy panoramic vistas of the teal blue ocean, while capturing magnificent sunrises and sunsets.

● **PEARLY BEACH R4 950 000** Web Ref No RL24521 • Beds 5 • Baths 5 • Receptions 4 • Garages 2

Louisa de Wet – 084 498 2844 – louisa@greeff.co.za | Johan de Wet – 083 306 2484 – johandewet@greeff.co.za



Ocean-front treasure

Prime location with breathtaking sea views, while the beach is on your door step. Enjoy ocean vistas from the spacious living rooms – an entertainer's dream. Five bedrooms, four bathrooms, and a granny flat – ideal as an income generator. This exceptional property is ideal for retirement or a good investment opportunity as a B&B. Flat with sea views.

● **KLEINBAAI R7 950 000** Web Ref No RL24228 • Beds 5 • Baths 4 • Receptions 3 • Garages 2

Louisa de Wet – 084 498 2844 – louisa@greeff.co.za | Johan de Wet – 083 306 2484 – johandewet@greeff.co.za



Walking distance from the beach

This north-facing property offers stunning mountain views, just a short stroll from the sea. The home is in excellent condition, featuring a spacious entrance and three living areas, with impressive 3.2-meter-high ceilings. The open-plan kitchen, complete with a scullery, seamlessly integrates with the living spaces. There are three generously-sized bedrooms, including a main suite with an en suite bathroom, as well as an additional bathroom. The expansive hallway can be used as a versatile office space or computer nook.

● **DE KELDERS R2 780 000** Web Ref No RL23936 • Beds 3 • Baths 2 • Receptions 3 • Garages 2

Alecia de Villiers – 083 359 3643 – alecia@greeff.co.za



Guest house opportunity

Discover a unique investment opportunity in this elegant, fully furnished property, perfectly suited for a high-end guest house. The main house and two separate flats offer versatile accommodation for short or long-term rentals, enhanced by a well-appointed kitchen, inviting living spaces, and a charming outdoor patio. With secure parking and a sophisticated ambience, this property is ready to provide both income and a memorable guest experience. Fully furnished.

● **CALEDON R5 076 000** Web Ref No RL23514 • Beds 7 • Baths 8 • Receptions 5 • Garages 2 • Parking 2

Mariaan Coetzee – 082 330 7085 – mariaan@greeff.co.za



Sunny & spacious country living

This delightful north-facing property offers not just a house, but a lifestyle with stunning views over the town and Overberg landscape. Solar power adds green sustainability.

● **NAPIER R2 195 000** Web Ref No RL24458 • Beds 3 • Bath 1 • Reception 1 • Garage 1

Melinda Greeff – 073 499 7708 – melinda.g@greeff.co.za

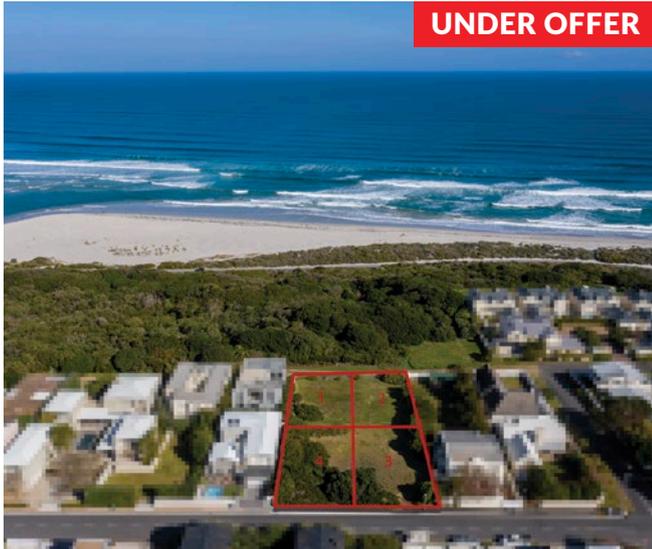


Comfort & space in Napier

This well-designed home offers you spacious relaxation areas plus a work-from-home office and a potential garden cottage all in one. Calling all keen gardeners – there is ample space to create a wonderful herb, fruit and vegetable sanctuary right at your back door. This is a rare opportunity to make your move to the country a reality.

● **NAPIER R1 750 000** Web Ref No RL24525 • Beds 3 • Baths 2 • Receptions 2 • Garages 3

Melinda Greeff – 073 499 7708 – melinda.g@greeff.co.za



● VOËLKLIP FROM R5 850 000

Prime seafront vacant land

- 1 - 250 11th Street - ±495m² - R10 850 000 including VAT
- 2 - 248 11th Street - ±495m² - R10 850 000 including VAT
- 3 - 247 10th Street - ±495m² - R 5 850 000 including VAT
- 4 - 249 10th Street - ±495m² - R 5 850 000 including VAT

Web Ref No RL 24501

Mike Frost - 082 492 6721 - mikefrost@greeff.co.za | Theo Heyns - 083 400 2023 - theo@greeff.co.za | Gottie Scholtz - 083 507 7791 - gottie@greeff.co.za



● VOËLKLIP R9 000 000

Renovate or build your dream home

Situated below the Main Road and close to Kammabaai Beach, this is one of the most sought-after areas in Voëlklip. This is a great investment opportunity in an excellent location where you can build your dream holiday home.

Web Ref No RL24440 • Beds 3 • Baths 2 • Receptions 2 • Parking 2

Theo Heyns - 083 400 2023 - theo@greeff.co.za | Mike Frost - 082 492 6721 - mikefrost@greeff.co.za | Gottie Scholtz - 083 507 7791 - gottie@greeff.co.za



● STANFORD R7 300 000

Exquisite country-chic family residence

Upon entering, the outside world fades away, revealing a tranquil sanctuary with stunning mountain views, perfect for relaxing and unwinding. The expansive 2 131m² garden gently extends from the house to the vlei, complete with a vegetable garden layout. There's plenty of room to create your own orchard or boutique vineyard, with access to a leiwat system and a serene pond.

Web Ref No RL23822 • Beds 3 • Baths 3 • Receptions 2 • Garage 1
Debbie Braunlich - 082 455 1601 - debbiebr@greeff.co.za



● FISHERHAVEN R4 250 000

Scenic views & unmatched outdoor opportunities

Set in a picturesque location, this exquisite four-bedroom home combines luxurious living with the beauty of nature. The surrounding area offers a tranquil environment teeming with wildlife, including wild horses, tortoises, owls, and eagles, providing a truly serene atmosphere. For outdoor enthusiasts, the nearby lagoon presents a haven for fishing, kayaking, kite surfing, and boating, with a designated boat launch area for easy access.

Web Ref No RL24144 • Beds 4 • Baths 3 • Receptions 2 • Garage 1
Thys Malan - 076 966 3302 - thys@greeff.co.za



● BETTY'S BAY R6 750 000

Find on the edge of the penguin haven

Delightful family home for holiday or permanent residence. This home boasts a relaxing lifestyle with space to invite the whole family or utilise as an ideal Airbnb investment opportunity. Double lounge, inviting braai room kitchenette at the lower level and fully fitted kitchen on the upper level. A big wraparound deck and landscaped garden with irrigation complete this stunning offering.

Web Ref No RL24408 • Beds 5 • Baths 4 • Receptions 4 • Garages 2
Yolande Coetzee – 072 241 2059 – yolande@greeff.co.za



● BETTYS BAY R2 980 000

Steps from the beach with mountain views

Designed to make the most of its natural surroundings, the home offers breathtaking views of the Kogelberg Mountains, with a tranquil, ever-changing backdrop of mountain ridges and fynbos-covered slopes. From the upper deck, enjoy a peaceful distant sea view, where the ocean glimmers on the horizon. The home features two comfortable bedrooms, an open-plan living space, and a layout that invites light and flow.

Web Ref No RL24608 • Beds 2 • Baths 2 • Receptions 2 • Garages 2
Yolande Coetzee – 072 241 2059 – yolande@greeff.co.za



● PRINGLE BAY R4 250 000

Coastal charm & easy living

An impressive, modern, face brick and Nutec home in an immaculate condition. A covered stoep area is enclosed with shutters. Facing north towards the ocean, this modern home is sure to impress. Close to the mountain with beautiful distant sea views.

Web Ref No RL24385 • Beds 3 • Baths 4 • Receptions 2 • Garage 1 • Carport 1
Anita Van Schaik – 082 650 1076 – anita@greeff.co.za



● PRINGLE BAY R3 650 000

Furnished & perfect for family living

A spacious five-bedroomed family home with endless possibilities. Located in a serene cul-de-sac in our charming village. A delightful garden, where a "mancave" with braai facilities is nestled among the trees. Includes a cosy sunken lounge, complete with a fireplace. Furniture is included. The double garage boasts extra workspace.

Web Ref No RL24107 • Beds 5 • Baths 4 • Receptions 3 • Garages 2 • Parking 1
Anita Van Schaik – 082 650 1076 – anita@greeff.co.za

COMMERCIAL



Aire Del Mar Guesthouse

Translated as "Breeze from the Ocean", this guesthouse features nine suites, beautifully showcasing stunning views of the teal blue sea, ensuring a memorable experience for every visitor. The majority of patrons are international. The property showcases a fully-equipped, one-bedroomed manager's flatlet. With well-maintained facilities, audited financials and proper zoning, this guesthouse presents a valuable opportunity for potential investors. Sea and mountain views.

● **GANSBAAI R10 500 000** Web Ref No CL2217 • Beds 10 • Baths 10 • Receptions 3 • Garages 3

Martin Barnard – 076 157 0598 – martin@greeff.co.za | Corné Barnard – 082 432 2036 – corne@greeff.co.za

COMMERCIAL



Newly-renovated building

Welcome to an exceptional opportunity to own a 190m² commercial property in Central Gansbaai. This property can serve dual purposes as a work environment and comfortable accommodation for staff or clients with five offices, two of which can be use as bedrooms. A bathroom, ample storage, and a 5kW inverter with two batteries. The large open-plan living area has a fireplace, ideal for your staff meetings during winter. This property can be used for General Business Zone 2.

● **GANSBAAI R4 050 000** Web Ref No CL2262 • Offices 5 • Baths 1 • Parking 5 • Stand 416m²

Louisa de Wet – 084 498 2844 – louisa@greeff.co.za | Johan de Wet – 083 306 2484 – johandewet@greeff.co.za



COMMERCIAL



Commercial investment opportunity

An excellent investment opportunity in mixed-use property, featuring ample parking facilities. Spanning 1 907m², the centre includes well-appointed two-bedroomed flatlets on the upper level and two commercial units on the ground floor. The property is securely fenced and equipped with a robust security system. Located adjacent to the prestigious Benguela Cove, Fisherhaven is experiencing rapid growth, being one of the last suburbs of Hermanus where property prices remain relatively affordable. Plot and Plan | No transfer costs.

● **FISHERHAVEN R10 100 000** Web Ref No CL2351

Martin Barnard – 076 157 0598 – martin@greeff.co.za



COMMERCIAL



Invest in commercial property

An excellent property investment requires a sharp eye and a swift hand. Situated on a corner plot of 730m², as the first property incoming into Fisherhaven, this service-station-zoned property offers superb value. Fisherhaven is rapidly evolving into a fully-fledged suburb of Hermanus, where residents can enjoy a tranquil and easy-going lifestyle. Get in early and reap long-term benefits.

● **FISHERHAVEN R2 500 000** Web Ref No CL2281 • Land

Martin Barnard – 076 157 0598 – martin@greeff.co.za



WHEN THE CRACKS START TO SHOW

We believe in shaping wealth that lasts. For you and for your family for generations to come

There are days when the winter light settles gently over the Kirstenbosch mountains or across a Stellenbosch vineyard brushed with gold and bronze, and everything feels still. Familiar. Held in place like a painting. In that quiet, it can feel like nothing will ever change.

These are the moments that feel steady and secure. The days are predictable. Life feels ordered, with nothing out of place. What you have built seems to be working just as it should.

And then something changes; not all at once, and sometimes it is small. A conversation that does not sit right or a delay that feels unusual. A passing comment that makes you pause. It might even be your own gut telling you to pay attention. A quiet signal that something you have trusted may need another look.

You pause. You notice it. Because the life you have built matters. And when something that matters shows strain, you do not walk away. You reinforce it.

This is true for your home. And it is just as true for your wealth.

When something you care about is taking strain, the question is not whether more pressure will come, it is whether the foundation that you have built is strong enough to hold what matters most.

You don't wait for the ceiling to fall, you respond to the first crack. You don't call the emergency line, you call the builder – someone who understands where the real pressure sits and knows how to make the structure stronger from the inside out.

WEALTH AND LEGACY WORK THE SAME WAY

The cracks are often quiet; an unclear succession plan or an outdated trust deed. A gap between what the next generation expects and what they understand. Returns that soften because of market conditions. Tax exposure that increases because of legislation. A plan that no one left behind can explain with confidence.

Still, many people wait. They assume the cracks will seal themselves. Or, that one more good year will cover the strain. But it doesn't. It compounds. Slowly at first, and then all at once.

Real wealth is not about how much you have. It is about how well what you do have is built to last. It is about stewardship, rhythm and structure, not just good decisions, but repeatable, compounding ones. Not just strategy, but the follow-through of the strategy.



The families who preserve wealth across generations understand this well. They review their circumstances often, proactively even. They make their intentions clear to ensure their people are prepared, not just named in an outdated Last Will & Testament.

Preparation is more than leaving an inheritance; it's about bringing the next generation into real conversations and choices while you are still there to guide and explain. It is not just about telling them what to do, it is about showing them how. These legacy builders do not chase fast returns, they chase resilience.

And when things change, as they always do, they do not panic. They prepare. They understand that legacy is not something you leave behind. It is something you live.

This is what we help families do every day. With calm. With clarity. With structures that last.

We have seen families take action early and preserve not only their wealth, but their unity. But we have also seen the cost of waiting. It is rarely financial at first. It shows up in uncertainty and hesitation. In silence between generations.

We help families create clarity. We help them name what they value and shape how it is passed on. We help them hold the line when markets shift, when plans are questioned, and when new realities emerge.

At Holborn, we are partners in discipline. Architects of clarity. Custodians of what you want to carry forward.

We believe that legacy is built long before it is distributed. It is built through structure and discipline. Through intention. Through action that aligns with what matters most to you.

SO, ASK YOURSELF

- + Are your plans understood, or just written down?
- + Are your successors informed, or simply named?
- + Are you doing this alone, when you could have a trusted guide?

We believe in shaping wealth that lasts. For you and for your family for generations to come.

Like a well-built home, it should offer shelter in every season.

Because wealth is not only what you pass on. It is what you choose to shape while you are still here.



HOLBORN

CHAPMAN'S PEAK — ESTATE —

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CONTACT US



PAUL LE ROUX

📞 082 550 4533

✉️ paulr@greeff.co.za



GISELLE DONALDSON-CROSS

📞 082 451 0890

✉️ giselle@greeff.co.za



LIZ RICHARD

📞 084 900 0338

✉️ liz@greeff.co.za