

ISSUE 60

OUTLOOK

CAPE PROPERTY & LIFESTYLE

OUR 60TH ISSUE

Celebrating 25 Years
of Greeff Christie's
International Real Estate

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CELEBRATING 25 YEARS OF GREEFF AND THE 60TH EDITION OF OUTLOOK

BY MIKE GREEFF

EXECUTIVE CHAIRMAN – GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE

As we proudly present the 60th edition of OUTLOOK Magazine, I find myself reflecting on the remarkable journey of Greeff Christie's International Real Estate and the milestones that have shaped our story. This edition is particularly meaningful as it coincides with 25 years of Greeff operating as a trusted and respected name in South African real estate.

What began in Cape Town has grown steadily over the past quarter century into a brand with reach that now extends across the country's most beautiful coastal regions, from the Whale Coast and the Garden Route to the West Coast and beyond. Our

expansion into these coastal markets reflects one of the most significant shifts we have seen in buyer behaviour in recent years, the move toward lifestyle driven property decisions.

Coastal towns and lifestyle estates are experiencing record levels of interest as buyers prioritise security, natural surroundings and a balanced way of living. Estates offering integrated communities, wellness amenities and proximity to the ocean are increasingly dominating the market and attracting both local buyers and international investors seeking exceptional lifestyle destinations.

At the same time, the broader economic environment has begun to provide encouraging signs of stability. Following a period of tightening, South Africa's interest rate cycle has moderated, with the prime lending rate stabilising at approximately 11.75 percent. Inflation has eased back toward the South African Reserve Bank's target range of 3 to 6 percent, helping to restore confidence among buyers and investors alike. When interest rates stabilise, activity tends to follow, and we are already seeing renewed momentum across several market segments.

Despite global economic pressures, the South African property market has demonstrated notable resilience. National residential property values continue to show steady annual growth of around 3 to 5 percent, while the Western Cape remains one of the country's strongest performing regions. Coastal areas in particular continue to outperform many inland markets, supported by semigration trends, international interest and the undeniable appeal of South Africa's lifestyle offering.

Throughout this journey, one constant has remained at the heart of Greeff – our commitment to connecting exceptional homes with discerning buyers through expertise, integrity and world-class marketing.

This 60th edition of OUTLOOK is therefore more than a magazine, it is a celebration of the people and relationships that have built this brand over the past 25 years. It honours the homeowners who entrust us with their properties, the buyers who place their confidence in our guidance and the dedicated agents whose professionalism continues to drive our success.

As we look ahead to the next chapter, our vision remains clear; to expand thoughtfully, strengthen our presence in key markets, and continue showcasing South Africa's most remarkable homes and lifestyles to the world through the global platform of Christie's International Real Estate.

Thank you for being part of this journey.

Mike Greeff

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SIGNATURE PROPERTIES

UNDER OFFER



Exceptional home with vineyard and mountain vistas



● **CONSTANTIA UPPER**

R47 000 000

Beds 8
Baths 7
Receptions 7
Study 1
Garages 4
Parking 6

Set on 6 900 m², neighbouring Groot Constantia Wine Farm, with sweeping views of False Bay, the surrounding vineyards, and the Hottentots-Holland mountains. A private path offers direct access to the historic estate's vineyards. Timelessly elegant, with formal living and dining rooms each boasting a fireplace, while the open-plan kitchen and family room features a wood-burning fireplace. Sliding doors open onto a patio with rimflow pool, garden, and views. Upstairs, a pyjama lounge opens to a wide veranda. The luxurious main suite features underfloor heating, dressing room, and private balcony. Features include: A pool room with built-in braai, games room with sauna, air-conditioned wine cellar, solar panels, a borehole, filtration system, and vegetable garden.

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SIGNATURE PROPERTIES

UNDER OFFER



Three homes – one prestigious opportunity



● CONSTANTIA UPPER
R38 000 000

- Beds 9
- Baths 9
- Receptions 3
- Studies 2
- Parking 8
- Flatlet 1
- Staff accommodation

Rural splendour, within the magnificent, gated Constantia Hill Farm, with breathtaking views, a private, established garden, including a lemon orchard and a pond. The modern, minimalist design of the two new homes is offset by the natural beauty and space of the garden viewed through large picture windows and aluminium sliding doors, and seen from extensive terraces and multiple balconies. The Cottage, located at the bottom of the garden with its own entrance/driveway, could serve as a manager's home or accommodation for multiple staff. Constantia Hill Farm comprises five large stands, of which this is one, 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. Land size: 4 093m².

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SIGNATURE PROPERTIES



One-in-a-million beach house with Noordhoek's finest sea views



● **NOORDHOEK**

R36 500 000

Web Ref No RL26055

Beds 6

Baths 4

Receptions 3

Garages 3

Parking 4

Designed to maximise light, flow, and uninterrupted views across Noordhoek Beach, the wetlands, and all the way to Kommetjie Lighthouse, this exceptional residence features three upstairs bedrooms, each opening onto a private sea-view balcony. The open-plan lounge, dining area, and modern galley kitchen flow seamlessly onto expansive decking. A level garden with a rimflow pool overlooks the ocean, while a sunroom opens directly onto the pool terrace. Above the triple garage, a light-filled, double-volume family room, with a private deck, offers spectacular views and can easily convert into a guest suite or Airbnb. A self-contained two-bedroomed cottage with kitchen, bathroom, and private balcony currently generates Airbnb income. Additional features include a versatile office below the pool, ample storage, and a triple garage.

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SIGNATURE PROPERTIES



Location, location, location with development opportunity



● NOORDHOEK
R18 000 000

Web Ref No RL25941
Beds 3
Baths 2
Receptions 2
Garages 2
Parking 2

Set directly at the Noordhoek Beach parking area, this rare beachfront home offers incredible sea views and direct access to the world-famous Noordhoek Beach. With Chapman's Peak rising behind, the property enjoys spectacular ocean and mountain views. The home currently comprises three bedrooms and three bathrooms, with two bedrooms downstairs and a main en suite upstairs. Built on the front boundary, it features a large, level, north-facing garden to the rear – ideal for expansion or redevelopment. A rare opportunity with significant upside potential in one of Cape Town's most sought-after coastal settings.

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SIGNATURE PROPERTIES



*36ha Lifestyle farm with river, cottages,
and expansive views*



● **FRANSCHHOEK**
R49 500 000

Web Ref No RL24952
Beds 24
Baths 22
Receptions 19
Garage 3

Tucked away in one of the Cape Winelands' most coveted valleys, this exceptional 36-hectare lifestyle farm offers a rare blend of natural beauty, rustic elegance and income-generating potential. A gently flowing river winds its way around the property, setting the tone for the tranquil atmosphere that defines this extraordinary retreat. Framed by panoramic views of the Simonsberg mountains, the main homestead enjoys a beautiful position overlooking a serene dam, offering an ever-changing canvas of light and reflections. The home is designed for relaxed family living, ideal for entertaining or simply soaking up the peace of the landscape. The home is partially complete, allowing the new custodian to add their own flair and finishing touches.

SIGNATURE PROPERTIES



Where wine, work and life align



● PLETTENBERG BAY
R18 000 000

Web Ref No RL25929
Beds 4
Baths 3
Receptions 2
Parking 20

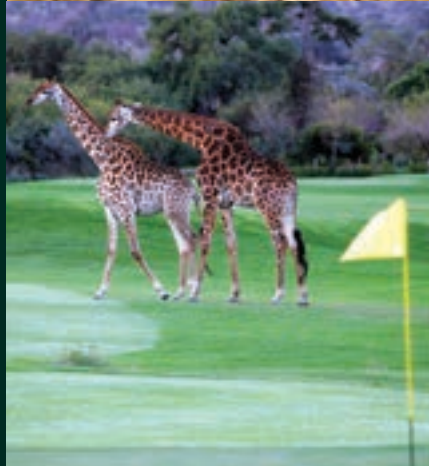
Luka Wine Estate is a rare Garden Route offering comprising a working organic vineyard, a popular destination restaurant and a secluded family residence, all within a self sufficient, off-grid environment. This small piece of paradise in the heart of Harkerville, abounds in birdlife. North facing and richly landscaped, the estate is positioned between Plettenberg Bay and Knysna, offering both accessibility and privacy. With established commercial rights, multiple liquor licenses and room to expand, the vineyard produces exclusive small batch wines sold solely on site, while the contemporary restaurant has built a loyal following. Privately positioned, the main residence overlooks a tranquil dam and gardens, offering a lifestyle that balances enterprise with retreat. An exceptional opportunity for a sustainable lifestyle property with proven income streams and future potential.

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The MANOR Guesthouse & HOMESTEAD Villa

Discover our stately and elegant seaside retreats overlooking the vibrant fishing village of Kalk Bay and St James with majestic views across Cape Town's False Bay. St James, historically known as 'millionaire's mile', is one of the trendiest places to stay in Cape Town. This little stretch of coastline where the mountains meet the sea is Mediterranean in style and has a trove of novel shops, delis, cafés, boutiques and galleries. A mere five-minute walk away, fresh fish can be bought from the locals and the harbour itself has charming restaurants offering home-style cuisine and fine-dining experiences. The area still boasts the colourful Victorian bathing boxes and famous tidal pools and beaches where an early morning swim is a favourite pastime. With an aura of grandeur and old-world charm, the six-bedroom Manor reflects the opulent times of a bygone era while Homestead Villa is unmistakably Cape Dutch with six beautiful sea-facing ensuite bedrooms.



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QUICKY CHICKIES

ONE READY, ROAST CHICKEN –
THREE TASTY, IMPRESSIVE AND
HEALTHY DISHES IN MINUTES

Satay chicken and crunchy crudites

Irresistibly delicious peanutty satay
sauce turns a humble bowl of chicken and
greens into a party

Serves 4

INGREDIENTS

- + Ready, roasted chicken portions (breasts or thighs), 4
- + Sugar snaps, 1 cup
- + Baby corn, 1 cup
- + Cocktail pitas, 4
- + Coriander and peanuts for garnishing

SAUCE

- + Peanut butter, smooth or crunchy, 4 Tbs
- + Brown sugar, 1 Tbs
- + Soy sauce, 1 Tbs
- + Thai fish sauce, 1 Tbs
- + Lemon/lime juice, 2 Tbs
- + Coconut milk, 200ml
- + Garlic, 1 clove
- + Ginger, freshly grated, 1 tsp
- + Chilli, 1 small (optional)
- + Spring onions, 2

METHOD

Combine all sauce ingredients in a saucepan, bring to the boil, then immediately turn down and simmer for a few minutes until the sauce thickens. Remove from heat. Arrange chicken, corn, sugar snaps and pita on plates, garnish with fresh coriander, peanuts, and chopped spring onions. Serve with the sauce, dip, enjoy and bathe in the glow of all the compliments.

RECIPES, PRODUCTION,
STYLING AND PHOTOGRAPHY
BY HEDI LAMPERT

Green goddess chicken poke bowl

Layers of flavour in a delightfully wholesome, utterly satisfying dish that won't leave you feeling heavy

Serves 4



INGREDIENTS

- + Ready, roasted chicken portions (breasts or thighs), 4
- + Bulgur wheat, 2 cups cooked
- + Cherry tomatoes, 1 cup
- + Spring onions, 2
- + Fresh lettuce of your choice

DRESSING

- + Greek yogurt, plain, 2 cups
- + Garlic, 2 cloves
- + Lemon juice, 45 ml
- + Fresh coriander, parsley, dill and mint, 1 generous handful of each
- + Olive oil, 1 Tbs
- + Honey, 1 tsp
- + Chicken stock powder, 1 heaped tsp
- + Onion powder, 1 heaped tsp
- + Salt and pepper to taste

METHOD

Arrange sliced chicken over cooked bulgur, with sliced tomatoes and lettuce. Whisk the dressing ingredients in a blender and serve drizzled over the chicken. Garnish with snipped spring onions.

Honey, sesame, soy chicken on crunchy veg “noodles”

Delectable, light and healthy
Serves 4

INGREDIENTS

- + Ready, roasted chicken portions (breasts or thighs), 4
- + Carrots, 4 large
- + Cucumber, 1 large
- + Sesame seeds, ¼ cup
- + Spring onions, 2

DRESSING

- + Soy sauce, ½ cup
- + Honey, 1 tsp
- + Ginger, ½ tsp freshly grated
- + Garlic, 1 clove chopped
- + Vegetable oil, 1 tsp

METHOD

Sprinkle sesame seeds over chicken portions and roast in an air fryer for around 10 minutes at 200C, or until skin is golden and crispy. In the meantime, place sauce ingredients in a saucepan and bring to the boil, then turn down to simmer for two to three minutes. Grate or spiralise carrots and cucumber, and arrange in individual bowls. Place sliced chicken over vegetables, drizzle with soy dressing, and serve topped with snipped spring onions.





Exquisitely renovated home with mountain views



● **CONSTANTIA UPPER**
R42 000 000

Web Ref No RL26125
Beds 5
Baths 5
Receptions 3
Garages 2
Parking 6

Completely renovated, set on a generous 2 750m² erf, this home offers sweeping mountain views and expansive living spaces with engineered oak flooring and sleek black aluminium sliding doors. Open-plan areas include a stylish kitchen fitted with a Smeg oven. The ground floor includes two bedrooms, a study, and potential for a self-contained flatlet. Upstairs, a relaxed lounge opens to three luxurious bedroom suites, including a spacious main suite with a walk-in closet and dressing room. A glass-enclosed conservatory and pool room with a built-in braai, opens on three sides for year-round entertaining. Additional features include: a separate laundry, staff accommodation, borehole, water tanks, and an inverter system. The property also offers excellent development potential on unused land.

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A contemporary Constantia masterpiece



● CONSTANTIA UPPER
R38 995 000

Web Ref No RL25756
Beds 6
Baths 6.5
Receptions 3
Garages 4
Parking 4

This beautiful home is set in an exclusive 24-hour manned security estate, with oak floors, high ceilings, and expansive glass defining the reception areas. The formal lounge features a closed-combustion fireplace and French doors. Ideal for entertaining, with a temperature-controlled wine cellar, and chef's kitchen with pantry, separate scullery and laundry. Living and dining spaces flow to a pergola-covered terrace with built-in braai, wood-fired pizza oven, and prep area, overlooking a heated lap pool. Upstairs, a pyjama lounge opens onto a balcony with mountain and vineyard views. The luxurious main suite boasts a bespoke dressing room and indulgent bathroom. A ground-floor guest suite adds flexibility. Borehole water, solar power with backup, underfloor heating, heated pool, advanced security, extensive garaging, additional covered parking, and self-contained staff accommodation.

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*Mountain views and endless possibilities within
a peaceful cul-de-sac*



● **CONSTANTIA UPPER**

R30 000 000

Web Ref No RL25706

Beds 10

Baths 11.5

Receptions 4

Parking 10

Flatlet 1

Staff accommodation 1

This exceptional 10-bedroomed residence enjoys breathtaking mountain views and privacy, and is currently operating as a successful guest house with business rights in place. The main house, with an elegant foyer leading to expansive living areas, includes a large lounge, sunroom and an enclosed terrace – ideal as a guest breakfast room. An open-plan kitchen serves three luxurious bedrooms, a study with a bathroom, and a self-contained, one-bedroomed flatlet. Additional accommodation includes: three en suite terrace rooms, and a second, self-contained flatlet with two en suite bedrooms, a lounge and kitchen. Additional features include: fireplaces, a covered terrace, private patios, pool, koi pond, staff accommodation, laundry, wine cellar, ample storage, advanced security, solar power, inverter, water purification, and automated irrigation. Erf: 2 720m².

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Architecture and nature unite in a private sanctuary of contemporary comfort



● CONSTANTIA UPPER
R29 500 000

Web Ref No RL25840
Beds 4
Baths 4.5
Receptions 2
Garages 3
Parking 4

Designed by Matt Pretorius, this timeless contemporary home is complemented by a lush, mature, landscaped garden in the prestigious Hohenort area. Enjoy open-plan living, dramatic double-volume ceilings, and natural light. Expansive aluminium doors and windows frame the garden and allow seamless indoor-outdoor flow to the swimming pool, sundeck, covered braai and dining terrace. A centrally positioned fireplace anchors the living space. The fitted kitchen is both elegant and practical, featuring a separate scullery and laundry and opening onto a balcony. Accommodation comprises four generous en suite bedrooms, with three upstairs and one on the lower level – ideal for guests, or as a private office with its own balcony. Further highlights include: a koi pond, borehole, inverter backup, security and privacy.

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UNDER OFFER



Perfect family home with breathtaking mountain views



CONSTANTIA UPPER
R28 950 000

- Beds 4
- Baths 2
- Receptions 2
- Garages 2
- Parking 4

Lush greenery and warm, understated sophistication make for a glorious retreat. Four well-proportioned bedrooms include a peaceful main en suite overlooking the garden. A versatile fourth en suite bedroom is ideal as a self-contained guest suite. Designed for effortless living and entertaining, the home features two generous lounges and a central dining area flowing into a newly renovated open-plan kitchen. This inviting space connects directly to the patio – ideal for al fresco dining. Outdoor living is a highlight, with a spacious covered patio for entertaining or quiet moments taking in panoramic views of Table Mountain, from misty mornings to golden sunsets. The immaculately landscaped, private garden is maintained by borehole water and automated irrigation. Good security and inverter backup.

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UNDER OFFER



Captivating thatch above the vineyards



● CONSTANTIA UPPER
R23 900 000

- Beds 6
- Baths 5.5
- Receptions 3
- Garages 2
- Parking 6
- Flatlet 1

This expansive, family home boasts breathtaking sea and mountain views and is an entertainer's dream. The double-volume living area, flooded with natural light, flows onto a vast entertainer's deck, while formal and informal lounges, a fitted bar, and an open-plan kitchen, with extensive prep and scullery space add convenience. Upstairs, five bedrooms include a luxurious main suite with a fireplace, attic access, dual dressing rooms, and views. A self-contained, double-storey cottage offers a private deck, spacious living area, and bedroom suite – ideal for guests, remote work, or rental income. Additional highlights: a pool, with baby pool, hot tub, sauna, gym / entertainment room, beautifully landscaped gardens, and staff accommodation. Land 5 458m².

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SOLD



Idyllic home adjacent to Groot Constantia

North-facing property bordering Groot Constantia Wine Estate. Set on 3 704m², with three exciting avenues for future growth. Modernise the existing home, renovate and sub-divide – there is an approved sub-division of 1 857m², currently home to the tennis court and perfect for a secondary residence or future sale. Redevelop entirely – redesign the property to create a modern estate or develop up to three new homes (subject to municipal approval), with dual access potential from Welgelegen and Rustenburg Avenues. Borehole and solar power, plus alarm system.

● **CONSTANTIA UPPER R24 000 000** Beds 6 • Baths 4 • Receptions 3 • Study 1 • Garages 2

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SOLD



High on Klaasenbosch Drive

This exceptional villa enjoys sweeping, north-facing views across the forest and mountains, with direct access to a trail linking Alphen and Cecelia Forest to Table Mountain. Immaculately maintained, French Provençal charm meets solid construction. Large picture windows, terracotta-tiled terraces, wisteria-draped pergolas and a manicured garden with a pool. Open-plan kitchen, family and dining area. Separate scullery and laundry. A generous main suite boasts a Juliet balcony. Additional features include: a study, pyjama lounge, two patios, a separate flatlet with private entrance, and a storage room with wine cellar potential. Erf: 1 765m².

● **CONSTANTIA UPPER R23 950 000** Beds 4 • Baths 3.5 • Receptions 3 • Study 1 • Garages 2

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Alphen splendour



● CONSTANTIA UPPER
R23 000 000

Web Ref No RL25920
Beds 4
Baths 4
Receptions 3
Office 1
Garages 2
Staff accommodation 1

Immaculate, energy-efficient, four-bedroomed home – all super-sized rooms and en suite, an office – or fifth bedroom, plus a luxurious separate guest suite or staff accommodation. The large lounge, with a cosy bar, leads into an expansive sun/entertainment room overlooking the heated pool. A large kitchen, service area, separate scullery and laundry, conveniently lead into the double garage. The sunny dining room opens to the pool deck. Ideally situated in a quiet cul-de-sac, and nestled in a beautiful garden, with a well-point and a seasonal stream, flowing from Ferndale nursery. Easy access to the M3 for work, schools and entertainment. An easy stroll to the Alphen trail, leading all the way to Cecelia Forest – a gateway to Table Mountain.

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The Little House of Wine



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

Web Ref No RL25572

Beds 3

Baths 3

Receptions 2

Parking 4

Flatlet

The charming "Little House of Wine" on Avenue Bordeaux presents a rare opportunity to lock up and go, downscale, or expand in a highly prestigious setting. Secure, tranquil, and framed by magnificent mature trees, with a small vineyard. The single-level home opens seamlessly to a north-facing garden, perfect for children, pets, and relaxed living. A central double-volume lounge anchors the home, flowing into an open-plan kitchen, bedrooms, and flexible work-from-home or additional living spaces. Additional highlights include: a superb pool, outdoor cloakroom, approved plans for a four-car garage, and a self-contained flat.

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Steeped in Constantia's heritage and beauty



● CONSTANTIA UPPER
R19 995 000

Web Ref No RL25540
Beds 4
Baths 3
Receptions 3
Garages 2
Parking 4

North facing, in a quiet cul-de-sac, this character-filled home borders the historic Groot Constantia Wine Farm, offering privacy, established gardens and mature trees. The spacious lounge boasts a gas fireplace and courtyard access, while the dining room, complete with a fireplace, flows onto the outdoor entertainment area. Two built-in braais, stacked doors, a pool, and front garden create an ideal setting for al fresco dining. An entertainment room with a fireplace adjoins the open-plan kitchen and family room. The right wing houses a private suite that can serve as a self-contained cottage or luxurious main bedroom with a walk-in dressing area. There are two further bedrooms, a bathroom, and an additional en suite or pyjama lounge. Double garage and staff quarters complete the home.

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



Your family's sanctuary

This north-westerly facing property is not just a house – it's a haven where family memories are made. The heart of the home is the open-plan kitchen, with a seamless flow into the dining area and undercover sunroom overlooking your expansive garden. The cosy lounge features beautiful sash windows and a wood-burning fireplace, plus, the additional pyjama lounge offers a versatile space.

● **CONSTANTIA R11 500 000** Web Ref No RL26159 • Beds 4 • Baths 3 • Receptions 3 • Garages 2 • Parking 2
Henri Te Water – 071 655 5679 – henri@greeff.co.za | Luke Sweetnam – 021 763 4120 – info@greeff.co.za



A rare find

This modern, single-storey home, in a secure, access-controlled enclave of just 23 units, boasts an open-plan living and dining area flowing through sliding doors to a covered patio for relaxed entertaining or peaceful evenings at home. Prime location, close to top schools, shops and amenities, with easy access to the freeway – perfectly positioned to enjoy with peace of mind.

● **BERGVLiet R5 450 000** Beds 3 • Baths 2 • Reception 1 • Garages 2
Luke Sweetnam – 073 389 3812 – luke@greeff.co.za | James Sale – 071 261 4446 – james.s@greeff.co.za | Cornel Gardner 076 409 4323 cornel@greeff.co.za



Nature at your doorstep

Set in a cul-de-sac on the edge of the Tokai Forest, this is a rare opportunity to enjoy privacy, space and natural surroundings in a truly sought-after location. The residence is positioned with open space on three sides and set on a generous 995m² erf, surrounded by nature and tranquillity. This older home has excellent bones, offering a wonderful opportunity to modernise and personalise to your taste. Open-plan with easy flow between living spaces, while many of the rooms open out onto a charming internal courtyard, allowing in natural light.

● **TOKAI POA** Beds 4 • Baths 2 • Receptions 2 • Garage 2 • Parking 4

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



Forest Glade at its best

Sold at full asking price. Nestled in the foothills of the Constantiaberg Mountains, Forest Glade is a secure estate comprising five hamlets and nearly one hundred semi-detached homes – each cleverly positioned to ensure privacy and a sense of seclusion. The estate's expansive grounds include jungle gyms and open areas ideal for children and family life.

● **TOKAI R7 400 000** Beds 4 • Baths 3 • Receptions 2 • Garage 1 • Parking 1

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



Timeless Georgian charm

Situated in a wind-free, leafy lane, this large, north-facing, double-storey family home is light and sun-drenched all day, with magnificent views of the mountain. The master suite has glorious views and a walk-in dressing room. There are four large bedrooms upstairs, three of which are en suite. Staff accommodation, with a modern bathroom, plus guest cloakroom. Several storage areas. Huge main lounge and sun lounge with magnificent views. Jacuzzi, and sauna alongside the pool and braai area. An open-plan kitchen and adjacent indoor braai will become the heart of your home.

● **BISHOPSCOURT VILLAGE R16 495 000** Web Ref No RL25600 • Beds 4 • Baths 5.5 • Receptions 3 • Garages 4

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



Large and prestigious home

With multiple spaces and all the facilities required to be a large, sumptuous family home, let out, or lived in and part used for offices or a practice, this property offers so many options. Eight bedrooms (one in the separate flat), three living areas, a lovely pool set in a green mature garden, and off-street parking for eight. 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, plus a staff bathroom.

● **BISHOPSCOURT R14 995 000** Beds 8 • Baths 6 • Receptions 3 • Garages 3 • Parking 6

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

**SOLD**

● **RONDEBOSCH R15 500 000**

Heritage masterpiece discreetly sold off market

This beautiful heritage home nestled in the Rondebosch Golden Mile and within walking distance from Micklefield and Bishops has found its new owners. A gorgeous blend of heritage allure with modern convenience, this grand old lady boasts four bedrooms, a study, domestic accommodation and a generous and expansive, west-facing entertainment area, plus a pool. Sold at full asking price before going to market. 1 572m²

Beds 4 • Baths 3.5 • Receptions 2 • Garages 2 • Parking 1

Sue McLagan – 083 412 3624 – sue@greeff.co.za
Luke Sweetnam – 021 763 4120 – info@greeff.co.za

**UNDER OFFER**

● **BISHOPSCOURT VILLAGE R14 500 000**

Ultra-modern home with spectacular views

Situated in exclusive Bishopscourt Village, this beautifully modernised, single-storey home offers stylish open-plan living with breathtaking views of Table Mountain. The lounge, dining area and designer kitchen, with Caesarstone tops and SMEG appliances, flows seamlessly to a cosy family room with built-in braai and stacked doors opening to the pool deck. A large undercover entertainment/play area adds versatility.

Beds 4 • Baths 4 • Reception 3 • Garage 1 • Parking 2

Andre Beyers – 071 422 5382 – andre@greeff.co.za | Charles Silbert – 082 555 4286
– charles@greeff.co.za | Dani Matheson – 083 556 9391 – dani@greeff.co.za

**UNDER OFFER**

● **CLAREMONT UPPER R12 500 000**

Historical landmark – endless possibilities

Set on 1 000m², this updated historical property boasts a spacious lounge and dining room seamlessly connected to a modern, up-to-date kitchen. A comfortable family room opens out to an undercover patio and swimming pool. Features include: an outside shower and water tank. Perfectly located within proximity to Cavendish Square, UCT, the Vineyard Hotel, and the highly sought-after school belt.

Beds 7 • Baths 5 • Receptions 4 • Garages 2 • Parking 8

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

**SOLD**

● **CLAREMONT UPPER R3 795 000**

Central living, ultimate convenience

This well-located property is ideal for first-time homeowners, young families, professionals and students. Positioned in the heart of Claremont CBD, it offers unmatched convenience, moments from Virgin Active and Pick n Pay, transport links, cafés and everyday amenities.

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



Golden Mile hidden gem

Set in quiet Trinity Lane, this Golden Mile Gem sold to the second person who viewed it for 97% of asking price. Well maintained, with mountain views, a perfectly sized pool and lush garden to seal the deal. A home offering tranquility and effortless family living, with exceptional light throughout.

● **RONDEBOSCH R11 000 000** Beds 4 • Baths 4 • Receptions 2 • Study 1 • Garages 2 • Parking 2
Sue McLagan – 083 412 3624 – sue@greeff.co.za | Luke Sweetnam – 021 763 4120 – info@greeff.co.za



A beloved family home

This much-loved family home in Jamieson Road has successfully changed hands. Cherished by its owners and beautifully maintained, this compact lock-up-and-go, with a plunge pool, proved irresistible in this sought-after location. A happy result for both seller and buyer with home selling off market above asking price.

● **RONDEBOSCH R6 100 000** Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 4
Sue McLagan – 083 412 3624 – sue@greeff.co.za | Luke Sweetnam – 021 763 4120 – info@greeff.co.za



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A timeless family home

Discreetly sold off market, 4 Oxenham Court, in Rondebosch Silver Mile, impressed with three bedrooms, two bathrooms, a double garage, and a private, low-maintenance garden. A polished, well-balanced home, snapped up in a quiet pocket of the coveted area.

● **RONDEBOSCH R5 850 000** Beds 3 • Baths 2 • Receptions 2 • Garages 2

Val Petzold – 083 625 0433 – val@greeff.co.za | Sue McLagan – 083 412 3624 – sue@greeff.co.za



Family living

Situated in the heart of Diep River, this charming family home welcomes you with a massive front garden that immediately sets the tone for relaxed, comfortable living. The expansive outdoor space features a sparkling pool and a well-designed, dedicated entertainment area, complete with a pizza oven – perfect for hosting family and friends all year round.

● **DIEP RIVER R4 295 000** Beds 3 • Baths 2 • Receptions 2 • Garages 2 • Parking 4

Ameer Allie – 082 864 4185 – ameer@greeff.co.za | Abdud-Dayyan Savahl – 081 288 3780 – abdud-dayaan@greeff.co.za
Luke Sweetnam – 021 763 4120 – info@greeff.co.za



● **THORNTON R1 950 000**
Modern and spacious apartment

Open-plan with modern finishes, seamlessly connecting the kitchen, dining, and lounge spaces. Two sizeable bedrooms with built-in cupboards, each with their own door to the wraparound balcony and bathroom with shower, basin and toilet. The wraparound balcony offers extended outdoor living and views from multiple angles.

Beds 2 • Bath 1 • Reception 1 • Parking 1

Heather Davis – 072 241 4574 – heather@greeff.co.za
Luke Sweetnam – 021 763 4120 – info@greeff.co.za



● **PINELANDS R1 900 000**
Secure and well maintained

Situated in the sought-after Garden City Heights complex in Pinelands, this generous 91m² apartment offers secure, comfortable living in a consistently high-demand sectional title scheme. A large salt-water pool creates a relaxed, community-focused atmosphere. The building also offers a convenient laundry facility. Close to leading schools, shopping centres, and major routes.

Beds 2 • Baths 2 • Reception 1 • Parking 1

Johnathan Bell – 072 933 2001 – johnathan@greeff.co.za | Heather Davis – 072 241 4574
– heather@greeff.co.za | Luke Sweetnam – 021 763 4120 – info@greeff.co.za



● **PLUMSTEAD R1 200 000**
Ground floor apartment

This gem of a one-bedroomed apartment offers secure, low-maintenance living in sought-after Plumstead. The apartment also includes one secure allocated parking bay for added peace of mind. Ideally suited to young professionals, couples, or investors seeking strong rental demand.

Web Ref No RL26071 • Bed 1 • Bath 1 • Reception 1 • Parking 1

Ameer Allie – 082 864 4185 – ameer@greeff.co.za | Abdud-Dayyan Savahl – 081 288 3780
– abdud-dayaan@greeff.co.za | Luke Sweetnam – 021 763 4120 – info@greeff.co.za



● **THORNTON R900 000**
Contemporary bachelor apartment

The apartment features an open-plan layout maximising space and functionality. With sleek, modern finishes throughout, the interior exudes a clean and sophisticated aesthetic. The kitchen flows effortlessly into the living and sleeping area, creating a seamless living experience that's both practical and comfortable.

Web Ref No RL25071 • Bed 0.5 • Bath 1 • Reception 1 • Parking 1

Heather Davis – 072 241 4574 – heather@greeff.co.za
Luke Sweetnam – 021 763 4120 – info@greeff.co.za



Family home with pool

A rare opportunity in one of Harfield Village's most desirable pockets, this beautifully presented, four-bedroomed home blends modern comfort with the charm of vibrant village living. Situated just moments from a quaint neighbourhood park, and within walking distance of popular cafés and restaurants, it offers a lifestyle defined by convenience, connection and ease. Generous entertainment areas flow seamlessly to a private, low-maintenance garden, creating the perfect setting for relaxed weekends, summer braais and gatherings with family and friends.

● **HARFIELD VILLAGE R4 699 000** Beds 4 • Baths 2 • Receptions 2 • Parking 2

Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za | Paige Greeff – 071 968 5583 – paige@greeff.co.za



● **RONDEBOSCH VILLAGE R3 795 000**
Prime position, modern living

Modern apartment with bright, open-plan living opens to a private balcony, complemented by concierge service, 24-hour security, and secure parking. Perfectly positioned near shops, cafés, transport, and top amenities.

Beds 2 • Baths 2 • Reception 1 • Parking 1

Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za
Paige Greeff – 071 968 5583 – paige@greeff.co.za



● **MOWBRAY R1 450 000**
Stylish renovated corner apartment

Corner unit with private garden and patio, modern, open-plan kitchen, secure parking, and pool access. Bright, airy, and move-in ready, offering privacy, comfort, and convenient Mowbray living.

Beds 2 • Bath 1 • Reception 1 • Parking 1

Paige Greeff – 071 968 5583 – paige@greeff.co.za
Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za

**UNDER OFFER**

● RONDEBOSCH EAST R2 980 000

Solid family home

High ceilings, aluminium windows throughout, and tiled flooring. Open living and dining areas, three well-sized bedrooms with built-in cupboards, including a main en suite, as well as a family bathroom. The light-filled kitchen is both bright and functional, offering ample cupboard space.

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

Shahieda Bardien – 084 152 4845 – shahieda@greeff.co.za

**SOLD**

● WYNBERG R2 800 000

Freshly renovated. Effortlessly modern

Fully renovated and thoughtfully designed, with a spacious open-plan lounge, reception area, and kitchen. Contemporary finishes, clean design, and upgraded fittings give the space a polished, modern character. Large sliding doors lead out onto the wraparound balcony.

Beds 2 • Baths 2 • Reception 1 • Parking 2

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

Ameer Allie – 082 864 4185 – ameer@greeff.co.za

Luke Sweetnam – 073 389 3812 – luke@greeff.co.za



● CRAWFORD R1 875 000

A rare opportunity awaits

This prime piece of vacant land is now available. Perfectly positioned, this exceptional property offers endless possibilities, whether you're looking to design and build your dream home, or seeking an investment opportunity with incredible potential.

Web Ref No RL25183 • Land

Shahieda Bardien – 084 152 4845 – shahieda@greeff.co.za



● RYLANDS R1 695 000

Modern three-bedroom home

This contemporary home offers stylish and functional living in a sought-after location. Open-plan living area seamlessly connected to a well-fitted kitchen with Caesarstone 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 Bardien – 084 152 4845 – shahieda@greeff.co.za

**SOLD**

● PLUMSTEAD R1 595 000

Modern first-floor living

First floor apartment offers spacious living, modern finishes, and an excellent range of lifestyle amenities. The complex offers outstanding amenities for residents to enjoy, including a swimming pool, tennis court, and a dedicated braai area – ideal for entertaining or weekend relaxation.

Beds 2 • Baths 1.5 • Reception 1 • Garage 1 • Parking 2

Ameer Allie – 082 864 4185 – ameer@greeff.co.za

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

Luke Sweetnam – 073 389 3812 – luke@greeff.co.za

**SOLD**

● PLUMSTEAD R1 200 000

Ground floor apartment with garden

Solid structure, well defined spaces, and a layout lending itself to modernising or reconfiguring. A perfect canvas for shaping into your own home, or for investors looking to refresh and unlock added value in an area with consistent rental demand.

Beds 2 • Bath 1 • Reception 1 • Garage 1

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

Ameer Allie – 082 864 4185 – ameer@greeff.co.za

Luke Sweetnam – 073 389 3812 – luke@greeff.co.za



Modern living, mountain views

This modern Kenilworth Upper block offers excellent mountain views, easy access to shops and cafés, and is a well-connected location. Ideal for young professionals and growing families seeking contemporary living within a vibrant, established neighbourhood close to conveniences and lifestyle amenities.

● **KENILWORTH UPPER R3 600 000** Web Ref No RL25601 • 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



Flexible living, garden appeal

This adaptable apartment can be easily reworked to suit individual needs. A generous garden space enhances the sense of scale, complementing the interior. Ideal for students, young professionals and retirees seeking flexible, comfortable living in a convenient setting.

● **CLAREMONT UPPER R1 595 000** Bed 1 • Bath 1 • Reception 1 • Parking 1
 Ammaarah Hendricks – 071 728 9130 – ammaarah@greeff.co.za | Sean Murphy – 062 434 3055 – sean.m@greeff.co.za



STBB

Building plans and property transactions:

When is a seller legally
obliged to provide
approved plans?

During property transfers, STBB's conveyancers are often asked whether a seller is legally obligated to provide a purchaser with approved building plans. For sellers, purchasers, and estate agents alike, understanding when and why approved building plans are required is critical to a dispute-free transaction.

The legal framework

Under section 4(1) of the National Building Regulations and Building Standards Act, obtaining building plan approvals from the local authority in writing before proceeding with any building, renovation, or home extension is a legal requirement. The purpose of this is to ensure a building's structure has integrity and to prevent its collapse. Section 2 of the Alienation of Land Act sets out the legal requirements for a property sale agreement that is it must be in writing and signed by the parties or their duly authorised representatives. However, the Alienation of Land Act makes no mention of building plans.

While obtaining building plan approval is not a legal requirement for the conclusion of a valid sale agreement, the seller may nevertheless be *contractually* obligated to provide the purchaser with approved plans. This is the case where the purchaser includes a specific clause in the agreement that obligates the seller to supply the purchaser with Council-approved building plans prior to transfer. For example, the clause may



stipulate that the seller warrants that they are in possession of updated and approved building plans. Alternatively, the agreement may be subject to the suspensive condition that the seller furnishes the purchaser with approved plans – at their own cost – within a specified period, failing which the agreement will lapse.

Approved building plans as a condition of mortgage bond approval

Often, a sale agreement is subject to the purchaser obtaining a loan from a bank or other financial institution. Generally, financial institutions will make it a condition of mortgage bond approval that approved building plans are obtained before finance is granted.

If the sale agreement does not provide that approved building plans are to be supplied by the seller, it is not the seller's responsibility to furnish such plans. Instead, the onus falls on the purchaser to obtain the approved building plans at their expense and to submit same to the relevant financial

institution without delay. The reason for this is obvious: It is the purchaser who requires the mortgage bond in order to finance the purchase of the property. As such, they are obligated to comply with the conditions of bond approval. If it transpires that the building plans are outdated, the financial institution will not consent to the registration of the bond. This will inevitably cause delays.

How is the requirement to provide approved building plans dealt with in the Immovable Property Condition Report?

Section 67 of the Property Practitioners Act requires an estate agent marketing a property to procure a signed and completed Immovable Property Condition Report ('the report') – also known as a disclosure form – from the seller. Intended to discourage fraudulent and or misleading representations by the seller or their agent, the report must be provided to an interested purchaser before the parties conclude the sale.

Specifically, one of the clauses in the report states: *'I am aware that any additions and/or improvements made to and/or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained.'*

The seller must answer this question honestly. If their answer is 'no', the lack of approved building plans will be considered a latent defect, which is not easily discoverable on inspection. The property is thus sold *voetstoots* or 'as is', with all patent and latent defects included. Although this may influence the interest in and the price offered for the property, it places no further obligation on the seller.

However, if the seller answers 'yes', and it later transpires that there were unauthorised additions or improvements to the property, the seller was aware of such additions or improvements, and they deliberately chose not to disclose this fact to the purchaser, the *voetstoots* clause will not protect the seller from liability for losses suffered by the purchaser. Proving fraudulent non-disclosure of a latent defect is, however, difficult.

If the seller unknowingly purchased the property without approved building plans in good faith from a third party, it will be difficult for the purchaser to hold them liable for damages.

A conveyancer's perspective

In practice, many purchasers either assume that they will receive approved building plans on or before transfer, or don't enquire into their existence. To prevent unforeseen disputes, it is prudent to insert a clause in the sale agreement that expressly deals with obtaining approved building plans on or before transfer.

The inclusion of this clause, however, becomes an important financial consideration the seller must take into account when accepting any potential offers as obtaining approval involves a cost – and may delay transfer. This consideration is especially apparent where the purchaser intends to conduct major renovations after transfer and will need the current approved plans to start this process. For these and other reasons, consulting with a conveyancing attorney is essential.

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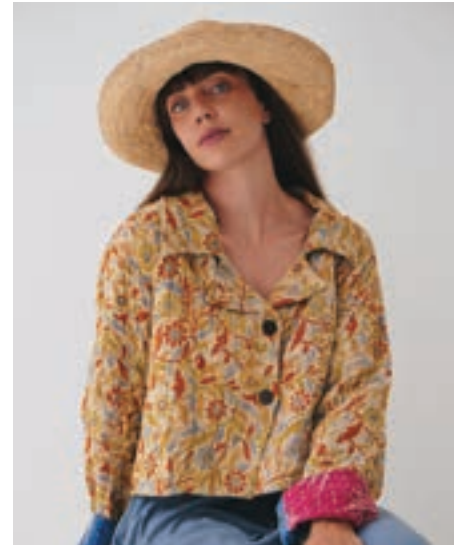
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SOMETHING PRETTY

Burgundy Jolie Winter Shorts Set

Price:

3 months **R550**

6 months **R599**

12 months **R650**

Fabric Composition:

50% Cotton,

50% Polyester

Charming and effortlessly stylish, the Burgundy Jolie Winter Shorts Set is designed for little ones who love comfort with a touch of elegance. Featuring a rich burgundy tone and a beautifully tailored silhouette, this set combines a cosy top with matching shorts for a playful yet refined Winter look.

Perfect for special occasions or as a gift.

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The Delsey Chatelet Air 2.0 collection celebrates timeless French elegance, inspired by the architectural beauty of Paris. Crafted from resilient 100% polycarbonate with an anti-scratch finish and enhanced ZipSecuritech 2 security, the range offers lightweight durability and beautifully structured organisation.

The 55cm trolley is priced at **R8499.95**, and the coordinating Vanity Case, featuring a recycled lining, detachable mirror and removable clear pouch, is priced at **R4999.95**.

Available at Destinations by Frasers, Cavendish Square.



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Shop G11 021-0233447



Space, comfort and views

Warm and inviting family home offering generous space indoors and out. The open-plan lounge and dining area, enhanced by a fireplace, creates an ideal setting for relaxed family living. A spacious kitchen boasts a central island, ample storage, and breakfast nook. Three versatile bedrooms include light-filled spaces with backyard access and wooden flooring. Two neat bathrooms add convenience. Outdoors, enjoy a large garden with braai area, swimming pool, storage, and ample space in which to unwind or entertain.

● **MUIZENBERG R5 750 000** Web Ref No RL25592 • Beds 3 • Baths 2 • Reception 1 • Parking 3

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



● **SOUTHFIELD R2 675 000** **Prime Kingfisher location**

This neat, well-maintained home is set in the sought-after Kingfisher Estate in Southfield. A light-filled, tiled lounge with a charming stone fireplace flows seamlessly into the kitchen and dining area. Large front and backyard, plus a built-in braai.

Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 5

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



● **LAKESIDE R2 500 000** **Create your own coastal haven**

This spacious 489m², well-located vacant plot offers the perfect canvas upon which to build your dream home. Set in a peaceful spot, with stunning views, it provides space, serenity, and endless potential – ideal for families or savvy investors.

Web Ref No RL24704 • Land

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



● **HEATHFIELD R1 850 000** **Secure home in gated complex**

A light-filled lounge flows into a neat, functional kitchen with ample storage. Generously sized bedrooms feature wooden floors and built-in cupboards. Outdoor highlights: a covered side area, spacious backyard with built-in braai, and front space ideal for parking or entertaining.

Beds 3 • Bath 1 • Reception 1 • Parking 3

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



● **PELICAN PARK R1 795 000** **Light-filled comfort**

This light-filled home boasts an inviting lounge, spacious dining area, and kitchen featuring ample storage and laundry space. Four generously sized bedrooms provide versatility, complemented by two neatly tiled bathrooms. A spacious backyard allows for outdoor enjoyment or future additions.

Web Ref No RL25591 • Beds 4 • Bath 2 • Reception 1 • Garage 1 • Parking 3

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



*Grand equestrian property with unrivalled
180° sea views*



● NOORDHOEK

R28 500 000

- Web Ref No RL26054
- Beds 5
- Baths 5.5
- Receptions 4
- Garages 3
- Parking 6

Set high above the Noordhoek valley, with magnificent panoramic sea views stretching from Kommetjie to Noordhoek, this is an exceptional five-bedroomed residence on two acres of level land. The equestrian property caters to family life as well as entertaining. An enormous barn-style living space anchored by a bespoke, custom-designed kitchen is positioned at its centre. The heart of the home opens onto a fully enclosed central courtyard, where a sheltered swimming pool and decked entertainment area lie beneath established trees, offering wind protection. The state-of-the-art stables feature custom-made doors and impeccable finishes. The impressive 40m x 30m rubber chip arena allows you to ride while soaking in sensational sea views.

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

SOLD



Once-in-a-lifetime beach house



● KOMMETJIE

R24 500 000

Beds 2
Baths 2
Receptions 2
Garages 2

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



25 Chapman's Peak Estate - ERF 716

This bespoke home, due for completion in September 2026, is situated on an elevated stand, nestled in a covetable position just beneath the majestic Chapman's Peak. The modern spaces feature seamless indoor-outdoor flow, with expansive living areas bathed in natural light. Large windows invite a beautiful dialogue between the luxurious interiors and the natural splendour beyond. The interior finishes embrace neutral colour palettes with clean lines and sleek spaces. Set on over 4 000m², this modern masterpiece is a symphony of glass, wood and stone and offers privacy, peace and quiet.

● **NOORDHOEK R37 000 000** Web Ref No RL25688 • Beds 4 • Baths 4.5 • Receptions 3 • Garages 3 • Parking 2
Paul Le Roux - 082 550 4533 - paulr@greeff.co.za | Liz Richard - 084 900 0338 - liz@greeff.co.za | Giselle Donaldson-Cross - 082 451 0890 - giselle@greeff.co.za



17 Chapmans Peak Estate - ERF 712

This beautiful home, with its sleek, sophisticated design effortlessly merging with the breathtaking natural surrounds of Noordhoek is due for completion in September 2026. Vistas of the magnificent mountains and valley stretch endlessly before you. Here you will be the custodian of a rare and sensitive riverine system where you can design and dream of an earth-friendly sacred environment, sensitive to nature. Experience the tranquillity of living here in a home that blends with the mountain, and which remains intrinsically connected to its location.

● **NOORDHOEK R36 000 000** Web Ref No RL25689 • Beds 4 • Baths 4.5 • Receptions 3 • Garages 3 • Parking 2
Paul Le Roux - 082 550 4533 - paulr@greeff.co.za | Liz Richard - 084 900 0338 - liz@greeff.co.za | Giselle Donaldson-Cross - 082 451 0890 - giselle@greeff.co.za



27A Chapman's Peak Estate - ERF 717A

This three-bedroomed home offers a seamless open-plan layout, connecting the lounge, dining, and kitchen areas, abounding in natural light. The hallmark of all the homes on this exclusive estate is wonderful synergy between indoors and out, ensuring your daily life is lived in unison with nature's heartbeat. Through the large windows, and the use of natural materials like wood and stone, there is always a link to the outdoors, enhancing the sense of tranquillity and well-being.

● **NOORDHOEK R27 500 000** Web Ref No RL25690 • Beds 3 • Baths 3.5 • Receptions 3 • Garages 2 • Parking 2

Paul Le Roux - 082 550 4533 - paulr@greeff.co.za | Liz Richard - 084 900 0338 - liz@greeff.co.za | Giselle Donaldson-Cross - 082 451 0890 - giselle@greeff.co.za



27B Chapman's Peak Estate - ERF 717B

This Sectional Title home, with anticipated completion date of September 2026, offers a world where design, security and tranquillity converge. Experience the ease of a luxurious lock-up-and-go in beautiful surroundings with sea and mountain vistas. This three-bedroomed home measures a total of 456m² and is set on 2 000m² of elevated land beneath the magnificent Chapman's Peak. Impeccable design ensures a residence of unparalleled distinction. Living areas are open plan, inviting a dialogue between the indoors and outdoors where nature and her beauty become a part of your extraordinary everyday life.

● **NOORDHOEK R26 000 000** Web Ref No RL25691 • Beds 3 • Baths 3.5 • Receptions 3 • Garages 2 • Parking 2

Paul Le Roux - 082 550 4533 - paulr@greeff.co.za | Liz Richard - 084 900 0338 - liz@greeff.co.za | Giselle Donaldson-Cross - 082 451 0890 - giselle@greeff.co.za

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This is where the pristine beauty of nature meets luxury and prestige. The suburb of Noordhoek is rural romance at its best; a way of life offering a true haven of peace and tranquillity away from the city lights, yet within easy driving distance of Cape Town's city centre and all its attractions.

CONTACT US



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LIZ RICHARD

☎ 084 900 0338

✉ liz@greeff.co.za



Prime plot with prestigious address

Imagine a beautiful life in a home you have designed to meet all your expectations. Add to that vision the most incredible views of the valley and our beautiful bay. Enjoy watching the golden sunrises over the ocean from the comfort of your own home every morning while sipping your coffee. Erf size: 496m²

● **FISH HOEK R3 500 000** Web Ref No RL25271 • Land

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



North-facing townhouse with views

Built in 2023, this modern, double-storey townhouse offers light-filled living and sweeping views across Ou Kaapse Weg. North-facing and thoughtfully designed, it enjoys all-day sun until late afternoon, with tranquil mornings and beautiful mountain light throughout the day. The open-plan lounge and kitchen feature high ceilings, creating a spacious, airy atmosphere that flows seamlessly to a sunny garden.

● **CAPRI R3 250 000** Web Ref No RL25514 • Beds 3 • Baths 2 • Reception 1 • Garage 1

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



Spacious apartment with views

Set high on the hill, this generously sized 109m² apartment offers breathtaking views across the entire Fish Hoek basin – stretching from ocean to ocean. It's the kind of outlook that never gets old. The spacious living areas are filled with natural light and feature beautiful parquet flooring in excellent condition, adding warmth and character throughout.

● **FISH HOEK R3 200 000** Beds 2 • Baths 2 • Reception 1 • Garage 1

Jarrit Solomon – 066 264 6086 – jarrit@greeff.co.za | Matthew Raubach – 072 382 7949 – matthew@greeff.co.za



Style, space and sea views

This multi-level home overlooks Simon's Town Bay, with Table Mountain rising behind you, and features a lift for easy access across all levels. The upper floor offers three en suite bedrooms with built-in cupboards. Each room opens onto a front patio with breathtaking sea views, while also providing direct access to the back garden. The middle level includes a private unit, a spacious lounge, open-plan kitchen with a scullery, a guest toilet, a dining area leading to a balcony, three sunrooms, a study, and a pool.

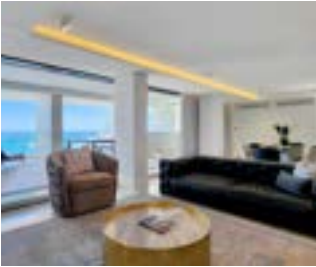
● **SIMON'S KLOOF R13 750 000** Web Ref No RL24788 • Beds 4 • Baths 4.5 • Receptions 4 • Garages 3 • Parking 1
Dan Pienaar – 084 970 3999 – dan@greeff.co.za | Xandi Pike – 082 883 6031 – xandi@greeff.co.za



Timeless position, modern comfort

A recently renovated, three-level home with uninterrupted ocean views. The home offers four bedrooms, two en suite, with the other two sharing a bathroom. The kitchen is modern and high-end, fitted with quality appliances. A cute reading nook sits on the top floor, while a studio leads off one of the two single garages. A sheltered outdoor area provides the perfect space in which to relax and unwind.

● **SIMON'S TOWN R6 250 000** Web Ref No RL25924 • Beds 4 • Baths 3 • Receptions 2 • Garages 2
Dan Pienaar – 084 970 3999 – dan@greeff.co.za | Xandi Pike – 082 883 6031 – xandi@greeff.co.za



Pinnacle of oceanfront luxury

A rare full-floor oceanfront residence at Aurum Presidential Suites, Bantry Bay: 570m², five en suite bedrooms, study, private terraces, lift access, plunge pool, designer kitchen, luxury finishes, backup power, concierge and valet. Uninterrupted Atlantic views, absolute privacy, and award-winning on-site dining nearby.

● **BANTRY BAY R89 000 000** Web Ref No RL25496 • Beds 5 • Baths 5.5 • Receptions 3 • Parking 2
Michael Maingard – 082 497 7888 – michael@greeff.co.za



Where Camps Bay views reach their peak

Perched on the slopes of Table Mountain National Park, this rare triple-residence estate delivers breathtaking Atlantic Ocean and panoramic mountain views from the peaks of the Twelve Apostles to Lion's Head. Three residences, a penthouse, a villa, and a studio, each with its own garden, terrace and pool, blend open-plan elegance with the raw beauty of nature. Four private pools and three outdoor showers, sweeping ocean and mountain views, seamless indoor-outdoor living, designer finishes and fireplaces, and direct mountain reserve access. Price excludes VAT.

● **CAMPS BAY R75 000 000** Web Ref No RL25058 • Beds 5 • Baths 6.5 • Receptions 6 • Parking 3
Michael Maingard – 082 497 7888 – michael@greeff.co.za



Penthouse with spectacular views

Spanning the top two floors of a luxury Green Point development, this penthouse offers open-plan living, three en suite bedrooms and wraparound balconies. A private rooftop with pool, bar and 360° views complements secure parking, storage, inverter, and 24-hour security onsite.

● **GREEN POINT R29 950 000** Web Ref No RL25892 • Beds 3 • Baths 3.5 • Receptions 4 • Parking 4
Emma van Hoogstraten – 078 708 5068 – emmarose@greeff.co.za | Michael Maingard – 082 497 7888 – michael@greeff.co.za



Heritage treasure in the Bo-Kaap

Historic Bo-Kaap home dating to 1812, offering seven en suite bedrooms with original wooden floors, soaring ceilings and light-filled rooms. Modern security throughout, plus rare off-street parking for two to three cars. A timeless blend of heritage charm and contemporary convenience.

● **BO KAAP R15 000 000** Beds 7 • Baths 8 • Receptions 2 • Garage 1 • Parking 3
Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za



Endless investment opportunities

Perched on one of the highest points of the mountain, this exceptional and unique property offers uninterrupted, panoramic 360° 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 R14 700 000** Web Ref No RL24585 • Beds 9 • Baths 5 • Receptions 6 • Garages 2
Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za



● **WATERFRONT R13 500 000**
Luxurious two-bedroomed apartment

Eighth-floor luxury at No. 3 Silo, with panoramic Table Mountain, skyline, harbour and V&A views. Open-plan living with floor-to-ceiling glass opens to a private balcony. Two en suite bedrooms, underfloor-heated master, designer kitchen with scullery. Rooftop pool, deck, 24-hour security, bays, and storeroom.

Web Ref No RL25876 • Beds 2 • Baths 2.5 • Receptions 2 • Parking 2
 Shameela Bhagoo - 072 982 8446 - shameela@greeff.co.za
 La'eeq Salie - 082 636 4871 - laeeq@greeff.co.za



● **BO KAAP R12 995 000**
Elevated spectacular penthouse

Views on August introduces a boutique residential development of just ten exclusive apartments and penthouses. At its crown sits this magnificent duplex penthouse - a rare sanctuary where contemporary design meets iconic Cape Town panoramas.

Web Ref No RL25078 • Beds 3 • Baths 3.5 • Reception 1
 Shameela Bhagoo - 072 982 8446 - shameela@greeff.co.za



● **BO KAAP R11 995 000**
Penthouse deluxe

Thoughtfully designed and fully equipped with premium finishes, the penthouse delivers effortless sophistication. An inverter ensures uninterrupted comfort, while two secure undercover parking bays add rare convenience in this sought-after location.

Web Ref No RL25076 • Beds 3 • Baths 3.5 • Reception 1
 Shameela Bhagoo - 072 982 8446 - shameela@greeff.co.za



● **BO KAAP R4 995 000**
Views on August

This unit offers two generously-sized bedrooms, each with built-in cupboards and en suite bathrooms, along with a convenient guest cloakroom. The open-plan kitchen and lounge flow effortlessly onto a balcony - ideal for soaking in the panoramic views.

Web Ref No RL25075 • Beds 2 • Baths 2.5 • Reception 1
 Shameela Bhagoo - 072 982 8446 - shameela@greeff.co.za



Luxury in a prime location

Modern two-bedroomed apartment in exclusive Orangerie near the Labia Theatre, Mount Nelson and Kloof Street. Light-filled, open-plan living, with double-volume glass, flows to a private garden. Two en suite bedrooms, updated bathrooms, guest toilet, tandem parking, utilities, courtyard, 24-hour security. Pet-friendly approved.

● **GARDENS R7 000 000** Beds 2 • Baths 2 • Receptions 2 • Parking 2

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



● **BO KAAP R5 995 000**

Panoramic living

Welcome to Views on August, a boutique residential development in the heart of Bo-Kaap. Unit 4 offers a generous 86m² of internal living space and a spectacular 83m² wraparound balcony, creating the perfect setting for indoor-outdoor living.

Web Ref No RL25074 • Beds 2 • Baths 2.5 • Reception 1

Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za

● **BO KAAP R3 950 000**

High-yield, turnkey investment

Renovated, two-bedroomed at Forty on L in Bo Kaap, fully furnished with Table Mountain views. Open-plan living leads to a balcony. Turnkey investment with strong rental demand, rooftop pool, gym, concierge, 24-hour security, parking and storeroom. Ideal income-generating asset in prime location.

Web Ref No RL25846 • Beds 2 • Bath 1 • Reception 1 • Parking 1

Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za
Joseph Ottiger – 071 199 0412 – joseph@greeff.co.za



● **FORESHORE R2 600 000**

Newly-renovated apartment

Renovated, one-bedroomed apartment in Harbour Arch with spacious layout and modern finishes. Open-plan living enjoys city views. Premium amenities include pool, gym and laundry. Secure fingerprint access and dedicated parking. Ideal city home or investment with strong rental demand location.

Web Ref No RL24066 • Bed 1 • Bath 1 • Reception 1 • Parking 1

Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za

● **FORESHORE R1 970 000**

Studio apartments in Harbour Arch

Four loft-style apartments at Harbour Arch, Cape Town's premier mixed-use precinct by Amdec. Each offer 35m², plus a 15m² loft, modern kitchenette and bathroom, prepaid utilities, strong rentals of R11k–R12.5k. Walk to CTICC and V&A. Premium amenities, concierge, and 24-hour security deliver.

Bed 0.5 • Bath 1 • Reception 1 • Parking 1

Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za



● **CITY CENTRE R3 150 000**
Stylish, furnished, studio apartment

High-floor, furnished studio at 16 on Bree with SMEG kitchen, harbour and Table Mountain views. Proven Airbnb performer with secure parking. Enjoy rooftop pool, bar, gym, concierge and 24-hour security, just steps from Bree Street. Ideal turnkey investment or stylish CBD lock-up-and-go.

Web Ref No RL25885 • Bed 0.5 • Bath 1 • Reception 1 • Parking 1

La'eeq Allie - 082 636 4871 - laeeq@greeff.co.za
Fadil Salie - 067 826 8347 - fadil@greeff.co.za



● **WOODSTOCK R3 100 000**
Mixed-use property

Rare 178m² open-plan unit in Upper Woodstock with residential and commercial zoning. Light-filled, flexible layout ready for conversion to home, studio or live-work space. Includes secure gated parking. Exceptionally spacious with huge creative potential in one of Cape Town's most dynamic neighbourhoods.

Web Ref No RL24563 • Parking 1

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



● **CITY CENTRE R2 990 000**
Mountain-facing, studio apartment

Own a stylish, fully-furnished studio in 16 on Bree, Cape Town's tallest residential tower. Featuring Table Mountain views, parking, rooftop pool, gym, 24-hour security, and prime CBD location — ideal for short-term rentals and strong investment returns.

Bed 0.5 • Bath 1 • Reception 1 • Parking 1

La'eeq Allie - 082 636 4871 - laeeq@greeff.co.za
Fadil Salie - 067 826 8347 - fadil@greeff.co.za



● **WOODSTOCK R2 695 000**
Turnkey Airbnb investment

Fully furnished, two-bedroomed apartment at WEX 1, Woodstock – Airbnb ready and VAT inclusive. Bright open-plan living opens to balcony with Table Mountain views. Enjoy pool, gym, secure parking, co-working spaces, and 24-hour security. Ideal turnkey investment or stylish city base.

Web Ref No RL25384 • Beds 2 • Bath 1 • Reception 1 • Parking 1

Fadil Salie - 067 826 8347 - fadil@greeff.co.za
Kurt Schultz - 083 658 3875 - kurt@greeff.co.za

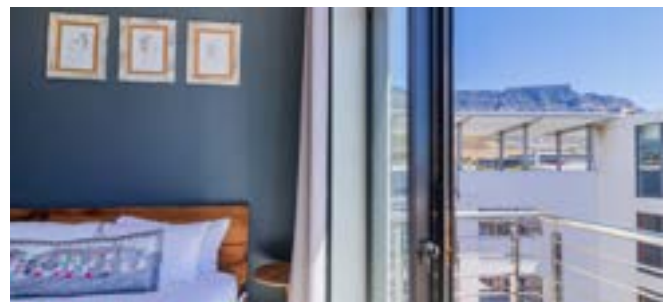


● **GARDENS R2 350 000**
North-east facing, one-bedroomed apartment

Furnished apartment in quiet Gardens block (no Airbnb). Bright open-plan living with air-conditioned bedroom, built-in cupboards, and secure parking. Residents enjoy a communal pool and laundry. Ideally located near Kloof Street – perfect for first-time buyers, professionals, or long-term investors.

Bed 1 • Bath 1 • Reception 1 • Parking 1

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



● **WOODSTOCK R1 550 000**
Studio in vibrant Woodstock Quarter

Modern, high-floor studio in Woodstock Quarter offering bright, low-maintenance living. Centrally located on Sir Lowry Road with easy CBD access. Enjoy 24-hour security, secure parking, rooftop pool, gym, and on-site cafés and shops – an ideal city pad or investment.

Web Ref No RL25879 • Bed 0.5 • Bath 1 • Reception 1 • Parking 1

Fadil Salie - 067 826 8347 - fadil@greeff.co.za
Kurt Schultz - 083 658 3875 - kurt@greeff.co.za



Spacious seven-bedroomed home

Spacious home with pool, multiple lounges, indoor-outdoor flow, and separate two-bedroomed flatlet. Ideal for large families or dual living. Features air-conditioning, built-in braai, secure parking, modern kitchen, and excellent entertainment areas in a sought-after location.

● **PAROW R5 895 000** Web Ref No RL25764 • Beds 7 • Baths 4 • Receptions 5 • Garages 3 • Parking 4

Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za | Kurt Schultz – 083 658 3875 – kurt@greeff.co.za



UNDER OFFER



● **GOODWOOD R4 650 000**

Facebrick home

Spacious seven-bedroomed Richmond Estate home near the N1, offering modern kitchen, multiple en suites, built-in bar, indoor and outdoor braai areas, solar-heated pool, and separate entrance for rental potential. Ideal for large families, with secure parking and easy access to schools and shopping.

Web Ref No RL25741 • Beds 7 • Baths 5 • Receptions 3 • Garage 1 • Parking 2

Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za
Kurt Schultz – 083 658 3875 – kurt@greeff.co.za

● **THORNTON R4 495 000**

Luxury family living

Elegant five-bedroomed family home offering secure, luxury living with mountain views. Features include three bathrooms, fireplace, loft space, modern kitchen with separate laundry, pool with undercover entertainment area, borehole and JoJo tank, tandem garage, and automated gated access.

Beds 5 • Baths 3 • Receptions 2 • Garage 1 • Parking 7

Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za
Kurt Schultz – 083 658 3875 – kurt@greeff.co.za



UNDER OFFER



● **GOODWOOD R3 595 000**

Spacious home

Spacious Vasco Estate home with modern kitchen, multiple lounges, pool, and built-in braai. Includes versatile fourth bedroom with kitchenette, plus separate, one-bedroomed flatlet for rental income. Secure parking for up to eight cars – ideal family living with excellent investment potential.

Beds 6 • Baths 4.5 • Receptions 4 • Garages 2 • Parking 8

Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za
Kurt Schultz – 083 658 3875 – kurt@greeff.co.za

● **RUGBY R2 950 000**

A hidden gem

Securely gated, three-bedroomed Rugby home featuring artistic finishes, wooden floors, air-conditioning, open-plan living, designer kitchen, unique entertainment area with decking and tree feature, luxurious en suite, serene garden, outdoor shower, electric fencing, and CCTV – offering a tranquil, nature-inspired retreat.

Web Ref No RL25589 • Beds 3 • Baths 2 • Receptions 2 • Parking 2

Dean Alexander – 072 084 3312 – dean@greeff.co.za

SOLD



Elevated elegance, endless views



● **HOUT BAY**

R24 500 000

Beds 5
Baths 4
Receptions 3
Garages 3

Perched high on the mountainside, this magnificent villa offers sweeping panoramic sea and mountain views. Expansive open-plan living flows to a sunset patio with built-in braai and pool deck. Upstairs features four bedrooms, including a luxurious main suite with balcony. A self-contained flatlet, wine room, and triple garages enhance versatility. Solar power, inverter, air-conditioning, and excellent security complete this immaculate, lifestyle-driven home.

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



Luxury meets location

This exquisitely remodelled, single-level home boasts breathtaking mountain and bay views. Nestled in secure Ruyteplaats Estate, it offers privacy with open space on two sides. Light-filled interiors, open-plan living, a family TV room, and a modern kitchen with new appliances. Outdoors, a pristine pool, entertainment area, and barbecue. Solar inverter, double garage, and top security. This turnkey home blends elegance, eco-conscious comfort and great location near beaches, shops, and Cape Town.

● **HOUT BAY R16 995 000** Web Ref No 3305668 • Beds 3 • Baths 2 • Receptions 2 • Garages 2 • Parking 2
Lindsay Goodman – 082 638 1758 – lindsay@greeff.co.za



Elevated tranquillity by the sea

Discover this tastefully renovated, three-bedroomed apartment in prestigious Ruyteplaats Estate, boasting sea and mountain views. The open-plan kitchen flows to spacious living areas and a viewing balcony. Two bedrooms open onto the balcony – the main with en suite. Enjoy secure, lock-and-go living with scenic trails, tennis and padel court, a dam, and optional pool membership. No pets (except special-needs animals). Minimum three-month rentals. Borehole ensures reliable water supply.

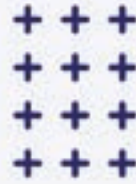
● **HOUT BAY R6 999 000** Web Ref No RL26061 • Beds 3 • Baths 2 • Receptions 2 • Garage 1
Jennifer Cluver – 082 871 9323 – jennifer@greeff.co.za



Effortless living starts here

Be part of a small and exclusive community – this property, an ideal lock-up-and-go, is one of only three units, positioned in the middle, and the largest of the three. Each of the units will enjoy their exclusive and private outside areas. Comprises three bedrooms, one bathroom and a big study, which can be converted into a master bedroom – add your en suite bathroom. Mature and secluded garden with sparkling pool.

● **HOUT BAY R4 995 000** Beds 3 • Bath 1 • Reception 1 • Garage 1 • Parking 1
Friedel McLachlan – 082 320 9473 – friedel@greeff.co.za



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Majestic mountainside position

With panoramic ocean views and spectacular sunsets, this wind-free haven overlooks the Atlantic and Cape Point Nature Reserve, where wildlife still roams freely. Features include: light-filled open-plan kitchen and lounge, two upstairs bedrooms and a bathroom, a private downstairs en suite bedroom, and a separate cabin. The established garden offers mountain access, rainwater harvesting, and excellent security. Zoning for two additional dwellings – outstanding expansion and income potential.

● **SCARBOROUGH R8 650 000** Web Ref No RL26089 • Beds 3 • Baths 2 • Receptions 2 • Parking 4

Taryn McLulich – 078 347 9977 – taryn@greeff.co.za



Development opportunity

Approved development opportunity in the heart of Kommetjie. Well priced, this level site includes plans for seven contemporary apartments with garages, most with sea and mountain views. Just 200m from the beach and village, unit sizes range from 34 to 95m². Zoned, ready to build – one of Kommetjie's last prime coastal investments.

● **KOMMETJIE R6 300 000** Web Ref No RL25445 • Land

Taryn McLulich – 078 347 9977 – taryn@greeff.co.za



● **KOMMETJIE R5 560 000**
Charming home in a quiet cul-de-sac

Nestled in a quiet Kommetjie cul-de-sac just steps from the beach, this home combines comfort, space and coastal charm. Open-plan living links the kitchen, dining and lounge areas, flowing to a sheltered patio and private garden. With generous bedrooms, natural light and easy indoor-outdoor living, it's an ideal retreat offering convenience, tranquillity and a seaside lifestyle.

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

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



● **KOMMETJIE R2 500 000**
Vacant land with complete building plans

North-west facing 440m² plot in Riverside Village's first phase offers a prime chance to build in a fast-growing coastal estate. HOA-approved architect plans awaiting council allow quick progress. The beach is 1km away. Enjoy Kommetjie's relaxed lifestyle and benefit from its strong long-term investment appeal.

Web Ref No RL26044 • Land

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



IMHOFF MANOR



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From: R5 225 000 (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

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From: R3 500 000 (Sizes from: 588m² - 4 494m²)



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



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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Where it counts



SOLD



Superb family home – perfect location

Step through automated gates into this upgraded Kenridge retreat, where four elegant living areas, with cosy gas fireplaces, flow effortlessly into a show-stopping, modern kitchen featuring generous cabinetry, expansive countertops, a freestanding oven, gas hob and discreet scullery. An upstairs loft lounge with automated blinds adds flexibility and flair, while living spaces open onto a private garden oasis with pool, braai and lush greenery. Enhanced security and thoughtful upgrades complete this refined home, ideally positioned near top schools and premier shopping.

● **DURBANVILLE R5 500 000** Beds 5 • Baths 3 • Receptions 3 • Garages 2
Gail Stopforth – 084 213 4044 – gailstopforth@greeff.co.za



SOLD



Sought after and secure

A perfect blend of comfort and style. Set within the sought-after Summerwood estate, this beautifully maintained home offers effortless modern living with exceptional attention to detail. Light-filled, open-plan spaces flow into a stylish upgraded kitchen with quality finishes and a separate scullery, with selected appliances included. Double doors open to a private, enclosed garden with undercover patio and heated, salt-chlorinated pool for year-round enjoyment. Added comforts: a dedicated study, energy-efficient features, water storage, fibre connectivity and enhanced security. Ideally located near top schools, medical facilities, shopping and Durbanville's renowned wine farms.

● **DURBANVILLE R3 095 000** Beds 2 • Baths 2 • Reception 1 • Garage 1
Gail Stopforth – 084 213 4044 – gailstopforth@greeff.co.za

**SOLD**

● **BRACKENFELL R3 650 000**

Seventh heaven – live your dream

This exquisitely designed home blends refined style with effortless everyday living. A welcoming entrance flows into elegant, open-plan spaces that connect seamlessly to a sleek kitchen, braai room, covered patio and pool. The designer kitchen features granite tops, a central island and premium appliances, with a separate scullery. A versatile work-from-home office enjoys Table Mountain views, while a self-contained flatlet offers added flexibility.

Beds 4 • Baths 3.5 • Receptions 3 • Garages 2

Liza Botha – 082 321 1451 – liza@greeff.co.za

**SOLD**

● **BRACKENFELL R2 450 000**

Artistic flair with relaxed farm-style living

This beautifully updated home offers effortless indoor-outdoor flow through multiple stacked doors. Generous living and entertaining spaces open to a covered patio, splash pool and braai area. The character-filled kitchen with gas stove and central island forms the heart of the home, while a fireplace adds winter warmth. Ample secure parking, an electric gate, water storage system and lush garden complete this exceptional offering.

Beds 3 • Baths 1.5 • Receptions 2 • Garage 1 • Parking 2

Liza Botha – 082 321 1451 – liza@greeff.co.za



● **DURBANVILLE R1 550 000**

Stylish central living with views

Discover refined living in the heart of Durbanville Central. This charming apartment blends modern style with effortless comfort, featuring a light-filled, open-plan living area and a well-designed kitchen, ideal for everyday living or entertaining. Enjoy tranquil mountain views and access to a beautifully maintained communal pool. Ideally positioned within walking distance of shops, cafés and essential amenities.

Web Ref No RL25905 • Bed 1 • Bath 1 • Reception 1 • Garage 1 • Parking 4

Anneke van Rooyen – 082 484 8142 – anneke@greeff.co.za

**SOLD**

● **BRACKENFELL R1 395 000**

Secure, smart investment opportunity

This first-floor apartment is set within a secure, well-managed estate offering 24-hour manned security and garage parking. The open-plan kitchen and living area create an easy, contemporary flow, opening to private balconies with a built-in braai. Perfectly positioned near major routes, schools and shopping centres, this home delivers exceptional value, lifestyle convenience and peace of mind. An excellent choice for first-time buyers or savvy investors.

Beds 2 • Baths 2 • Reception 1 • Garage 1

Liza Botha – 082 321 1451 – liza@greeff.co.za



Where Science, Artistry, and Personalised Care Meet

At ABC Aesthetics, we believe that exceptional skin is not shaped by trends, but by expertise, precision, and a deep understanding of the skin at every level. Beautiful, healthy skin is the result of thoughtful assessment, advanced science, and an approach that respects individuality—because no two faces, bodies, or skin journeys are ever the same.

As a destination for refined medical and holistic aesthetics, ABC Aesthetics offers bespoke treatments designed to restore, enhance, and protect natural beauty. Our philosophy is rooted in long-term skin health rather than quick fixes, delivering visible, natural-looking results through advanced technology, regenerative therapies, and evidence-based aesthetic solutions.

We combine medical aesthetics with a holistic perspective, recognising that skin health is influenced by lifestyle, internal balance, and genetics. Each client receives a personalised treatment plan—carefully curated to support skin from the inside out—ensuring integrity, safety, and lasting results.

Discreet, personalised, and results-focused, ABC Aesthetics is for those who value expertise, subtlety, and excellence. Because true confidence begins with healthy skin, and true beauty lies in care that is as individual as you are.



What we offer

- Medical aesthetics centre specialising in advanced non-invasive and minimally invasive treatments
- Focus on enhancing natural beauty and improving overall skin health
- Highly trained practitioners using the latest technology and evidence-based treatments
- Solutions for skin rejuvenation, tightening, pigmentation, acne, ageing concerns and hair restoration
- Body treatments for contouring, fat loss and muscle toning
- Advanced laser RF microneedling, PRP peels, and body therapies
- Personalised treatment plans for visible, natural-looking results
- Expert care delivered with precision, professionalism and innovation

Where to find us:

Unit 104, 1 Wyndover Road, corner Belvedere and Wyndover Road, Claremont, Cape Town, South Africa

Email: info@abcaesthetics.co.za
Cellphone: 061 121 1234



A sanctuary where memories blossom



● **PLETTENBERG BAY**
POA

Web Ref No RL25138
Beds 4
Baths 2.5
Receptions 3
Garages 2
Parking 6

This Sardinian-inspired home offers stunning vistas of the ocean, rolling hills, and golf course. Upon entering through the front door, you are greeted by a picture window framing breathtaking views. The main lounge features custom-made windows showcasing the scenic landscape. A soaring timber ceiling adds charm, enhanced by a cosy fireplace. The enclosed patio extends seamlessly, with large, frameless, glass stacked doors onto the lush green lawn. Features include: cherrywood kitchen, pool area, built-in pub, and study. This property includes a spacious courtyard/open garage and a double garage, complemented by covered and open parking for at least six cars. Just minutes away from local shops, cafés, essential amenities, and Plettenberg Bay's renowned beaches.

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



A sanctuary for the soul

A garden ground floor apartment in this complex is a rare find. Offering space, privacy, and effortless convenience just steps from the parking area. Direct access to the Keurbooms River. This is a gem.

● **PLETTENBERG BAY R3 700 000** Web Ref No RL25643 • Beds 3 • Baths 3 • Reception 1 • Parking 2
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



Build your dream home

Nestled in a serene enclave, experience the views of the ocean and mountains. An opportunity to witness whales and dolphins frolicking in the waves below.

● **PLETTENBERG BAY R2 500 000** Web Ref No RL25220 • Land 789m²
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



Paradise surrounded by bird life

Comfort and tranquillity define this fresh brick retirement home. Perfectly situated in the heart of the estate overlooking the serene dam, it is modern and peaceful.

- **PLETTENBERG BAY R2 890 000** Web Ref No RL24329 • Beds 2 • Baths 2 • Receptions 2 • Garage 1 • Parking 1
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



- **PLETTENBERG BAY R2 350 000**
Safe, spacious and lovely

Discover a charming cottage nestled in a safe sanctuary, perfectly designed for couples or individuals seeking a cosy yet spacious home. Surrounded by indigenous trees, filled with vibrant bird life

Web Ref No RL25246 • Beds 2 • Baths 2 • Reception 1 • Garage 1 • Parking 1
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



- **PLETTENBERG BAY R2 200 000**
Cottage with exquisite garden

Enjoy this north-east facing cottage surrounded by a beautifully established garden. Every window offers views of the calming surrounds creating a light and uplifting atmosphere. There is an enclosed sun lounge with a built-in braai.

Web Ref No RL25849 • Beds 2 • Baths 2 • Receptions 3 • Garage 1 • Parking 1
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



- **PLETTENBERG BAY R1 630 000**
Coastal style. Smart investment

Furnished luxury studio designed for modern coastal living. Positioned on the ground level, beautifully curated interiors create a polished atmosphere, with open-plan between lounge, dining and kitchen spaces. Perfect as a lock-up-and-go retreat or a savvy investment with reliable rental income.

Bed 0.5 • Bath 1 • Reception 1 • Parking 1
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



- **PLETTENBERG BAY R1 580 000**
Cottage with a delightful pet-friendly garden

Nestled behind a charming picket fence, this unique cottage is designed to be relaxed and comfortable. It is spacious and bright, warm and inviting.

Web Ref No RL25871 • Bed 1 • Bath 1 • Reception 1 • Parking 1
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



Romantic lifestyle

Wake to soft light, open the doors to fresh sea air, and let life slowdown in this elevated, beautifully designed home. Thoughtful spaces invite connection – from sunlit mornings in the glassed sunroom to relaxed evenings on the balcony beside the braai. Private garden corners, peaceful bedrooms and gentle views create a sense of retreat, filled with warmth, light and easy living.

● **PLETTENBERG BAY R5 850 000** Web Ref No RL26051 • Beds 3 • Baths 3 • Receptions 2 • Garages 2 • Parking 2
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



● **PLETTENBERG BAY R3 990 000** **Vacant land available in the Crags**

A rare opportunity to realise your dream of building a home in the serene countryside, surrounded by majestic mountains views, where eagles soar at eye level. The perfect balance of tranquillity and a connection to nature.

Web Ref No RL25198 • Land 4.4ha
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



● **McGREGOR R2 800 000** **Karoo home**

Set on a generous corner plot with mountain views, this character-filled, solar-powered Karoo home offers both space and heart. The lounge, centred around a cosy fireplace, opens through double doors into the dining area, creating an easy, natural flow extending outdoors to the garden, with borehole, and pool. Two comfortable bedrooms, two bathrooms, and a large loft room.

Web Ref No RL25951 • Beds 2 • Baths 2 • Receptions 2 • Parking 2
Caro Hodges – 083 265 2258 – caro@greeff.co.za



Top-floor office with terrace

This exceptional, top-floor, sectional title unit in the iconic Fairland House offers the perfect blend of functionality, style, and inspiration. Designed for businesses that value a premium environment, this space combines open-plan versatility with private areas and a truly unique outdoor feature – an L-shaped terrace spanning 129m² with panoramic views of the city, Devil's Peak, and Table Mountain.

● **SALT RIVER R6 212 000** Web Ref No CL2659

Chivonne Biljon – 067 172 7479 – chivonne@greeff.co.za | Buff van Westenbrugge – 082 441 3754 – buff@greeff.co.za



Modern logistics warehouse

Designed to satisfy modern logistics requirements, with sprinklered, 10m, roof-height, dock-levelled loading bays, large truck circulation area and efficient receiving and dispatch areas. Purpose-built for logistics, the property offers excellent access off the N1 in the exciting new Stellenbosch Bridge precinct, the perfect AAA-grade specification and location for blue-chip clients.

● **KLAPMUTS R711 000 per month** Web Ref No CL2482

Buff van Westenbrugge – 082 441 3754 – buff@greeff.co.za



Coastal investment opportunity



● ST HELENA BAY
R19 500 000

Web Ref No RL25897
Beds 11
Baths 10.5
Receptions 2
Garages 2
Parking 8

In a commanding West Coast setting, with uninterrupted ocean views, Oystercatcher Villa is a high-value coastal asset blending luxury living with established income-generating potential. This multi-level villa offers flexibility, with a spacious open-plan lounge, dining, and kitchen area, leading onto a balcony boasting sweeping ocean views. The well-appointed kitchen, separate scullery and elegant bar overlooking the living and dining areas, with a built-in fireplace, make luxury hospitality and group accommodation a breeze. Upstairs, a self-contained, open-plan lounge, dining, and kitchen area, creates a second luxury living zone. The lower level, accessible from both the main entrance and the upper floors, features a self-contained studio apartment with its own kitchenette and bathroom and one more en suite room.

Milya van Heerden – 072 745 7917 – milya@greeff.co.za



SOLD



Timeless manor – refined country living

This secure, secluded 1ha property close to the village boasts two standalone homes, a separate studio, stables, lunging ring and arena. The main house features stunning contemporary design, with large reception rooms, splendid views, a champagne cellar, entertainer's kitchen, as well as a study. The second home offers a tranquil farmhouse retreat for guests, with a wraparound veranda and pool, plus a built-in braai.

● **FRANSCHHOEK R59 950 000** Beds 10 • Baths 11 • Receptions 5 • Garages 3

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



SOLD



Sought-after Domaine Des Anges

Beautiful family home in the sought-after Domaine des Anges Estate offering spacious living and scenic vineyard and mountain views. Features include a double-volume lounge with fireplace, dining area opening to a covered patio and garden, well-equipped kitchen with scullery and laundry, three bedroom suites, plus flexible upstairs space with TV lounge and a self-contained one-bedroomed flatlet. Estate offers excellent security.

● **FRANSCHHOEK R16 250 000** Beds 4 • Baths 4 • Receptions 2 • Garage 1 • Parking 1

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



SOLD



Sensational family home with views

This exquisite family home, nestled within the prestigious Franche Hoek Estate, offers breathtaking views and exceptional elegance. The main reception area featuring a formal lounge with soaring ceilings and a cosy fireplace, leads into an informal living space with a BBQ fireplace, expansive dining room, and entertainer's kitchen. A covered patio overlooks the beautifully landscaped garden and boasts mountain vistas.

● **FRANSCHHOEK R13 995 000** Beds 4 • Baths 3 • Receptions 2 • Garages 2

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

SOLD

● **STELLENBOSCH R25 000 000**

Uninterrupted captivating views of the Winelands

This four-bedroomed executive home, located in Longlands Estate, showcases luxury living in a dream front-row setting. This unique property offers a secure lifestyle surrounded by uninterrupted mountain and vineyard views, adding to the appeal and uniqueness of this masterpiece.

Beds 4 • Baths 4.5 • Receptions 3 • Garages 4

Johan Pretorius – 079 506 4159 – johan.p@greeff.co.za
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za



● **STELLENBOSCH R23 900 000**

A statement of modern luxury

This architect-designed residence in Rozendal offers a rare blend of contemporary elegance, refined finishes, and mountain views. The home features four en suite bedrooms, including a master retreat with a spa-like bathroom, expansive open-plan living spaces, and a designer kitchen with integrated appliances. Floor-to-ceiling glass, bespoke joinery, and dedicated study areas enhance the sense of light, space, and modern comfort.

Web Ref No RL25318 • Beds 4 • Baths 4.5 • Receptions 3 • Garages 2

Chane Burger – 064 909 1172 – chane.b@greeff.co.za
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za



● **STELLENBOSCH R11 000 000**

One of the most sought-after addresses

Set in the sought-after suburb of Brandwacht, Stellenbosch, this spacious and well-appointed family home offers exceptional comfort, functionality and effortless living in a tranquil setting. The main residence comprises three generously sized bedrooms, all fitted with built-in cupboards. The main bedroom features an en suite bathroom, while the remaining two bedrooms share a well-appointed family bathroom, ideal for family living.

Web Ref No RL25927 • Beds 5 • Baths 4 • Receptions 3 • Garages 2

Chane Burger – 064 909 1172 – chane.b@greeff.co.za
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za



● **STELLENBOSCH R2 365 000**

Excellent investment apartments

Modern one- and two-bedroomed apartments with balconies and open-plan kitchens, ideally located near cafés, shops, the university, and transport routes. Features include secure underground parking, lift and biometric access, fibre and DSTV readiness, communal water heating, internal courtyard, laundry and drying facilities, and built-in balcony braai in two-bedroomed units.

Web Ref No RL25737 • Bed 1 • Bath 1 • Reception 1 • Parking 1

Chane Burger – 064 909 1172 – chane.b@greeff.co.za
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za



Top-notch farm in Cederberg Mountains

Situated in the heart of the breathtaking Cederberg mountains, this exceptional 374-hectare farm is a rare gem within a UNESCO recognised biosphere. The property boasts dramatic topographical features, rich history and significant potential for tourism or agricultural development.

● **CEDERBERG R40 000 000** Web Ref No RL23706 • Beds 29 • Baths 21 • Reception 1 • Parking 20

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



● **WELLINGTON R6 850 000**

Historic masterpiece

Historic Wellington masterpiece on 1 863m². Beautifully renovated, century-old home, with wooden floors, high ceilings, en suite bedrooms, chef's kitchen, pool and braai area. Includes self-contained, one-bedroomed cottage, double garage and ample parking. Farm-style charm in a prime neighbourhood. Rare opportunity.

Web Ref No RL25990 • Beds 4 • Baths 4 • Reception 1 • Garages 3 • Parking 6
Sean King – 082 467 3207 – sean.k@greeff.co.za



● **MERWEVILLE R5 700 000**

Unique residential and commercial property

Live, work and grow in the heart of the Karoo. Completely off the grid. Set on a well-positioned stand, this versatile property features comfortable residential components, commercial features, operational aquaponics system, and lots of additional highlights.

Web Ref No CL2654 • Beds 10 • Baths 9 • Reception 1 • Parking 12
Wiekus Viljoen – 083 228 8500 – wiekus@greeff.co.za



● **PAARL R2 200 000**

Modern investment in Paarl

Spacious, well-maintained apartment offering modern, comfortable living. Features open-plan living and dining, fully fitted kitchen, family bathroom, en suite, braai room with built-in braai, single garage, and secure parking. Ideally located near shops, schools, and transport – perfect for families, professionals, or investors.

Web Ref No RL26101 • Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 1
Lauren Pieterse – 082 851 9817 – lauren.p@greeff.co.za



● **WELLINGTON R1 699 000**

Lock-up and go

Beautiful ground floor apartment in sought-after Verdeau Estate, Wellington. Enjoy open-plan living leading to a private braai stoep with tranquil dam views. Secure estate living with scenic walks and catch-and-release fishing. Perfect for comfortable living or investment opportunity.

Web Ref No RL25894 • Beds 2 • Baths 2 • Reception 1 • Parking 1
Elrika Coetzee – 083 232 6027 – elrika@greeff.co.za



● SOMERSET WEST R13 200 000

Exclusive estate luxury

This private home in prestigious Fairhaven Estate with sweeping sea and mountain views offers open-plan living flowing to a sheltered patio, deck, and pool, ideal for entertaining. Luxurious en suite accommodation and a self-contained flatlet offer flexibility, privacy, and income potential within a secure estate.

Web Ref No RL25807 • Beds 5 • Baths 5 • Receptions 3 • Garages 2 • Parking 2

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



● SOMERSET WEST R6 499 000

Modern estate elegance

Brand-new, elevated home in secure Mzuri Estate. Open-plan living with stacked doors, sunroom, high windows, and stylish kitchen with scullery. Expansive light-filled interiors, ample storage, and mountain views. Move-in ready with 24-hour security, lifestyle amenities, close to schools, shopping, and Helderberg attractions.

Web Ref No RL25797 • Beds 3 • Baths 2 • Receptions 3 • Garages 2

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



● SOMERSET WEST R5 800 000

Views in Monte Sereno

Open-plan living with fireplace, seamless flow to a wooden deck, and sweeping views of sunsets and the ocean. The spacious main suite includes an office nook, while extras feature a flatlet/domestic accommodation, double garage with workspace, air-conditioning, and excellent security.

Web Ref No 4501887 • Beds 3 • Baths 2 • Receptions 3 • Garages 2 • Parking 2

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



● SOMERSET WEST R5 300 000

Tranquil country living

Experience the charm of Tre Donne Country Estate with this five-bedroom home on a 3 200 m² plot. Spacious interiors, flexible living options, and seamless indoor-outdoor flow complement mountain and sea views. A pool, courtyards, and secure estate living create the perfect family retreat just minutes from Somerset West amenities.

Web Ref No RL25186 • Beds 5 • Baths 2 • Receptions 2 • Garages 2 • Parking 4

Bhavinee Siepman – 082 797 6233 – bhavinee@greeff.co.za



● SOMERSET WEST R4 250 000

Secure lakes lifestyle

Charming home in secure Somerset Lakes Estate. Open-plan lounge and dining flow to a covered patio and manageable garden, perfect for entertaining. Main en suite and two additional bedrooms upstairs, with automated double garage and serene estate surroundings for peace of mind.

Web Ref No RL24363 • Beds 3 • Baths 2.5 • Receptions 2 • Garages 2

André Nel – 082 808 0500 – andren@greeff.co.za



● SOMERSET WEST R4 200 000

Modern estate living

Brand-new lock-up-and-go home in secure Mzuri Estate, Somerset West. High-volume, open-plan living with exposed trusses, contemporary kitchen and scullery, fireplace, and main en suite with walk-in dressing area. Solar features, and 24-hour estate security – ideal for professionals and modern lifestyles.

Web Ref No RL25811 • Beds 2 • Baths 2 • Reception 1 • Garage 1

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



Mountainside panoramic luxury

Perched on the mountainside, this exceptional double-storey delivers uninterrupted views across the town and ocean beyond. Floor-to-ceiling glass floods the home with natural light, framing the scenery from every angle. The upper level boasts a sleek kitchen, elegant, tiled floors, and a sophisticated bar area. Main suite features a walk-in dressing room and spa-like bathroom with glass-framed views. A second lounge and kitchen open to a pool terrace where mountains and sea meet. Two fireplaces add warmth. Fully furnished. Purchase price is still subject to VAT but no Transfer Duty.

● **GORDONS BAY R12 000 000** Web Ref No RL25623 • Beds 8 • Baths 6 • Receptions 5 • Garages 3 • Parking 4

Liza Hull – 064 904 5339 – lizahull@greeff.co.za | Louelle Lubbe – 083 309 4367 – louelle@greeff.co.za



Contemporary coastal living

Stylish one-bedroomed apartment, perfectly located in the heart of the charming seaside town of Strand. Thoughtfully designed with modern finishes and a light-filled open-plan layout. Step onto your private balcony and enjoy tranquil beach views in the distance. The sleek modern kitchen flows seamlessly into the elegant living area, creating a welcoming space for everyday living or entertaining. Secure private access control and generous storage add to the apartment's appeal, offering peace of mind and practicality. Set in a highly desirable location, this hidden gem blends modern convenience with laid-back seaside charm.

● **STRAND R1 670 000** Web Ref No RL25624 • Bed 1 • Bath 1 • Reception 1 • Parking 1

Liza Hull – 064 904 5339 – lizahull@greeff.co.za | Louelle Lubbe – 083 309 4367 – louelle@greeff.co.za

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Birdsong Estate

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



Heuningberg

For Generations

Building Generational Wealth

At Heuningberg in Bredasdorp, timeless natural beauty meets modern comfort in a secure, multi-generational lifestyle estate in the Overberg – a legacy investment designed to build generational wealth with complete peace of mind.



Phase 1A of Heuningberg is now selling, offering 95 premium freehold stands. With a low-density layout, each stand ensures privacy, space and scenic views. Stand sizes range from 520 m² to 1 517 m², with prices starting at R582 000.

This first release presents a rare opportunity to invest early in a lifestyle estate designed for generations.

Terms and conditions apply. Prices are subject to the developer's discretion.

Developed by Clearlake Capital in association with Bredasdorp Golf Club

Clearlake Capital
New Life Developments



Contact Melinda Greeff

073 499 7708

melinda@heuningberg.co.za
heuningberg.co.za



A modern home with clean lines and every comfort



● GREYTON
R7 950 000

Web Ref No RL25468
Beds 5
Baths 4
Receptions 5
Garages 4
Parking 4

Well-designed main house, with a separate, self-contained apartment on 1 533m². A barn-style design lets in lots of light. Double-volume lounge/dining room, with ceramic wood-burner, opens to a gourmet kitchen and large utilities room. The living rooms flow to an extensive enclosed sunroom with stacked glass doors leading to the pool and garden. Three en suite bedrooms, two being upstairs, and a further bedroom or study. Courtyard style garden with veggie beds and fruit trees. Four-car garage, with apartment above comprising living room, kitchen, bedroom, and bathroom, all with lovely mountain views. Many extras, such as air-conditioning, security, solar, rain-water tanks, and irrigation.

Beverley Blumberg – 082 390 6072 – beverley@greeff.co.za | Monique Hess – 082 424 5035 – monique@greeff.co.za

SCHMIDHAUSER

ELECTRICAL | PLUMBING | MARINE | SOLAR | HVAC

**WINTER SAFETY STARTS WITH
SCHMIDHAUSER GROUP'S COMPLIANCE TEAM**



As **winter** settles over Cape Town and the days grow shorter, property owners begin to feel the real test of their electrical systems. Increased energy usage, heaters running overtime, stormy weather, and early sunsets all place added strain on homes and businesses — making this the ideal time to ensure your property is safe, compliant, and winter-ready. That's where **Schmidhauser Group's** Compliance Department steps in. Led by the ever-reliable Keegan and his dedicated team, this department works tirelessly — 365 days a year — to keep properties across the Western Cape safe, compliant, and protected against seasonal risks.

Electrical compliance during winter isn't just about ticking a legal box; it's about safety and peace of mind.

A valid Certificate of Compliance (**COC**) confirms that your electrical installation meets required safety standards, helping to prevent hazards such as overloaded circuits, faulty heaters, and storm-related electrical failures. Whether you're preparing a property for sale, welcoming tenants, or simply keeping your family warm and safe, compliance is essential.

At Schmidhauser Group, we believe quality service should come without hidden costs. That's why our inspections and quotations are completely **free — no call-out fees**, no surprises. Our compliance team is known for being fastworking, fast-acting, and always ready to assist, delivering Swiss precision paired with a warm South African approach — even on the coldest winter days.

This winter, take comfort in knowing your property is in expert hands. From quick compliance inspections to full electrical certification, Keegan and his team make the process seamless, affordable, and stress-free — so you can focus on staying warm while we handle the rest. With over three generations of trusted workmanship, **Schmidhauser Group** continues to light the way — keeping homes safe, businesses operational, and clients confident, all year round.

Compliance is more than a certificate - it's a commitment to safety, reliability, and professional accountability. At **Schmidhauser Group**, our compliance process is thorough, transparent, and handled by qualified specialists who understand both legislation and real-world conditions. We don't believe in shortcuts or generic inspections; we assess every installation with precision, identify risks before they become costly problems, and guide clients clearly through what is required and why. With **free inspections**, honest advice, and decades of proven expertise behind every certificate we issue, **Schmidhauser Group** brings confidence, clarity, and long-term value to the table — ensuring your property is not only compliant on paper, but safe in practice.

Contact **SCHMIDHAUSER GROUP** for your **FREE** inspection or quotation now:
Tel: 021 424 4588
WhatsApp: 064 518 2452
Available 24/7, 365 days a year
Because compliance doesn't take winter off.



Stilbaai's pinnacle residence

Poised above the tranquil Goukou River mouth in Stilbaai, this architect-designed residence commands sweeping river, estuary and ocean views. Expansive glass and exposed timber trusses frame the ever-changing landscape, while open-plan living areas flow seamlessly to a front terrace and sheltered pool courtyard. The designer kitchen, refined entertainment spaces, and private cinema room elevate everyday living. A serene main suite crowns the upper level, with luxurious en suite bedrooms below.

● **STILBAAI R25 000 000** Web Ref No RL25704 • Beds 4 • Baths 5 • Receptions 2 • Garages 2 • Parking 2

Marcia Williams – 067 800 5250 – marcia.w@greeff.co.za



Riverfront luxury income estate

A rare four-hectare Goukou River estate in Stilbaai, combining a luxury home and five-star guest lodge. With 150m river frontage, high occupancy, solar power, and strong income potential, it offers premium living and a turnkey investment opportunity.

● **STILBAAI R15 995 000** Web Ref No CL2634 • Beds 12 • Baths 7 • Receptions 2 • Garages 2 • Parking 10

Marcia Williams – 067 800 5250 – marcia.w@greeff.co.za



Space, comfort, coastal living

Perched high above Stilbaai, this remarkable double-storey home commands sweeping views from lagoon to ocean, offering privacy and refined coastal living. Designed for extended families or dual-living potential, it features five spacious bedrooms, four bathrooms, and an upstairs primary suite opening onto a shared view terrace. Open-plan living flows to a secluded pool courtyard with gas braai. A separate, two-bedroomed flatlet adds income or guest flexibility. Minutes from pristine beaches.

● **STILBAAI R5 700 000** Web Ref No RL25676 • Beds 5 • Baths 4 • Receptions 2 • Garages 3 • Parking 3

Marcia Williams – 067 800 5250 – marcia.w@greeff.co.za



Contemporary living at Fancourt

Nestled within the prestigious Fancourt Golf Estate, this family home blends contemporary sophistication with warm and expressive design. The open-plan layout flows effortlessly, infused with natural light and personally styled with a mix of textures, and designer finishes. A covered and wind-shielded patio invites seamless indoor-outdoor living. The master suite continues the theme of understated luxury, with mountain-framed vistas from the large open balcony. Positioned within South Africa's prestigious golf and lifestyle estates, this home offers more than just a residence – it's an invitation to experience Fancourt's world-class amenities, security, and community.

● **GEORGE R17 990 000** Web Ref No RL25245 • Beds 4 • Baths 3 • Receptions 2 • Garages 3 • Parking 4

Brenda Peterson – 082 428 8066 – brenda@greeff.co.za | Debra-Lee Bouwer – 071 114 0442 – debra@greeff.co.za



Redefined luxury with heart and soul

A boutique collection of just five contemporary homes, in one of George's most prestigious and nostalgically beautiful suburbs, embraced by towering trees and the serene presence of the mountain. These family homes span two levels, and offer four spacious bedrooms, three elegant bathrooms, an oversized double garage, and expansive open plan living areas. A striking featured staircase anchors the interior, while abundant glass and large sliding doors flood the home with natural light and create a seamless flow to the private garden. A rare opportunity to own something truly special in Heatherlands.

● **GEORGE R5 500 000** Web Ref No RL25939 • Beds 4 • Baths 3 • Receptions 3 • Garages 2 • Parking 2

Brenda Peterson – 082 428 8066 – brenda@greeff.co.za | Debra-Lee Bouwer – 071 114 0442 – debra@greeff.co.za



● KNYSNA R21 000 000

Where vision begins

Perfectly positioned between the Knysna Lagoon, Waterfront Drive and the N2, this residential offering of 36 255m² combines indigenous forest, Anglican Manse heritage and development versatility. Unique opportunity for visionary developers to create a landmark lifestyle or mixed-use destination development.

Web Ref No RL25490 • Land

Jacqui Mitchell – 073 390 8214 – jacqui@greeff.co.za



● KNYSNA R15 000 000

Knysna iconic retreat

Historic Victorian Yellowwood Lodge in Knysna's heart offers 12 elegant guest rooms, lush gardens, sparkling pool, and versatile residential zoning. With a thriving reputation, ample grounds, and multi-use potential, it's a rare opportunity blending heritage, charm, and investment appeal.

Web Ref No CL2647 • Beds 12 • Baths 13 • Receptions 2 • Garages 2 • Parking 12

Jacqui Mitchell – 073 390 8214 – jacqui@greeff.co.za



● KNYSNA R8 800 000

Exclusive beachfront sanctuary

An extraordinary, 21-hectare, coastal farm with 300 metres of pristine beachfront, set between Brenton-on-Sea and Buffalo Bay. Framed by dunes and fynbos, it offers sweeping ocean views, agricultural zoning flexibility and enduring conservation protection – an unspoiled coastal sanctuary of rare distinction.

Web Ref No RL25327 • Land

Jacqui Mitchell – 073 390 8214 – jacqui@greeff.co.za



● KNYSNA R6 710 000

Exceptional hospitality investment

Well-established, centrally located, commercially zoned guesthouse/backpackers within walking distance of Knysna's town centre, Waterfront and Thesen Harbour. Eight bedrooms, communal spaces and outdoor entertainment, complemented by solar power and uninterrupted electricity, deliver strong year-round occupancy and exceptional investment potential.

Web Ref No CL2644 • Beds 8 • Baths 6 • Reception 1 • Parking 4

Jacqui Mitchell – 073 390 8214 – jacqui@greeff.co.za



● KNYSNA R3 500 000

A tranquil retreat

Situated in Brenton on Lake, surrounded by nature, an absolute haven for bush buck and birdlife. Minutes' drive to Brenton Beach. A rare opportunity to secure a versatile home in one of the Garden Route's most serene locations.

Web Ref No RL25848 • Beds 3 • Baths 3 • Receptions 2 • Garage 1 • Parking 3

Jacqui Mitchell – 073 390 8214 – jacqui@greeff.co.za



● KNYSNA R2 450 000

Ideal for Airbnb

Situated in Knysna's heart, walking distance to all tourist attractions, this versatile home features a spacious main house with two bedrooms, private garden, and covered entertaining area, plus a separate one-bedroomed apartment. Ideal for permanent living, lock-up-and-go or Airbnb.

Web Ref No RL25650 • Beds 3 • Baths 2 • Receptions 2 • Parking 2

Jacqui Mitchell – 073 390 8214 – jacqui@greeff.co.za



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