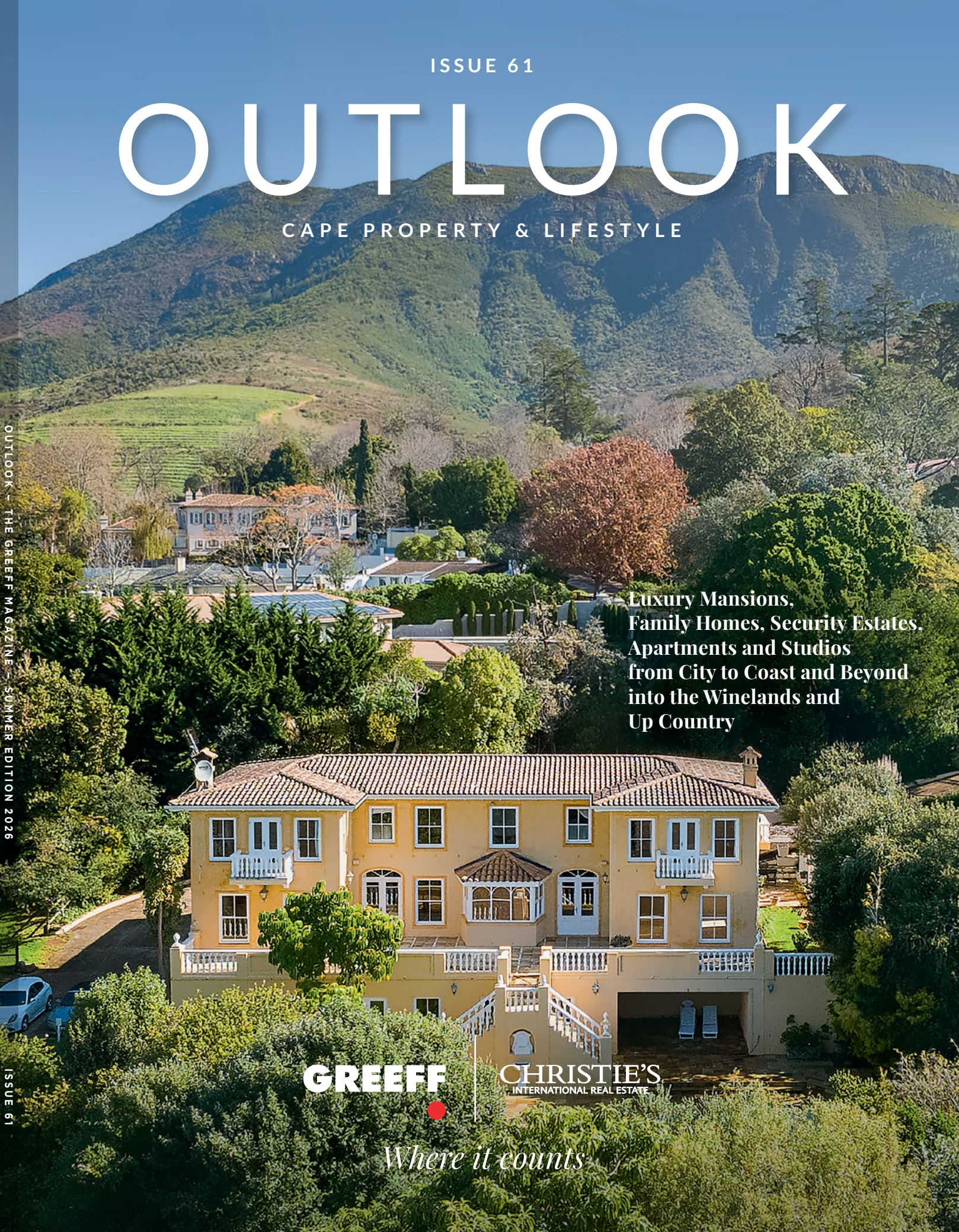
ISSUE 61

OUTLOOK

CAPE PROPERTY & LIFESTYLE



Luxury Mansions, Family Homes, Security Estates, Apartments and Studios from City to Coast and Beyond into the Winelands and Up Country

GREEFF | CHRISTIE'S INTERNATIONAL REAL ESTATE

Where it counts

OUTLOOK – THE GREEFF MAGAZINE – SUMMER EDITION 2026

ISSUE 61



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Exceptional results, revolutionary property technology and an expanding network of property professionals, places Greeff Christie's International Real Estate in a position of considerable strength.

BY MIKE GREEFF & TIM GREEFF

There is a renewed sense of optimism in the South African property market, and nowhere is that more evident than in the Western Cape, with buyer confidence showing encouraging signs, and quality stock continuing to enter the market, while demand for well positioned properties remains strong. At Greeff Christie's International Real Estate, we are seeing this momentum first hand. By mid-September, we had already secured more than 248 new listings – a significant achievement that surpasses the actual numbers in that it demonstrates the strength of our regional teams, the value of specialist local knowledge, and the results that can be achieved when exceptional property is supported by strategic marketing, strong relationships and an established brand.

The Western Cape continues to distinguish itself as one of South Africa's strongest residential property markets. Sustained semigration, lifestyle driven demand, constrained supply in established areas, and continued investor confidence have all contributed to the province's resilience. Cape Town, in particular, continues to attract buyers from across South Africa and abroad, reinforcing the strength of both the residential and luxury property sectors, with continued demand for premium lifestyle developments, one of which is Chapman's Peak Estate, where six properties have already been sold for a combined R88.5 million.

Over the past year, Greeff has continued to expand its footprint, including our growth into Gauteng, bringing us to 17 regions, supported by more than 300 property professionals. This continued growth strengthens our ability to connect buyers and sellers across an increasingly diverse property landscape while maintaining the personalised service that has always defined our company.

This year has also marked an exciting step forward in our approach to property technology with the launch of AirProp360, with Greeff as its exclusive real estate partner. This revolutionary property technology is transforming the way buyers discover and engage with properties, creating a more dynamic and immersive property experience. For our sellers and property professionals, it provides another powerful avenue for increased exposure, greater engagement and meaningful connections with prospective buyers.

Our investment in technology complements the world-wide reach of Christie's International Real Estate, allowing us to combine innovation with the strength of a globally recognised luxury property network. It is this balance of local expertise, global reach and forward thinking technology that enables us to continually evolve the way we market and sell property.

While our footprint and capabilities continue to grow, we have never lost sight of what has defined Greeff from the beginning; we remain a boutique real estate agency at heart, providing personalised service, trusted advice and specialist local expertise, strengthened by the reach and prestige of an international luxury real estate network.

The activity we are seeing across our areas of operation gives us every reason to remain optimistic about the months ahead, yet never forgetting that behind every statistic is a client who has entrusted us with one of their most important decisions, and that responsibility remains at the heart of everything we do. At Greeff, we put the personal back into property. Every conversation, every relationship and every transaction is built on trust, professionalism and a genuine commitment to achieving exceptional results, because that's what we do.

Wishing you and your loved ones a blessed and safe holiday season.

Mike & Tim Greeff

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KNYSNA 073 390 8214
STILBAAI 067 800 5250
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SIGNATURE PROPERTIES





Few addresses can claim such a privileged setting as this exceptional property, which enjoys a direct gated connection to the historic Groot Constantia Wine Estate.

From your own private setting, step through the gate and into a world of vineyard walks, historic Cape Dutch architecture and exceptional hospitality. Explore the estate's beautiful walking trails, savour award-winning wines and enjoy leisurely dining at the renowned restaurants, all within moments of home.

Set in one of Constantia's most coveted positions, on 4 500m^2, this grand residence enjoys breathtaking views stretching across the historic Groot Constantia Wine Estate towards False Bay to the east, with magnificent mountain vistas framing the northern aspect.

The impressive main residence is distinguished by its generous proportions, high ceilings and expansive reception areas. Six luxurious bedroom suites are complemented by four spacious reception rooms for elegant entertaining and relaxed family living, whilst a pool and games room open onto the swimming pool, embracing the Cape's exceptional indoor-outdoor lifestyle.

A property of exceptional scale, position and potential – offering a unique opportunity to create an extraordinary Constantia estate, hospitality destination, or development in one of Cape Town's most sought-after locations.



CONSTANTIA UPPER

R42 000 000

Web Ref No RL26764
Beds 6
Baths 6.5
Receptions 3
Study
Parking 6
Garages 2
Staff accommodation







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A home on the doorstep of Cape Town's oldest wine farm





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SIGNATURE PROPERTIES



Exceptional sanctuary framed by mountain views







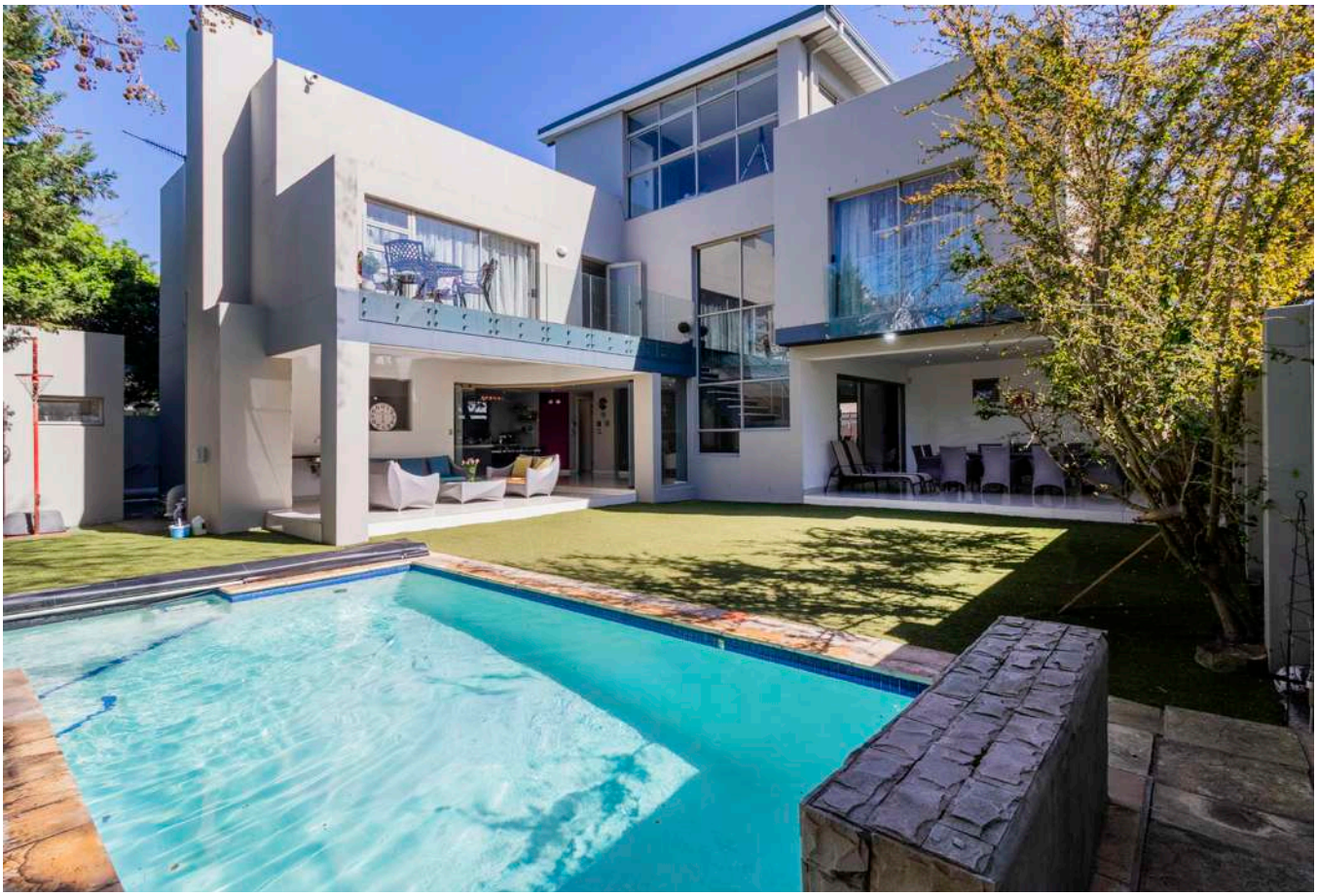
● CONSTANTIA UPPER
R29 950 000

Web Ref No RL26896
Beds 5
Baths 4
Receptions 3
Parking 6
Garages 2
Studies 2

With easy access to Bel Ombre Meadow and positioned in a quiet cul-de-sac, this exceptional north-facing residence presents a combination of privacy, space and natural beauty. Bathed in natural light, with magnificent mountain views and an established landscaped garden, the home has been designed to embrace its extraordinary setting. At its heart is an expansive open-plan kitchen, dining and family living space, with a wood-burning fireplace and extensive glass doors drawing the garden and mountain landscape indoors. A separate formal lounge provides an elegant reception space. Private accommodation includes four bedrooms, three bathrooms, two private studies and a guest flatlet. A superb swimming pool, with a Bilau entertainment deck, further enhances the home's appeal, whilst a borehole, inverter and solar panels add value.

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SIGNATURE PROPERTIES



Contemporary luxury living







RONDEBOSCH
R13 995 000

Web Ref No RL26922
Beds 5
Baths 4
Receptions 3
Parking 5
Garages 2

An exceptional three-storey contemporary residence, with formal and informal lounges flowing onto expansive covered terraces and at the heart of the entertainment area, a pool and built-in braai provide the perfect setting for relaxing or entertaining. Luxurious bedroom suites across multiple levels are complemented by bespoke cabinetry and beautifully appointed bathrooms. The magnificent master suite is a private sanctuary, complete with a dressing room and elegant, spa-inspired en suite. The upper level captures beautiful views towards Table Mountain and offers additional private spaces in which to retreat. Ideally located in one of Rondebosch's most desirable residential pockets, the home offers convenience for families wanting to be close to leading schools whilst enjoying space, privacy and a quality lifestyle.

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SIGNATURE PROPERTIES



Mediterranean-style villa







NOORDHOEK
R28 950 000

Beds 5
Baths 5.5
Receptions 3
Parking 8
Garages 4

Set on one acre, boasting commanding sea and Chapman's Peak views, with three spacious en suite bedrooms upstairs, each capturing beautiful sea views, alongside a fourth bedroom/study. Downstairs, a fifth en suite guest bedroom complements the sunken lounge, separate TV lounge, dining room and well-equipped kitchen with scullery. The open-plan living areas flow onto covered terraces. A rim-flow pool overlooks the sea, while the professionally landscaped garden creates a private outdoor sanctuary. Additional features include a separate guest flatlet with own entrance, a luxurious main en suite with walk-in fitted closet, four garages, with one converted into a home gym, and a comprehensive security system with automated offsite monitoring, borehole with automated irrigation, 5 kVA inverter with two lithium batteries, and air-conditioning.

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SIGNATURE PROPERTIES



Magical three acres in Noordhoek with incredible sea & mountain views







NOORDHOEK
R27 900 000
Web Ref No RL26891
ERF Size: 15 202m²

Springvale boasts three acres of extraordinary natural beauty with sweeping views across the ocean, Chapman's Peak and the Noordhoek amphitheatre. The land cascades gently down the slope, abounding in birdlife. Two dams at the bottom of the property play an important ecological role within the valley. An existing two-bedroomed cottage sits alongside the upper dam, while the rest of the property provides a blank canvas for something special, such as a retreat space or one-of-a-kind homestead. The property is an extremely important breeding site for the endangered Western Leopard Toad, which limits the extent and nature of any potential development. The scale, views, water, natural surroundings and location makes Springvale unlike anything ever available in Noordhoek.

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GREEFF | CHRISTIE'S INTERNATIONAL REAL ESTATE

SIGNATURE PROPERTIES



Spacious property with spectacular sea views







SCARBOROUGH
R19 400 000

Web Ref No RL26255
Beds 6
Baths 4.5
Receptions 5
Parking 6

Perched above the coastline, this exceptional property combines panoramic sea and mountain views, architectural excellence, income-generating potential, and strong long-term investment value. Located in a quiet cul-de-sac, the main 300m² residence, is positioned on the elevated section of the property to maximise natural light, privacy, and indoor-outdoor living with spacious sea-facing decks, landscaped gardens, a plunge pool, and a fireplace. The home features four bedrooms, two bathrooms, open-plan living and entertainment areas, multiple viewing decks, and a solar geyser. Further enhancing the property are two fully self-contained, one-bedroomed apartments located separately from the main residence. Measuring approximately 120m², including covered decking, these modern units offer independent access and flexible use as Airbnb rentals, guest accommodation, dual-living spaces, or multi-generational housing.

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

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OH HONEY, HONEY!

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Rack of lamb with rosemary, garlic and honey

A recipe I return to again and again. Quick, easy and very impressive!
Serves 4

INGREDIENTS

- 2 Racks of lamb, French trimmed
- 1½–2 Tbsp fresh rosemary, chopped
- 2 Tbsp honey
- Zest of 1 orange
- ¼ Cup orange juice
- 2 Cloves garlic
- ½ tsp sea salt or to your taste
- Black pepper

METHOD

Preheat the oven to 190°C. Mix the rosemary, honey, orange zest, orange juice, salt and garlic in a bowl. Set aside. Season the rack of lamb with freshly ground pepper, then heat a heavy-based pan until very hot. Place the lamb in the pan, fat side down, bone-side up. Allow the fat to render down and turn a golden brown – about 10 minutes, then turn it over and brown the opposite side for 1 minute. Remove from the pan and place on an ovenproof tray. Let the lamb come back to room temperature and then brush with the honey, rosemary, citrus and garlic mixture. Roast in the oven for 15 minutes. Lamb should be medium rare. Remove from oven and allow the meat to rest for 10 minutes before serving with roast vegetables of your choice.



Pan roasted pear, feta and bacon salad with honey, thyme and lemon dressing

Melt-in-the-mouth warm pears, sharp and creamy feta and crunchy, salty bacon drizzled with a spectacularly sweet and tart dressing.
Serves 4

INGREDIENTS

- 2 large ripe pears
- 4 rounds of feta each 1cm thick
- 4 Tbs diced bacon
- 4 Tbs chopped pistachio nuts
- 2 cups mixed baby leaf salad
- 1 Tbs olive oil

DRESSING

- 40 ml freshly squeezed lemon juice
- 1 ½ Tbs honey
- 2 tsp fresh thyme leaves chopped or 1 tsp dried thyme leaves
- 2 Tbs olive oil
- Freshly ground salt and pepper

METHOD

Cut the pears vertically into 1cm thick slices. Heat 1 Tbs olive oil in a pan and fry pears until just starting to turn golden. Remove from pan and set aside. Fry bacon bits in the same pan until crispy.

Combine dressing ingredients. Assemble ½ cup of salad leaves on each of four plates, top with a wheel of feta, two slices of pear, a sprinkling each of bacon and pistachio nuts, then drizzle over the dressing and serve immediately.

Lavender honey ice cream

Makes 750ml. Don't think twice about doubling up, this is an exceptional treat, it won't go very far.

INGREDIENTS

- 500ml cream
- 3 sprigs lavender
- 4 egg yolks
- 175g honey

METHOD

Place the cream and lavender in a heavy-bottomed saucepan and heat on medium setting. Remove from heat as mixture starts to steam and show signs of bubbling around the edges.

Cover the pot with a clean dishcloth and allow lavender to infuse for 30 minutes.

In the meantime, beat the egg yolks in a bowl until they become pale yellow and very thick. Gently heat the cream again, as before, remove from heat and also remove the lavender. Slowly add the cream to the egg yolks, stirring all the time, so eggs do not start cooking. Place the egg and cream mixture into a clean saucepan.

Place ice cubes in a bowl large enough to house your saucepan. Set aside. Heat the egg and cream mixture on medium setting, stirring all the time until the mixture transforms into a light custard and just coats the back of a spoon. Don't be tempted to over thicken as you'll land up with scrambled eggs. Remove the pot from the heat and place it on top of the ice cubes in the bowl. (You can also use ice-cold water in a sink. You simply need to halt the cooking process.) Add the honey and stir until completely incorporated. Place in the freezer and stir at 30-minute intervals until cool enough to place in your ice-cream churner, then follow manufacturer's instructions to freeze. If you don't have an ice-cream churner, just keep stirring the mixture at intervals until it freezes. Scoop into sugar cones and be transported!









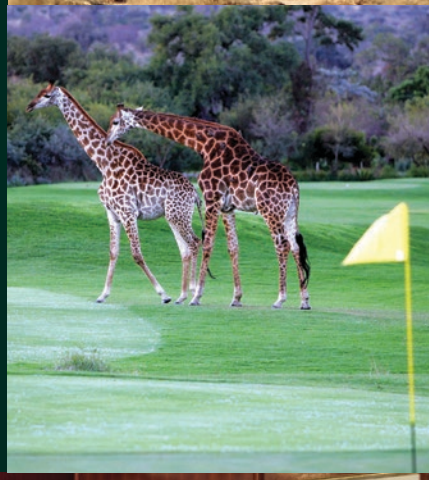
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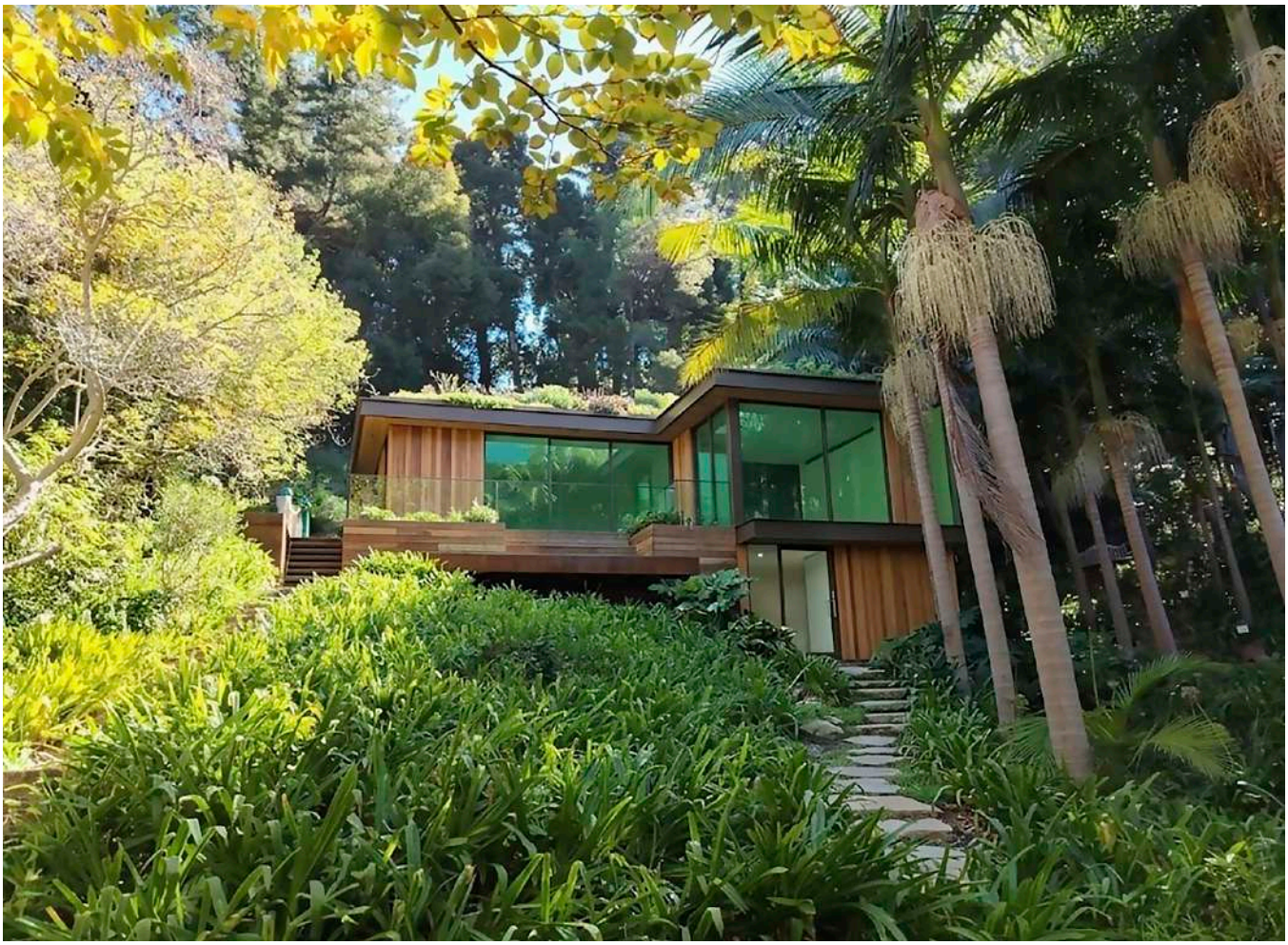






Great Southern Africa Train Adventures

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Note: The images display both real and imaginary dwellings, which are all labelled as either "existing" or "impression" for clarity. Architectural impressions supplied by David Green – Plan Elite.

Development opportunity – 5.9 acres







CONSTANTIA UPPER
R60 000 000

Web Ref No RL26287
Beds 4
Baths 2
Receptions 2
Parking 10
Garages 4
Study

5.9 Acres of rare, natural residential space in prestigious Constantia Upper, bordering the historic De Hel Conservation Area and Table Mountain National Park. This exceptional property comprises three separate stands, offering multiple opportunities. Magnificent landscaping possibilities, complemented by a natural spring flowing from Table Mountain. The varied north-east, south-west and south-east slopes create prime positions for exceptional views and privacy. Existing dwellings include a main residence with mountain and partial sea views, two secluded cottages, garages, a pump house, outbuildings and a swimming pool. Transform the existing dwellings or rebuild to create a grand multi-home residence, or develop an exclusive, natural boutique estate. 3 Stands: 7 924m^2, 11 226m^2 and 4 479m^2.

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Exceptional style, exceptional position, exceptional opportunity







CONSTANTIA UPPER
R29 950 000

Web Ref No RL25840
Beds 4
Baths 4
Reception 1
Garages 3
Laundry
Scullery

Minimalist architecture, warm textures and natural surroundings create a private sanctuary of comfort and style. Within walking distance of the historic Hohenort Hotel and only 100 metres from the entrance to the Klaasenbosch Trail, offering direct access to Cecilia Forest, Table Mountain and the Alphen Greenbelt. The light-filled, open-plan living spaces are enhanced by dramatic double-volume ceilings and expansive aluminium-framed doors and windows seamlessly connecting the interior to the beautifully established garden. Outdoor living is effortless, with a large pool, sun deck, covered braai and dining area, a firepit and a striking stepping-stone koi pond. A versatile ground-floor suite is ideal for guests or a home office. Completely private and north-facing, offering winter sunshine and protection from summer south-easter.

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Perfect home with breathtaking views

Lush greenery and a calm, welcoming atmosphere create the feeling of a private retreat. 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 and onto the patio. A spacious covered patio becomes the heart of the home, with panoramic views of Table Mountain. The immaculately landscaped garden is lush, private and family friendly. Borehole water, automated irrigation, security features and inverter backup ensure year-round comfort and peace of mind in this sought-after location.

CONSTANTIA UPPER R28 950 000 Beds 4 • Baths 2 • Receptions 2 • Parking 4 • Garages 2

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Out of Africa

Nestled on an acre in the heart of Constantia, this home transports you to a bygone era where rustic craftsmanship and heritage converge. Step inside and be captivated by the warmth of open wooden trusses, high ceilings and rich herringbone wooden floors that speak of authenticity and enduring style. Every corner of this unique home tells a story, seamlessly blending colonial character and understated luxury. Framed by mature trees, the property boasts sweeping views of mountains and the distant False Bay coastline – a truly breathtaking backdrop to this rare offering. 4 177m^2.

CONSTANTIA UPPER R28 895 000 Beds 8 • Baths 6.5 • Receptions 9 • Parking 10 • Garages 2

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Alphen splendour

This home is perfectly 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. Immaculate and energy efficient, with four bedrooms, all super-sized and en suite. Features include: an office/fifth bedroom, a luxurious separate guest suite or staff accommodation, large lounge with a cosy bar, leading onto an expansive sun/entertainment room overlooking the heated pool, spacious kitchen, service area, separate scullery and laundry, conveniently leading into the double garage, plus a sunny dining room, leading onto the outside pool deck.

CONSTANTIA UPPER R23 000 000 Beds 4 • Baths 4 • Receptions 3 • Garages 2 • Office Guest suite 1 • Staff accommodation 1

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A sanctuary of security and style

A welcoming entrance leads to a private formal lounge with a fireplace, while the expansive open-plan family and dining area forms the heart of the home. The well-equipped kitchen and separate scullery have access to a private courtyard. Reception areas flow onto a covered patio with dedicated dining and lounging spaces overlooking the beautifully maintained garden and pool. A large study and adjoining storeroom can easily be converted into a fourth bedroom suite or guest accommodation. A family bathroom, guest cloakroom, and double garage with direct access complete the home.

CONSTANTIA UPPER R16 500 000 Beds 3 • Baths 2.5 • Receptions 3 • Parking 2 • Garages 2

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Steeped in Constantia's heritage and beauty







CONSTANTIA UPPER
R23 000 000

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

North-facing in a cul-de-sac, this character-filled home borders Groot Constantia Wine Farm, offering privacy, established gardens, mature trees, and tranquillity. The spacious lounge, with a gas fireplace and courtyard access, forms the heart of the home, while the dining room, complete with a fireplace, flows effortlessly onto the outdoor entertainment area, with two built-in braais, stacking doors, a pool, and front garden. An additional 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 walk-in dressing area. Two further bedrooms share a bathroom, with an additional en suite or pyjama lounge. Double garage and staff accommodation complete the home.

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Exquisite location and views

Tucked away in a peaceful cul-de-sac, ideal for extended families, dual living, or those seeking an income-generating opportunity, this home can be configured as four or three en suite bedrooms, with a spacious entertainment area, home office or private retreat. Additional features include a double garage with direct access, inverter and battery backup, borehole, water purification system and excellent security. Conveniently located close to Constantia Village, leading schools, and sports facilities.

CONSTANTIA UPPER R21 000 000 • Beds 4 • Baths 4 • Receptions 4 • Parking 2 • Garages 2

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A north-facing sanctuary

Set at the end of a quiet crescent in Constantia, this north-facing home offers exceptional privacy. It centres around a spacious open-plan kitchen, dining and lounge area that flows through stacking doors to a covered terrace with braai, garden, pool and children's play area. Features include: a separate home office, solar, inverter backup, borehole irrigation, JoJo tanks and rainwater harvesting infrastructure. Elegant Constantia living at its best, with family appeal.

CONSTANTIA R15 750 000 Beds 4 • Baths 4 • Receptions 2 • Parking 4 • Garages 2

Henri Te Water – 071 655 5679 – henri@greeff.co.za | Robyn Bradley – 021 763 4120 – communications@greeff.co.za

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A quiet sense of belonging

Nestled among mature greenery and leafy avenues, this single-level home is set within an exclusive scheme of only two homes, it enjoys a sense of rare privacy. The garden has a settled, established feel, with trees and shrubs creating a natural backdrop to everyday life, while the pool and outdoor spaces invite long summer afternoons spent with family and friends. Enjoy simplicity without sacrificing space, privacy, or location.

CONSTANTIA R12 500 000 Web Ref No RL26878 • Beds 5 • Baths 4.5 • Receptions 2 • Parking 4

Henri Te Water – 071 655 5679 – henri@greeff.co.za | Robyn Bradley – 021 763 4120 – communications@greeff.co.za

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Ultra-modern designer home

Immaculately renovated, single-storey residence offers sophisticated contemporary living with uninterrupted views of iconic Table Mountain. From the moment you step inside, the home impresses with its flawless finishes, light-filled interiors and seamless open-plan design. The elegant reception area flows effortlessly into a spacious lounge and dining room, perfectly connected to a beautifully appointed designer kitchen, the kitchen is both stylish and functional — ideal for effortless entertaining and modern family living. A large undercover entertainment area offers versatile space — perfect as a children's play zone, relaxation area, or all-seasons entertaining space.

BISHOPSCOURT VILLAGE R13 950 000 Beds 4 • Baths 4 • Receptions 3 • Parking 3

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

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Luxurious Victorian-style masterpiece.







NEWLANDS
R19 950 000

Web Ref No RL26736
Beds 3
Baths 2.5
Receptions 3
Parking 2
Garage 1

This exceptional double-storey heritage residence features high embossed ceilings adding a sense of grandeur and volume throughout the home. Downstairs boasts an exceptional layout designed for effortless living and entertaining, featuring two elegant reception rooms and a formal dining room, each warmed by its own fireplace. The dining room flows seamlessly into a designer kitchen, complete with premium finishes. Upstairs, three generously proportioned bedrooms have commanding views – two of them with direct access to the mountain-facing balcony. The master bedroom is a lavish retreat boasting its own private viewing deck with partial mountain views. Two plush bathrooms, both en suite, each feature a free-standing, classic-coloured, cast-iron bath, walk-in shower, toilet and vanity. Elegant living at its finest.

Sue Biller – 082 370 6062 – sue.biller@greeff.co.za | Robyn Bradley – 021 763 4120 – communications@greeff.co.za





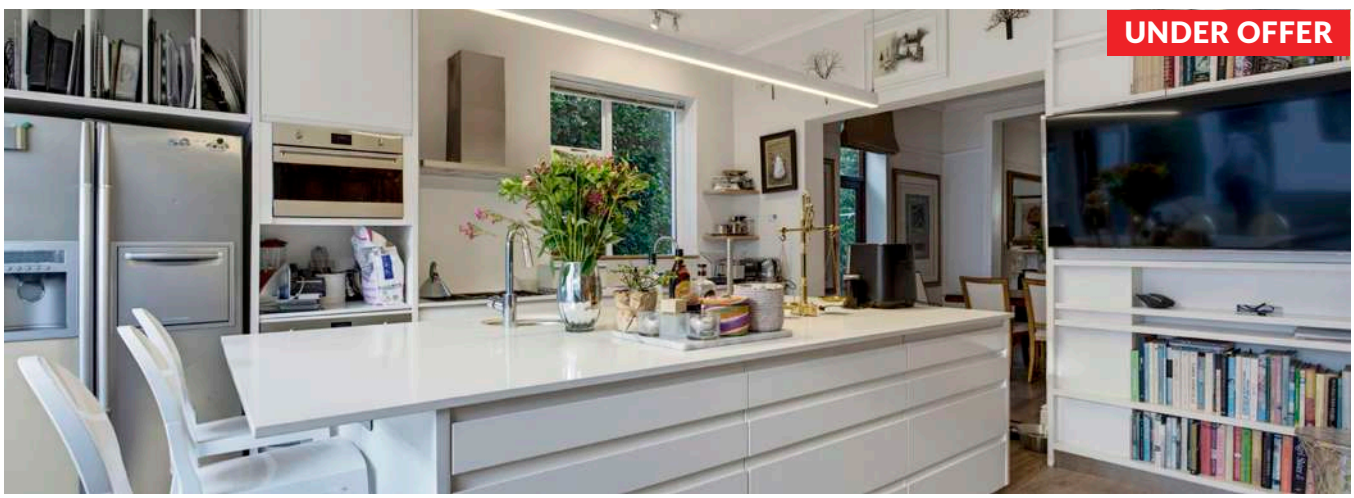


Three versatile units

This versatile property offers an exciting opportunity for investors, extended families or those looking for a multi-generational home. The accommodation includes a studio apartment, a spacious three-bedroomed, three-and-a-half-bathroomed apartment, and a one-bedroomed apartment. Both the studio and three-bedroomed apartment enjoy incredible views across the Southern Suburbs, creating a wonderful sense of space and tranquillity. The main property is complemented by a two-car garage, with a lift providing convenient access to the upper level. There are also two storerooms shared across the three units, providing valuable additional storage space.

NEWLANDS R13 250 000 Beds 5 • Baths 5.5 • Receptions 4 • Garages 2

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







Charming heritage Victorian

This beautiful home in the heart of Newlands Village is timelessly elegant. A spacious lounge flows to the open-plan kitchen, the heart of the home, with a designer island, gas hob and wood burner. From the kitchen, doors open onto a sunny private courtyard, making indoor-outdoor entertaining effortless. Also on the ground floor is a second lounge/family room, offering flexibility as a TV room, playroom or family space, together with a downstairs bedroom and bathroom. Upstairs, two beautifully appointed en suite bedrooms with generous walk-in closets provide private retreats.

NEWLANDS R10 500 000 Beds 3 • Baths 3.5 • Receptions 3 • Parking 2 • Garages 2

Sue Biller – 082 370 6062 – sue.biller@greeff.co.za | Andre Beyers – 082 566 6492 – andre@greeff.co.za

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SCAN HERE

From: R16 995 000



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DANIELE MATHESON

Two bespoke architectural masterpieces in prime Claremont Upper

Positioned in the prestigious Hen and Chicken Estate, these two bespoke, north-facing homes represent a rare opportunity to own a contemporary architectural gem in one of Claremont Upper's most sought-after avenues.



UNDER OFFER





A versatile, hidden gem

Perfectly positioned on the doorstep of the ever-popular Harfield Village. Move-in ready and designed for effortless living, a bright open-plan living and dining area flows seamlessly into a neat, private garden. A versatile third room, with its own private entrance, could serve as a home office, creative studio, guest suite, or income-generating flatlet. Whether you're working from home, accommodating extended family, or looking for additional rental potential, this flexible space adapts to your lifestyle. The home offers low-maintenance, lock-up-and-go living. Ideal for professionals, young families, downsizers, or savvy investors.

KENILWORTH R4 450 000 Beds 2 • Baths 2 • Reception 1 • Parking 2

Jill Lloyd – 083 440 7994 – jill@greeff.co.za | Paige Greeff – 082 444 1277 – paige@greeff.co.za



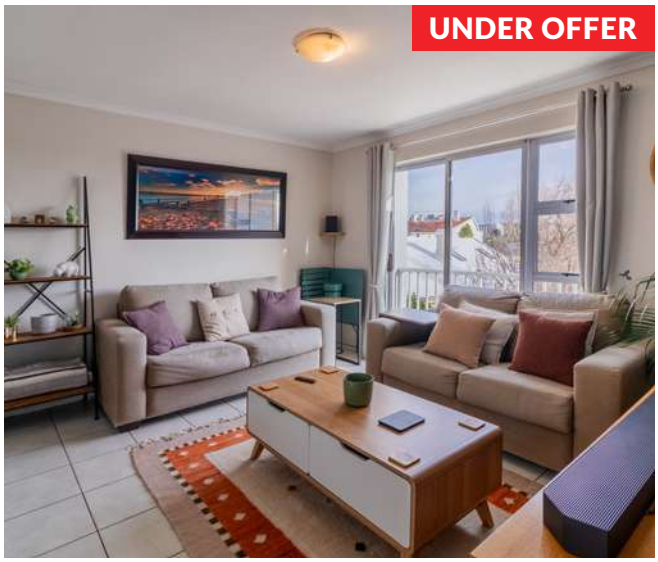
RONDEBOSCH R3 000 000

Duplex in a prime location

Spacious duplex with generous living areas, secure underground parking, and a private balcony, overlooking a tranquil garden and manicured courtyard. Ideally situated close to UCT, leading schools, major transport routes, and amenities. Opportunity for both homeowners and investors alike.

Beds 2 • Baths 2 • Reception 1 • Parking 1

Robyn Bradley – 021 763 4120 – communications@greeff.co.za
Paige Greeff – 082 444 1277 – paige@greeff.co.za



MOWBRAY R1 695 000

In prime location

Move-in ready, with generously sized bedrooms, a stylish bathroom with a large walk-in shower, and a bright living area opening onto a private balcony with views. Double-glazing and air conditioning ensure year-round comfort, while the position within the complex offers added privacy.

Beds 2 • Bath 1 • Reception 1 • Parking 1

Robyn Bradley – 021 763 4120 – communications@greeff.co.za
Paige Greeff – 082 444 1277 – paige@greeff.co.za



MOWBRAY R1 400 000

Move-in ready apartment

Perfectly positioned in one of the area's most desirable locations, this apartment is ideally suited to working professionals, young families, and students alike. With easy access to major transport routes, shopping centres, schools, universities, hospitals, and everyday amenities – convenience on your doorstep.

Beds 2 • Bath 1 • Reception 1 • Parking 1

Robyn Bradley – 021 763 4120 – communications@greeff.co.za
Paige Greeff – 082 444 1277 – paige@greeff.co.za



MOWBRAY R1 395 000

Perfectly positioned

Convenience, comfort, and investment potential, define this spacious one-bedroomed apartment, suited to students, young professionals, or investors seeking strong rental demand. For added convenience, the appliances are included in the sale – a truly move-in-ready opportunity.

Bed 1 • Bath 1 • Reception 1

Robyn Bradley – 021 763 4120 – communications@greeff.co.za
Paige Greeff – 082 444 1277 – paige@greeff.co.za



RONDEBOSCH VILLAGE R3 200 000

Spacious, sunny apartment

This large, light-filled apartment offers space, comfort and convenience in a desirable location. Ideally positioned close to excellent schools, transport links, shops and everyday amenities, perfectly suited to families, professionals, or anyone seeking easy living within a secure setting.

Beds 2 • Bath 1 • Reception 1 • Garage 1 • Parking 1

Robyn Bradley – 021 763 4120 – communications@greeff.co.za
Paige Greeff – 082 444 1277 – paige@greeff.co.za



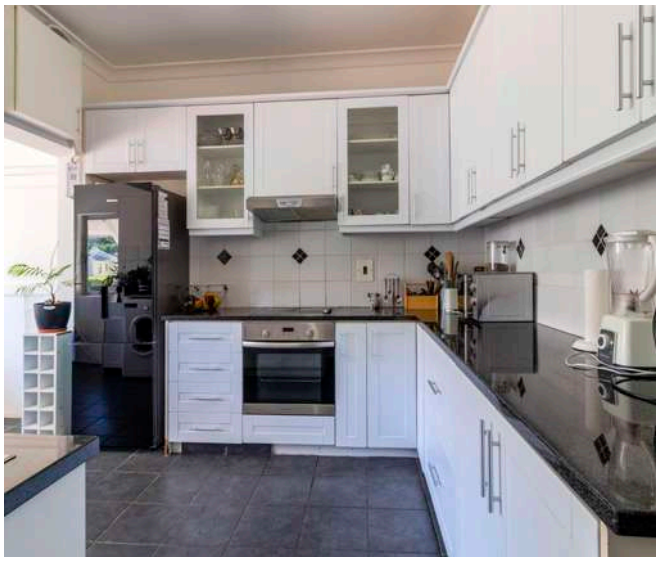
PINELANDS R2 450 000

Duplex apartment with a garden

Set within the sought-after Garden City Heights complex, this fully renovated, ground floor duplex offers comfortable living in one of the most convenient locations in the heart of Pinelands. Privately positioned in a quiet corner of the complex, the apartment enjoys a wonderful sense of peace and seclusion, together with the rare bonus of its own 25m² private garden.

Beds 2 • Baths 2 • Reception 1 • Parking 1

Debbie French – 083 629 0517 – debbief@greeff.co.za
Robyn Bradley – 021 763 4120 – communications@greeff.co.za



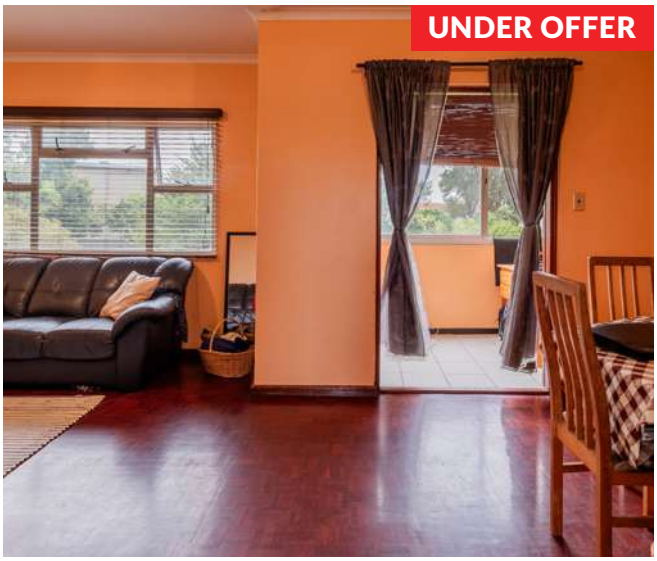
KENILWORTH R2 295 000

Investment property sold with usufruct

This well-presented apartment offers a lovely sense of space, natural light and comfort. The spacious main bedroom enjoys an abundance of natural light, while the generously sized lounge is bright and inviting, creating a wonderful space in which to relax and entertain. An attractive investment opportunity in a well-regarded Kenilworth block, with a usufruct currently in place.

Web Ref No RL26902 • Beds 2 • Bath 1 • Reception 1 • Parking 1 • Garage 1

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



CLAREMONT R1 695 000

Exceptional value

This well-proportioned apartment, with a thoughtfully designed layout, comfortable living spaces, and a peaceful outlook over the complex's lovely, spacious gardens, is perfectly suited to a variety of lifestyles. Whether you're looking for a place to call home or a smart addition to your property portfolio, this is an opportunity not to be missed.

Beds 2 • Baths 1.5 • Reception 1 • Garage 1

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





Grand-scale living

Set on an expansive double corner plot, this remarkable residence offers space, comfort and ample accommodation. Designed with family living at its heart, the generous lounge and sunroom open out onto a north-facing patio, with a beautiful pool and built-in braai area. A separate self-contained 40m² flat presents a wealth of opportunity as an income-generator/guest suite or a comfortable home for grandparents.

PLUMSTEAD R7 200 000 Beds 5 • Baths 3 • Receptions 3 • Parking 6

Sue Biller – 082 370 6062 – sue.biller@greeff.co.za | Abdud-Dayyan Savahl – 081 288 3780 – abdud-dayyaan@greeff.co.za | Ameer Allie – 082 864 4185 – ameer@greeff.co.za | Robyn Bradley – 021 761 4320 – communications@greeff.co.za





Stylish and comfortable living

Welcoming living spaces are filled with natural light. The main living area is enhanced by a stylish ceramic fireplace and the bright and inviting sunroom provides an additional versatile area. An inverter system provides additional convenience and peace of mind during power interruptions. Outside, the expansive and beautifully maintained garden offers generous space for entertaining, relaxing and enjoying the outdoors.

MUIZENBERG R3 795 000 Web Ref No RL26860 • Beds 3 • Baths 2 • Receptions 2 • Parking 1 • Garage 1

Terry Dunn – 079 777 2567 – terry@greeff.co.za | Bruce Haywood – 082 555 6810 – bruce@greeff.co.za





WYNBERG R1 495 000

Renovated apartment in Wynberg Village

Fully renovated and ready to move in, this apartment offers modern finishes. The entrance opens into a practical layout, with the kitchen positioned to the left, and the lounge and reception area directly ahead. Its central position provides easy access to restaurants, public transport, main roads, schools and universities.

Beds 2 • Bath 1 • Reception 1 • Parking 1

Abdud-Dayyan Savahl – 081 288 3780 – abdud-dayyaan@greeff.co.za
Robyn Bradley – 021 761 4320 – communications@greeff.co.za

WYNBERG R1 195 000

Apartment in Wynberg Village

This apartment offers a practical layout with two bedrooms, making it a suitable option for small families, first-time buyers or investors. On entering, the lounge is positioned to the right, with the kitchen located to the left. A designated laundry area adds extra convenience, while one secure parking bay is included with the apartment.

Web Ref No RL26905 • Beds 2 • Bath 1 • Reception 1 • Parking 1

Ameer Allie – 082 864 4185 – ameer@greeff.co.za
Robyn Bradley – 021 761 4320 – communications@greeff.co.za





Unique investment opportunity

Situated in the heart of Kenwyn, this exceptional property comprises two semi-detached homes that have been seamlessly combined to create a versatile and income-generating investment opportunity. Conveniently located close to places of worship, shopping centres, schools, and major transport routes. Plus, four well-equipped, self-contained flatlets. These well-designed units provide excellent rental potential and income opportunities, making the property particularly attractive to investors seeking strong returns.

KENWYN R5 295 000 Web Ref No RL26541 • Beds 4 • Baths 3 • Receptions 2 • Parking 6

Shahieda Barden – 084 512 4845 – shahieda@greeff.co.za



HEATHFIELD R2 200 000

A welcoming family home

Set on a generous 401m² erf, the home provides a wonderful foundation for family living, entertaining and creating lasting memories. With one bathroom and a separate guest toilet, the practical layout is designed with everyday family life in mind.

Beds 4 • Bath 1 • Reception 1 • Garage 1

Ben Pillay – 083 415 6436 – ben.p@greeff.co.za
Tamsyn Pillay – 078 202 7899 – ben.p@greeff.co.za



GATESVILLE R2 195 000

A home with endless possibilities

Set on a generously sized erf, this incomplete property presents a unique opportunity for investors, developers, or buyers with a vision to create a home tailored to their own style and requirements. Unlock the full potential of this exceptional property.

Beds 6 • Baths 5 • Receptions 2 • Garages 2

Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za



CRAWFORD R1 875 000

Rare vacant land opportunity

Ideally positioned along a prominent road, this well-located parcel of land offers exciting potential for a variety of development possibilities, subject to the relevant municipal approvals and regulations. Established properties surround the area.

Web Ref No RL25183 • Land 410m²

Shahieda Bardien – 084 512 4845 – shahieda@greeff.co.za



WESTRIDGE R1 100 000

Flexible additional accommodation

With its versatile layout, generous living areas, and additional accommodation, this property offers a wonderful opportunity to create a home that can adapt to your family's needs. Space, flexibility and plenty of potential – ready to welcome its new owners.

Beds 3 • Bath 1 • Reception 1 • Parking 2

Ben Pillay – 083 415 6436 – ben.p@greeff.co.za | Tamsyn Pillay– 078 202 7899– ben.p@greeff.co.za | Melissa Andrews– 073 163 6151– melissa@greeff.co.za .







Home in the heart of Kirstenhof

Nestled in the heart of Kirstenhof, just a few minutes' walk from Kirstenhof Primary School, this welcoming family home offers generous living spaces, a beautiful established garden with fig, mango and mulberry trees, and a feeling of tranquillity from the moment you arrive. Additional features include a single garage and secure, undercover, off-street parking for two vehicles. An automated irrigation system and a borehole assist in keeping the garden lush throughout the year. There is also air conditioning in the living area and family room.

KIRSTENHOF R6 650 000 Web Ref No RL26745 • Beds 3 • Baths 2.5 • Receptions 3 • Parking 2 • Garage 1

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







Forest Glade Estate

Nestled at 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 R6 450 000 Web Ref No RL26714 • Beds 3 • Baths 2.5 • Receptions 2 • Garage 1

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



European contemporary Noordhoek masterpiece







NOORDHOEK
R28 500 000

Web Ref No RL26915
Beds 5
Baths 5
Receptions 3
Parking 2
Garages 2

This luxury European-standard residence positioned down a private panhandle, in a quiet cul-de-sac, enjoys elevated sea and mountain views. Expansive open-plan spaces include a German-engineered kitchen fitted with Gaggenau appliances. The kitchen connects to the dining and lounge areas, which open onto a large, covered terrace overlooking a level lawn and pool. Four spacious en suite bedrooms, each boast a private balcony. The lower level includes a fully self-contained apartment with an en suite bedroom, lounge, and kitchenette. Additional features include: a separate study, advanced security systems with cameras, beams, electric fencing, and offsite monitoring, a wine cellar, solar power with inverter and battery backup, a double garage with workshop space, a filtered borehole water supply, and a pool heat pump.

Paul Le Roux – 082 550 4533 – paulr@greeff.co.za | Dominic Wardall – 082 620 6425 – dominic@greeff.co.za



Incredible sea views just one road back from the beach







NOORDHOEK
R23 495 000

Web Ref No RL26337
Beds 3
Baths 3
Receptions 2
Parking 2
Garages 2

This exceptional Chapmans Peak sanctuary is set in the sought-after beachside neighbourhood of Noordhoek, just a short stroll from the beach and nearby restaurants. Perched dramatically on a sand dune, the home enjoys breathtaking sea and mountain views, creating a truly spectacular setting. Bathed in natural light, the spacious interiors offer an open, airy atmosphere, while the entire upper floor is dedicated to a stunning master suite with a generous private balcony overlooking the ocean and mountains. This avant-garde residence artfully blends reclaimed wood, natural elements and industrial design touches with creative, artistic features, creating an undeniable wow factor. Stylish, yet warm and inviting, the home has a distinctive character and unique sense of place, offering a rare combination of rustic charm, contemporary sophistication and artistic flair in one of Noordhoek's most desirable coastal locations.

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Impeccable Noordhaven home

No Transfer Duty means the equivalent of paying R15.3 million for this immaculate home instead of the R16.9 million asking price. Breathtaking sea views, double-volume living area with exposed beams, and an immaculate kitchen flowing into the living and dining spaces. Large glass windows fill the home with natural light. The covered veranda, with wraparound decking, features a plunge pool, firepit and stainless-steel braai. All three bedrooms are en suite, with exceptional sea views. Manageable landscaped garden. The property forms part of a registered sectional title scheme with the neighbouring property.

NOORDHOEK R16 995 000 Web Ref No RL26756 • Beds 3 • Baths 3.5 • Receptions 2 • Parking 2 • Garages 2

Paul Le Roux – 082 550 4533 – paulr@greeff.co.za | Dominic Wardall – 082 620 6425 – dominic@greeff.co.za







Refined simplicity in Chapman's Peak

This contemporary barn-style home features bagged brick walls, smooth screed floors, and dramatic floor-to-ceiling industrial windows, the residence is arranged as two perpendicular pitched-roof structures. The Living Barn offers an open-plan kitchen, dining, and lounge area, complemented by a separate scullery and large sliding doors leading to a decked entertainment space. The Bedroom Barn accommodates four bedrooms across two levels and includes a beautifully designed Japanese-inspired wet-room bathroom. External shutters enhance security throughout. Outdoors, a pool, covered patio, and a wraparound veranda create spaces for relaxed coastal living.

NOORDHOEK R14 950 000 Beds 4 • Baths 1.5 • Receptions 2 • Parking 4

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Thatched dual-living home

At the top of a panhandle, this charming, thatched home offers beautiful sea views. The property is divided into two separate living spaces. The main home features two spacious bedrooms and two bathrooms, a double-volume living room with an open fireplace, kitchen, dining area, and separate scullery. The self-contained, double-storey flat boasts sweeping sea views and a spacious living area and kitchen on the lower level. A covered stoep overlooks the swimming pool and ocean. The beautifully maintained garden is nourished by a natural spring that runs alongside the property year round.

NOORDHOEK R10 695 000 Beds 3 • Baths 3 • Receptions 2 • Parking 4 • Garage 1

Paul Le Roux – 082 550 4533 – paulr@greeff.co.za | Dominic Wardall – 082 620 6425 – dominic@greeff.co.za







Acre property in Crofters Valley

Set on the slopes of Crofters Valley with views of the sea, Lake Michelle, the wetlands and Chapmans Peak, this one-acre plot offers a great opportunity to build a home in one of Cape Town's most beautiful residential areas. Crofters Valley is known for its large properties, equestrian character, and relaxed feeling. The beach and mountains are minutes away, while Noordhoek Farm Village and its restaurants, shops and hotel are just a three-minute drive away. A great investment opportunity in one of the Cape's most beautiful residential areas.

NOORDHOEK R7 950 000 ERF Size: 4 777m²

Paul Le Roux – 082 550 4533 – paulr@greeff.co.za | Dominic Wardall – 082 620 6425 – dominic@greeff.co.za







Private rural lifestyle estate

Set on approximately 6 000 – 6 400m² of established land, this rare rural-zoned property offers a remarkable sense of space, privacy and natural beauty. Framed by beautiful mountain views and surrounded by mature trees and greenery, the property feels like a peaceful hidden oasis, yet is located only approximately 4km from the beach. Character-filled stone buildings are scattered across the land, blending naturally into the landscape and adding warmth and authenticity to the property's rural charm. Multiple dwellings provide exceptional flexibility for extended family living, income generation or lifestyle projects.

SUNNYDALE R9 000 000 Web Ref No RL26197 • Beds 6 • Baths 4 • Receptions 4 • Parking 6 • Garages 2

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







A charming home

Nestled in sought-after Milkwood Park, this charming two-bedroomed home offers comfortable living on a generous 430m² erf. Featuring two bedrooms with built-in cupboards, a full bathroom, open-plan living, a double garage and additional parking, the home's highlight is its beautiful established garden with mature trees and a tranquil firepit. The main bedroom opens onto the garden, enhancing the indoor-outdoor lifestyle. Offering scope to modernise, it's ideally located close to Noordhoek Farm Village, beaches, nature reserves, excellent schools and local amenities, making it perfect for first-time buyers, downsizers or investors.

SUNNYDALE R3 395 000 Beds 2 • Bath 1 • Reception 1 • Parking 2 • Garages 2

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







Income-generating haven

In a Mediterranean-inspired garden among olive, lemon and fig trees, this property presents opportunities for family living, dual living, boutique hospitality or holiday rentals. The main double-storey residence boasts a north-facing entertainment area capturing sea and mountain views. The well-appointed kitchen features a fireplace, walk-in pantry and separate scullery. A private cellar and book-lined study provide additional appeal. Complementing the main home, several independent living spaces include: a secluded cottage with its own private swimming pool and deck, as well as two self-catering studio units with fully equipped kitchenettes.

FISH HOEK R12 500 000 Web Ref No RL26923 • Beds 6 • Baths 6 • Receptions 4 • Garages 2

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







The essence of coastal perfection

Beautifully renovated, two-bedroomed, two-bathroomed home, perfectly positioned beneath Elsies Peak with sweeping views across False Bay. This move-in-ready residence offers a luxurious lock-up-and-go lifestyle. Expansive glass doors open onto view-filled decks from both the living area and the main suite, creating seamless indoor-outdoor living. Entertain beneath the shaded pergola, relax beside the sparkling plunge pool or enjoy the dedicated alfresco cooking area overlooking the dramatic mountain backdrop. A handcrafted stone staircase leads to the elevated rear section, offering potential to expand. State-of-the-art security completes this exceptional coastal retreat.

FISH HOEK R8 300 000 Web Ref No RL26598 • Beds 2 • Baths 2 • Receptions 2

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





Unrivalled False Bay views

Meticulously maintained home with spectacular, uninterrupted views across False Bay on over 800m², with generous light-filled living areas, and a self-contained guest suite. A large, extra-height garage, north-facing orientation, and an established fynbos garden to attract birdlife. The expansive erf also offers development potential, with space for additional dwellings, holiday rentals, or wellness-focused additions such as a yoga studio or sauna.

FISH HOEK R7 900 000 Beds 4 • Baths 4 • Receptions 3 • Parking 1 • Garages 2

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

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Coastal charm and dual living

The north-facing, light-filled main residence showcases restored wooden floors, and tasteful modern updates. A separate one-bedroomed flatlet with a private courtyard, provides income potential. A separate studio with bathroom and private entrance from Hillside Road is ideal as a home office, creative studio, or additional accommodation. Dual-street access, a level garden, secure off-street parking, and a single garage.

FISH HOEK R5 995 000 Beds 5 • Baths 3 • Receptions 2 • Parking 2 • Garage 1

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

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Spacious family living

The home features four bedrooms, three bathrooms, a welcoming lounge and dining room, and a superb entertainment area. The open-plan kitchen boasts double ovens, a gas hob and separate scullery. Enjoy an established garden and solar-heated swimming pool. Additional features include a solar geyser, extra-width automated double garage, and close proximity to top schools and local amenities.

FISH HOEK R4 295 000 Beds 4 • Baths 3 • Receptions 2 • Garages 2

Jarrit Solomon – 066 264 6086 – jarrit@greeff.co.za



Where every day begins at the water's edge







SIMONS TOWN
POA

Web Ref No RL26599
Beds 3
Baths 3
Receptions 4
Garage 1

Timbers offers a rare opportunity to own a charming beachfront home in an unbeatable location. Set on a generous erf with uninterrupted ocean frontage, this character-filled property is brimming with potential – renovate, expand, or simply move in and enjoy it as is. With three bedrooms, three bathrooms and a garage, this is a home where the views steal the show, framing the ocean from almost every angle. Wake up to the sound of the waves, watch the sunrise over the water, and let the beach become part of your everyday life. Don't miss your chance to secure a slice of beachfront paradise. Contact us to arrange a viewing and picture yourself living where every day begins at the water's edge.

Xandi Pike – 082 883 6031 – xandi@greeff.co.za | Dan Pienaar – 084 970 3999 – dan@greeff.co.za | Lesley Penn – 074 803 8138 – lesley.penn@greeff.co.za





Sea views and versatile living

Just 165 metres from one of Kommetjie's most sought-after beach access points, this substantial double-storey home offers generous family living, flexible accommodation, and beautiful sea and mountain views. Adding exceptional versatility, a separate studio flat above the double garage, with its own external entrance, is ideal as a guest suite, work-from-home office, accommodation for extended family, or an income-generating rental.

KOMMETJIE R13 500 000 Web Ref No. RL26777 • Beds 4 • Baths 2 • Receptions 2 • Parking 2 • Garages 2

Willi Schalk – 072 211 1753 – willi@greeff.co.za | Miguel Howell – 083 321 7296 – miguel@greeff.co.za





Home with flat and views

This spacious double-storey home is set on a private, fully walled panhandle stand surrounded by mature trees. A covered deck boasts stunning valley and mountain views, while the entertainment area beneath the house features a built-in braai. Additional features include: a separate one-bedroomed flat, a double garage with a workshop, extra covered parking, a three-level garden with a swimming pool and fishpond, four 500L JoJo tanks, and a solar geyser.

SIMONS TOWN R3 950 000 Beds 6 • Baths 3 • Receptions 3 • Parking 2 • Garages 2

Lesley Penn – 074 803 8138 – lesley.penn@greeff.co.za | Xandi Pike – 082 883 6031 – xandi@greeff.co.za





Versatile Welcome Glen retreat

This charming home sits on a 658m² erf within an exclusive community of 340 homes. The property offers three bedrooms, two bathrooms, and bright, generous living areas opening onto a covered patio. A stone-clad adjoining lounge and bedroom, with covered parking, offer potential to create a separate-entrance apartment for rental income or dual living. The north-facing patio features a built-in braai, while the expansive garden includes a second braai area.

SIMONS TOWN R3 450 000 Beds 3 • Baths 2 • Receptions 2 • Parking 4

Lesley Penn – 074 803 8138 – lesley.penn@greeff.co.za | Xandi Pike – 082 883 6031 – xandi@greeff.co.za



Luxurious, Secure Estate Living in Kommetjie




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GREEFF | CHRISTIE'S INTERNATIONAL REAL ESTATE
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Where it counts

THE CAVENDISH SQUARE EDIT

A CURATED SELECTION OF STYLE, SCENT, SKINCARE AND WELLBEING

BIRKENSTOCK ARIZONA BIG BUCKLE

High Shine Black

- Anatomically shaped cork-latex footbed; semi-exquisite
- **UPPER:** natural leather with patent coating
- **FOOTBED LINING:** leather
- **SOLE:** EVA
- **DETAILS:** two straps, each with a large, individually adjustable metal pin buckle; colour-coordinated details
- "Made in Germany"



The BIRKENSTOCK Arizona is a genuine classic that has been delighting both men and women with its timeless design for decades. The Big Buckle version features a large, elegant pin buckle.

The semi-exquisite footbed is fully lined with soft leather, making it exceptionally comfortable.

The upper is made from high-quality natural leather with a shiny patent coating.

Price: R3 999.00

THE GOOD STUFF



Create warmth and atmosphere this season with the Yankee Signature Candle Afternoon Scrapbooking, available from The Good Stuff, **R580** large and **R490** medium. Inspired by a cosy afternoon spent scrapbooking beside a crackling fire, this inviting fragrance blends notes of golden apple, bergamot, ginger and crisp autumn air with rich leather, clove and eucalyptus. Warm amber embers, cedar, patchouli and musk create a comforting finish, filling your home with the nostalgic essence of winter.

CHINESE SOUL THERAPY

Take time to relax, recharge and restore balance with our professional Chinese massage treatments. Designed to relieve tension and promote overall wellbeing in a calm and welcoming environment.

Full Body Massage (60min) – **R570**
Feet & Calves Massage (45min) – **R380**





SORBET

Healthy, glowing skin begins with a consistent skincare routine and effective exfoliation.

THE VITADERM SALICYLIC POWDER EXFOLIATOR is a unique water-activated formula that transforms into a foaming skin polish to deliver powerful active ingredients. Combining the pore-clearing power of salicylic acid with fruit enzymes, niacinamide and ultra-fine rice powder, this active exfoliator helps clear skin and refine texture for a smoother, more radiant complexion. Skin feels refreshed, balanced and visibly brighter without over-drying. Perfect for those concerned with congestion, uneven skin tone or lacklustre skin. For a polished complexion, shop this product at Sorbet Cavendish Square.

R695 | 75g

Sorbet Cavendish Square







KIRSTEN GOSS

This collection is a celebration of the Pop-Art culture. Big stars, Big O's – deep luxe dressed up playfully as Roy Lichtenstein-esque motifs. Made with 18k gold and top-quality diamonds, hand-crafted with precision and artfulness, this is everyday luxury. Locally crafted in South Africa, Kirsten Goss is synonymous with luxury, contemporary, artisanal, handmade jewellery. Collections include sterling silver (925 silver), 9k gold, 18k gold, semi-precious and precious gemstones. We specialise in unusual, sustainably and ethically made jewellery. Please contact us for bespoke jewellery queries or variations on items in this collection.

QUEEN STELLA NECKLACE
- 18k Yellow Gold
- **R26 990**

QUEEN STELLA RING
- 18k Yellow Gold
- **R26 990**

QUEEN STELLA EARRING
- 18k Yellow Gold
- **R35 990**



SOMETHING PRETTY BOUTIQUE

Elegant, fluid and beautifully feminine, the Bella Silk Poncho is an effortless statement piece designed to drape softly over the body. Featuring an oversized botanical floral print with a contrasting patterned border, the relaxed poncho silhouette creates beautiful movement while remaining incredibly easy to wear. Crafted from a luxurious viscose and silk blend, the Bella has a lightweight, silky handle and an elevated finish that works just as beautifully for daytime dressing as it does for an occasion.

CHARTREUSE BELLA SILK PONCHO
- OUTER: 70% Viscose; 30% Silk
- LINING: 95% Viscose; 5% Elastane

Price: R1 699.00



PRICES RANGE FROM:

R4 495 000

NO TRANSFER DUTY

Experience Kommetjie's latest coastal estate

Nestled between the fynbos-lined slopes of Table Mountain National Park and the untamed beauty of the Atlantic Ocean, Protea Ridge offers a rare chance to secure your slice of Kommetjie's coastline. Just 200m from Long Beach, this gated, secure & pet-friendly estate redefines what it means to live with nature at your doorstep and the city still within reach. With only 43 fully serviced erven, this is a limited opportunity to design and build a home that reflects your lifestyle whether that means barefoot beach walks, garden studios, or a space that grows with your family.











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Where it counts







Distinguished heritage hospitality estate

Available as a going concern, this landmark hospitality offering on a generous 1 768m² erf comprises two separately titled heritage properties dating back to 1852. The estate boasts 17 guest bedrooms, including executive self-catering suites and four rooms with fireplaces, catering to both leisure and business travellers. Beautifully restored interiors preserve the character of the original architecture while providing contemporary comfort. Guests enjoy landscaped gardens, a swimming pool, welcoming lounge and dining areas, conference facilities, a wellness room and ample communal spaces. The property is ideally positioned close to the CBD and V&A.

ORANJEZICHT POA Web Ref No RL26570 • Beds 17 • Baths 16.5 • Receptions 5 • Parking 12 • Pool

Melanie Becker – 065 709 9504 – melanie@greeff.co.za | Kurt Schultz – 083 658 3875 – kurt@greeff.co.za







Character family home

This elegant character home on a 593m² erf offers seven en suite bedrooms, which include two self-contained flatlets, ideal for extended family or income generation. Featuring original charm, spacious living areas, a pool, garage, staff rooms, secure parking, and exceptional investment potential in a prime Cape Town location.

ORANJEZICHT R15 000 000 Web Ref No RL26607 • Beds 7 • Baths 7 • Receptions 2 • Parking 2 • Garage 1

Melanie Becker – 065 709 9504 – melanie@greeff.co.za | Kurt Schultz – 083 658 3875 – kurt@greeff.co.za





Luxury with uninterrupted views

Opposite the Sea Point Promenade, this luxurious 186m² north-facing apartment offers three en suite bedrooms, open-plan living, a sea-facing terrace, direct-access garage, secure parking, inverter backup and premium finishes. Enjoy breathtaking ocean views, exceptional security and an exclusive beachfront lifestyle in prestigious Three Anchor Bay.

THREE ANCHOR BAY R21 000 000 Web Ref No RL26698 • Beds 3 • Baths 3 • Receptions 2 • Parking 1 • Garage 1

Werner Bartz – 065 990 6835 – werner.b@greeff.co.za | Michael Maingard – 082 497 7888 – michael@greeff.co.za

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Prime investment opportunity

Perfectly positioned in the heart of Green Point, this sun-drenched, double-storey home combines lifestyle, location, and outstanding income-generating potential. Whether you're looking for a high-performing Airbnb asset, a secure lock-up-and-go city residence, or a strategic, long-term investment, this property ticks every box.

GREEN POINT R8 500 000 Beds 2 • Baths 2.5 • Receptions 2

Werner Bartz – 065 990 6835 – werner.b@greeff.co.za | Michael Maingard – 082 497 7888 – michael@greeff.co.za

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Prime Green Point living

This fully furnished 86m² apartment featuring sunny, open-plan living, mountain views and private balcony is Airbnb-friendly and secure, with modern finishes, gas hob, dishwasher and washing machine. Ideal for investors or owner-occupiers seeking lifestyle and excellent location. Move-in-ready home or investment opportunity in Cape Town.

GREEN POINT R5 390 000 Beds 2 • Bath 1 • Reception 1

Werner Bartz – 065 990 6835 – werner.b@greeff.co.za | Michael Maingard – 082 497 7888 – michael@greeff.co.za

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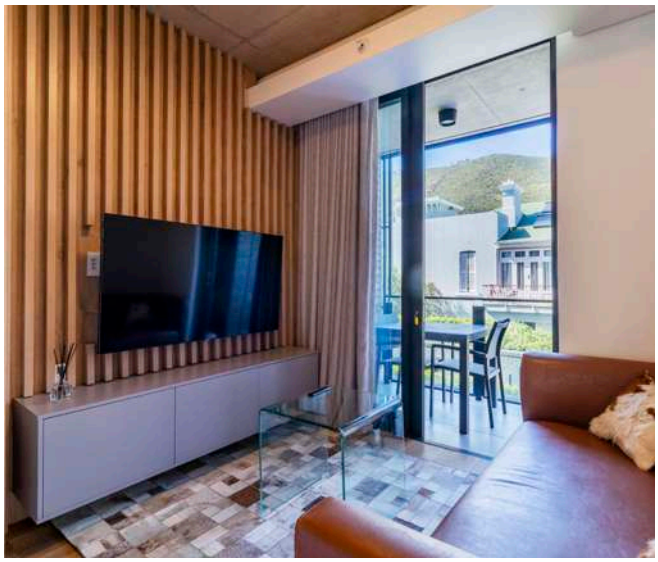
SEA POINT R7 495 000

Exclusive ground-floor living

Exclusive Sea Point living in this north-facing ground-floor apartment offering 157m², 56m² internal space, two bedrooms, two bathrooms and two secure parking bays. Enjoy a spacious private terrace, direct pool access, pet-friendly living, short-term rental potential, and unbeatable convenience opposite Woolworths and Spar.

Web Ref No RL26932 • Beds 2 • Baths 2 • Receptions 2 • Parking 2

Michael Maingard – 082 497 7888 – michael@greeff.co.za
Jordan Corns – 079 999 2278 – jordan@greeff.co.za



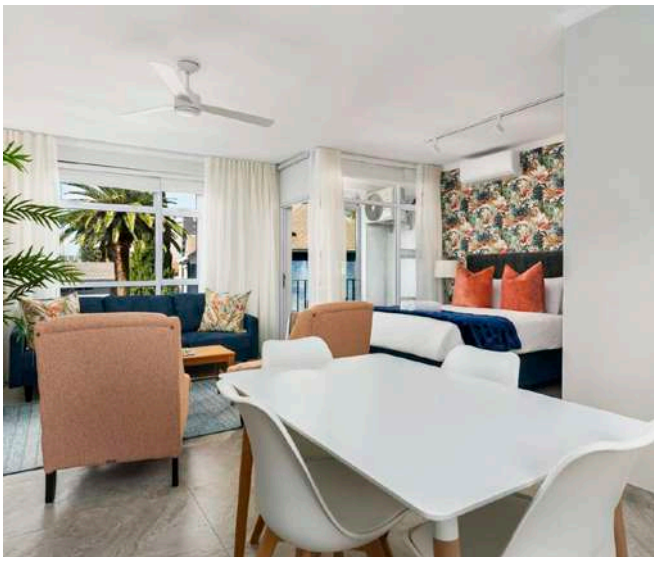
SEA POINT R3 600 000

Stylish studio apartment

Stylish 26m² fully furnished studio at Station House, offering smart design, private balcony with Lion's Head views, fold-away bed, modern kitchen, bathroom, storeroom and secure parking. Enjoy rooftop pool, gym, co-working spaces, concierge, spa and restaurants. Pet-friendly, lock-up-and-go living or investment.

Web Ref No RL26866 • Bed 0.5 • Bath 1 • Reception 1 • Parking 1

Jordan Corns – 079 999 2278 – jordan@greeff.co.za
Michael Maingard – 082 497 7888 – michael@greeff.co.za



GREEN POINT R3 499 000

Stylish and sun-filled

Modern, fully furnished apartment in sought-after Green Point, offering 41m² of beautifully renovated living space. Featuring stylish finishes, a contemporary kitchen, bright interiors and built-in cupboards. Airbnb-friendly, making it an excellent move-in-ready home or investment opportunity in Cape Town.

Web Ref No RL26927 • Bed 0.5 • Bath 1 • Reception 1

Werner Bartz – 065 990 6835 – werner.b@greeff.co.za
Michael Maingard – 082 497 7888 – michael@greeff.co.za



SEA POINT R2 495 000

Fully furnished Airbnb investment

Stylish, luxury micro apartment in the heart of Sea Point, sold fully furnished and currently operating as a successful Airbnb. Featuring a private balcony, air conditioning, kitchenette, and turnkey income potential, all within walking distance of the promenade, cafés, and restaurants.

Bed 0.5 • Bath 1

Jordan Corns – 079 999 2278 – jordan@greeff.co.za
Michael Maingard – 082 497 7888 – michael@greeff.co.za



BO KAAP R5 295 000

Bo Kaap heritage, no levies

This beautifully renovated home offers mountain and city views, double-volume ceilings, open-plan living, two entertainment areas, no levies, and excellent Airbnb potential. A rare opportunity to own a heritage property combining timeless charm, modern comfort, and an unbeatable location.

Web Ref No RL26626 • Beds 4 • Baths 2 • Reception 1

Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za
Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za



GARDENS R4 599 999

Airbnb-friendly with mountain views

Nestled in the serene and well-maintained Nelsons View, this beautifully renovated two-bedroomed, one-bathroomed apartment offers the perfect blend of comfort, style, and flexibility, ideal for both homeowners and investors. Best of all, the building is Airbnb friendly, making short-term letting a lucrative option.

Web Ref No RL26824 • Beds 2 • 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 650 000

Classic charm

Situated in sought-after Upper Woodstock, this charming three-bedroomed home offers character, comfort, and future potential. Featuring high ceilings, spacious living areas, a functional kitchen, and private outdoor spaces, it is ideally located near the CBD, UCT, restaurants, and transport links.

Web Ref No RL26476 • Beds 3 • Bath 1 • Receptions 2

Taygon Buckton – 073 109 5260 – taygon@greeff.co.za
La'eeq Allie – 082 636 4871 – laeeq@greeff.co.za



WOODSTOCK R1 600 000

Modern studio living

Modern 42m² studio apartment in sought-after WEX1, offering stylish open-plan living, secure underground parking, and excellent investment potential. Enjoy premium amenities including a gym, resort-style pool, 24-hour security and concierge. Airbnb friendly, this property is ideal for first-time buyers, professionals, or investors

Web Ref No RL26847 • Bed 0.5 • Bath 1 • Reception 1 • Parking 1

Amal Gafieldien – 069 157 9446 – amal@greeff.co.za | Fadil Salie – 067 826 8347 – fadil@greeff.co.za | Kurt Schultz – 083 658 3875 – kurt@greeff.co.za



SALT RIVER R1 595 000

Fully furnished studio apartment

Discover effortless urban living with this beautifully presented studio apartment in the sought-after Urban Artisan development in Woodstock. Ideal for first-time buyers, investors or professionals seeking a secure lock-up-and-go lifestyle in one of Cape Town's most dynamic suburbs.

Bed 0.5 • Bath 1 • Reception 1 • Parking 1

Amal Gafieldien – 069 157 9446 – amal@greeff.co.za | Fadil Salie – 067 826 8347 – fadil@greeff.co.za | Kurt Schultz – 083 658 3875 – kurt@greeff.co.za



WOODSTOCK R1 350 000

Convenient city living

Modern one-bedroomed apartment in the heart of Woodstock, offering open-plan living, mountain and city views, and access to exceptional rooftop amenities. Currently tenanted with immediate rental income, this secure apartment presents an excellent investment opportunity in a high-demand rental location.

Bed 1 • Bath 1 • Reception 1 • Parking 1

Amal Gafieldien – 069 157 9446 – amal@greeff.co.za | Fadil Salie – 067 826 8347 – fadil@greeff.co.za | Kurt Schultz – 083 658 3875 – kurt@greeff.co.za



CAPE TOWN CITY CENTRE R3 995 000

Stylish city view apartment

Modern apartment in sought-after Stonehill Place, Cape Town City Centre. Enjoy Table Mountain views, rooftop leisure facilities, 24-hour security, concierge services and secure parking. An exceptional turnkey investment or stylish lock-up-and-go home within walking distance of top attractions, restaurants and shopping.

Web Ref No RL26759 • Beds 2 • Baths 2 • Reception 1 • Parking 1

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



CAPE TOWN CITY CENTRE R3 995 000

Exceptional top-floor apartment

Top-floor CBD apartment offering stylish city living and excellent investment potential. Featuring two bedrooms, modern open-plan living, private balcony with spectacular Table Mountain, Lion's Head and city views, secure parking and 24-hour security. Airbnb-friendly building, ideally positioned near Cape Town's vibrant amenities.

Web Ref No RL26596 • Beds 2 • Baths 2 • Receptions 2 • Parking 1

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



CAPE TOWN CITY CENTRE R3 895 000

Exquisite apartment

Stylish apartment at iconic 16 on Bree, featuring upgraded furnishings, secure parking and breathtaking Table Mountain views. Airbnb-ready with excellent rental potential, rooftop pool and bar, gym, 24-hour security and concierge. Ideally located near the Waterfront. Investment or lock-up-and-go living.

Web Ref No RL26852 • 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



CAPE TOWN CITY CENTRE R3 150 000

Studio with iconic views

Elegantly furnished studio apartment in the iconic 16 on Bree, offering Table Mountain views, secure parking, and strong investment potential. Residents enjoy a rooftop pool, gym, concierge, and 24-hour security, in walking distance of Cape Town's top restaurants, cafés, and attractions.

Web Ref No RL26342 • Bed 0.5 • Bath 1 • Parking 1

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



GARDENS R2 450 000

Fully-furnished apartment

Stylish fully-furnished apartment in sought-after BlackBrick Gardens. Featuring an air-conditioned bedroom, private balcony, modern open-plan living, and quality finishes. Enjoy exceptional amenities including a rooftop pool, bar, entertainment deck, restaurant, and panoramic city and mountain views.

Web Ref No RL26483 • Bed 1 • Bath 1 • Reception 1

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



CAPE TOWN CITY CENTRE R1 995 000

Brand new turnkey studio apartment

Fully-furnished studio apartment in the new Zeeland Pier development, Cape Town Foreshore. Airbnb-friendly with rooftop pool, gym, concierge and 24-hour security. A turnkey investment or stylish lock-up-and-go home, ideally located near Bree Street, the V&A Waterfront and major transport routes.

Web Ref No RL26729 • Bed 0.5 • Bath 1 • Reception 1

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





Prime investment, good rental income

Prime GR2 investment opportunity in Observatory, offering 117m², three bedrooms, two bathrooms and a fully fitted kitchen. Currently used as student accommodation with excellent rental income potential. Ideally located near UCT, transport, restaurants and Groote Schuur Hospital. Flexible investment or family home.

OBSERVATORY R2 699 999 Web Ref No RL26984 • Beds 3 • Baths 2

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





Sophisticated studio apartment

Stylish studio apartment in the prestigious The Rockefeller Hotel & Residence, ideally located in Cape Town's CBD. Enjoy premium amenities including a gym, restaurant, coffee shop, concierge, 24-hour security, and parking. An exceptional investment opportunity with optional hotel-managed, rental pool income potential.

CAPE TOWN CITY CENTRE R1 995 000 Web Ref No RL26517 • Bed 0.5 • Bath 1 • Reception 1

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





Charming apartment

Bright and well maintained apartment in Senator Park with stunning Table Mountain views. Featuring original parquet flooring, a renovated bedroom and bathroom, abundant natural light, 24-hour security, and secure parking. An ideal home, investment, or convenient lock-up-and-go opportunity.

CAPE TOWN R1 850 000 Web Ref No RL26516 • Bed 1 • Bath 1 • Reception 1 • Parking 1

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





Spacious home

Spacious De Tijger 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 500 000 Web Ref No RL25764 • Beds 7 • Baths 4 • Receptions 5 • Parking 4 • Garages 3

Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za | Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za





Grand family residence

Exceptional family home with breathtaking mountain views, generous living spaces and outstanding outdoor amenities. Featuring four bedrooms, two bathrooms, spacious open-plan living, swimming pool, lush tropical gardens, greenhouse, fruit trees and bird sanctuary. Includes double garage and separate flatlet, offering excellent guest, office or income potential.

PAROW NORTH R4 295 000 Beds 4 • Baths 2.5 • Receptions 2 • Parking 8 • Garages 2 • Pool

Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za | Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za





Spacious family home

Beautifully maintained and move-in ready, this double-storey home offers three spacious bedrooms, two bathrooms, open-plan living areas, a modern kitchen, landscaped garden, braai area, garage, and secure parking for three vehicles. Ideally located in a quiet Parow North crescent, close to schools, shops, and major transport routes.

PAROW NORTH R2 450 000 Web Ref No RL26440 • Beds 3 • Baths 2 • Receptions 2 • Parking 4 • Garage 1

Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za | Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za





One property – multiple opportunities

Unique GB1 investment opportunity offering residential, commercial and rental potential on a prominent 496m² corner erf. The spacious five-bedroomed main residence includes two en suites, an entertainment area, and secure parking. Currently two established businesses operate, with active leases, generating additional income.

KENSINGTON R4 460 000 Web Ref No RL27008 • Beds 5 • Baths 3 • Receptions 2 • Garage 1

Yaseen Jacobs – 062 786 0041 – yaseen@greeff.co.za | Kurt Schultz – 083 658 3875 – kurt@greeff.co.za





Family home in a prime location

Nestled in a sought-after leafy neighbourhood, this beautifully maintained family home offers spacious living, flexible accommodation and excellent entertaining areas. Featuring four bedrooms, renovated bathrooms, a generous kitchen, swimming pool, landscaped gardens, covered braai area, solar system with battery, automated double garage and secure parking.

BLOMMENDAL R3 595 000 Web Ref No RL26785 • Beds 4 • Baths 3 • Receptions 2 • Parking 4 • Garages 2

Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za | Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za



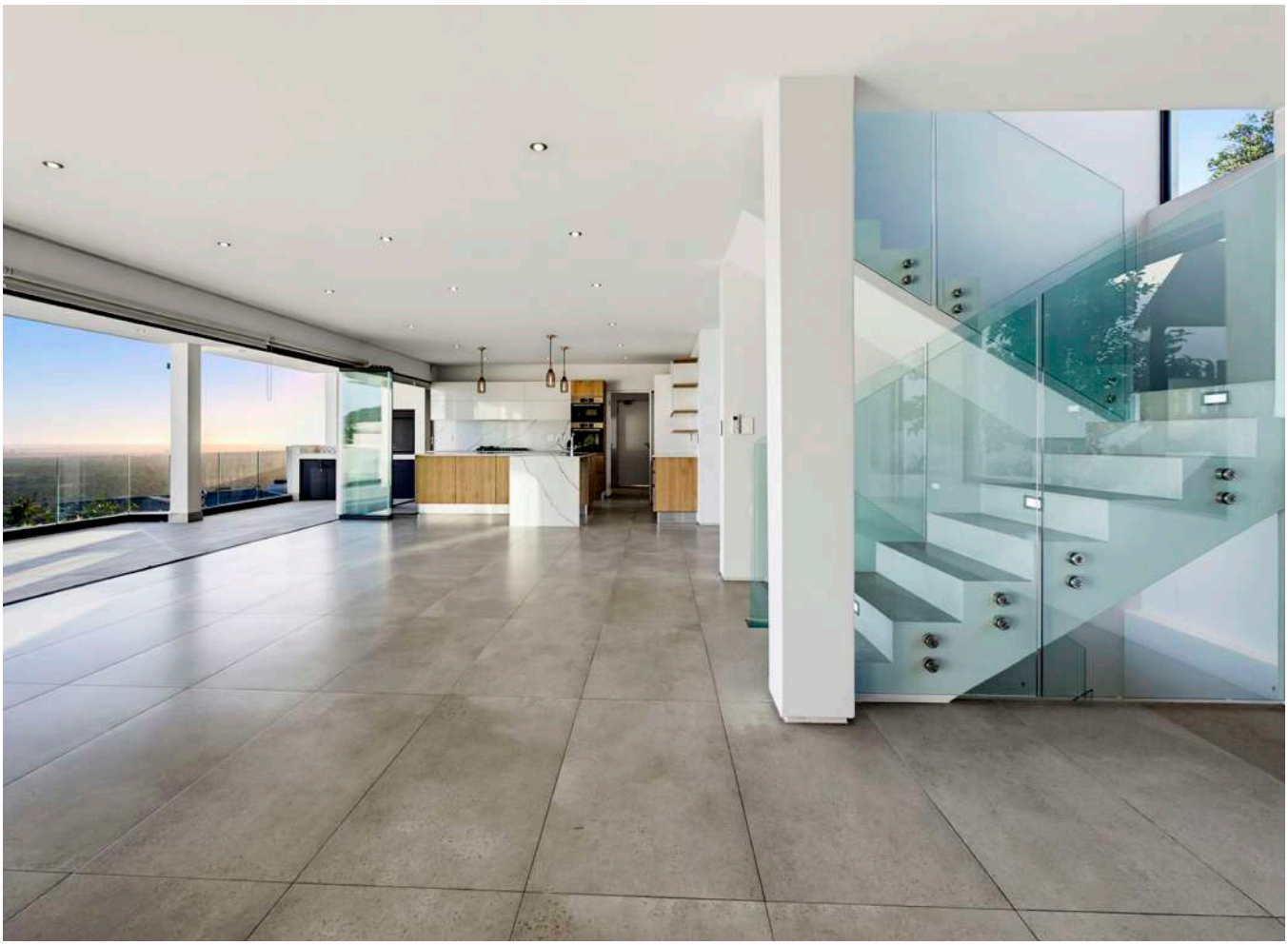


Spacious two-bedroomed apartment

Well-maintained two-bedroomed apartment in sought-after Townsend Estate, Goodwood. Featuring spacious bedrooms, modern bathroom, fitted kitchen, bright lounge and private balcony. Includes secure parking and prepaid electricity. Conveniently located near schools, shopping centres, public transport and major routes. Ideal for buyers or investors.

GOODWOOD R1 400 000 Web Ref No RL26766 • Beds 2 • Bath 1 • Reception 1 • Parking 1

Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za | Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za



Home with spectacular Table Mountain views







BARONETCY ESTATE

R28 000 000

Web Ref No RL26909
Beds 5
Baths 5.5
Receptions 4
Parking 4
Garages 4

Set across three impressive levels on the Hillside of Baronetcy Estate, this magnificent five-bedroomed, five-and-a-half-bathroomed home offers an exceptional combination of space, privacy and spectacular mountain views. Every bedroom, as well as the kitchen, lounge and dining areas, enjoys views towards Table Mountain. Each bedroom also has access to the upstairs balcony, allowing you to make the most of the elevated setting. Designed for both relaxed living and entertaining, the property offers garden space, a pool and a firepit, while the outdoor braai area enjoys a beautiful outlook over the surrounding landscape. Situated within a secure, access-controlled estate with 24-hour security, the property offers peace of mind, while maintaining a sense of privacy and exclusivity. The home is equipped with solar panels and inverter system, providing an efficient energy solution and added resilience during power interruptions.

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



STBB

Property and withholding tax: *What should non-resident sellers know?*

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

The legal basis of withholding tax

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

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

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

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



What percentage must be withheld?

At present, the withholding tax rates are:

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

When must withholding tax be paid?

The withheld amount must be paid to SARS within 14 days from the date of withholding for resident purchasers and 28 days from the withholding date where the purchaser is a non-resident. This is typically the date the transfer is registered at the relevant Deeds Registry.

Non-compliance has consequences

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

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

How STBB can help sellers reduce or eliminate the withheld amount

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

For expert legal guidance, contact STBB today.



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martins@stbb.co.za
021 673 4700

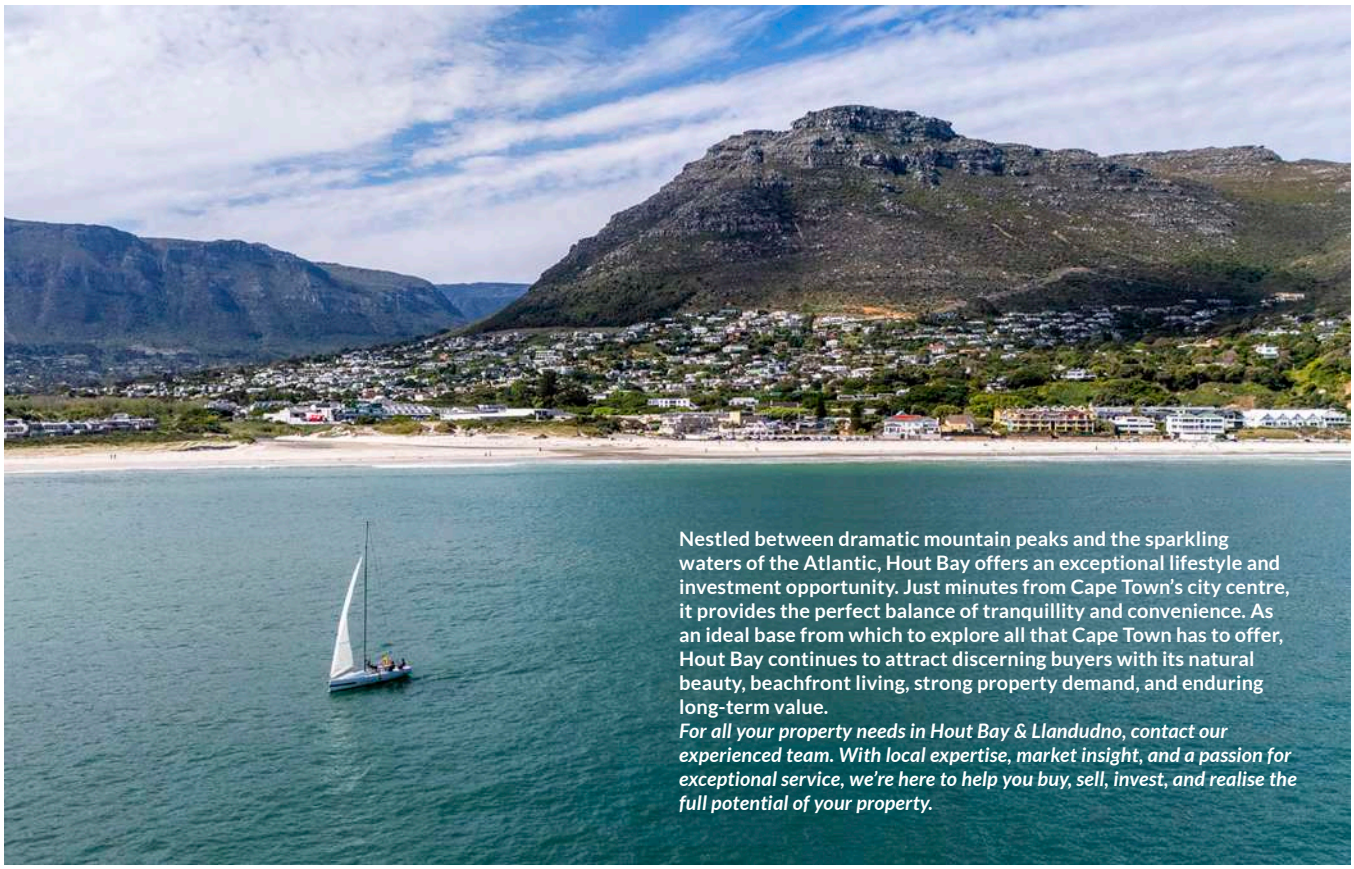


Inge Johnson
Senior Associate
STBB Claremont
ingej@stbb.co.za
021 673 4700

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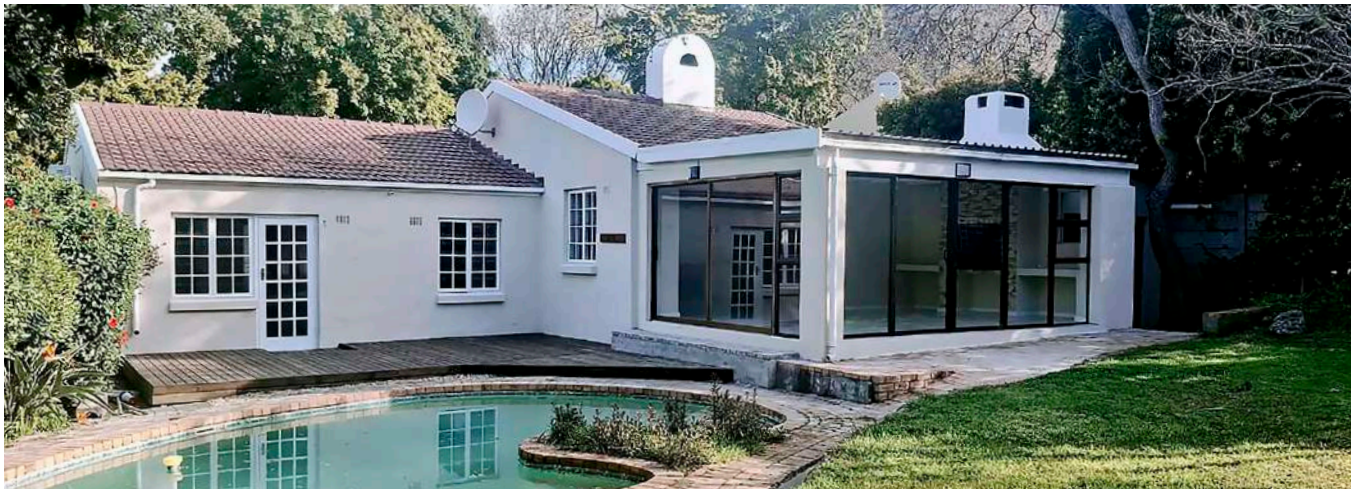
Commercial Law I Conveyancing
Development Law I Labour Law
Estates I Family Law I Litigation
Personal Injury & Third Party Claims

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Nestled between dramatic mountain peaks and the sparkling waters of the Atlantic, Hout Bay offers an exceptional lifestyle and investment opportunity. Just minutes from Cape Town's city centre, it provides the perfect balance of tranquillity and convenience. As an ideal base from which to explore all that Cape Town has to offer, Hout Bay continues to attract discerning buyers with its natural beauty, beachfront living, strong property demand, and enduring long-term value.

For all your property needs in Hout Bay & Llandudno, contact our experienced team. With local expertise, market insight, and a passion for exceptional service, we're here to help you buy, sell, invest, and realise the full potential of your property.







Single-level sophistication

Newly renovated, this modern, north-facing home offers effortless single-level living on a level garden with mountain views. The spacious chef's kitchen features abundant cabinetry and a central island. Three bedrooms, main en suite, family bathroom, two lounges, one with a fireplace, and the second with a built-in braai, ideal for both relaxing and entertaining. Private garden with pool. A separate en suite room is ideal for guests or working from home.

HOUT BAY R8 995 000 Beds 3 • Baths 2 • Receptions 3 • Parking 2 • Garage 1

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





Home with majestic mountain vistas

Enjoy all-day sunshine and spectacular mountain views in this versatile family home. Featuring spacious living areas, a well-appointed open-plan kitchen, pool and entertainment patio, three bedrooms, plus a separate, self-contained flatlet and additional en suite room. A double garage with excellent storage and utility space completes this appealing home.

HOUT BAY R7 650 000 Beds 3 • Baths 2 • Receptions 2 • Garages 2

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





Stylish, sustainable and simply yours

Beautifully renovated and north-facing. Light-filled open-plan spaces, exposed beams, polished concrete floors, a wood-burning fireplace and a designer kitchen create effortless contemporary living. Three spacious bedrooms, luxurious bathrooms, a 4.9kW solar system with backup batteries, wellpoint-fed JoJo tanks, a solar-heated pool and private entertainment patio complete the package. Ideally located close to Hout Bay's wetlands, village amenities and beach – Airbnb-friendly.

HOUT BAY R7 495 000 Web Ref No RL26793 • Beds 3 • Baths 2 • Receptions 2 • Parking 2

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





Prestigious Ruyteplaats estate living

Beautifully presented two-bedroomed apartment, perfectly positioned within a sought-after security estate. The spacious open-plan living area, featuring a wood-burning fireplace, flows onto an entertainment balcony with mountain views and a sea glimpse. Both bedrooms open to communal gardens, creating a peaceful retreat. Additional features include a lock-up garage, undercover parking and drying yard. Residents enjoy access to walking trails, tennis courts, a dam, communal pool and brand new padel court.

HOUT BAY R4 995 000 Beds 2 • Bath 1 • Reception 1 • Parking 1 • Garage 1

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



Exceptional small holding living







DURBANVILLE
R10 880 000

Web Ref No RL26114
Beds 7
Baths 5.5
Receptions 4
Garages 2

Designed for discerning families, multi-generational households, or those seeking an unparalleled lifestyle retreat, this property offers remarkable versatility and space. The expansive main residence boasts multiple lounges and dining spaces creating an effortless flow between formal entertaining and relaxed family living. A well-appointed gourmet kitchen, complete with premium appliances and separate scullery, forms the heart of the home. Accommodation comprises five spacious bedrooms, three bathrooms and a guest cloakroom, while a spectacular indoor braai and entertainment area opens seamlessly onto a pool. Two private, self-contained flatlets are ideal for extended family, guest accommodation, executive rentals or a home-based business. Features include: a tennis court, beautifully maintained gardens and extensive secure parking complemented by automated garages. A state-of-the-art inverter system ensures energy efficiency.

Corne Vallun – 082 318 6537 – corne.vallun@greeff.co.za







Large level stand

Within walking distance of the local schools, this home effortlessly pairs family living with quiet architectural confidence. Open-plan spaces flow seamlessly from living to entertainment areas, drawn together by natural light and an indoor fireplace. The kitchen – granite counters, a breakfast nook, and a separate scullery opening to garden and garage – remains the true heart of the home, while three bedrooms and two bathrooms offer a thoughtful and comfortable retreat. Beyond, a rare, level garden unfolds, made for children, dogs, and unhurried afternoons. An automated double garage and alarm system completes the picture – security and ease in equal measure.

BRACKENFELL R3 099 000 Beds 3 • Baths 2 • Receptions 2 • Garages 2

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







The perfect family beginning

Perfectly positioned, this charming residence is designed for effortless family living, with a seamless flow between inviting living spaces, centred around a cosy Jetmaster fireplace creating a warm and welcoming atmosphere during the winter months. The open-plan kitchen, complete with breakfast nook, forms the heart of the home, while a covered patio extends the living space outdoors for relaxed entertaining. Three spacious bedrooms, two bathrooms, air conditioning, enhanced security features, and an automated garage complete this appealing offering.

DURBANVILLE R2 699 000 Beds 3 • Baths 2 • Reception 1 • Garage 1

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







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SOMERSET WEST R27 500 000

Exceptional multi-residence property

North-facing Morningside estate offering three independent residences. Eight en suite bedrooms and refined dual-living versatility. Expansive open-plan interiors connect to covered verandas, landscaped gardens, wooden decking, and a generous pool, complemented by golf-course and mountain views, solar panels, and inverter systems.

Web Ref No RL26758 • Beds 8 • Baths 8.5 • Receptions 2 • Parking 10 • Garages 4

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



SOMERSET WEST R17 000 000

Exquisite luxury

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

Web Ref No RL21541 • Beds 5 • Baths 5.5 • Receptions 4 • Garages 4

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



SOMERSET WEST R7 850 000

Elevated estate living

Enjoy exceptional living in this beautifully maintained four-bedroomed home, offering panoramic False Bay views, generous open-plan living areas and two sunrooms. Complete with three bathrooms, a double garage, storeroom, security cameras and a low-maintenance garden. Comfort, accessibility and peace of mind.

Web Ref No RL26767 • Beds 4 • Baths 3 • Receptions 3 • Garages 2

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



SOMERSET WEST R7 595 000

The final release at The Peaks

Build new in Mzuri Estate. Plot-and-plan with spacious open-plan living, a separate scullery, covered braai patio, and double automated garage. Finishes include engineered stone countertops, Bosch appliances and Hansgrohe fittings. 24-Hour security, walking trails, dam and clubhouse. No Transfer Duty.

Web Ref No RL25875 • Beds 4 • Baths 3.5 • Receptions 2 • Garages 2

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



SOMERSET WEST R4 325 000

Renovated family home

Beautifully renovated and perfectly positioned opposite De Hoop Primary School, this stylish single-level home offers open-plan living with a cosy wood-burning fireplace, a modern kitchen with gas stove, and separate scullery, plus a covered braai patio and firepit for indoor-outdoor entertaining.

Web Ref No RL26562 • Beds 3 • Baths 2 • Receptions 2 • Parking 2

Joanie Ludik – 067 015 7022 – joanie@greeff.co.za



SOMERSET WEST R3 200 000

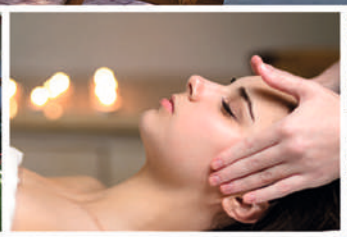
Brand new sectional title units

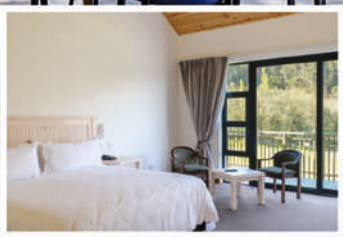
Double-storey home offers open-plan living, guest cloakroom, pet-friendly garden, and mountain views. Engineered stone countertops, vinyl flooring, gas hob, solar geyser, fibre readiness, and secure estate living with access to lifestyle centre, doggy park, playground, braai facilities, and 24-hour security.

Beds 3 • Bath 1.5 • Reception 1 • Parking 1

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

Relax in the Heart of Nature



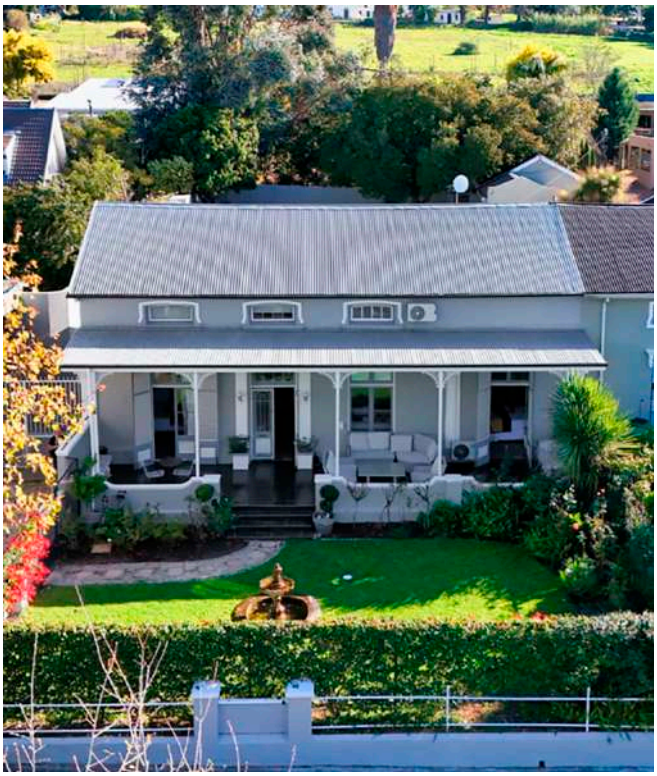
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Stunning modern luxury home

Experience tasteful, thoughtfully planned design in the heart of the breathtaking Paarl Winelands. This exceptional modern residence offers an impressive combination of elegance, space, and comfort, making it ideal as a prestigious family home, boutique guesthouse, or exclusive retreat. This is a rare opportunity to own a truly exceptional property embodying luxury living in the Winelands.

PAARL R12 990 000 Web Ref No RL26631 • Beds 8 • Baths 6 • Receptions 2 • Parking 6

Lauren Pieterse – 082 851 9817 – lauren.p@greeff.co.za



PAARL R9 000 000

Exceptional Paarl property

Spacious and versatile with investment potential, this property boasts breathtaking mountain views, whether sitting on the patio or relaxing by the pool. The home has been thoughtfully divided into three fully-functional living units. The main house features three bedrooms and two bathrooms, for family living, while two fully-equipped separate flats are ideal for generating rental income or accommodating extended family.

Web Ref No RL26281 • Beds 6 • Baths 5 • Receptions 3 • Parking 8

Louise Snyman – 066 305 9266 – louise.s@greeff.co.za



PAARL R3 250 000

Beautiful golf-side home

Nestled in Phase 2 of Nkonyeni Golf Estate, this beautifully maintained home offers the perfect blend of comfort, privacy, and nature. Enjoy spacious living areas, a dedicated home office, air-conditioned bedrooms, and a seamless indoor-outdoor flow, all surrounded by free roaming wildlife in a tranquil bushveld setting. World-class golf, game drives, spa facilities, and outdoor adventures on your doorstep.

Web Ref No RL26365 • Beds 3 • Baths 2.5 • Reception 1 • Garages 2

Dian Basson – 065 611 4732 – dian@greeff.co.za



Exceptional investment opportunity







FRANSCHHOEK
R45 000 000

Web Ref No RL25491
Beds 7
Baths 7
Receptions 5
Garages 5

An outstanding opportunity to acquire a beautifully maintained small apartment block, offering excellent investment potential in a sought-after location. This immaculate property comprises four stylish apartments, including a spacious two-bedroomed, two-bathroomed unit, with an open-plan living area and expansive balcony, two additional two-bedroomed duplex apartments, and a one-bedroomed apartment — all designed for comfortable modern living. Residents enjoy beautifully appointed communal spaces, multiple seating areas, a swimming pool with breathtaking mountain views, and secure parking in a large, automated garage accommodating up to five vehicles. A rare opportunity to secure a turnkey, income-generating asset with lifestyle appeal.

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



STELLENBOSCH R12 000 000

Modern Stellenbosch family home

This beautifully designed home in a peaceful, private setting, in secure La Roche Estate offers exceptional mountain views and spacious, open-plan living areas flowing to the garden, swimming pool and covered braai area, ideal for relaxed living and entertaining. A luxurious main suite, three en suite bedrooms, private study, double automated garage, pool deck and firepit complete the picture.

Web Ref No RL26817 • Beds 3 • Baths 3.5 • Reception 1 • Garages 2

Lisel Burger – 083 327 3551 – lisel@greeff.co.za



STELLENBOSCH R6 500 000

Charming ground-floor apartment

This two-bedroomed apartment is in a prime location near historic Dorp Street, just four minutes from the university. The spacious living area overlooks a private garden and the First River. Features include a renovated kitchen with inverter, an en suite main bedroom, a spacious garage, security gate with alarm system, and access to the adjacent park.

Web Ref No RL26403 • Beds 2 • Baths 2 • Reception 1 • Garage 1

Louise Bester – 061 304 1703 – louise.b@greeff.co.za
Aimee Campbell – 072 693 4052 – aimee@greeff.co.za



STELLENBOSCH R5 900 000

Outdoor living

Set within sought-after Capolavoro Mountain Estate, this elegant home offers relaxed estate living surrounded by the beauty of the Banhoek Valley. An open-plan kitchen and living area flows to a private patio, while the spacious north-facing balcony provides exceptional outdoor living. With 2.5 bathrooms, a garage and additional parking, this home perfectly combines comfort, privacy and nature.

Web Ref No RL26998 • Beds 3 • Baths 2.5 • Reception 1 • Garage 1

Lisel Burger – 083 327 3551 – lisel@greeff.co.za



STELLENBOSCH R4 100 000

A modern apartment

This modern apartment in sought-after Dennesig offers secure, convenient living with two parking bays, CCTV, electric fencing, and biometric access. The spacious kitchen flows into the living area and private balcony. Both bedrooms feature ceiling fans, with the main en suite offering balcony access. Just minutes from the Engineering Faculty and the Neelsie, the complex enjoys a shared hot-water system.

Beds 2 • Baths 2 • Reception 1 • Parking 2

Louise Bester – 061 304 1703 – louise.b@greeff.co.za
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Building Generational Wealth

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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.

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Contact Melinda Greeff
073 499 7708
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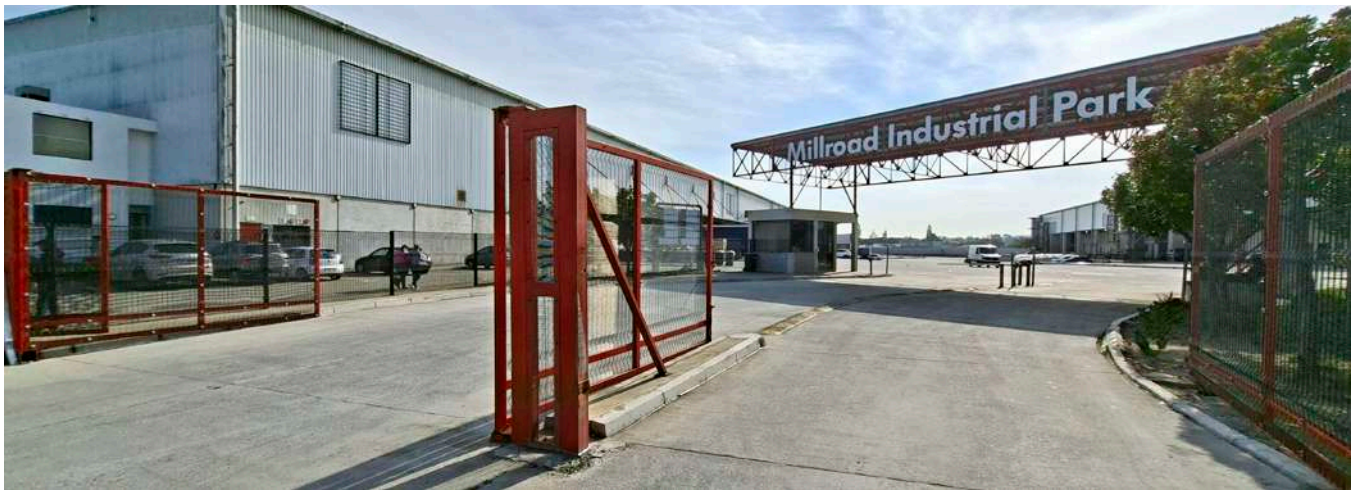


GREYTON
R6 995 000

Web Ref No RL26146
Beds 3
Baths 3
Receptions 2
Parking 2

This property is nestled at the quiet mountain end of the village, on 3 107m². The delightful, secluded, country thatch, in immaculate condition, is set in a magical shady, established garden. Lounge with fireplace and TV area, opens to a large oak-shaded patio, plus generous, well fitted eat-in kitchen. Main double-volume en suite with dressing room, two further bedrooms and bathrooms, plus two study areas. Garden studio/study, double carport, security, irrigation system. A borehole plus lei water provides ample water for the two dams and water feature which maintains the magnificent garden and beautiful variety of trees.

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







Mill Road Industrial Park

Situated opposite Sacks Circle, Bellville South, 40 000m² logistics and distribution park with access to the R300, N1 and N2, 10km from Cape Town International Airport and 300m from a railway station. Warehouse boasts 12m clear height to eaves, rectangular layout, full roof-level sprinkler protection, multiple roller shutter doors, dock leveller provision, and generous yard space for interlink truck articulation. Power supply is 250 Amps 3-phase per unit/500 Amps combined. Double-storey, air-conditioned offices, separate canteen and ablution facilities for warehouse staff. Full perimeter-fence, 24/7 guarding and a manned access-control gatehouse.

BELLVILLE SOUTH R624 055.00 per month Web Ref No CL2945 • Industrial

Buff van Westenbrugge – 082 441 3754 – buff@greeff.co.za | Linda Breeze – 072 014 6882 – breeze@greeff.co.za







Blackheath logistics made easy

Corner Range and School Roads, Blackheath Industrial, with direct access to the R300, onward connectivity to the N1 and N2 via Stellenbosch Arterial and 200m from Blackheath train station – offering staff convenience. Unit A2 measures 2 305m², comprising 2 155m² warehouse space and 150m² offices. The warehouse offers 8m height to eaves, sprinkler protection, covered loading bays, yard access for trucks, and substantial 1 600 Amps 3-Phase power supply. The office component includes reception, ground and first-floor offices, kitchen and ablution facilities. Fully fenced park, 24/7 security, access control and perimeter fencing.

BLACKHEATH R207 450.00 per month Web Ref No CL2946 • Industrial

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





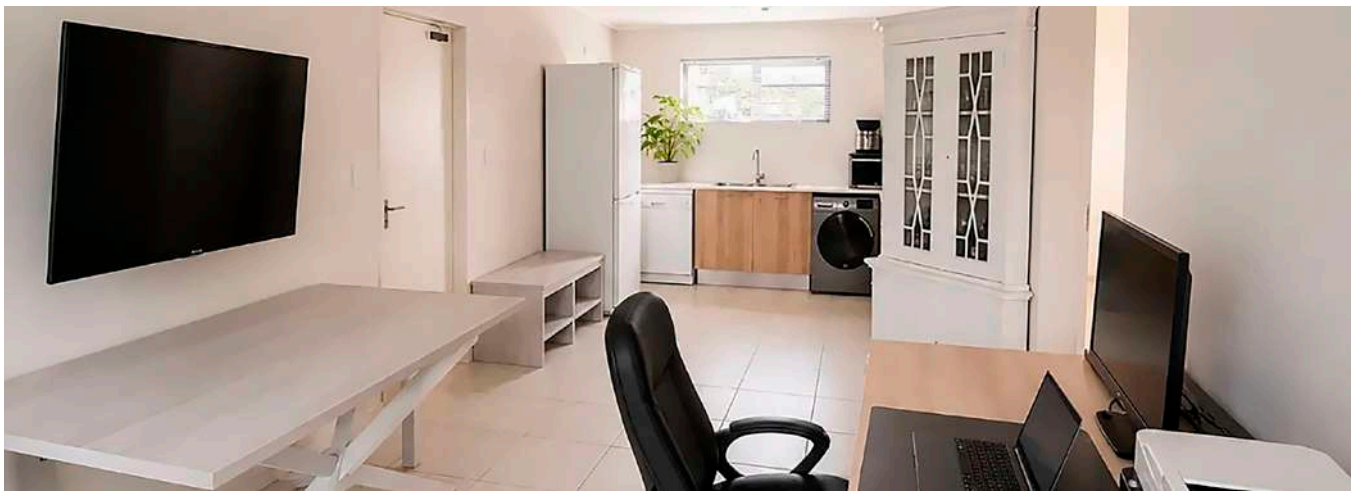


Harbour-side living redefined

Experience refined coastal living in this exceptional apartment within the prestigious Harbour Island estate. Offering two bedrooms and two elegant bathrooms, including a luxurious en suite. The open-plan kitchen and living area are ideal for relaxed living and stylish entertaining. Expansive and exclusive balconies at both the front and rear of the apartment provide the best of outdoor living, with panoramic ocean views in front and tranquil vistas over the San Antonio communal pool and gazebo at the back. A private storage room adds practicality. Harbour-side luxury at its finest.

GORDON'S BAY R3 430 000 Web Ref No RL26396 • Beds 2 • Baths 2 • Reception 1 • Parking 1

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







Award-winning eco estate lifestyle

Set within the award-winning Greenbay Eco Estate, this well-maintained ground-floor apartment offers an open-plan living area and practical kitchen. The pet-friendly estate features a dedicated dog park and kids' play area. Residents enjoy access to an exceptional lifestyle centre, with a gym, laundromat, Bistro café, conference rooms, communal chess board and veggie garden. Additional amenities include EV charging facilities and communal car wash services, as well as concierge services creating a convenient, sustainable and secure community-focused lifestyle.

GORDON'S BAY R1 600 000 Web Ref No RL26605 • Beds 2 • Baths 2 • Reception 1 • Parking 2

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



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Greeff Christie's International Plettenberg Bay

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Reimagine it

Not a polished home pretending to be something it isn`t, this is a genuine gem with a history, heart and enormous potential. A three-bedroomed, two-bathroomed main house and three fully self-contained flats, a mere 30 seconds from the main Keurbooms Beach.

PLETTENBERG BAY R12 500 000 Beds 7 • Baths 5 • Reception 1 • Garage 1

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







A perfect blend of family life

Welcome to a home where relaxed coastal living and cherished family moments come together. Beautiful garden, mature trees and a sparkling pool. A setting made for family braais and long summer afternoons. This is the home everyone desires for memories to be made.

PLETTENBERG BAY R4 950 000 Web Ref No RL26234 • Beds 3 • Baths 2 • Receptions 2 • Garages 2

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



PLETTENBERG BAY R5 850 000

Perfect lock-up-and-go

A timeless classic with space, security and coastal charm. This warm charming home offers the perfect balance of elegance and comfort. Ideal for permanent living or as a lock-up-and-go.

Beds 3 • Baths 2 • Reception 1 • Garages 2

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



PLETTENBERG BAY R3 990 000

Space, freedom and country living

Imagine waking each morning to birdsong instead of traffic. Breathe in the crisp country air – 4.4Ha of prime vacant land of which 40% is level with panoramic country and mountain views. Excellent off-grid living potential.

Web Ref No RL25198 • Land 4.4Ha

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



PLETTENBERG BAY R1 170 000

Retirement cottage with love

Cute, cosy and filled with warmth, this cottage has a spacious open-plan living and dining area opening into the kitchen and onto the covered patio. Good size cottage which is pet friendly and has lovely garden views.

Bed 1 • Bath 1 • Reception 1

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



PLETTENBERG BAY R1 150 000

Fabulous one-bedroomed cottage

There is a time when life asks for a little less rush, and more peace. The spacious living area and the kitchen flow effortlessly out onto the sunny patio. The bedroom is decently sized with a little nook for a computer or a sewing machine.

Bed 1 • Bath 1 • Reception 1

Mandy Smith – 072 15 11458 – mandy@greeff.co.za

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GEORGE
R30 000 000

Beds 4
Baths 4.5
Receptions 3
Parking 2
Garages 4

Embracing panoramic mountain and golf course vistas, this contemporary Fancourt residence delivers an exceptional standard of luxury living. Sunlit, north-facing interiors flow seamlessly into expansive entertainment spaces, enhanced by full home automation and a complete solar inverter system for uninterrupted comfort. A rim-flow pool, dual terraces, and both gas and traditional braai facilities create the perfect setting for year-round outdoor enjoyment. Inside, elegant quartz carpeted living areas open through stacking doors to the landscaped garden, while a chef-inspired kitchen, temperature-controlled wine cellar, and separate scullery elevate everyday living. Four en suite bedrooms, including a spa-like master retreat with indoor and outdoor showers, offer serene privacy. With four garages, a dedicated study, and world-class estate amenities, this home defines modern sophistication at Fancourt.

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







Contemporary living at Fancourt

Designed on one level for effortless living, with a glass walled entrance hall opening to expansive lifestyle areas. Two lounges and dual dining spaces, an indoor barbeque, built-in bar and fireplace add warmth and character to the home's heart. The kitchen combines practicality and style, featuring a centre island, seating nook, and adjoining scullery. A separate study boasts its own entrance.

GEORGE R27 500 000 Web Ref No RL25659 • Beds 4 • Baths 4.5 • Receptions 3 • Garages 3

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

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Timeless elegance, garden grandeur

Set on a 1 257m² stand framed by bougainvillea, jasmine, and manicured gardens. Warm wooden floors anchor the expansive living and dining areas, complemented by a gas fireplace, floor-to-ceiling windows, and flow to an enclosed patio with both gas and wood-burning braais. The well appointed kitchen includes a bay window seating nook, double ovens, scullery, laundry, and walk-in pantry. A luxurious ground floor main suite opens to the garden, while three upstairs en suites enjoy mountain views and access to a family lounge. Inverter backup, vegetable garden, and Fancourt Family Membership.

GEORGE R18 500 000 Beds 4 • Baths 4 • Receptions 3 • Parking 4 • Garages 2

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

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Elegantly warm and light

Sunlit open-plan living spaces flow effortlessly across multiple zones, enhanced by bold artwork, layered textures, and designer finishes. A chef's kitchen with a generous island, and adjacent dining and living areas forms the heart of the home, complete with a fireplace. Large glass doors open to a sheltered patio for indoor-outdoor living. Four beautifully appointed bedrooms, including a serene master suite with mountain framed views, offer comfort and privacy. With versatile living spaces and timeless charm, this home is a canvas for inspired living at Fancourt.

GEORGE R17 990 000 Web Ref No RL25245 • Beds 4 • Baths 3 • Receptions 2 • Parking 4 • Garages 2.5

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

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Maison style, modern soul

This charming, contemporary Fancourt residence boasts sun-filled, open-plan spaces across multiple living zones, enhanced by bold artwork, layered textures, and refined finishes. A beautifully appointed chef's kitchen anchors the home, connecting seamlessly to dining and lounge areas centered around a feature fireplace. Large glass doors open to a sheltered patio. Four well proportioned bedrooms, including a serene master suite with mountain framed views, offer comfort and privacy. With versatile spaces, curated details, and timeless charm, this home is a soulful retreat within Fancourt's celebrated lifestyle estate.

GEORGE R14 350 000 Beds 4 • Baths 4.5 • Receptions 4 • Parking 2 • Garages 2

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

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GEORGE R5 500 000

New build, prime location

A boutique collection of five contemporary homes surrounded by towering trees and mountain views, showcasing meticulous craftsmanship and refined finishes. Clean architectural lines, generous proportions, and calm sophistication define the interiors, anchored by a striking feature staircase and sun-filled, open-plan living, flowing to a private garden. With four bedrooms, three bathrooms, and an oversized double garage.

Web Ref No RL25939 • Beds 4 • Baths 3 • Receptions 3 • Parking 2 • Garages 2

Brenda Peterson – 082 428 8066 – brenda@greeff.co.za
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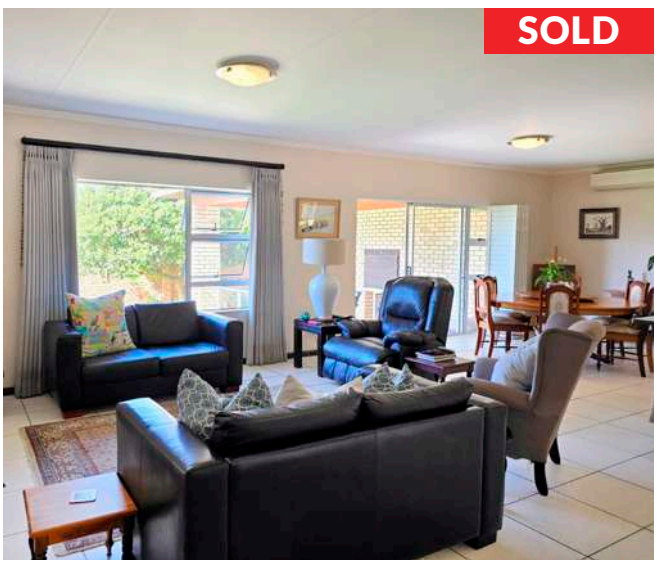
GEORGE R5 500 000

Plot-and-plan Heatherlands

A boutique collection of just five contemporary homes in the heart of Heatherlands, offering a rare fusion of modern luxury and timeless charm. Each home has been designed with emphasis on space, volume, glass, and natural light. Available on a plot-and-plan basis. Plot sizes vary from 485 to 555m², with all the homes being 257m². No Transfer Duty.

Web Ref No RL26006 • Beds 4 • Baths 3 • Receptions 2 • Parking 2 • Garages 2

Brenda Peterson – 082 428 8066 – brenda@greeff.co.za
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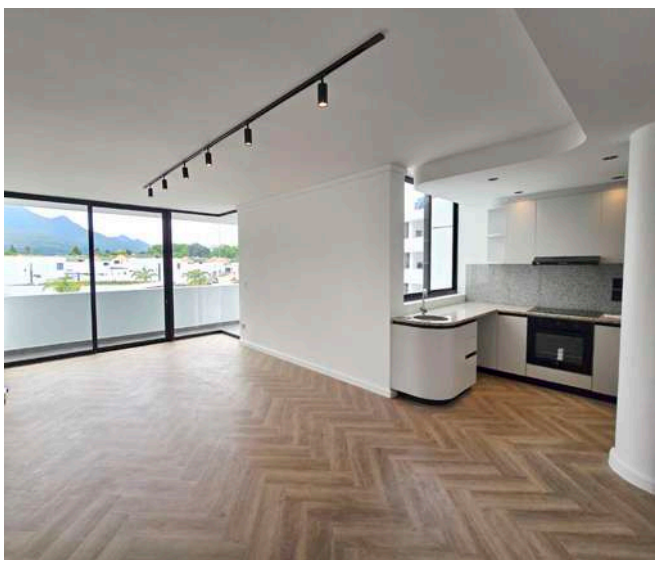
GEORGE R3 800 000

Charming and central village

Set within the sought after Urban Village Estate, sunlit interiors flow across open living spaces, complemented by sleek tile flooring, air-conditioned comfort, and a well appointed kitchen, featuring a Smeg oven, gas hob, and inverter backup. A separate study adds valuable flexibility. A manicured garden and covered patio with built-in braai, mountain views, pet-friendly design, double parking, and secure estate living.

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

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



GEORGE R2 895 000

Modern apartment living

Beautifully designed apartment, positioned on the third floor of the brand new Southfork development, offers an elevated lifestyle in the heart of Heather Park – complete with sweeping mountain views and contemporary finishes throughout. 71m² Under roof and 30m² balcony. A fully equipped Lifestyle Centre with gym, heated pool, open-air cinema and padel court. 24-Hour security.

Web Ref No RL25863 • Beds 2 • Baths 2 • Reception 1 • Parking 1

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



KNYSNA R10 200 000
Iconic Victorian manor

A rare opportunity to acquire a landmark Victorian guesthouse steeped in history. Offering 13 en suite bedrooms, a manager's apartment, lagoon-view entertainment areas, pool and secure parking, this fully furnished, turnkey hospitality investment enjoys an exceptional position in the heart of town.

Web Ref No RL26299 • Beds 13 • Baths 14 • Receptions 2 • Parking 10

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



KNYSNA R7 490 000
Where ocean meets elegance

Commanding ocean views define this immaculate Mediterranean-inspired residence in Brenton On Sea. Featuring three en suite bedrooms, expansive balconies, generous entertainment spaces, a self-contained cottage, three-car garaging, solar power and water storage, it offers an exceptional coastal lifestyle near the beach.

Web Ref No RL26945 • Beds 4 • Baths 4.5 • Receptions 3 • Parking 4 • Garages 3

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



KNYSNA R5 300 000
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 • Receptions 2 • Parking 4

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



KNYSNA R4 485 000
Dual-living luxury

Set on a generous 1 562m² erf, this exceptional property offers two separate dwellings – a spacious three-bedroomed family home and an independent two-bedroomed cottage with own entrance and driveway. Panoramic Featherbed and Pezula views complete this rare lifestyle and investment opportunity.

Web Ref No RL26790 • Beds 5 • Baths 4.5 • Receptions 3 • Parking 3

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



KNYSNA R2 950 000
Elevated estate living

Secure one of Simola Golf and Country Estate's finest opportunities; an elevated stand with panoramic views of the Knysna River, indigenous forests and championship fairways. Partially cleared and perfectly positioned to create an exceptional luxury home in a prestigious lifestyle estate.

Web Ref No RL26630 • Land 2 845m²

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



KNYSNA R1 095 000
Elevated lagoon views

Perched above the Knysna Lagoon, this exceptional stand commands breathtaking panoramic views and endless architectural potential. Ideally located near premier golf estates, Leisure Island and the Knysna Heads, it offers a rare opportunity to create a remarkable coastal retreat.

Web Ref No RL26242 • Land 1 515m²

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





Where river meets ocean

Commanding a spectacular position above the Goukou River mouth, this architect-designed residence captures uninterrupted river, estuary and ocean views. Expansive glazing, exposed timber trusses and elegant open-plan living spaces create a seamless connection to the surrounding landscape. A designer kitchen, private cinema room, sheltered pool courtyard and luxurious accommodation all deliver an exceptional coastal lifestyle.

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

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



STILBAAI R8 900 000

Wild luxury, coastal views

Set within exclusive Fisantekraal, this character-filled thatched home spans three hectares with distant ocean views, expansive living spaces, four garages and abundant wildlife – an exceptional blend of privacy, nature and coastal living.

Web Ref No RL26819 • Beds 3 • Baths 4 • Receptions 2 • Parking 4 • Garages 4

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



STILBAAI R6 399 000

Space, comfort, coastal elegance

Light-filled living spaces, a deluxe kitchen, indoor braai room and elevated balcony create an inviting environment for family life and entertaining. Three spacious bedrooms are complemented by a fully self-contained flatlet, ideal for guests, dual living or rental income. Surrounded by an established garden and positioned close to beaches, the Goukou River and local amenities.

Web Ref No RL26293 • Beds 4 • Baths 3 • Receptions 3 • Parking 2 • Garages 2

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



JEFFREYS BAY R4 275 000

Apartment with breathtaking ocean views

Live the coastal dream in this exceptional three-bedroomed, 149m² beachfront apartment. Set on the first floor of a well-maintained complex, with 180-degree ocean views. A stylish kitchen with white granite counter-tops, gas hob, eye-level oven and breakfast nook flows into the open-plan living area. Sliding doors lead to a generous patio and from the main bedroom.

Web Ref No RL26936 • Beds 3 • Baths 2 • Reception 1 • Garage 1

Craig Kirkland – 072 373 9309 – craig.k@greeff.co.za



STILBAAI R3 950 000

Effortless living by design

Bathed in natural light and thoughtfully designed with open-plan living and dining areas, a built-in braai and seamless flow to a covered patio, creating an ideal setting for entertaining and everyday enjoyment. A dedicated office or studio and separate TV lounge add flexibility. Complete with a double automated garage and water storage tank.

Web Ref No RL26514 • Beds 3 • Baths 2 • Reception 1 • Parking 2 • Garages 2

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





Fully self-sufficient designer home

Three bedrooms, two upgraded, spa-style bathrooms, and a walk-in closet your wardrobe deserves. Outside is the real showstopper: stacked doors open to a covered patio, built-in braai, and sparkling pool made for summer. Two garages and two carports provide plenty of space, with extra land ready for future plans. Solar, a borehole, and a generator. Self-sufficient, stylish, and designed for the way you actually want to live.

ROODEPOORT R3 299 000 Web Ref No RL26715 • Beds 3 • Baths 2 • Receptions 4 • Parking 2 • Garages 6

Mariana Millington – 082 443 5096 – mariana@greeff.co.za





Where style meets space

Set in one of Constantia Kloof's most sought-after pockets, this six-bedroomed residence is designed for a household that entertains, grows, and never quite runs out of space for one more guest, one more car, or one more idea. From the moment you arrive, the scale speaks for itself – six garages line the property, a rare offering even in this suburb, giving space for a serious car collection, trailers or boats.

ROODEPOORT R3 199 000 Web Ref No RL26717 • Beds 6 • Baths 4 • Receptions 3 • Parking 10 • Garages 6

Mariana Millington – 082 443 5096 – mariana@greeff.co.za





Lock-up-and-go home

The indoor rock feature stops you in your tracks – a genuinely one-of-a-kind architectural statement. The open-plan lounge and dining area flows onto a covered balcony entertainment space with built-in braai – sundowners with a view, sorted. The open-plan kitchen with breakfast nook keeps the cook in on the conversation, and the main en suite upstairs steps straight onto its own private balcony, because the best views shouldn't be reserved for downstairs.

ROODEPOORT R2 290 000 Web Ref No RL26716 • Beds 4 • Baths 2.5 • Receptions 2 • Parking 4 • Garages 6

Mariana Millington – 082 443 5096 – mariana@greeff.co.za



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