

ISSUE 55

OUTLOOK

CAPE PROPERTY & LIFESTYLE

CLASSIC CAPE COUNTRY CHÂTEAU

Over 150 dream homes in these pages

PLUS: Delectable fruity bakes & a McGregor surprise

Find your leafy suburban nest, coastal retreat, country haven, or urban pied-à-terre

OUTLOOK - THE GREEFF MAGAZINE - WINTER EDITION 2024

ISSUE 55

GREEFF



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Where it counts

POWER UP YOUR PROPERTY

WITH VERSOFY SOLAR

**STARTING FROM
ONLY R1499 PM,**

you can equip your property with
state-of-the-art solar solutions.

Transform your home and embrace energy independence with Versofy.
Visit [versofy.com](https://www.versofy.com) to discover how easy and affordable it is to pay for solar monthly.

 Versofy **SOLAR**



SEMIGRATION - THEY'RE COMING TO THE CAPE

BY MIKE GREEFF

CEO, GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE

Voters have reaffirmed their belief in the Western Cape provincial government's ability to manage the region effectively, and the semigration trend therefore continues unabated, driving the property market. This is further supported by the recent Absa Homeowner Sentiment Index, which shows a significant 9% increase in overall positive sentiment in the Western Cape compared to the same period last year. This is reflected in the 8% increase in buying sentiment, reaching 71% in the first quarter of 2024, with key drivers including improving financial positions and the need for more space due to growing families.

While semigrators are looking for homes in the suburbs of the Mother City, they're also drawn to the picturesque Cape Winelands. Here, the charm of a small town still offers modern amenities for those working remotely, and for families with children, the region is now home to top-ranking schools.

The various, beautiful golf estates are also a drawcard, as are retirement options. Coastal towns, once traditionally reserved for holiday makers, are growing into year-round residential havens. Semigrators are drawn to Hermanus, Kleinmond, Botrivier and Plettenberg Bay, among others. Our offices in these areas report constant interest and ongoing sales; our Whale Coast office is selling a property per day on average and remains the market leader in the area.

AN INCREASE IN FOREIGN BUYERS

Cape Town continues to attract foreign investors, especially in the luxury property market. The city's appeal as a global tourist destination, coupled with a favourable exchange rate, bolsters this trend. There's been heightened interest from European and American buyers, particularly along the Atlantic Seaboard and in Hout Bay, across all price ranges. Our agents in these areas report that this is a notable trend compared to previous years. With our affiliation to global property giant Christie's International Real Estate, we're perfectly placed to enjoy top-of-mind awareness among qualified foreign buyers for whom Christie's is a household name. Our sellers are confident knowing we utilise real-time data, global best-practice marketing and media technology. Furthermore,

our agents are part of an international team of real estate specialists providing maximum opportunities to showcase our clients' properties to qualified buyers, and in so doing, achieve the best possible selling prices.

TOP TIP FOR SELLERS - GO GREEN

If you are considering putting your home on the market, and thinking of investing capital in making improvements, consider adding energy-efficient features. Interest in sustainable building practices is growing. Properties with green certifications are increasingly sought after, and developers are incorporating energy-efficient designs and renewable energy sources.

POSITIVE ECONOMIC INDICATORS

The first quarter of 2024 saw positive growth in home loan applications according to the BetterBond Index of home loan applications, which reveals a quarter-on-quarter increase of 7.8% – an encouraging indicator that the market might be cautiously on its way to the start of a comeback. This is further supported by the Absa Homeowner Sentiment Index, which shows that 79% of respondents expressed confidence in the Western Cape property market in Q1 2024, a significant improvement from previous quarters.

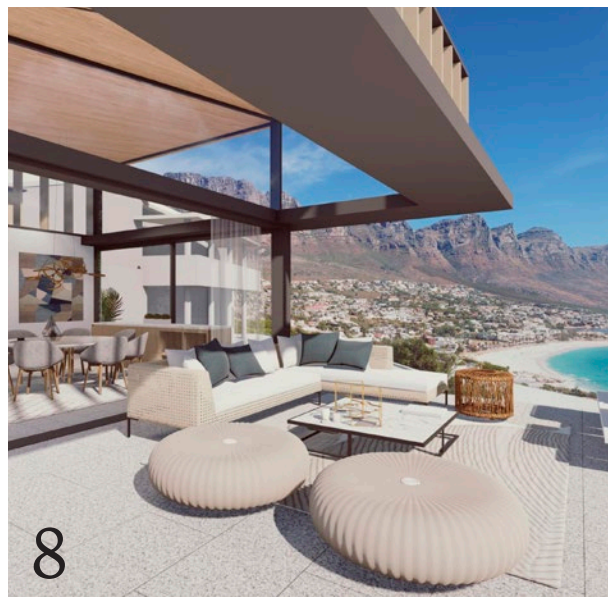
Already halfway through 2024, we've seen the stability of the repo rate allowing for more accurate budgeting by those paying off home loans. Moreover, there are financial indicators pointing to a potential drop in the repo rate towards the end of 2024, all of which is good news for the property market and the country as a whole.

GREEFF CHRISTIE'S INTERNATIONAL CONTINUES TO GROW

Greeff Christie's International Real Estate enjoys a strong presence in the Western Cape with 31 strategically placed offices. These range from Cape Town CBD and City Bowl suburbs, along the Atlantic Seaboard, the False Bay coastline, the Western Seaboard, incorporating the southern, south-eastern, and northern suburbs and moving into the charming towns of the Winelands, Helderberg, and Whale Coast. (See page 2 for a complete list of our offices).

Our growing footprint does not detract from our focus as a Cape-based niche brand. Our brokers and agents are experts in their areas and are backed by years of training, knowledge, research, and technology. They will work to achieve the best possible price for your property with the goal of maintaining and optimising the value of your precious asset.

CONTENTS



1 Property OUTLOOK by Mike Greeff

GREEFF CHRISTIE'S SIGNATURE PROPERTIES

- 4 **Constantia Upper Grandeur**
Live in the lap of luxury
- 5 **Gracious in Claremont Upper**
A perfectly placed serene sanctuary
- 6 **Modern Classic in Kenilworth Upper**
Georgian architectural elegance meets contemporary comfort
- 7 **Meticulously Crafted Home in Noordhoek**
Exquisite in execution and location
- 8 **Unbeatable Clifton**
This oceanside villa redefines luxury
- 9 **A Franschhoek Château on the Water's Edge**
Idyllic living in the magnificent Winelands

LIFESTYLE

- 10 **Fruity Bakes**
On the menu this winter...
- 14 **Roadtrip Destination McGregor**
Seek out quirky ceramic treasures and fine art at The Potters House

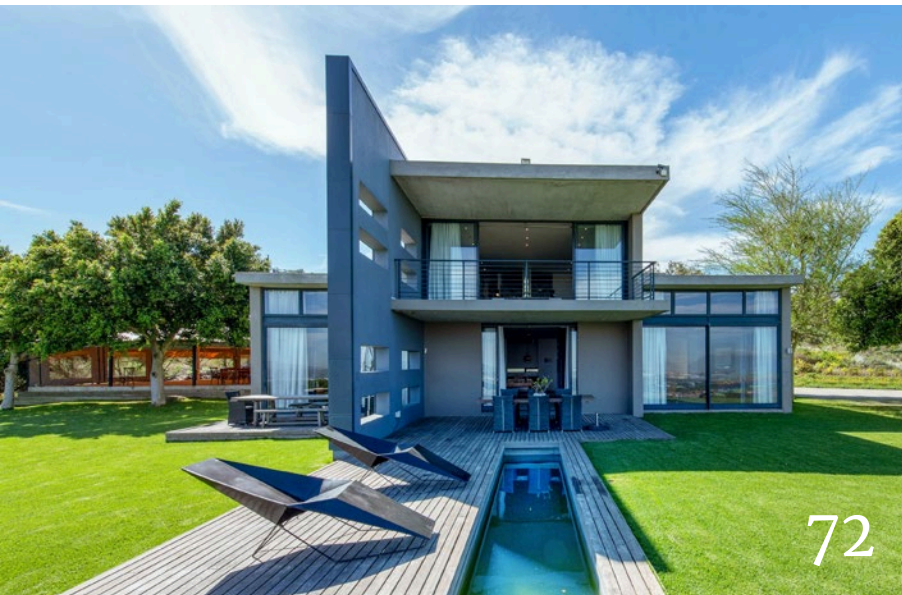
KENILWORTH HEAD OFFICE 021 763 4120
CITY BOWL 021 180 4712
NOORDHOEK 021 785 7222
KOMMETJIE 021 783 0053
BREED VALLEY 083 265 2258
HOUT BAY & LLANDUDNO 021 790 8410
GREEFF RENTALS 021 794 1295
PAARL & WINELANDS 079 969 6396
SOMERSET WEST 021 205 8284
GORDON'S BAY 021 856 4846
SIMON'S TOWN 021 786 1855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

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

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

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

DISCLAIMER: The publisher, being Greeff Christie's International Real Estate and the editor give no warranties, guarantees or assurances and make no representations regarding any goods or services advertised within this edition. Copyright Greeff Christie's International Real Estate. All rights reserved. No portion of this publication may be reproduced in any form without prior written consent from Greeff Christie's International Real Estate. Greeff Christie's International Real Estate is not responsible for any unsolicited material. E&OE.



72



29



70



33

PROPERTIES FOR SALE

CONSTANTIABERG AND SOUTHERN SUBURBS

- 31 Bishops court
- 37 Claremont
- 36,37, 41 Claremont Upper
- 18-26 Constantia Upper
- 27 Constantia
- 41 Harfield Village
- 35-37,41 Kenilworth Upper
- 38 Mowbray
- 33,34,41,62 Newlands
- 56 Observatory
- 40 Plumstead
- 39 Pinelands
- 39,41 Rondebosch
- 38 Rosebank
- 30 Steenberg Golf Estate
- 46 Tokai
- 40 Wynberg Upper
- 28,29 Zwaanswyk

SOUTH-EASTERN SUBURBS

- 76 Belgravia
- 76 Crawford
- 77 Ottery
- 77 Strandfontein
- 76 Sybrand Park

SOUTHERN PENINSULA AND FALSE BAY

- 47 Capri
- 58 Faerie Knowe
- 44,45 Fish Hoek
- 57,58 Kommetjie
- 45 Lake Michelle
- 42,43 Noordhoek
- 58 Scarborough
- 46 Simon's Town
- 46 Sunnydale

CITY BOWL AND SURROUNDS

- 54 Cape Town City Centre
- 53 Gardens

- 52 Higgovale
- 52 Oranjezicht
- 55 Salt River
- 56 University Estate
- 52 Vredehoek
- 55 Woodstock

ATLANTIC SEABOARD

- 48,49 Bantry Bay
- 50 Clifton
- 51 Fresnaye
- 51 Green Point
- 60,61 Hout Bay and Llandudno

WEST COAST

- 59 Blouberg
- 59 Milnerton
- 59 Sunset Beach
- 59 West Beach

NORTHERN SUBURBS

- 73 Durbanville
- 73 Kuils River, Pinehurst

WINELANDS AND OVERBERG

- 74 Betty's Bay
- 74 Fernkloof
- 72 Franschhoek
- 69 Gordon's Bay
- 75 Greyton
- 74 Kleinmond
- 71 McGregor
- 70 Paarl
- 69 Somersbet West
- 72 Stellenbosch
- 74 Vermont

GARDEN ROUTE

- 63-67 Plettenberg Bay

BEYOND THE BORDER

- 70 Namibia



WE ARE DIGITAL!
Scan the QR code
to view this issue
of **OUTLOOK - the
Greeff Magazine.**

Visit greeffmagazine.borndigitalmedia.com to view past issues.

View our properties online at www.greeff.co.za or on your mobile device at m.greeff.co.za Follow Greeff Christie's International Real Estate on these social media platforms



SIGNATURE PROPERTIES

*A Rare Masterpiece for the Connoisseur*

● **CONSTANTIA UPPER**
R25 900 000

Web Ref No RL19517

Beds 5

Baths 5.5

Receptions 3

Studies 2

Garages 3

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

Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za

SIGNATURE PROPERTIES

*Immaculate Georgian Home*● **CLAREMONT UPPER****R9 950 000**

Web Ref No RL22777

Beds 3

Baths 2.5

Receptions 3

Garages 2

Parking 2

Immerse yourself in the timeless elegance of this exquisite, freestanding Georgian home. This property offers a serene sanctuary just minutes from top schools, Cavendish Square, Africa Padel, Kirstenbosch Gardens, Newlands Cricket Ground, hiking trails, and enjoys easy access to the CBD and airport. Step inside and be captivated by high ceilings and a flood of natural light. This meticulously maintained home features a gracious entrance hall, a guest cloakroom, an inviting open-plan kitchen/informal lounge, and a separate formal lounge. Underfloor heating and a cosy fireplace counteract chilly Cape winters. The modern kitchen is equipped with a gas hob and offers a separate scullery. Security features including electric fencing, outdoor beams, indoor motion sensors, and an upstairs security shutter.

SIGNATURE PROPERTIES

UNDER OFFER

*Architectural Grandeur*

● **KENILWORTH UPPER**
POA

Web Ref No RL22552

Beds 5

Baths 3.5

Receptions 2

Garages 2

Parking 2

A modern classic, blending Georgian architectural elegance with contemporary comforts. Meticulously designed by a renowned architect, the home boasts a well-proportioned layout spread across two levels. Approach the residence via a long, private panhandle driveway, surrounded by well-maintained neighbouring properties. The manicured garden, complete with a pool and covered patio, offers breathtaking mountain vistas. A modern kitchen is open plan with a spacious lounge, while a separate formal dining room caters to sophisticated entertaining. A separate flatlet/studio above the double garage, provides additional accommodation for guests, staff, or a home office. Additional features include: electric fencing, access control, internal movement sensors, 24-hour manned security patrols, a borehole and water tanks.

Andre Beyers – 082 566 6492 – andre@greeff.co.za | Ross McLagan – 078 486 5940 – ross@greeff.co.za | Douglas Holder – 021 763 4120 – info@greeff.co.za

SIGNATURE PROPERTIES

*In the Garden of Eden*

● **NOORDHOEK**
R34 000 000

Web Ref No RL22156
Beds 7
Baths 8.5
Receptions 4
Garages 4
Parking 4

This unique, meticulously built, architecturally designed home, is situated in an unbeatable Noordhoek location, bordering De Goede Hoop Estate and situated down a private road, a short walk from Noordhoek Farm Village. Exquisite in its execution and location, this home is equally private and secure, quiet and peaceful. Step inside to be greeted by an immediate view of the magnificent gardens and soothing natural swimming pool. An open layout maximises the views and expansiveness and allows natural light to flood the home from every angle. Whether you plan on unwinding or hosting, the outdoor area and multiple living spaces set the stage for both relaxation and entertainment. Take a plunge in the pool, have a sauna, or relax in this splendid sanctuary.

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

SIGNATURE PROPERTIES

*A Haven of Unrivalled Luxury*

* 3D Rendering

● **CLIFTON**
R115 000 000

Web Ref No RL22122

Beds 4

Baths 4

Receptions 3

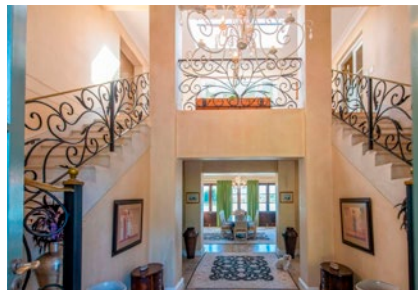
Garages 4

Pool

Clifton Villa redefines luxury. Designed by globally renowned SAOTA architects, this home promises to be a masterpiece, offering an unparalleled living experience. Nestled in the highly coveted Clifton neighbourhood, overlooking the pristine blue-flag beaches, this exceptional villa offers discerning buyers world-class views, unmatched privacy, and the ultimate in understated luxury. Refined interiors seamlessly blend with meticulously landscaped gardens, incorporating an oversized pool and water features. Spread across a spacious interior of 635m², set on a generous plot of 751m², the villa boasts four en suite bedrooms and four garages. Off plan and still to be built, purchase the villa separately or combine it with a spectacular penthouse. Own a piece of architectural excellence in one of the world's most prestigious locations.

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

SIGNATURE PROPERTIES

*Gracious Manor House and Guesthouse*

● **FRANSCHHOEK**
POA

Web Ref No RL20894
Beds 15
Baths 15
Receptions 11
Garages 2
Parking 14

Set on four hectares, Château Dauphine is a gracious manor house built in a classic style and located to take advantage of awe-inspiring views over an enormous body of water to the beautiful mountains embracing the magical Franschhoek valley. This spacious home boasts four bedrooms en suite, generously proportioned, open-plan living rooms, and an elegant French country kitchen. Truly spectacular views are on offer from the living room on the upper floor, with stacking glass doors blurring the lines between indoor and outdoor living. Three additional cottages and a five-bedroomed guesthouse, plus staff accommodation, horse paddocks, swimming pools, a tennis court, a laundry, a reception, guest parking and all the necessary ancillary buildings, offer you and your guests a truly idyllic country lifestyle.

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



FRUITY & DELICIOUS

TAKE YOUR PICK OF
THESE TREATS, THEY'RE PERFECT
FOR COOLER WEATHER.

Pineapple Puffs with Candied Pistachios

Golden, buttery puff pastry
encasing sweet, juicy pineapple
with an irresistible crunchy
topping
Serves 6

INGREDIENTS

- + Pineapple, 1 large
- + Puff pastry ready-made,
400g (defrost before using)
- + Pistachios, 1/4 cup chopped
- + Brown sugar, 2 Tbs
- + Water, 1 Tbs
- + Vanilla essence, 1 tsp
- + Egg, 1
- + Icing sugar, 1/2 to 3/4 cup

METHOD

Set oven to 200°C. Peel and slice the pineapple into six rounds. Remove the core, cutting out a circle of 3cm diameter. Generously dust pineapple slices on both sides with icing sugar and place each on its own circle of pastry. The pastry circle should be 1 1/2 times wider than the pineapple. Using a kitchen scissors or sharp knife, snip the extra pastry from its outer edge to the edge of the pineapple at 2cm intervals, so you have strips. Fold the pastry strips over the pineapple into the centre cavity. Brush with beaten egg. Place pineapple puffs on a baking tin lined with baking paper and bake for 30 minutes. Five minutes before the puffs are due to come out of the oven, place brown sugar, water, vanilla and chopped pistachios in a saucepan, and heat on medium until sugar dissolves, bubbles and just starts to turn golden. Remove the puffs from the oven and immediately drizzle with the hot nutty syrup (work quickly or the syrup will crystallise). Dust with remaining icing sugar and serve warm.

RECIPES,
PRODUCTION, STYLING
AND PHOTOGRAPHY
BY HEDI LAMPERT



Date and Apple Mauritian Maspain

A buttery, moist, sponge loaf cake – perfect with tea at any time of the day
Serves 6

INGREDIENTS

- + Butter, 180g
- + Castor sugar, 180g
- + Eggs, 3 large
- + Vanilla essence, 1tsp
- + Self-raising flour, 160g
- + Baking powder, 1/2tsp
- + Custard powder, 10g
- + Almond flour, 10g
- + Milk, 30ml
- + Dates, dried and chopped, 50g
- + Apples, 2 medium
- + Sweet sherry, 1/3 cup
(substitute orange juice if preferred)

METHOD

Set your oven to 170°C.

Place chopped dates and sherry/orange juice in a saucepan, over gentle to medium heat, allowing the dates to absorb the liquor, and soften (about ten minutes), then remove from heat and allow to cool until just warm. Peel and thinly slice apples and add to the cooling date mixture. Set aside.

Ensure your butter is very soft and cream it with the castor sugar until well combined. Add eggs, one at a time, beating well after each addition, then beat in vanilla essence. Sift all dry ingredients, except almond flour, and add to the batter, along with the milk. Beat until combined. Fold in almond flour, then the cooled dates and apples along with any remaining sherry/orange juice.

Pour into a greased loaf tin and bake for 50 minutes or until a skewer inserted comes out dry. Cool before dusting with icing sugar, slicing and serving.

Hot Lemon Self-Saucing Pudding

Light sponge on top with a lip-smackingly, tangy lemon curd below – an utterly indulgent winter treat

Serves 6

INGREDIENTS

- + Butter, 50g
- + Sugar, 200g
- + Lemon juice, 100ml plus zest of 1 lemon
- + Eggs, 3 separated
- + Flour, 50g
- + Full cream milk, 250ml
- + Vanilla essence, 1 tsp

METHOD

Heat the oven to 180°C. Cream the butter, sugar and lemon zest in a food processor. Add lemon juice, egg yolks, vanilla, sifted flour and milk, and blend until batter is smooth. Whisk the egg whites until firm and fold into the batter. Pour into a greased soufflé or baking dish, which must in turn be placed into an oven roasting tray half filled with hot water. Place in the oven and bake for 45–50 minutes until the top is lightly browned. The pudding should wobble, but the top will be spongy and light and the water will ensure the bottom is wonderfully gooey. Serve hot or at least, warm.





NO VISIT TO MCGREGOR IS COMPLETE WITHOUT POPPING INTO THE POTTERS HOUSE, WHERE YOU'LL FIND CREATIONS IN FINE PORCELAIN, STONEWARE AND EARTHENWARE AS WELL AS FINE ART.

MCGREGOR GEM



The charming village of McGregor abounds with heritage homes and buildings, and the Potters House is no exception; the main house and garden date back to the mid 1800s, while what now comprises the gallery and workshop was originally a wagonmaker's barn, built in 1890 by the Goussard family. The property has been lovingly revived by current owners, Sonja and Johnny who purchased it in 2022.

Sonja is a hand-build ceramicist specialising in unique teapots, finished with 22-carat-gold lustre, and all hand painted.

Johnny works on the potter's wheel creating beautiful functional-ware, each piece showing his flair for Japanese-inspired brush work. He also uses local wild herbs and flowers to make hand-crafted soaps, available in the gallery to purchase.

Workshops with accommodation are available by arrangement.



THE POTTERS HOUSE MCGREGOR is a Pottery, Fine Ceramics and Art Gallery on 1 Bree Street, McGregor. CONTACT: 074 3887992 or thepottershousemcgregor@gmail.com

THE MOST MAGICAL WATERHOLE IN AFRICA

THE BIG FIVE COME TO YOU



LAST WORD

INTIMATE HOTELS & SAFARI CAMPS

LOVELY PEOPLE · LOVELY PLACES

Reservations: 27 (0) 21 794 6561 | Email: stay@thelastword.co.za

www.thelastword.co.za



You're invited to the steep slopes of the Simonsberg Mountain where you'll find one of the most atmospheric destinations in Stellenbosch.



Contemporary Dual-Living Masterpiece

This north-facing, contemporary home is set in a secure close. Glass feature doors and windows embrace unforgettable mountain and garden views. The spectacular reception rooms flow to the expansive pool terrace and garden via floor-to-ceiling glass doors. Exquisite landscaping includes a large wetland area, Balau walking paths, Koi ponds, two putting greens, and pebble stone gardens with waterwise plants. Enjoy outdoor living with a tennis court, rim-flow pool, Jacuzzi, second pool, undercover verandas, braai areas, pizza oven, and outside bar. This magnificent property lends itself to operating as an Airbnb.

● **CONSTANTIA UPPER R30 000 000** Web Ref No 5339478 • Beds 7 • Baths 7.5 • Receptions 7 • Garages 2

Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za



Distinctive with Magnificent Views

Designed by architect, Jane Baldwin, and nestled in a quiet tree-lined crescent, this versatile and expansive home, includes an office/fifth guest-suite. Enjoy easy flow between the reception rooms, chef's kitchen and large entertainment room with stacked doors leading to the patio, garden and pool. Features include: two studies, a tennis court, a luxurious two-bedroomed cottage, a state-of-the-art security system with guard house, and staff accommodation. This property is off the grid with a generator, two boreholes, and an on-site water filtration and purification plant.

● **CONSTANTIA UPPER R25 995 000** Web Ref No 4943352 • Beds 7 • Baths 7.5 • Receptions 5 • Garages 3 • Parking 4

Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za



Exceptional Modern New Homes

Only two of three luxurious lock-up-and-go homes in this pinnacle development are still available, overlooking the Rathfelder Meadow, with extended views of the Table Mountain Range, Devil's Peak and False Bay. Includes an open-plan lounge, living room, dining room, fitted kitchen with separate scullery/laundry, family room, a study, a glass wine cellar, internal access lift on all levels, and a pool. With an estate guard house, low maintenance and running costs, you can enjoy a safe, convenient, luxurious lifestyle. Price excludes VAT.

● **CONSTANTIA UPPER R26 950 000** Web Ref No 5311150 • Beds 4 • Baths 4.5 • Receptions 3 • Garages 3 • Parking 3
 Pepita Mace – 082 338 9276 – pepita@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za



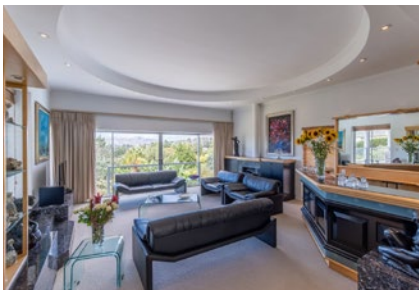
Grand with Underground Parking

On 4 037m² with a pool and tennis court, embracing spectacular north-facing mountain views, this majestic home is ideal for indoor-outdoor entertaining, with its beautifully finished interiors and stunning grounds. Features include: a formal lounge with fireplace, an eat-in kitchen, an expansive office, a media cum cinema room, a gym with mirrored wall and sliders to the garden and pool patio, plus 10 underground parking bays in addition to three garages. A bar area, cloakroom, staff accommodation/teen pad with kitchenette and separate entry offer additional options.

● **CONSTANTIA UPPER R25 900 000** Web Ref No 5583674 • Beds 5 • Baths 6.5 • Receptions 4 • Garages 3 • Parking 12
 Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za



Family Home in Prime Position



● **CONSTANTIA UPPER** **R23 500 000**

Web Ref No 5215052

Beds 6

Baths 4

Receptions 3

Garages 4

Parking 4

This family home is set on 7 663m², with a tennis court, pool and a water-wise garden. Spanning two levels, the living and sleeping areas enjoy glorious views from balconies via sliding doors. An eat-in kitchen is open plan to a TV/family room, leading to the entertainment balcony with a built-in bar and al fresco dining area. Features include: a gym, a downstairs family room, a pool deck, a separate, double-volume flatlet and staff accommodation. Enjoy outdoor living, with a tennis court, swimming pool and a water-wise garden filled with proteas.

Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za



A Haven of Peace and Tranquillity

Located in a cul-de-sac, and set in a landscaped garden with its own flowing stream, this spacious home offers open-plan living and dining areas, as well as a large study and a wine cellar. The eat-in kitchen, with a pantry and separate laundry/scullery opens up to a herb and vegetable garden. Upstairs, a generous pyjama lounge with exposed beams and French doors opens to a Juliet balcony with views of the garden. A large guest suite has its own entrance. All bedrooms have American shutters and enjoy garden views.

● **CONSTANTIA UPPER R22 000 000** Web Ref No RL20765 • Beds 4 • Baths 4.5 • Receptions 3 • Study 1 • Garages 2
Lesley Payne – 082 455 4808 – lesley@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za



Secure Estate in Sought-After Avenue

Set in an exclusive security estate, with only four luxurious bespoke homes, this modern-classic, north-facing property, with mountain views, boasts engineered wooden flooring in the interleading reception areas, which in turn, flow to an all-seasons covered veranda, with built-in braai and bar. Features include: a combustion fireplace in the living room, separate walk-in pantry and scullery, pyjama lounge, four en suite bedrooms – main suite with dressing room, walk-in 'rain' shower and air conditioning, plus a balcony with views, underfloor heated bathrooms, borehole, and lap pool with an automatic cover.

● **CONSTANTIA UPPER R20 500 000** Web Ref No RL20519 • Beds 4 • Baths 4.5 • Receptions 4 • Garages 3
Lesley Payne – 082 455 4808 – lesley@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za



Modern Architectural Masterpiece



● **CONSTANTIA UPPER**

R16 999 000

Web Ref No RL19709

Beds 4

Baths 4.5

Receptions 3

Studies 2

Garages 2

Parking 2

Completed in 2022, this spectacular contemporary masterpiece features large scale fittings with natural light filtering through the strategically placed, high-ceiling windows and large-paned glass doors. This home boasts a Lacunza closed-combustion, wood burner in the integrated lounge, dining and open-plan kitchen, with a SMEG five-plate gas hob. Enjoy the undercover patio, north-facing pool and lush, borehole-irrigated garden with established trees. The separate scullery, plus a laundry room and a staff toilet, are accessed from the kitchen courtyard. Features include: study, rooftop balcony with Astroturf, pyjama lounge, large studio or home gym, double-glazed windows, smart lighting – which can be remotely controlled – pool, borehole, electric fence, cameras, outside beams, and reinforced glass windows and doors.

Lesley Payne – 082 455 4808 – lesley@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za



An Amphitheatre of Views



● **CONSTANTIA UPPER** **R15 495 000**

Web Ref No 5588426

Beds 4

Baths 3.5

Receptions 4

Study 1

Garages 2

Parking 3

Light-filled and airy, this versatile home, with generous accommodation and great reception rooms for entertaining, is set on an elevated 1 788m² in the Avenues of Constantia Upper. With unobstructed countryside views from every room and French and stacked doors, a sense of ease and flow abounds. The interior spaces open to a patio and entertainment area, with a built-in braai and pizza oven, perfect for al fresco dining, while taking in valley and mountain views from the tranquil, borehole-watered garden with its beautiful fountain features. Enjoy the view from the wooden pool deck with Jacuzzi while basking in the early morning or afternoon sunshine. The community's security complements the property's own excellent security.

Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za



Hidden Gem in Prime Position



● **CONSTANTIA UPPER** **R11 750 000**

Web Ref No RL22290

Beds 4

Baths 3.5

Receptions 4

Garages 3

Parking 5

Set within a spacious, tranquil enclave in Constantia Upper, on 3 501m², conveniently located for top schools, boutique shopping centres, superb restaurants, and with easy road access, yet secluded from neighbours and noise, this "relaxed living" home, with stunning mountain views is an absolute gem. The imported PVC, double-glazed windows and doors throughout enhance the practicality and temperature control of the home. The open-plan living area, offering excellent outdoor flow to the enclosed braai area, stunning garden, and pool, comprises a lounge with a Godin closed-combustion fireplace, TV/family area, dining area with sliding doors, and a kitchen, with a separate scullery/laundry. The cherry-wood kitchen, featuring a breakfast bar counter, boasts granite countertops and is equipped with an AEG stove, gas hob, and extractor. Upstairs, the main en suite with a balcony offers splendid views.

Lesley Payne – 082 455 4808 – lesley@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za

SOLD



Secure Living in the Lap of Mother Mountain



● **CONSTANTIA**

R10 950 000

Beds 4
Baths 4
Receptions 3
Garages 2
Parking 2

Set in a cul-de-sac, in a security estate, this beautiful, modern, family home features open-plan living, all on one level. A welcoming entrance with a water feature and a large front door leads to two adjoining and elegantly appointed living areas; a formal dining area with a closed-combustion fireplace and a comfortable lounge/TV room. Both formal reception rooms lead to the spacious enclosed patio/entertainment room, fitted with frameless stacking glass doors, opening to the outside patio and lap pool. Underfloor heating adds a touch of luxury throughout. Close to Reddam Constantia and AISCT, and less than one kilometre from Constantia Emporium and Constantia Wine Farms.

Alison Ball – 082 706 8690 – alison@greeff.co.za | Douglas Holder – 021 763 4120 – info@greeff.co.za



Generous Estate Overlooking the Constantia Valley



● ZWAANSWYK R33 000 000

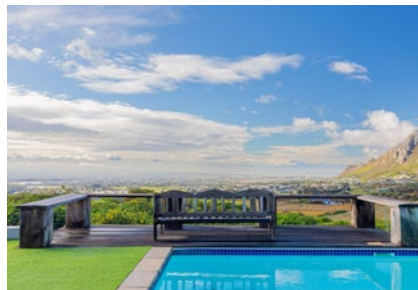
Web Ref No RL22038
Beds 11
Baths 10
Receptions 7
Parking 10

An extensive property comprising a spacious main house/guest lodge and a substantial home across the garden. Positioned on the slopes of Silvermine Mountain, with expansive views over the Constantia Valley and Table Mountain Nature Reserve, the location is spectacular. Cleverly designed, this magnificent lodge maximises its unique position enjoying complete privacy from all sides and achieving an atmosphere of 'home away from home' for its regular guests. All the bedrooms have private outside sitting areas, while the secluded rim-flow pool, set in the lush established garden, offers afternoons of relaxation. Tokai Forest, Silvermine Nature Reserve, the Constantia greenbelts and a choice of old Cape wine farms are right on your doorstep. Close to Reddam House, the American International School and Constantia Waldorf School. Ownership of this property is an opportunity not to be missed.

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



Zwaanswyk at its Best



● ZWAANSWYK R33 000 000

Web Ref No RL21722
Beds 8
Baths 6
Receptions 7
Garages 5
Parking 5

Situated high on the mountainside, the panoramic views from this unique Zwaanswyk property are breathtaking. Impeccable design and attention to every detail throughout define this expansive home with its generously-proportioned entertaining areas. Seven bedrooms boast French doors opening onto balconies or the garden and pool. The homely, yet state-of-the-art kitchen, warmed in winter by one of the two closed-combustion fireplaces, invites casual family get-togethers. There is also a one-bedroomed cottage with its own private garden and covered veranda, as well as a large separate studio space and five garages. With its proximity to schools, golfing facilities and local wine farms, ownership of this property is an opportunity not to be missed.



Golf Estate Living at its Best



● **STEENBERG GOLF ESTATE** **R32 000 000**

Web Ref No RL22666

Beds 3

Baths 4

Receptions 3

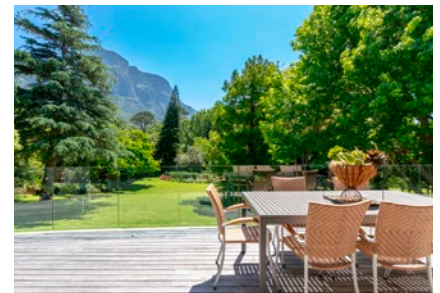
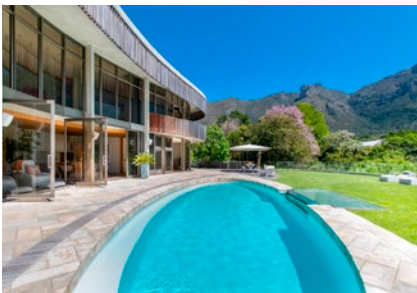
Garages 2

Parking 2

Situated in Cape Town's prestigious Steenberg Golf Estate, this magnificent property has glorious views of sweeping lawns and the Silvermine Mountain range. A state-of-the-art, open-plan kitchen and dining area look out across the pool to the distant mountains. The gracious dining and living areas boast double-volume ceilings, elegant chandeliers and a double-sided gas Syam heater. The enclosed veranda, with stacking glass doors and a second gas Syam heater, is comfortable year round. With an elegant wine bar area and indoor gas braai, this home is designed for entertaining. When purchasing a home in this exclusive estate, one is buying into a tranquil, yet healthy lifestyle, complemented by a high level of security.



An Architectural Showpiece



● BISHOPSCOURT R38 000 000

Web Ref No 3839000
Beds 6
Baths 6
Receptions 6
Garages 2
Staff Accommodation

A unique design with spectacular views captured by expansive windows and glass folding doors opening to a magnificent setting, reminiscent of a private corner in Kirstenbosch. An imposing entrance leads to the various entertainment areas with flowing living rooms, all capitalising on the outlook towards the mountain. The four bedrooms are all en suite with balconies, while the main bathroom boasts a walk-in wet room, Jacuzzi bath, shower under the stars, and a private gym. A fully self-contained second dwelling/apartment offers two en suite bedrooms, while the gorgeous kitchen opens to the sitting room and garden. Many extras include, a beautiful pool/entertainment area, integrated sound system, integrated vacuum system, electrically operated skylights, Balau wood cladding, and a borehole with filtration system.

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

GREEFF

COMMERCIAL INDUSTRIAL

THE GREEFF COMMERCIAL & INDUSTRIAL OFFERING

Greeff's Commercial and Industrial division, though relatively new, has swiftly made its mark by applying over 20 years of residential property expertise to office spaces, manufacturing facilities and more in the Western Cape market. Partnering with Greeff ensures sound decisions in this high-demand, high-cost environment.

Our specialists focus on key areas like Century City, Montague Gardens and Epping, offering tailored advice and property options that align with your business goals. We prioritise fair representation for all parties from landlords and tenants to buyers and sellers, navigating commercial real estate with the same expertise we bring to residential properties.

MEET THE TEAM



Buff van Westenbrugge
Turnkey Development / Investment
082 441 3754



Pete Sunderland
Paarden Eiland
083 448 4948



Sam Whittle
Montague Gardens
079 433 3107



Ryan Shuttleworth
Century City Offices
066 559 1298



Ian Mathew
Airport Industria
073 146 4939



Johan van Blommestein
Killarney Gardens
073 713 8178



Brendon Leask
Rivergate / Parklands
076 180 2951



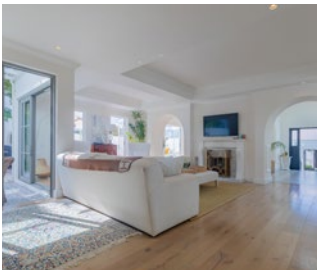
Theunis Kotze
Epping Industria
071 674 6490



Clayton Luxton
Southern Suburbs
066 234 3057



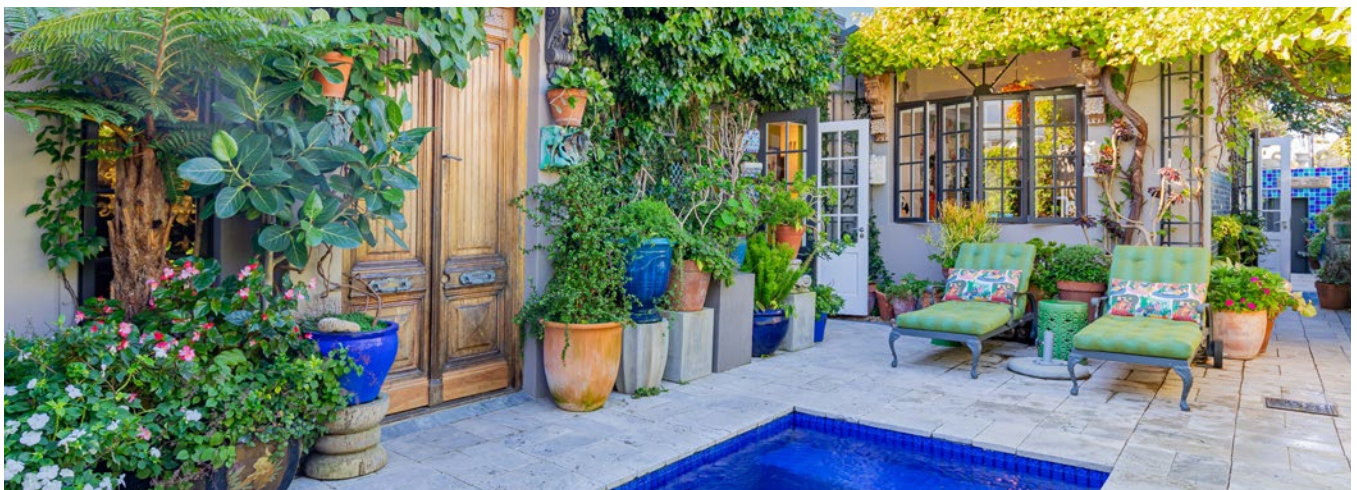
Josh Windell
Stikland / Brackengate
064 511 4022



Quintessential Village Class

A nearly-new, sunny and elegant village home comprising four bedrooms and lots of spacious living areas, all flowing onto the garden, completed by a clear mountain view. Set on one of the most exclusive village roads, a skip from schools, cafés, and shops. Features include: great security with American shutters and electric fencing, Oggie flooring throughout, inverter, fibre internet, large, separate scullery and a solar geyser.

● **NEWLANDS R15 950 000** Web Ref No RL22184 • Beds 4 • Baths 3.5 • Receptions 2 • Garages 2 • Parking 2
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Pretty as a Picture

An immaculate designer village pied-à-terre, with a mountain view and sunny north aspect. No expense has been spared. Features include: separate scullery, external utility and laundry room, ducted air-conditioning in lounge, dining area, kitchen, and master bedroom, with separate air con in second bedroom. Underfloor heating in all rooms, heated by solar panels and a heat pump. State-of-the-art security and much more.

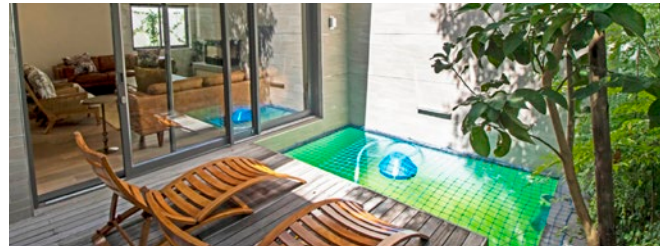
● **NEWLANDS R8 700 000** Web Ref No RL22564 • Beds 2 • Baths 2 • Receptions 2 • Parking 2
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Village Home with Solar

A charming heritage home in the heart of the village, a hop from cafés and shops. A wide, welcoming hallway flows to the lounge with a wood-burning closed fireplace, and out to a garden. The kitchen features a modern take on farm-style, with a large walk-in pantry and oversized island. Three bedrooms downstairs, with two bathrooms and upstairs, a spacious main en suite, complete with a gas fireplace. Solar installed.

● **NEWLANDS R8 900 000** Beds 4 • Baths 3 • Receptions 2 • Garages 2 • Parking 1
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Wake Up to Stunning Views

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

● **NEWLANDS R7 650 000** Web Ref No 3477653 • Beds 4 • Baths 3.5 • Receptions 2 • Garages 2 • Parking 3
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Palmboom Mews – Rarely on the Market

The prestigious Palmboom Mews boasts two living areas, three bedrooms, a lovely L-shaped garden, garage for one and parking for two cars. Well-maintained, with a lovely mature garden. Low levies (R2 400 a month) which includes a gardener, once weekly, for each unit.

● **NEWLANDS R7 395 000** Beds 3 • Baths 2.5 • Receptions 3 • Garage 1 • Parking 2
Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Magnificent English Manor House



● KENILWORTH UPPER R24 900 000

Web Ref No RL21207
Beds 5
Baths 5.5
Receptions 2
Garages 4
Carport 4

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

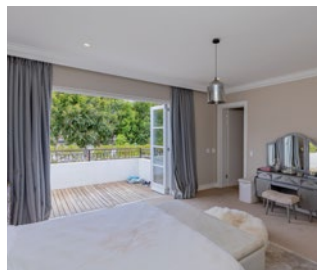
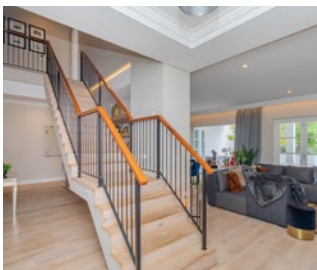
Andre Beyers – 082 566 6492 – andre@greeff.co.za | Ross McLagan – 078 486 5940 – ross@greeff.co.za | Douglas Holder – 021 763 4120 – info@greeff.co.za



Exquisite, Renovated Victorian Home

This period residence is set across two erven on a sprawling 1 691m² manicured plot. Renovated to the highest standards, this family home is move-in ready. The captivating, grand glass-panelled front door opens into a spacious entrance hall with the original Victorian staircase. The gourmet, eat-in kitchen, showcases state-of-the-art appliances and high-end fittings. Designed with entertaining in mind, the kitchen seamlessly flows onto an expansive patio, with pool and an inviting entertainment area.

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



Space, Security and Luxury

Located in the highly sought-after Hoogend estate, this immaculately finished home boasts a spacious, modern, open-plan kitchen, scullery/laundry, lounge with fireplace, a dining area, and a sunny north-facing patio with stacked doors to a lawn and deck. The main bedroom features a walk-in dressing room, en suite, and balcony with breathtaking views of Table Mountain. Security includes electric fencing, CCTV cameras, a 24-hour security guard, beams, and an alarm system.

● **CLAREMONT UPPER R12 950 000** Web Ref No RL21313 • Beds 5 • Baths 5.5 • Receptions 2 • Garages 2
Andre Beyers – 082 566 6492 – andre@greeff.co.za | Ross McLagan – 078 486 5940 – ross@greeff.co.za | Douglas Holder – 021 763 4120 – info@greeff.co.za



Exceptional Lock-Up-and-Go

Part of a charming four-unit complex, nestled in Claremont Upper, this north-facing unit embodies modern elegance and is strategically located near Western Province and Herschel schools. With fabulous internal spaces, excellent finishes, and low-maintenance living, this residence effortlessly combines modern design, practicality, and security in a sought-after pocket, making it a welcoming and convenient home.

- **CLAREMONT UPPER R8 495 000** Web Ref No RL22586 • Beds 3 • Baths 3 • Reception 1 • Garages 2
Charles Silbert – 082 555 4286 – charles@greeff.co.za | Dani Matheson – 083 556 9391 – dani@greeff.co.za



SOLD

Immaculate Home in Lynfræ

This pristine home, with a large, open-plan living area boasts a combustion fireplace and underfloor heating. The dining room and kitchen feature quality laminated flooring, blinds, and cupboards. Glass doors lead to the beautiful, enclosed garden with pool and mountain views.

- **CLAREMONT R5 600 000** Beds 3 • Baths 2 • Receptions 2 • Garage 1 • Parking 2
Val James – 083 711 3452 – val.james@greeff.co.za



Townhouse in a Private Complex

This recently refurbished, double-storey townhouse will suit a young family, retirees scaling down, or a savvy investor. With a new, modern kitchen, updated bathrooms and guest loo, this north-facing home is light and bright. The garden area is paved for low maintenance and easy living. Discreetly located down a panhandle, within a small complex with no levies. Close to Kenilworth Upper Main Road, Woolworths, PnP, and numerous coffee shops.

- **KENILWORTH UPPER R3 950 000** Web Ref No RL22346 • Beds 3 • Baths 2.5 • Receptions 3 • Garage 1 • Parking 2
Charles Silbert – 082 555 4286 – charles@greeff.co.za | Dani Matheson – 083 556 9391 – dani@greeff.co.za



Vintage and Grand on a Double Plot

A gracious home, larger than average, offering spacious rooms, high ceilings, character, and varied lifestyle options. Currently used as a four bedroom/ three-bathroomed home, with four reception rooms, some utilised as work-from-home studio and office spaces. 100m² Dual living is an option, leading from a central, undercover, outdoor, entertainment courtyard patio. Spectacular architecture. Beautiful features such as Burmese Teak window frames, and the wide, covered front stoep give a farmhouse feel.

● **LITTLE MOWBRAY R6 299 000** Web Ref No RL22797 • Beds 4 • Baths 3 • Receptions 4 • Garage 1 • Parking 3
Mark Shagam – 083 272 4004 – mark@greeff.co.za



Step into Gorgeoussness

With all the bells-and-whistles, this vintage semi is pristine. Wonderfully spacious, airy and classically modern, with super renovations done to accommodate a modern family. Live within a row among like-minded owners.

● **ROSEBANK R3 550 000** Web Ref No RL22771 • Beds 3 • Baths 2 • Receptions 2 • Parking 3
Mark Shagam – 083 272 4004 – mark@greeff.co.za



Understated 1930s Sophistication

This 1930s cottage, boasting amazing renovations, and quality fixtures, with no expense spared, is defined by understated sophistication. Currently configured as two separate-entrance, self-contained, one-bedroomed units separated by a solid internal door and plasterboard. Return to a single home with ease.

● **ROSEBANK R3 150 000** Web Ref No RL22253 • Beds 2 • Baths 2 • Reception 1 • Parking 1
Mark Shagam – 083 272 4004 – mark@greeff.co.za



Elegance and Tranquil Outdoor Living

Experience refined elegance and tranquil outdoor living in Rondebosch with this impeccably renovated home. With seamless flow, it integrates open-plan living, dining, and culinary spaces. The gourmet kitchen features a gas stove and ample storage. Enjoy a cosy fireplace. Outside, a manicured garden with fruit trees, a built-in braai area, and a splash pool offer a private oasis. Approved expansion plans and robust security complete this sophisticated offering against stunning mountain views.

● **RONDEBOSCH R3 850 000** Web Ref No RL22809 • Beds 3 • Bath 1 • Receptions 2 • Parking 2

Jonathan Shulman – 076 493 6144 – jonathan@greeff.co.za | Paige Greeff – 071 968 5583 – paige@greeff.co.za | Douglas Holder – 021 763 4120 – info@greeff.co.za



● **RONDEBOSCH R8 800 000**
Tailor-Made for Entertaining

Nestled within the picturesque Rondebosch Oval, this spacious home offers modern convenience and timeless warmth. Featuring three generously sized, en suite bedrooms, along with an expansive open-plan lounge and kitchen seamlessly extending onto the outdoor braai and pool deck.

Web Ref No RL22131 • Beds 3 • Baths 3.5 • Receptions 2 • Garages 2
Val Petzold – 083 625 0433 – val@greeff.co.za
Jonathan Shulman – 076 493 6144 – jonathan@greeff.co.za

● **RONDEBOSCH R6 950 000**
A Tasteful, Well-Maintained Home

This exceptional family home is a genuine sanctuary unfolding across an expansive 1 078m² of land. Within its grounds, a pool and a generously proportioned, enclosed patio create an idyllic setting for families who love entertaining. Staff accommodation and a wonderful home office serve as the crowning touches to this brilliant offering.

Web Ref No RL21822 • Beds 5 • Baths 3.5 • Receptions 2 • Garages 2 • Parking 2
Val Petzold – 083 625 0433 – val@greeff.co.za
Jonathan Shulman – 076 493 6144 – jonathan@greeff.co.za



● **PINELANDS R3 250 000**
Lock-Up-And-Go Living

An immaculate house presents the ideal lock-up-and-go lifestyle within a secure complex. The modern kitchen and spacious entertainment area are sleek and functional. A private, verdant back garden is perfect for relaxation, while an inviting front garden offers added privacy.

Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 1
Daniel Etherington – 072 709 0057 – daniel@greeff.co.za



● **PINELANDS R2 850 000**
Modern Comfort

Modern design and move-in-ready convenience, with a spacious tiled lounge seamlessly connected to an open-plan kitchen. Outside, the L-shaped garden provides a private and secure oasis, with a pool for leisurely enjoyment.

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



Inviting Five-Bedroomed Home

This spacious home offers a cosy lounge with a fireplace, an expansive kitchen, versatile recreational room, pool area, wine cellar, main suite with garden views, and ample parking. Blending functionality, comfort, and elegance, this residence offers luxurious family living.

- **WYNBERG UPPER R5 595 000** Web Ref No RL22560 • Beds 5 • Baths 4 • Receptions 2 • Parking 4
Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za | Abdud-Dayyaan Savahl – 081 288 3780 – abdud-dayyaan@greeff.co.za



● **WYNBERG UPPER R1 795 000 – R 2 700 000**
Enjoy Charming Views

Sunninghill Flats features modern finishes and ample storage in each unit. Equipped kitchens offer water points for appliances, while bathrooms provide the option of a bath or shower. Units include parking and outdoor spaces, either balcony or patio, with scenic mountain views.

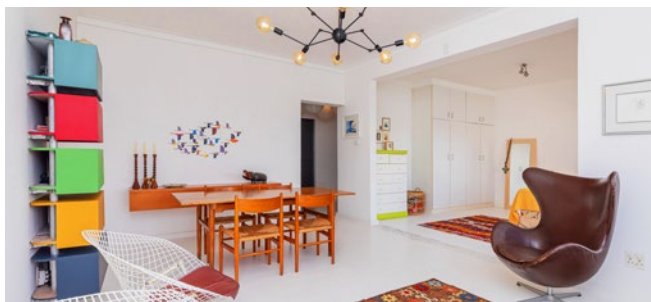
- Beds 2 • Bath 1 • Reception 0.5-1 • Garage 1 per unit • Parking 1 per unit
Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za
Abdud-Dayyaan Savahl – 081 288 3780 – abdud-dayyaan@greeff.co.za



● **WYNBERG UPPER R1 595 000**
Ground Floor Apartment

This open-plan living space boasts impeccable finishes, a well-equipped kitchen, laminate flooring, and a stylish ambience. Amenities include two underground parking bays, visitors parking, CCTV, a lift, and a patio.

- Web Ref No RL21767 • Beds 2 • Bath 1 • Reception 1 • Parking 2
Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za
Abdud-Dayyaan Savahl – 081 288 3780 – abdud-dayyaan@greeff.co.za



● **WYNBERG UPPER R1 250 000**
Move-In-Ready Apartment

This sunlit, one-bedroomed apartment in Wynberg Upper features a serene reception, mosaic-tiled bathroom, U-shaped kitchen, open-plan lounge and dining area, large aluminium windows, and a spacious bedroom, with built-in cupboards and an enclosed balcony. Ideal for modern, tranquil living.

- Web Ref No RL22587 • Bed 1 • Bath 1 • Reception 1
Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za
Abdud-Dayyaan Savahl – 081 288 3780 – abdud-dayyaan@greeff.co.za



● **PLUMSTEAD R1 195 000**
Spacious Renovator's Dream Apartment

Perfect for small families or individuals, this spacious apartment features built-in cupboards, a versatile bathroom, and ample storage. Located in a vibrant neighbourhood, it offers easy access to amenities, public transport, a communal pool, and a tennis court.

- Web Ref No RL22065 • Beds 2 • Bath 1 • Reception 1 • Garage 1 • Parking 1
Aaqilah Hendricks – 083 296 1945 – aaqilah@greeff.co.za
Abdud-Dayyaan Savahl – 081 288 3780 – abdud-dayyaan@greeff.co.za



● NEWLANDS R2 995 000
Renovator's Dream in Newlands

Embrace convenience in Newlands with this well-located apartment. Near all transport routes and amenities, including hospitals, schools, and universities, it offers a perfect blend of accessibility and comfort for modern urban living.

Beds 2 • Baths 1.5 • Reception 1 • Parking 1

Ammaarah Hendricks - 071 728 9130 - ammaarah@greeff.co.za
Sean Murphy - 062 434 3055 - sean.m@greeff.co.za
Douglas Holder - 021 763 4120 - info@greeff.co.za



● KENILWORTH UPPER R2 395 000
Gem in Kenilworth Upper

Discover tranquility in this chic Kenilworth Upper apartment. Embrace its homely feel and abundant space, complemented by timeless finishes. Nestled in a quiet block, it offers a serene retreat for modern living.

Beds 3 • Baths 1.5 • Reception 1 • Garage 1 • Parking 1

Ammaarah Hendricks - 071 728 9130 - ammaarah@greeff.co.za
Sean Murphy - 062 434 3055 - sean.m@greeff.co.za
Douglas Holder - 021 763 4120 - info@greeff.co.za

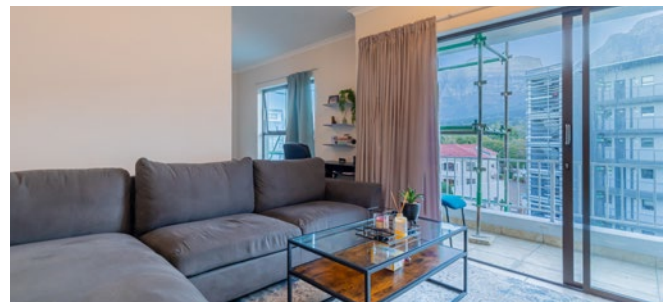


● HARFIELD VILLAGE R1 850 000
Stunning Views

Every corner of the apartment offers stunning mountain views to brighten your day. Start your morning by waking up to breathtaking views of the Constantiaberg Mountains or the picturesque Durbanville Hills to the Hottentots Holland Mountains.

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

Heather Davis - 072 241 4574 - heather@greeff.co.za
Douglas Holder - 021 763 4120 - info@greeff.co.za



● RONDEBOSCH R1 650 000
Studio Apartment with Mountain Views

This ultra-modern, north-west-facing studio apartment is a five-minute walk to the Jammie Shuttle, Riverside Mall, and the M3, offering easy access to Cape Town CBD and Claremont CBD alike. Top-notch security, with a 24-hour security desk, perimeter security, and access control.

Web Ref No RL22661 • Bed 1 • Bath 1 • Reception 1 • Parking 1

Jonathan Shulman - 076 493 6144 - jonathan@greeff.co.za
Paige Greeff - 071 968 5583 - paige@greeff.co.za
Douglas Holder - 021 763 4120 - info@greeff.co.za



● CLAREMONT UPPER R1 700 000
Convenience in Claremont Upper

Conveniently located in Claremont Upper, this well-maintained apartment is an ideal investment with strong capital growth potential. It offers generous space and modern conveniences close to major transport routes, making it perfect for comfortable living and future appreciation.

Web Ref No RL22071 • Beds 2 • Bath 1 • Reception 1 • Parking 1

Ammaarah Hendricks - 071 728 9130 - ammaarah@greeff.co.za
Sean Murphy - 062 434 3055 - sean.m@greeff.co.za
Douglas Holder - 021 763 4120 - info@greeff.co.za



● CLAREMONT UPPER R1 495 000
Prime Investment

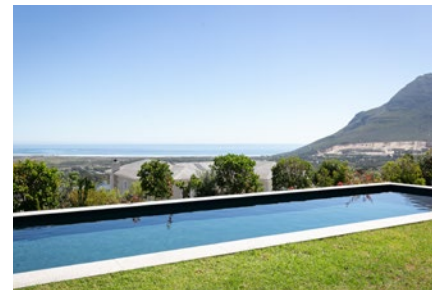
Discover urban comfort and convenience in one. Nestled in Claremont Upper. Enjoy its tranquil ambience, ideal for first-time buyers and students seeking a stylish retreat.

Web Ref No RL22273 • Bed 0.5 • Bath 1 • Reception 1 • Parking 1

Ammaarah Hendricks - 071 728 9130 - ammaarah@greeff.co.za
Sean Murphy - 062 434 3055 - sean.m@greeff.co.za
Douglas Holder - 021 763 4120 - info@greeff.co.za



Sensational, Top-End Home with Panoramic Sea Views



● NOORDHOEK R26 500 000

Web Ref No RL22073
Beds 5
Baths 5
Receptions 3
Garages 2
Parking 4

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

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

SOLD



Brand New Build with Views

Refined and contemporary, with slick finishes and clean lines, double-glazed, tinted windows and polished cement flooring, this 448m² triple-storey offers an extra length, oversized double garage with plenty of space for cars and storage on the ground level. The first floor houses a large open-plan living area with two lounges, dining room and state-of-the-art kitchen flowing seamlessly to the outside entertainment area with braai, decked swimming pool, and wraparound verandas offering unmatched sea views. The off-grid solar system and a manageable water-wise, indigenous garden make huge eco sense and offer convenience.

● **NOORDHOEK R13 500 000** Beds 3 • Baths 3 • Receptions 3 • Garages 4 • Parking 2
Paul le Roux – 082 550 4533 – paulr@greeff.co.za



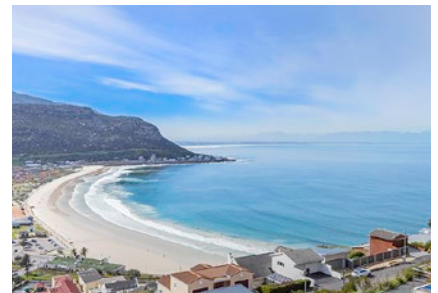
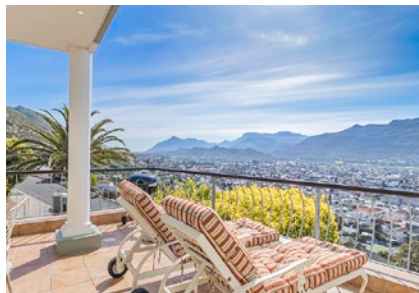
Dual Living in Belvedere

At the end of a quiet cul-de-sac in sought-after Belvedere, this single-storey home offers incredible dual living with a stylish three-bedroomed home, and a separate, one-bedroomed cottage. The home is newly renovated with modern finishes, a beautiful oak kitchen, and exquisite bathrooms. This residence has a lot to offer, including lovely mountain and sea views, and a peaceful, tranquil garden with a borehole for irrigation. The garage has been converted into an additional en suite flatlet that doubles up as an excellent studio.

● **NOORDHOEK R9 950 000** Web Ref No RL21824 • Beds 5 • Baths 4 • Receptions 2 • Parking 2
Paul le Roux – 082 550 4533 – paulr@greeff.co.za



Neptune's Rest



● FISH HOEK

R17 995 000

Web Ref No 5462557

Beds 8

Baths 8

Receptions 6

Studies 2

Garages 5

Parking 6

This offering boasts breathtaking and soaring views of False Bay, with vistas stretching to the Helderberg mountains and Hangklip, as well as Chapman's Peak and the Atlantic Ocean in the distance. Location is everything here – feel on top of the world with the shimmering blues of the ocean beckoning from every room and space of this exquisite property. Feast your senses on the expanse of sky and pristine mountain. Neptune's Rest represents an ideal investment opportunity with endless income-earning potential. The four apartments can function as luxury holiday lets with all the necessary gradings already in place. Fish Hoek is fast becoming known as a world-class surf-ski location and is a hub of ocean-related sport and leisure pursuits.

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



One for the Renovator

You could not ask for a more picture-perfect location – with soaring views over the spectacular False Bay and the mountain as your backdrop. The sight, sounds and scent of the ocean will be part of your everyday beautiful life. The north-facing home is situated in sought-after Sunnycove and will appeal to the purchaser looking for a project. It truly is the perfect opportunity to create a gorgeous home in unrivalled beauty and in a pristine location.

● **FISH HOEK R5 995 000** Web Ref No RL22115 • Beds 3 • Baths 3 • Receptions 2 • Garage 1 • Parking 1

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



● **LAKE MICHELLE R3 300 000**
Two-Bedroomed, Semi-Detached Home

This 97m² semi-detached, single-level home is neat as a pin. It comprises two small bedrooms and a bathroom, a newly-renovated kitchen and a spacious, open-plan lounge and dining room, with Quartzite flooring and a wood burner to keep you toasty in winter.

Beds 2 • Bath 1 • Reception 1 • Garage 1

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



● **FISH HOEK R2 995 000**
New Beginnings, Endless Opportunities

Transform this home into your very own dream seaside cottage. The close proximity to the sea, and the fact that the property is set in such a way that it gives the sensation of floating above this glorious bay, makes for a wonderful opportunity to build your dream home.

Beds 3 • Baths 2 • Reception 1

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



● **FISH HOEK R1 995 000**
Ocean Calling

With the sheer magnificence of False Bay offering endless vistas, bring your imagination and create a unique home, worthy of this beautiful setting. Enjoy the privilege of watching the ever-changing moods of the ocean from the comfort of your own nest.

Web Ref No RL21121 • ERF Size: 516m²

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



● **FISH HOEK R1 250 000**
Pristine Elevated Plot with Views

The enticing views stretch to Kalk Bay and offer the promise of enjoying the magic of golden sunrises over the Helderberg mountains in the distance. Let the blue waters of False Bay feed and calm your soul – come and create the home you've always dreamed of.

Web Ref No RL21790 • ERF Size: 550m²

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



Really Good Value – Exceptional Home

North-facing family home offers comfort, convenience, and stunning views. Entertainment patio, spacious lounge, dining, and TV areas. Open-plan kitchen, scullery, pantry, and laundry. Double garage with workshop. Downstairs studio/bedroom potential. Upstairs: main suite, two bedrooms, shared bathroom. This is an ideal coastal retreat in sought-after Simon's Town.

● **SIMONSKLOOF R8 500 000** Web Ref No RL22726 • Beds 4 • Baths 3 • Receptions 2 • Garages 2 • Parking 2

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



● SIMON'S TOWN R4 250 000 Investment Opportunity - Holiday Home

Enter a cosy kitchen and dining area. Upstairs, find the main bedroom with balcony and ocean-view bathroom. One flight up, discover two bedrooms and a bathroom. Downstairs, a spacious lounge with balcony and sea views leads to a patio. Includes a single garage and enclosed parking bay.

Web Ref No RL22689 • Beds 3 • Baths 2 • Receptions 2 • Garage 1 • Parking 1

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



● SUNNYDALE R2 300 000 Great Potential Conveniently Located

With easy access to schools, shopping malls and other amenities, this family home is also within easy reach of Ou Kaapse Weg, making your commute, if needed, that much easier. The garden is spacious and provides ample grounds for children to play happily.

Beds 3 • Baths 2 • Reception 1 • Garage 1

Ernest Stanbury – 082 467 1529 – ernest@greeff.co.za



Solid Home in a Delightful Corner

This lovely home boasts great bones and is bursting with potential, awaiting an enthusiastic new owner with a creative spirit to transform it into a modern masterpiece. This property also includes a double garage and secure off-street parking for six vehicles, as well as the convenience of a borehole and irrigation system. With its prime corner position and abundant potential, this home is ready for your personal touch to truly make it shine.

● **TOKAI R4 450 000** Web Ref No RL22742 • Beds 4 • Baths 2 • Receptions 2 • Garages 2 • Parking 6

Karen Little – 083 261 8849 – karen@greeff.co.za



**SMART,
AFFORDABLE
ROUND THE
CLOCK SAFETY**

**FIDELITY ADT
SOUTHERN SUBURBS
SPECIAL**

**A SPECIAL IN
YOUR AREA**

Get monitoring and
armed response for
ONLY R350 p/m *incl. VAT*
+ 1 month FREE

Contact: nurjaand@fidelity-services.com
T's & C's apply. Valid until 31 October 2024.





A Breathtaking, Otherworldly Retreat on The Atlantic Seaboard



● **BANTRY BAY** **R138 000 000**

Web Ref No RL21514

Beds 5

Baths 6

Receptions 4

Study 1

Garages 2

Parking 2

This 744m² architectural masterpiece, located in coveted Bantry Bay, is perched on the slopes of Lion's Head and is a residence of unparalleled sophistication and security, spanning five thoughtfully designed storeys. Crafted to prioritise seclusion, while maximising the mesmerising views of the expansive Atlantic Ocean. Features include: a fully equipped gym, a state-of-the-art cinema, a convenient elevator, a lush garden showcasing panoramic ocean views, a rim-flow pool, and a Jacuzzi-style pool with views. The open-plan living space on the third level is the heart of the home and includes the main kitchen with integrated, high-end appliances and a statement island, a dining room, and living rooms, which lead seamlessly to the main rim-flow pool. A second chef's kitchen is behind the main kitchen.

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



Luxurious Oceanfront Living



● **BANTRY BAY**

R19 000 000

Web Ref No RL20945

Beds 3

Baths 3

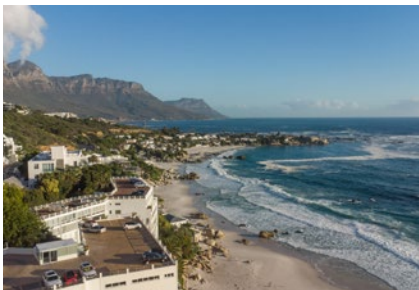
Receptions 2

Garages 2

An expansive living and dining area leads to an exclusive deck, perfect for morning coffee amid the sound of the waves, or for evening soirées against the backdrop of the endless ocean. Double-glazed windows ensure tranquillity and insulation. Smart lighting and air-conditioning have been thoughtfully integrated throughout, allowing you to tailor your environment to perfection. The heart of this home is the kitchen – meticulously designed and outfitted with Dada and Gaggenau appliances, it's a chef's haven. Valet parking and 24-hour, manned security complete the luxury offering.



Clifton Beachfront Apartment where Comfort Meets Elegance



● CLIFTON R17 999 000

Web Ref No RL22781
Beds 3
Baths 2.5
Receptions 2
Garage 1
Parking 1

A perfect blend of modern amenities and stunning views meet convenience, with a location near Clifton's First beach and the vibrant dining scene in Camps Bay. The spacious layout and high-end finishes make this apartment a comfortable and stylish retreat, while the private lift, garage and storage room add convenience and ease of living. The rich history of the heritage building adds character to the modern renovations, creating a unique and timeless space. Whether you are a local buyer looking for a luxury beachfront residence, or an international buyer seeking a vacation home, this apartment offers a prime opportunity to experience the beauty and charm of Cape Town. Do not miss the chance to own a piece of paradise in this picturesque coastal destination.

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



Modern Luxury in Fresnaye

Step into contemporary elegance with this stunning three-bedroomed, two-bathroomed apartment where style and functionality meet. The sleek kitchen seamlessly integrates with the lounge, which leads to a private balcony offering panoramic views. Located in the sought-after Fresnaye neighbourhood, this apartment offers a desirable blend of tranquillity and convenience, presenting an exceptional opportunity for luxurious living in one of Cape Town's most coveted locations. Residents also enjoy two dedicated parking spaces, ensuring hassle-free arrivals and departures. A storeroom allows you to keep the living areas clutter-free.

● **FRESNAYE R7 995 000** Web Ref No RL22188 • Beds 3 • Baths 2 • Receptions 2 • Parking 2
 Greg McDonald – 073 141 9668 – greg@greeff.co.za | Michael Maingard – 082 497 7888 – michael@greeff.co.za | Junaid Baba – 071 350 1516 – junaid@greeff.co.za



Duplex Beauty

This stunning duplex home offers comfort and style. The spacious layout features three bedrooms and two bathrooms. Upstairs, you'll find two generously-sized bedrooms and the main bathroom. Downstairs, the living area boasts a cosy lounge and an elegant dining room, perfect for entertaining guests or enjoying family meals. The well-appointed kitchen offers ample space and modern appliances. Additionally, the downstairs area includes a convenient bedroom and bathroom, offering flexibility for guests or family members. Enjoy the outdoors with a charming front balcony, and an enclosed back balcony, providing additional entertainment options, or a private space for relaxation.

● **GREEN POINT R6 500 000** Web Ref No RL22580 • Beds 3 • Baths 2 • Receptions 2 • Garage 1
 Michael Maingard – 082 497 7888 – michael@greeff.co.za | Junaid Baba – 071 350 1516 – junaid@greeff.co.za | Greg McDonald – 073 1419 668 – greg@greeff.co.za



Oasis with Exquisite Views

Spanning an impressive 365m² over three levels, this home, with its generous floor plan, caters to every need, whether your life revolves around entertainment or family living. The centrepiece, a magnificent Bulthaup kitchen, is an opulent masterpiece. Equipped with high-end finishes and fitted with appliances by renowned brands such as Gaggenau, Siemens, and Miele, this kitchen is every chef's dream come true and boasts the most incredible view of Table Mountain to boot.

● **HIGGOVALE R15 950 000** Web Ref No RL20794 • Beds 3 • Baths 3 • Receptions 2 • Garages 2 • Parking 1
Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za | Maud Papa – 072 539 8110 – maud@greeff.co.za



● **VREDEHOEK R3 350 000** **Serenity in Desirable Vredehoek**

Nestled in the coveted neighbourhood of Vredehoek, this top-floor, two-bedroomed apartment offers a sublime sanctuary boasting panoramic vistas of Lion's Head and the ocean.

Web Ref No RL22360 • Beds 2 • Bath 1 • Reception 1 • Parking 1
Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za
Kris-Mari Voges – 082 779 8317 – kris.mari@greeff.co.za
Joseph Ottiger – 071 199 0412 – joseph@greeff.co.za



● **ORANJEZICHT R2 990 000** **A Charming Airbnb Opportunity**

Nestled in the serene and sought-after neighbourhood of Oranjezicht, this spacious two-bedroomed flat offers a peaceful retreat in the heart of Cape Town. With 75m² of well-designed living space, this property is perfect for comfortable living and lucrative short-term rentals.

Web Ref No RL22673 • Beds 2 • Bath 1 • Reception 1 • Parking 1
Joseph Ottiger – 071 199 0412 – joseph@greeff.co.za
Kris-Mari Voges – 082 779 8317 – kris.mari@greeff.co.za
Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za



Apartment with Breathtaking Views

Step into the epitome of timeless elegance with this exceptional block of apartments nestled in the heart of Gardens. From the moment you enter, you'll be captivated by the grandeur of high ceilings and the inviting warmth of natural light permeating every corner of this exquisite space. This meticulously crafted apartment offers a harmonious blend of sophistication and comfort, with two spacious bedrooms and two pristine bathrooms, including a large shower that promises indulgent relaxation after a long day.

● **GARDENS R5 495 000** Web Ref No RL22537 • Beds 2 • Baths 2 • Receptions 2 • Parking 1

David Burrows – 072 779 7525 – david.b@greeff.co.za | La'eeq Allie – 082 636 4871 – laeeq@greeff.co.za | Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za



Tranquil Oasis in Gardens

This charming apartment nestled in a peaceful block offers the perfect blend of comfort and convenience. With its serene ambience and prime location in Gardens, this apartment is a rare find indeed. Ideal for investors, the property is Airbnb friendly, offering lucrative rental potential in one of the city's most sought-after neighbourhoods.

● **GARDENS R2 600 000** Beds 2 • Bath 1 • Receptions 2

La'eeq Allie – 082 636 4871 – laeeq@greeff.co.za | Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za | David Burrows – 072 779 7525 – david.b@greeff.co.za



Luxurious Apartment in Cape Town

Discover urban living at its finest in this exceptional three-bedroom penthouse situated in the vibrant City Bowl area. Offering a perfect blend of style, comfort, and high-end finishes, this is an outstanding opportunity for those seeking a chic and convenient lifestyle. This apartment is being sold fully furnished, offering an easy, ready-to-move-in living experience. Ideal for those who travel frequently, this apartment is Airbnb-friendly, allowing you to earn income during the months you're away.

● **CITY CENTRE R6 250 000** Web Ref No RL21143 • Beds 3 • Baths 3 • Receptions 2 • Parking 2

La'eeq Allie - 082 636 4871 - laeeq@greeff.co.za | Mikayla Morkel-Brink - 076 205 9838 - mikayla@greeff.co.za



● **CITY CENTRE R2 899 000**

The Prestigious Pepper Club

Experience luxury living at its finest in the heart of Cape Town's CBD with this stunning, fully-furnished apartment nestled within a prestigious hotel. Boasting breathtaking panoramic views of Lion's Head, Signal Hill, and the iconic Table Mountain.

Web Ref No RL22272 • Bed 1 • Bath 1 • Reception 1 • Parking 1

La'eeq Allie - 082 636 4871 - laeeq@greeff.co.za
Mikayla Morkel-Brink - 076 205 9838 - mikayla@greeff.co.za
David Burrows - 072 779 7525 - david.b@greeff.co.za



● **CITY CENTRE R1 199 999**

Stylish Studio Apartment

Embrace the pulse of Cape Town living with this chic studio apartment in the heart of the city. Situated in a sought-after location, this property promises not only comfortable living but also exceptional rental returns, making it an ideal investment opportunity for discerning buyers.

Bed 0.5 • Bath 1 • Reception 1 • Parking 1

La'eeq Allie - 082 636 4871 - laeeq@greeff.co.za
Mikayla Morkel-Brink - 076 205 9838 - mikayla@greeff.co.za



Timeless Charm

Step into a world of refined elegance with this meticulously renovated home, where every detail has been thoughtfully crafted to perfection. Nestled in a serene neighbourhood, this residence boasts an abundance of natural light streaming through every room, courtesy of strategically placed skylights.

● **WOODSTOCK R3 895 000** Web Ref No RL22123 • Beds 3 • Baths 2 • Receptions 2 • Parking 1

David Burrows – 072 779 7525 – david@greeff.co.za | La'eeq Allie – 082 636 4871 – laeeq@greeff.co.za | Tim Greeff – 021 763 4120 – info@greeff.co.za

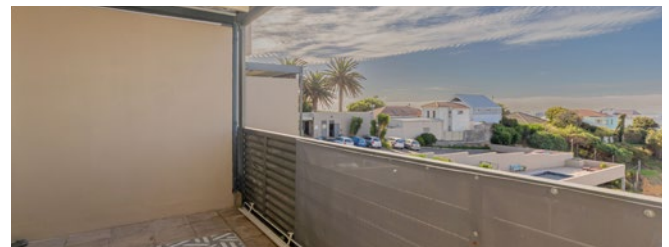


Exquisite Home in Woodstock

Welcome to your dream home. Nestled in the heart of a vibrant and sought-after neighbourhood, this stunning three-bedroomed, two-bathroomed residence is the epitome of modern luxury. This home is also perfect for a young family seeking both comfort and convenience. Step into a world of elegance with a seamlessly flowing open-plan layout.

● **WOODSTOCK R3 595 000** Web Ref No RL21533 • Beds 3 • Baths 2 • Receptions 2 • Garage 1 • Parking 1

David Burrows – 072 779 7525 – david@greeff.co.za | La'eeq Allie – 082 636 4871 – laeeq@greeff.co.za | Tim Greeff – 021 763 4120 – info@greeff.co.za



Hidden Treasure in Salt River

This attractive, two-level, eye-catching apartment situated near the CBD, comprises two bedrooms, one bathroom, and a balcony overlooking the harbour. 24/7 Security and camera monitoring, plus access control with electrified perimeter fencing ensure peace of mind.

● **SALT RIVER R1 995 900** Web Ref No RL22386 • Beds 2 • Bath 1 • Reception 1 • Garage 1 • Parking 1

Gafsa Dean – 066 224 9954 – gafsa@greeff.co.za | Tim Greeff – 021 763 4120 – info@greeff.co.za



Modern Comfort Meets Victorian Home

This beautiful heritage property offers three exceptional living spaces in the desirable and historic Observatory neighbourhood. Blending historic charm with modern amenities, this unique listing comprises a spacious main house (6A), a separate heritage home (6B), and a self-contained cottage – all situated on beautifully landscaped grounds with incredible mountain views.

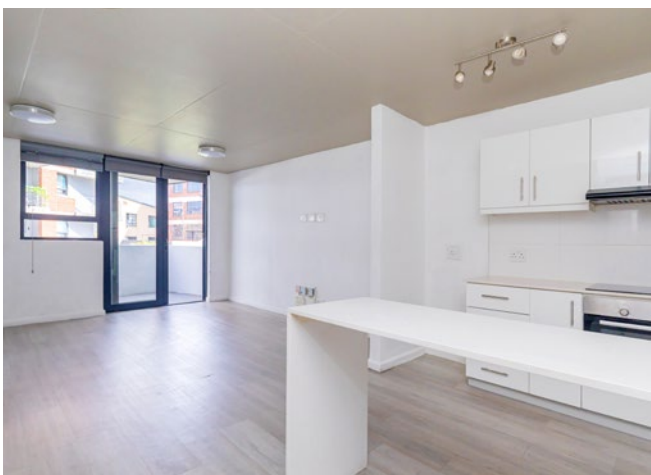
● **OBSERVATORY R9 599 999** Web Ref No RL22585 • Beds 6 • Baths 6 • Receptions 3 • Garage 1 • Parking 1
Gafsa Dean – 066 224 9954 – gafsa@greeff.co.za | Tim Greeff – 021 763 4120 – info@greeff.co.za



Stunning Property in University Estate

The house is located at the end of a quiet cul-de-sac, providing a serene and peaceful environment. Its elevated position on the slopes of Table Mountain offers breathtaking views of both the mountain and the harbour. An exceptional residence combining elegance, comfort and practicality in a beautiful natural setting.

● **UNIVERSITY ESTATE R6 395 000** Web Ref No RL22149 • Beds 3 • Baths 3 • Receptions 2 • Parking 3 • Pool
Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za | Tim Greeff – 021 763 4120 – info@greeff.co.za



Convenience with City Glimpses

This exceptional ground-floor apartment in Obs Court, with two bedrooms and two bathrooms, offers an ideal blend of style, comfort, and convenience. The open-plan living and dining area provides an inviting atmosphere. The well-appointed kitchen features a sleek, modern galley style, with ample counter space, as well as an oven, hob and extractor fan.

● **OBSERVATORY R2 600 000** Web Ref No RL21935 • Beds 2 • Baths 2 • Reception 1 • Parking 1
Gafsa Dean – 066 224 9954 – gafsa@greeff.co.za | Tim Greeff – 021 763 4120 – info@greeff.co.za

UNDER OFFER



● KOMMETJIE R6 995 000

Charming Home

Seize the chance to live just steps from the beach, nestled in security and privacy. This charming home boasts three bedrooms and two bathrooms, with interleading rooms exuding artistic flair. The modern kitchen, with ample cupboard space and a cast-iron fireplace, leads to a secluded veggie garden. Enjoy the cosy lounge with fireplace, and the covered porch overlooking the lush garden.

Web Ref No RL20883 • Beds 3 • Baths 2.5 • Receptions 2 • Garage 1 • Parking 2
Tallulah Connors – 078 230 9189 – tallulah@greeff.co.za
Frankie Fleck – 082 447 7960 – frankie@greeff.co.za



● KOMMETJIE R4 295 000

A Serene Escape

Discover tranquillity at Yellowwood Cottage, an enchanting haven in the scenic Imhoff's Gift Estate. This cosy retreat features a modern kitchen, spacious TV lounge, and a dining room opening onto a wooden deck and garden. A 6kW solar panel system offers sustainable living. Enjoy leisure with a unique swimming pool and a private braai area.

Web Ref No RL21366 • Beds 2 • Baths 2 • Receptions 2 • Garage 1 • Parking 2
Carlien van Wyk – 081 392 7180 – carlien@greeff.co.za
Willi Schalk – 072 2111 753 – willi@greeff.co.za

UNDER OFFER



● KOMMETJIE R3 700 000

Discover this Coastal Gem

Just steps from Long Beach, located on a corner plot, with a generous backyard, this facebrick home is ideal for families. Bedrooms boast garden views, built-in cupboards and laminate flooring. The kitchen and living areas open onto the front and back gardens. Cosy up by the fireplace in the open-plan lounge.

Web Ref No RL21657 • Beds 3 • Baths 2 • Receptions 2 • Garage 1 • Parking 1
Tallulah Connors – 078 230 9189 – tallulah@greeff.co.za
Frankie Fleck – 082 447 7960 – frankie@greeff.co.za



● KOMMETJIE R3 550 000

Nestled in Kommetjie

Imhoff Manor offers unparalleled living surrounded by nature. Ideal for individuals and retired couples seeking a lock-up-and-go lifestyle. Pet-friendly with 24-hour security, the focus is on peace and quality. Houses and apartments feature stunning views and access to on-site amenities. Kommetjie's charm awaits. Prices range from R3 550 000 to R5 500 000

Web Ref No RL19600 • Beds 2 • Baths 2 • Reception 1 • Garages 2 • Parking 1
Carlien van Wyk – 081 392 7180 – carlien@greeff.co.za
Willi Schalk – 072 2111 753 – willi@greeff.co.za



Best Position in Scarborough

This masterpiece of a property is located in one of the best positions in Scarborough. When you step inside, you are greeted by breathtaking views of the Atlantic Ocean and the neighbouring national park. Your future home boasts a beautiful, well-maintained garden, swimming pool, sauna, Jacuzzi and several entertainment areas.

● **SCARBOROUGH POA** Web Ref No RL22313 • Beds 4 • Baths 4.5 • Receptions 2 • Garages 2 • Parking 2
 Tallulah Connors – 078 230 9189 – tallulah@greeff.co.za | Miguel Howell – 083 321 7296 – miguel@greeff.co.za



● **KOMMETJIE R3 245 000**
Luxury Apartments with Views

Village Lane's Final Phase 4 offers luxury apartments priced from R3.245 million to R3.395 million, with views of the Atlantic Ocean and Table Mountain. Nestled in Kommetjie, hugged by milkwood trees, the complex provides security and modern convenience. Close to the beach, cafés, and shops, it's ideal for a tranquil lifestyle.

Web Ref No RL21324 • Beds 2 • Baths 2 • Reception 1 • Parking 2
 Carlien van Wyk – 081 392 7180 – carlien@greeff.co.za
 Willi Schalk – 072 211 1753 – willi@greeff.co.za

● **FAERIE KNOWE R2 100 000**
The Perfect Home

This spacious home is perfect for large families needing extended accommodation, or those wanting to convert a bedroom into a home office, since the fourth bedroom/study opens to an enclosed entertainment area. High ceilings and an open layout create a sense of space. The modern kitchen is a chef's dream. Low-maintenance garden. Close to schools and malls.

Beds 4 • Baths 2 • Reception 2 • Garage 1 • Parking 2
 Miguel Howel – 083 321 7296 – miguel@greeff.co.za
 Ernest Stanbury – 082 467 1529 – ernest@greeff.co.za

Beautifully located with unrivalled views

The Penthouse @ Village Lane
R7 750 000

FEATURES

- 24-hour Access
- Built-in braai
- Aquatic activities
- Balcony
- Panoramic 180-degree sea views
- Built-in wardrobes
- Electric fencing
- Open-plan kitchen

SCAN HERE

JUST LAUNCHED

IMHOFF MANOR

SCAN HERE

From: R3 550 000 (Sizes from: 141m² - 214m²)

Luxurious, Secure Estate Living in Kommetjie



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

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



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

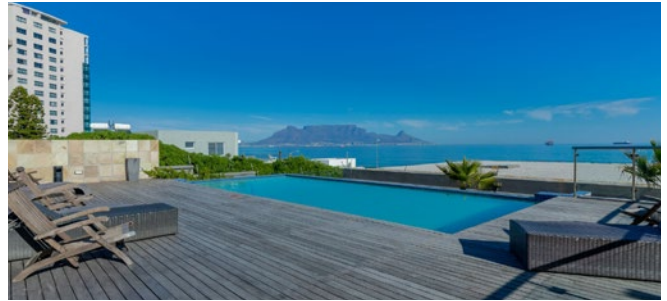
Carlien van Wyk
 Registered with the PPRA
 Property Practitioner
 081 392 7180 | carlien@greeff.co.za



● **SUNSET BEACH R7 495 000**
Spectacular Sunset Beach Home

Just a block from the beach, this location is unbeatable. Step into this entertainer's paradise and sense the inviting atmosphere. With this property, you are not just purchasing a home, but a luxury coastal lifestyle in the highly sought-after Sunset Beach.

Beds 4 • Baths 2.5 • Receptions 4 • Garages 2 • Parking 2
Dianne Pentz – 084 513 2305 – dianne@greeff.co.za



● **BLOUBERG R7 483 176**
Exclusive Turnkey Penthouse Investment

Live in this incredible apartment or opt to Airbnb, either way, a brilliant investment. You can also opt-in and out of the hotel rental pool, allowing flexible use of your own apartment, while earning a highly profitable annual rental.

Web Ref No 5398951 • Beds 2 • Baths 2 • Reception 1 • Parking 8
Chris van Dyk – 082 352 6576 – chris@greeff.co.za
Dianne Pentz – 084 513 2305 – dianne@greeff.co.za



● **BLOUBERGRANT R4 995 000**
Dual-Income Opportunities

Welcome to a charming family residence nestled in the coveted area of Bloubergrant, where coastal living meets comfort and convenience. Located near Blouberg Kite Beach, this stunning family home also offers two income-producing apartments.

Web Ref No RL22381 • Beds 5 • Baths 4 • Receptions 3 • Garages 2 • Parking 3
Chris van Dyk – 082 352 6576 – chris@greeff.co.za
Dianne Pentz – 084 513 2305 – dianne@greeff.co.za



● **BLOUBERG R4 499 000**
A Beautiful Family Oasis

Situated in a tranquil cul-de-sac, this double-storey residence offers a harmonious blend of contemporary style, upscale finishes, and unparalleled entertainment amenities. Natural light floods the interior, accentuating the modern architecture, glass features, and lush greenery.

Web Ref No RL21783 • Beds 3 • Baths 2.5 • Receptions 4 • Garages 3 • Parking 3
Wian van der Berg – 076 083 0735 – wian@greeff.co.za
Andrea Potgieter – 081 386 4730 – andrea@greeff.co.za
Dianne Pentz – 084 513 2305 – dianne@greeff.co.za



● **MILNERTON CENTRAL R3 650 000**
Home Complete with Flatlet

This property is a true gem, offering a perfect blend of comfort, style, and investment potential. Don't miss the chance to make this your new home or investment property, complete with flatlet.

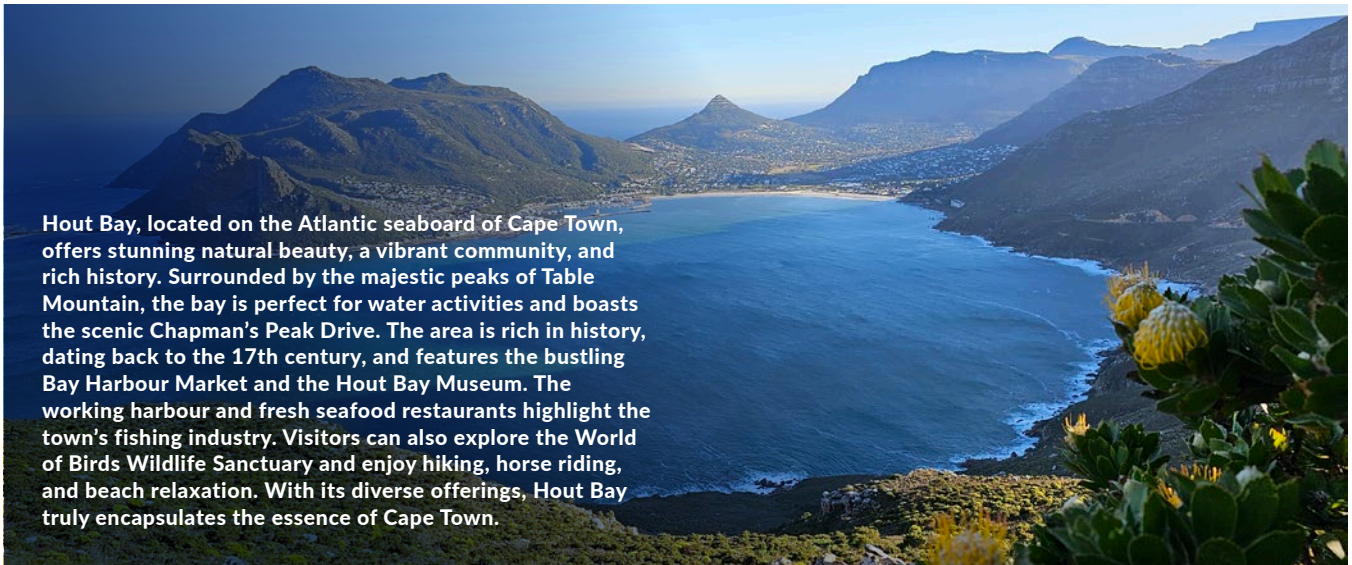
Web Ref No RL22614 • Beds 3 • Baths 2.5 • Receptions 2 • Garage 1 • Parking 4
Zain Waggie – 079 972 0165 – zain@greeff.co.za
Dianne Pentz – 084 513 2305 – dianne@greeff.co.za



● **WEST BEACH R2 200 000**
Dream Lifestyle Residence

Discover this inviting, ground-floor apartment, located just moments away from the renowned Kite Beach, where abundant sports facilities are enjoyed against the picturesque backdrop of iconic Table Mountain.

Web Ref No RL22337 • Beds 2 • Baths 2 • Reception 1 • Parking 2
Chris van Dyk – 082 352 6576 – chris@greeff.co.za
Dianne Pentz – 084 513 2305 – dianne@greeff.co.za



Hout Bay, located on the Atlantic seaboard of Cape Town, offers stunning natural beauty, a vibrant community, and rich history. Surrounded by the majestic peaks of Table Mountain, the bay is perfect for water activities and boasts the scenic Chapman's Peak Drive. The area is rich in history, dating back to the 17th century, and features the bustling Bay Harbour Market and the Hout Bay Museum. The working harbour and fresh seafood restaurants highlight the town's fishing industry. Visitors can also explore the World of Birds Wildlife Sanctuary and enjoy hiking, horse riding, and beach relaxation. With its diverse offerings, Hout Bay truly encapsulates the essence of Cape Town.



● **HOUT BAY R3 995 000**
Seaview Apartments in Ruyteplaats

Experience coastal luxury in our spacious, light-filled lodges, with breathtaking sea views. Choose from two- or three-bedroomed options in the prestigious Ruyteplaats Estate. Enjoy the perfect blend of contemporary living and natural beauty. Embrace the tranquil lifestyle you deserve.

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



● **HOUT BAY R11 995 000**
Dual-Living Country Setting

The ambience of this residence, complete with its enchanting mature garden, orchard, and breathtaking mountain vistas, is undeniably splendid. The property provides diverse living arrangements, featuring three distinct dwellings, each accompanied by a private garden. The property is zoned rural, presenting opportunities for sub-division.

Web Ref No RL21753 • Beds 7 • Baths 5 • Receptions 3 • Garages 4 • Pool
Meryl Butt – 084 922 1016 – meryl@greeff.co.za



● **HOUT BAY R9 300 000**
Opportunity Knocks

Primely located in an exclusive security estate, this home offers sea and mountain vistas and open-plan living on one level. An enclosed stoep showcases the exquisite mountain backdrop and acts as a sunroom in the winter months. Ruyteplaats offers ultimate secure living, with a tennis court, winding walking trails, access to the mountain and a relaxing dam area.

Web Ref No RL22318 • Beds 3 • Baths 2 • Receptions 2 • Garages 2
Jennifer Cluver – 082 871 9323 – jennifer@greeff.co.za



● **HOUT BAY R3 995 000**
Ideal Lock-Up-And-Go

This low-maintenance, freestanding home combines the spacious feel of a large townhouse with freedom from Body Corporate rules. Perfect for those who value both convenience and stunning mountain views. Airbnb option, holiday pad or a first home.

Web Ref No RL22724 • Beds 3 • Baths 2 • Receptions 2 • Garages 2
Lindsay Goodman – 082 638 1758 – lindsay@greeff.co.za

2024 Hout Bay & Llandudno Sales



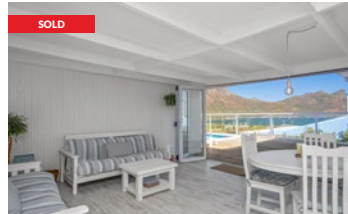
SOLD BEFORE HITTING THE MARKET

● Honeysuckle Close - R9 700 000



SOLD WITHIN THREE DAYS

● Stoneybrooke Estate - R8 995 000



SOLD

● Pondicherry Avenue - R7 995 000



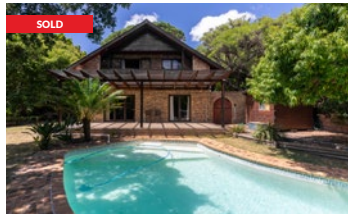
SOLD

● Pondicherry Avenue - R6 995 000



SOLD WITHIN ONE DAY

● Darling Street - R6 700 000



SOLD

● Scottsville Circle - R6 500 000



SOLD WITHIN A WEEK

● Pondicherry Avenue - R5 995 000



SOLD

● Laurentia Way - R5 750 000



SOLD WITHIN ONE DAY

● Royal Avenue - R5 295 000



SOLD FOR FULL ASKING PRICE

● Baye Du Bois - R4 700 000



SOLD

● Mountain Street - R4 395 000



SOLD FOR FULL ASKING PRICE

● Manchester Street - R4 295 000



SOLD BEFORE HITTING THE MARKET

● Norman Street - R3 495 000



SOLD

● Princess Beach - R2 750 000



SOLD SOLD WITHIN ONE DAY

● Manor Gardens - R2 590 000



SCAN HERE TO BOOK A VALUATION

*Listed Price

GREEFF

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Where it counts

Stale Sale Listing

Rent • Renovate • Relist



Generate an income for your property through a fixed-term, 12-month lease managed by our team of experienced rental specialists.

GREEFF RENTALS



Carryn
Premium Portfolio
076 522 3323



Lauren
Southern Suburbs
082 345 4542



Matthew
City Bowl
072 831 1888



Natalie
Western Seaboard
072 759 6249



Anthony
Southern Peninsula
079 988 4972



Widaad
Woodstock Observatory
071 195 6790

Serving Tenants &
Landlords for 26 years

021 794 1295
rentals@greeff.co.za

GREEFF

CHRISTIE'S
INTERNATIONAL REAL ESTATE



87% SOLD



VILLA FLORA
NEWLANDS · CAPE TOWN

Kinkle Way, Newlands

From: R3 500 000 (Including VAT, No Transfer Duty)

Townhouses - 2 Beds | 3 Beds

2 Beds | 2 Baths | 1 Parking

3 Beds | 3 Baths | 2 Parkings



Scan for more information

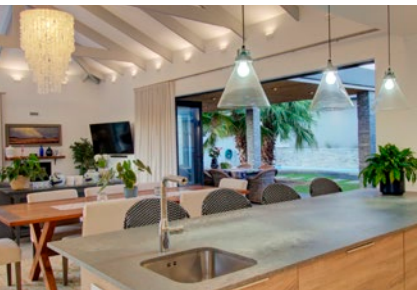
Get in touch with our agents:

Greg McDonald | Gold Circle Club Member
073 141 9668 | greg@greeff.co.za

Junaid Baba | Gold Circle Club Member
071 350 1516 | junaid@greeff.co.za



*Pristine Home with Gorgeous Mountain
and Pasture Views*



● **PLETTENBERG BAY**
R8 950 000

Web Ref No RL22623
Beds 5
Baths 6.5
Receptions 4
Garage 1
Parking 6

This fantastic opportunity in Brackenridge Estate boasts mature indigenous gardens, stunning views, and top-notch security. This property offers a one-of-a-kind lifestyle in the exquisite location of Protea Dale. The spacious, well-maintained home boasts four bedrooms and a separate flatlet. With high ceilings and an abundance of natural light, great entertainment spaces seamlessly blend with the captivating views. An open-plan kitchen, wine bar and dining area create a central hub for family gatherings and hosting guests. Large stacking glass doors lead to an expansive covered veranda and an enclosed courtyard, complete with a low-maintenance garden, fire pit, and a beautiful swimming pool.

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



North-Facing Family Home

Minimalist and stylish boasting a perfect blend of modern aesthetics, functionality, and entertainment options. Enjoy great indoor-outdoor flow via glass stacked doors to beautiful decks, a sparkling swimming pool and lush gardens. Tastefully renovated, the home is bright and airy. Each of the two wings can also be used as a separate, self-contained living space. An open-plan living area and dining room with a fireplace/built-in braai provides a spacious option for entertaining. In the west wing, you'll find a large, open-plan lounge, dining room and a well-appointed kitchen, with a separate scullery. An inverter ensures an uninterrupted power supply.

● **PLETTENBERG BAY R6 200 000** Beds 4 • Baths 4 • Receptions 4 • Garage 1 • Parking 2

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



Totally Unique and Wonderfully Bright

This charming home boasts a spacious open-plan living/dining area, complemented by a kitchen complete with a freestanding stove. A fireplace fills the home with warmth, while double-volume, Cape reed ceilings add rustic charm. The timber walls and cathedral-style, feature gable windows are the defining characteristics, along with large picture windows allowing natural light to stream in. The loft room offers a spacious living area or bedroom. Glass stacked doors open onto the timber deck, where the forest envelops you. A ground floor bedroom and en suite bathroom, boasts a shower with a window and view. The lower-level bedroom en suite, features large windows.

● **PLETTENBERG BAY R2 350 000** Web Ref No RL22660 • Beds 2 • Baths 2 • Receptions 3 • Carport 1

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



Timeless Classic

A tranquil haven of peace, this sophisticated home is located in Solar Beach. With large patios and picture windows, the home is flooded with natural light and boasts uninterrupted panoramic views of the ocean and Robberg Peninsula. Set on 893m², the residence features spacious rooms, high ceilings and open-plan living, dining, and kitchen areas seamlessly connecting to a large wooden deck with two built-in braais and a rim-flow pool.

● **PLETTENBERG BAY R19 500 000** Web Ref No RL21486 • Beds 6 • Baths 6.5 • Receptions 4 • Garages 2 • Parking 4 • Flatlet
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



Family Home in Seaside Longships

Nestled among the trees, in a tranquil and peaceful suburb within walking distance to the beach, this four-bedroomed home is ideal for growing families. There are a variety of entertainment spaces and an indoor pool enclosed in a glass atrium. The main suite features a private pool deck and a walk-through bathroom, while the gorgeous garden ensures privacy. One bedroom has been converted into a studio with separate access, making it an ideal income generator or self-contained unit. There is a small private garden.

● **PLETTENBERG BAY R5 100 000** Web Ref No RL21955 • Beds 4 • Baths 3 • Receptions 2 • Garages 2 • Parking 2
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



Immersed in Natural Surroundings

Radiating an ambience of comfort and tranquillity, this brand new home is immaculate. Its exterior design effortlessly blends modern amenities with rustic charm. At one with the natural surroundings, this dream house is located in the Crag's indigenous forest. Curved ceilings and high windows have been designed to offer stunning views of the mountains, forest, and open skies, providing both sunshine and shade filtering through the trees – watch the stars twinkling through the windows from your bed. Designed by a renowned architect, this home is perfectly positioned on 1.2 hectares of land.

● **PLETTENBERG BAY R3 950 000** Web Ref No RL22234 • Beds 2 • Bath 1 • Receptions 2 • Parking 2
Mandy Smith – 0721511458 – mandy@greeff.co.za



Totally Unique and Wonderfully Bright

This spacious, north-facing cottage, with a sun lounge in the heart of pet-friendly Stromboli's has a delightful garden surrounded by a picket fence. This spacious and comfortable home is available on a Life Right basis. Conveniently located close to Plettenberg Bay Netcare and the Knysna Hospitals, doctors and shopping centers. There is also a covered carport.

● **PLETTENBERG BAY R1 550 000** Web Ref No RL22710 • Beds 2 • Bath 1 • Receptions 2 • Carport 1
Mandy Smith – 0721511458 – mandy@greeff.co.za



● **PLETTENBERG BAY R2 950 000**

Forest Views

Brand new and move-in ready, this modern, spacious, duplex home offers north views and a private garden, with a built-in braai, and a large, covered patio. Inside, you're greeted by an airy, open-plan living/entertainment area comprising a large lounge and dining area and a beautiful kitchen, fully equipped for culinary adventures. No Transfer Duty.

Web Ref No RL22275 • Beds 2.5 • Baths 2.5 • Reception 1 • Parking 2
Mandy Smith - 072 151 1458 - mandy@greeff.co.za



● **PLETTENBERG BAY R2 880 000**

Boating, Fishing, Walking and Sunsets

A rare find. This is a generously proportioned home in a prime location boasting an open-plan lounge and kitchen, gracefully merging out through glass stacking doors to the patio. The views and sunsets are particularly special.

Web Ref No RL21494 • Beds 3 • Baths 3 • Reception 1 • Parking 2
Mandy Smith - 072 151 1458 - mandy@greeff.co.za



● **PLETTENBERG BAY R2 100 000**

The Best Front-Row Stand

Enjoy uninterrupted views from this stand and discover the perfect canvas for the creation of your dream home situated in the vibrant Robberg Estate. One is greeted by vistas of the ocean, Robberg Peninsula and the Tsitsikamma mountain range.

Web Ref No RL21452 • ERF Size: 564m²
Mandy Smith - 072 151 1458 - mandy@greeff.co.za



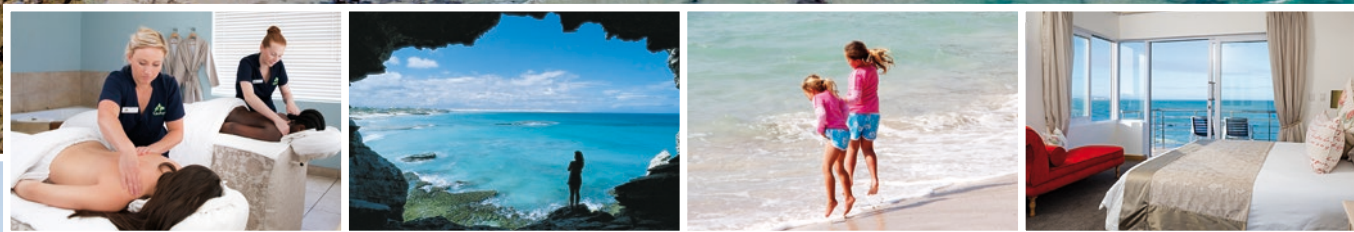
● **PLETTENBERG BAY R950 000**

Picturesque Cottage

This residence is situated with delightful, north, garden views. A covered and partially enclosed sunny patio is ideal for observing birds. Enjoy a small, manageable garden, and close by, a swimming pool and a picturesque dam. This bright and cosy home is just lovely.

Web Ref No RL22629 • Bed 1 • Bath 1 • Reception 1 • Carport 1
Mandy Smith - 072 151 1458 - mandy@greeff.co.za

Your Family Getaway at the Seaside



The luxurious 4-star Arniston Spa Hotel is a leisurely 2-hour drive from Cape Town and is known as one of the world's great getaways. Come and rejuvenate yourself in our wellness spa, savour excellent cuisine and explore the magic of our pristine coastline and child-friendly beaches. Spoil yourself with our personal service and let seductive Arniston leave you relaxed and happy.



**ARNISTON
SPA HOTEL**



Book Now: Tel 028 445 9000 • info@arnistonhotel.com • www.arnistonhotel.com



● **SOMERSET WEST R17 000 000**
Prime 12 000m² Vacant Land

Snap up three acres of vacant land offering unobstructed and breathtaking views of the Hottentots Holland Mountains and the entire False Bay. Create your dream luxurious home amidst tranquil beauty. Act now on this rare opportunity.

Web Ref No RL21865 • LAND: 12 000m²

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



● **GORDON'S BAY R14 900 000**
Spectacular Guest House

Indulge in luxury at this 4-star guest house nestled next to the Hottentots Holland Mountains. Spectacular views of False Bay and Helderberg Mountain await. Impeccable finishes, pristine gardens, and every detail promising an unforgettable experience. Discover elegance redefined.

Web Ref No RL21122 • Beds 9 • Baths 9.5 • Receptions 3 • Parking 8

James Botha – 082 789 3300 – james@greeff.co.za



● **KLEINMOND R7 000 000**
Prime Location, Pristine Condition

Coveted Arabella Estate gem with panoramic vistas of the twelfth fairway, Bot River Lagoon, Atlantic Ocean, and majestic mountains. This exquisite property boasts open-plan living, three bedrooms, including a main suite with breathtaking views. Private pool, manicured gardens, and a double garage.

Web Ref No RL22282 • Beds 3 • Baths 2.5 • Receptions 2 • Garages 2 • Parking

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



● **SOMERSET WEST R6 890 000**
Estate Living Redefined

A grand entrance leads to spacious reception rooms, an open-plan kitchen and TV area. Enjoy the warmth of fireplaces, expansive bedrooms, and a lush garden. Situated in Schonenberg Estate, with easy access to amenities and major routes. Make this residence yours.

Web Ref No RL21175 • Beds 3 • Baths 3.5 • Receptions 3 • Garages 2

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

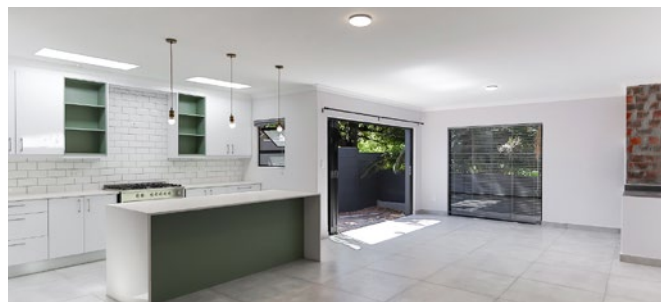


● **SOMERSET WEST R5 500 000**
Contemporary Comfort with Views

Newly renovated, modern and sustainably designed, this stunning Heldervue home includes a fireplace, double garage, upstairs deck, and a private office. The lower level offers two bedrooms, a second lounge and outdoor entertainment area. Enjoy off-grid living with solar panels.

Web Ref No RL22226 • Beds 3 • Baths 2.5 • Receptions 3 • Garages 2

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



● **SOMERSET WEST R4 250 000**
New Duplexes Near Schools

Newly built duplexes in sought-after Briza boast top-range finishes. Enjoy spacious open-plan living with a wood-burning fireplace and indoor braai. Stylish kitchen, three bedrooms upstairs including main en suite. Low-maintenance garden with artificial lawn. Extra-length double garage.

Web Ref No RL22277 • Beds 3 • Baths 2.5 • Receptions 2 • Garages 2 • Parking 2

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

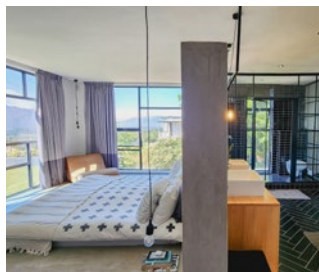


A Farm in Namibia

Farm of 9 870.50Ha for sale in the Bethanie district of Namibia. With its swirling desert sands, pink-granite mountains and famous desert dunes, Namibia offers some of the world's best scenery. Farm "Vrede" can operate as a game, cattle (indigenous Nguni), sheep/goat farm, or as a tourist destination offering game/bird drives or 4x4 routes into valleys or kloofs. The borders of farm "Vrede" have been jackal-proof fenced as have 25 internal camps and six inner camps. This gem has a full solar energy system and is totally off the grid.

● **NAMIBIA R12 850 000** Web Ref No RL21310 • Beds 4 • Baths 1.5 • Receptions 2 • Garages 1 • Parking 5

Amelia Kannemeyer – 082 818 5364 – a.kannemeyer@greeff.co.za



Magnificent Home in Secure Estate

Located in the desirable L'ideal Estate, on the doorstep of excellent schools, this home is defined by contemporary elegance and comfort. Six luxurious bedrooms each offer space and style. Open-plan living areas, perfectly designed for entertaining or relaxing, dual, built-in braai areas, a lovely swimming pool, a balcony adjoining the main bedroom with panoramic views, and lavish bathrooms, will all leave you breathless. A private study offers a quiet haven. Exceptional security on the estate. Here's the key to your happiness. Don't miss this exceptional buy.

● **PAARL R12 000 000** Web Ref No RL22139 • Beds 6 • Baths 5 • Receptions 3 • Garages 2 • Parking 2

Marianne Viljoen – 082 681 3053 – mariannev@greeff.co.za | Annelize Smit – 082 495 2514 – annelize@greeff.co.za



● **MCGREGOR R4 500 000**

A Rare McGregor Treasure

Steeped in history and with loads of character, situated in the heart of McGregor with commercial rights, this family home is also ideal for dual living or as a guest house. As the erf size is larger than most, at 3 294m², one could build at the back and easily run a business from the front.

Web Ref No RL21542 • Beds 4 • Baths 3 • Receptions 3 • Garage 1 • Parking 6
Caro Hodges – 083 265 2258 – caro@greeff.co.za



● **MCGREGOR R3 400 000**

At the Top of McGregor Village

These two cottages nestle harmoniously with nature, surrounded by an indigenous garden which makes for a wonderfully private retreat. Both comprise one bedroom en suite, as well as open-plan eating and living areas. Additional features include: a double automated garage, a laundry and work room with a toilet. Located at the top of the village, close to the Krans, this is an ideal spot for walking dogs and hiking.

Web Ref No RL22720 • Beds 2 • Baths 2 • Receptions 3 • Garages 2 • Parking 2
Caro Hodges – 083 265 2258 – caro@greeff.co.za



● **MCGREGOR R2 500 000**

Charm and Character

Set in an easy-to-maintain and well-established garden, this home has enormous street appeal. Private and tranquil, with doors opening from the kitchen and main living rooms, it is ideal for al fresco living and relaxation.

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



● **MCGREGOR R2 400 000**

A Taste of Scotland

This stone-built Manor House, with unsurpassed views, is ideal to be run as a guesthouse, with six en suite bedrooms downstairs and a huge upstairs loft opening onto a large balcony, with north-facing mountain views. The downstairs rooms, with fireplaces, all open onto an undercover terrace and garden, which includes a braai area.

Web Ref No RL21550 • Beds 6 • Baths 6 • Receptions 2 • Parking 2
Caro Hodges – 083 265 2258 – caro@greeff.co.za



Luxurious Vineyard Estate Home

Discover the epitome of luxury and space in the heart of South Africa's esteemed Stellenbosch Winelands. This exceptional property spans 106 hectares, offering a unique opportunity to create something truly special. A magnificent 497m² modern manor house offers every contemporary luxury, as well as breathtaking 180-degree panoramic views of False Bay, Table Mountain, and the picturesque Stellenbosch Winelands. 10 Hectares are dedicated to Shiraz vineyards and the remaining land brims with potential.

● **STELLENBOSCH FARMS R72 000 000** Web Ref No RL21144 • Beds 3 • Baths 3 • Receptions 4 • Garages 2 • Parking 6
Pam Truter – 072 625 9866 – pam.t@greeff.co.za | Johan Pretorius – 079 506 4159 – johan.p@greeff.co.za



● FRANSCHHOEK FARM R68 000 000 Glorious County Retreat

Secure, secluded, one-hectare property near to the village of Franschhoek, on a private road. The property boasts two standalone homes, a separate studio and cellar, six horse stables, a lunging ring and arena. Unrivalled tranquillity and position in the Franschhoek Valley.

Web Ref No RL21576 • Beds 10 • Baths 11 • Receptions 3 • Garages 2
Guy Healey – 082 263 7320 – guy@greeff.co.za
Carrick Campbell – 071 502 3517 – carrick@greeff.co.za

● STELLENBOSCH FARM R23 950 000 Smallholding, Home and Two Cottages

This distinctive home on beautiful grounds offers generous living and entertaining spaces. Apart from the truly wonderful family home, the property offers additional income generation thanks to two garden cottages.

Web Ref No RL21777 • Beds 4 • Baths 4 • Receptions 2 • Garages 2
Johan Pretorius – 079 506 4159 – johan.p@greeff.co.za
Pam Truter – 072 625 9866 – pam.t@greeff.co.za



● FRANSCHHOEK R8 900 000 Secluded Sanctuary

A comfortable home at the end of a quiet street, in a mature forest-like setting. The large, protected, outside terrace, pool and the garden are ideal for entertaining or quiet reflection. Features include: air-conditioning and a slow-combustion, wood-burning fireplace.

Web Ref No RL22569 • Beds 3 • Baths 2 • Reception 1 • Garages 2
Guy Healey – 082 263 7320 – guy@greeff.co.za

● FRANSCHHOEK R6 200 000 Great Location, Exceptional Opportunity

The well considered design, location and top-end finishes of this impressive townhouse make it both an ideal buy-to-let or, equally, a comfortable home. The current owner has added value and sensibility with every comfort catered for.

Web Ref No RL22210 • Beds 2 • Baths 2 • Reception 1 • Garage 1
Guy Healey – 082 263 7320 – guy@greeff.co.za



● **KUILS RIVER R4 690 000**

Tuscan Style Villa

This beautifully designed four-bedroomed home seamlessly blends classical elements with modern touches. Enjoy two undercover patios with magnificent views, perfect for sundowners and sunsets, capturing the essence of portico and loggia living on the Bottelary Wine Route. A fire pit centrepiece, vent-free, propane gas fireplace, and stainless-steel braai create cosy, inviting spaces for entertaining year-round.

Web Ref No RL21755 • Beds 4 • Baths 2 • Receptions 3 • Garage 2
Liza Botha – 082 321 1451 – liza@greeff.co.za



● **PINEHURST R3 150 000**

Secure Family Estate Living

Situated in a sought-after estate, with 24-hour security guard access, and the lovely ambience of open park areas, this spacious family home, with interleading living areas, an indoor braai room, sunny bedrooms and a fully-enclosed private garden, is ready to welcome its new owners. Pinehurst is conveniently situated close to Curro and Meridian schools, shopping centres, Mediclinic and access routes.

Web Ref No RL22557 • Beds 3 • Baths 2 • Receptions 3 • Garage 2
Gail Stopforth – 084 213 4044 – gailstopforth@greeff.co.za



● **KUILS RIVER R2 630 000**

Perfect Lock-Up-and-Go

The well-designed layout features a modern kitchen with ample cupboard space and an additional scullery. The kitchen flows seamlessly into the lounge, creating an inviting space for relaxation and entertainment. Step onto the undercover patio with a built-in braai, perfect for al fresco dining year-round. Enjoy your private garden, complete with a sprinkler system to keep it lush and green.

Web Ref No RL22543 • Beds 3 • Baths 2 • Receptions 2 • Garages 2
Corne Vallun – 082 318 6537 – corne.vallun@greeff.co.za



● **DURBANVILLE CENTRAL R1 190 000**

Ideal Home for You

Situated on the second floor, this apartment offers an open-plan lounge and kitchen with granite tops, a water point for a washing machine, and a built-in oven and hob. Upstairs, you'll find two bedrooms with built-in cupboards and a bathroom, including a shower in the bath, basin, and toilet. Fantastic investment for a first-time buyer or investor looking for a good return.

Web Ref No RL21876 • Beds 2 • Bath 1 • Reception 1 • Parking 2
Anneke van Rooyen – 082 484 8142 – anneke@greeff.co.za



● VERMONT R16 995 000

Provençal Elegance with Flair

Graced with location to match its unquestionable grandeur and sophistication, this coastal residence boasts an impressive and inviting interior. Architecturally designed to bring in natural light and taking the ocean and mountain views into consideration.

Web Ref No RL21322 • Beds 4 • Baths 4.5 • Receptions 5 • Garages 2

Richard Disley – 064 537 4127 – richard@greeff.co.za
Charmaine Hunter – 064 531 5085 – charmaine@greeff.co.za



● FERNKLOOF GOLF ESTATE R16 500 000

Luxurious Estate Living

Situated in sought-after Hillside Village on the famous 27-hole Hermanus Golf Course, this enchanting property boasts wall-to-wall glass stacked doors. Expand the indoor braai room to merge with the pool area and enjoy breathtaking views and sunsets.

Web Ref No RL22367 • Beds 4 • Baths 4.5 • Receptions 3 • Garages 2

Theo Heyns – 083 400 2023 – theo@greeff.co.za
Mike Frost – 082 492 6721 – mikefrost@greeff.co.za



● VERMONT R14 500 000

Live Life in Abundance

Ideally located on the shores of Brekfis Bay in a secluded cul-de-sac, step straight from this home out onto the cliff path leading to the beach. Stacking aluminum security shutters on all doors and windows ensure privacy and security, while still relishing the shoreline lifestyle.

Web Ref No RL21558 • Beds 4 • Baths 3 • Receptions 3 • Garages 4

Amelia van der Merwe – 082 441 9874 – amelia@greeff.co.za



● FERNKLOOF ESTATE R14 500 000

The Finest of Lakewood Village

A spacious lobby leads to the open-plan lounge, dining, and kitchen area, with separate scullery. The living space has a beautiful, wood-burning fireplace which adds a cosy touch. Designed to meet the owner's vision of a bright, well-appointed, and comfortable home.

Web Ref No RL22092 • Beds 3 • Baths 3.5 • Receptions 3 • Garages 2

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



● BETTY'S BAY R13 500 000

Oceanfront Heritage Gem

Blending modern comfort and history, dating back to 1943, when it served as a World War II radar station, this exceptional heritage property is in a prime location on a 2 166m² site overlooking the Atlantic Ocean and the Penguin Colony Reserve. You'll find it nestled along the R44.

Web Ref No RL21673 • Beds 4 • Baths 4 • Receptions 2 • Garage 1

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



● KLEINMOND R12 695 000

Luxury, Location, Lifestyle

Delight in the unfettered oceanscape from your main bedroom, stretching the full width of the property on the upper level. This contemporary home boasts voluminous open-plan spaces, double glazing, a courtyard pool, and sliding doors and windows connecting interior and exterior spaces.

Web Ref No 5843718 • Beds 4 • Baths 4.5 • Receptions 2 • Garages 2

Lorraine Henning – 083 296 4821 – lorraine@greeff.co.za



● **GREYTON R5 850 000**
Historic Home – a Treasure

Restored and extended to showcase the original features, this home on 1 682m², offers a versatile layout with lots of accommodation and potential. A light-filled new kitchen and large sunroom lead to the garden with pool. Stunning mountain views are to be enjoyed from the loft patio.

Web Ref No RL22505 • Beds 5 • Baths 2.5 • Receptions 4 • Parking 2
Beverley Blumberg – 082 390 6072 – beverley@greeff.co.za
Monique Hess – 082 424 5035 – monique@greeff.co.za



● **GREYTON R3 950 000**
Light and Sunny Home

Neat, private cottage on 882m² with lovely shady garden. Living room with wood-burning stove opens to pool and wraparound, covered patio. Downstairs, you'll find a spacious eat-in kitchen and study. Main en suite has a deck with views. Secluded back patio overlooks a lush garden and stream.

Web Ref No RL22470 • Beds 3 • Baths 2.5 • Reception 1 • Garage 1 • Parking 3
Beverley Blumberg – 082 390 6072 – beverley@greeff.co.za
Monique Hess – 082 424 5035 – monique@greeff.co.za



● **GREYTON R3 400 000**
Safe, Secure and Comfortable

Set in the charming Country Village, for the over 50s, with its lovely garden and access to the Bowling Club, croquet and boules, this spacious home with a sunroom and patio, leading to the delightful garden, has a wood-burning stove, solar, separate laundry, and dressing room.

Web Ref No RL22511 • Beds 3 • Baths 2 • Receptions 2 • Garage 1 • Parking 1
Beverley Blumberg – 082 390 6072 – beverley@greeff.co.za
Monique Hess – 082 424 5035 – monique@greeff.co.za



● **GREYTON R3 300 000**
Mountain Views, Flowing River

A unique, stunning level plot of 3 963m² down historic Oak Street with the Gobos River running through the bottom of the erf. Build your Greyton home with spectacular mountain views. Keep a horse and grow your own veggies.

Web Ref No RL22513 • ERF Size: 3 963m²
Beverley Blumberg – 082 390 6072 – beverley@greeff.co.za
Monique Hess – 082 424 5035 – monique@greeff.co.za



● **GREYTON R2 850 000**
Delightful Greyton Cottage

Set on 892m², in a secure, established garden with lovely open views. The living spaces lead to a large, covered deck overlooking the pretty garden and distant hills. A small kitchen opens to a dining room and deck. Separate lounge. Enjoy delightful Greyton.

Web Ref No RL22472 • Beds 2 • Baths 2 • Reception 1 • Carport 2
Beverley Blumberg – 082 390 6072 – beverley@greeff.co.za
Monique Hess – 082 424 5035 – monique@greeff.co.za



● **GREYTON R1 485 000**
Sunny Two-Bedroomed Apartment

The Mews is a secure complex for the 'over 50s'. A sectional title home with sunny living, kitchenette and mountain-facing patio. Part of lovely Country Village, with bowling, croquet and boules. 24-Hour security and access to home-based care services and secure parking.

Web Ref No RL22487 • Beds 2 • Bath 1 • Reception 1 • Parking 1
Beverley Blumberg – 082 390 6072 – beverley@greeff.co.za
Monique Hess – 082 424 5035 – monique@greeff.co.za



A Rare Find

This modern, double-storey home offers luxury living and convenience. The magnificent main bedroom is a sanctuary with its private dressing room. The spacious living areas lead to a well-appointed kitchen, featuring Caesarstone countertops and a generous eating area. A built-in braai area, with padded seating leads to a private pool area. Discreetly tucked away is a hidden laundry room. Excellent security. The double tandem garage, provides ample storage space.

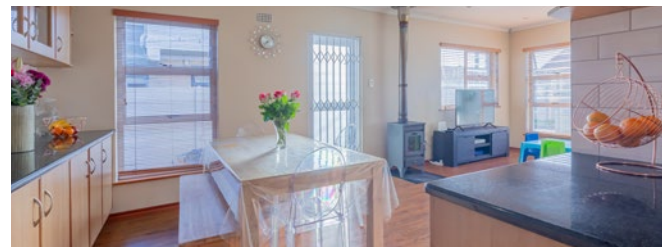
● **SYBRAND PARK R2 950 000** Web Ref No RL22606 • Beds 4 • Baths 4 • Receptions 2 • Garages 2 • Parking 1
Shahieda Bardien – 084 152 4845 – shahieda@greeff.co.za



Highly Desirable Family Home

A cosy living room opens to a covered entertainment space boasting a built-in braai and pizza oven, all overlooking a beautifully landscaped garden. A separate dining room adds functionality. An upstairs sunlit space, with a private balcony offering unobstructed mountain views is ideal as a work-from-home office or study. In walking distance of shopping centres, parks, top-notch schools, and places of worship. All external doors are fitted with trellis gates.

● **CRAWFORD R2 795 000** Web Ref No RL22013 • Beds 4 • Baths 2 • Receptions 2 • Garage 1
Shahieda Bardien – 084 152 4845 – shahieda@greeff.co.za



Trendy Lock-Up-and-Go

Nestled within Lincoln Estate, this property offers a serene escape. The spacious, semi-open-plan living area is awash with natural light, while the main bedroom is en suite. The family bathroom is well-appointed, complete with both a bathtub and shower. The fully fitted kitchen offers abundant cupboard space. An automated double tandem garage provides direct access to the property. Aluminium windows throughout the property contribute to its contemporary aesthetic.

● **BELGRAVIA R1 950 000** Web Ref No RL22591 • Beds 3 • Baths 2 • Receptions 2 • Garages 2 • Parking 1
Shahieda Bardien – 084 152 4845 – shahieda@greeff.co.za



● **OTTERY R2 895 000**
Modern, Spacious Family Home

Comfort and style merge seamlessly in this lovely home. This property is perfect for growing families. The brick-paved, back courtyard with its beautiful, glistening pool, is ideal for outdoor fun, hosting gatherings or entertaining guests.

Web Ref No RL22165 • Beds 3 • Baths 3 • Receptions 2 • Garages 2 • Parking 4
Jordan Beya – 078 346 2995 – jordan@greeff.co.za
Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za



● **OTTERY R2 495 000**
Where Comfort Meets Functionality

This property provides complete comfort. The home is engulfed in natural light and includes a work-from-home office/study providing a tranquil space. The courtyard in front showcases a centerpiece pool for outdoor enjoyment. An automated garage provides parking for three cars.

Web Ref No RL22163 • Beds 3 • Baths 2 • Receptions 3 • Garage 1 • Parking 4
Jordan Beya – 078 346 2995 – jordan@greeff.co.za
Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za



● **STRANDFONTEIN R1 750 000**
Family Treasure Trove

Three bedrooms, two-and-a-half bathrooms, and a garage providing parking for up to four cars, make for convenient living. This gorgeous, open-plan home is perfect for hosting family and friends alike. Excellent security features include five functional CCTV cameras and burglar bars.

Web Ref No RL21591 • Beds 3 • Baths 2.5 • Receptions 2 • Garage 1 • Parking 4
Jordan Beya – 078 346 2995 – jordan@greeff.co.za
Keenan Louw – 067 661 7157 – keenan@greeff.co.za



● **STRANDFONTEIN R1 650 000**
Modest Simplicity

Three-bedroomed in family-friendly Strandfontein and ideal for growing families, this home has two fitted bathrooms and an open-plan lounge and kitchen. A study just off the lounge serves as an at-home office. Leading off the kitchen is a laundry room

Web Ref No RL21721 • Beds 3 • Baths 2 • Reception 1 • Garage 1 • Parking 5
Jordan Beya – 078 346 2995 – jordan@greeff.co.za
Keenan Louw – 067 661 7157 – keenan@greeff.co.za



● **STRANDFONTEIN R1 450 000**
Affordable First Home

Captivating and picturesque, this home is situated in the family-friendly suburb of Strandfontein. Three bedroomed with modern finishes, this is the perfect blank canvas for you and your family. The property offers parking space for three cars.

Web Ref No RL22140 • Beds 3 • Bath 1 • Receptions 2 • Garage 1 • Parking 3
Jordan Beya – 078 346 2995 – jordan@greeff.co.za
Keenan Louw – 067 661 7157 – keenan@greeff.co.za



● **STRANDFONTEIN R1 300 000**
Luxuriously Renovated Family Home

This superbly renovated and ultra-modern family home is waiting for your personal touch. Four bedroomed with two bathrooms, this home is perfect for the growing family. Ideally sized with parking for three cars, this property represents an affordable entry into the market.

Beds 4 • Baths 2 • Reception 1 • Parking 3
Jordan Beya – 078 346 2995 – jordan@greeff.co.za
Keenan Louw – 067 661 7157 – keenan@greeff.co.za

IS A SELLER LEGALLY OBLIGED TO PROVIDE APPROVED BUILDING PLANS TO A PURCHASER?

At various stages of the transfer of immovable property, conveyancers are often confronted with the question of whether a seller is legally obligated to provide a purchaser with approved building plans. This article will briefly discuss whether approved building plans are a requirement for a valid sale agreement in terms of South African law, and provide helpful guidance to sellers and purchasers on navigating instances where there are no plans in place.

What do the statutes say?

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

While obtaining building plan approval is not a legal requirement for the conclusion of a valid sale agreement, the seller may nevertheless be contractually obligated to provide the purchaser with approved plans. This is the case where the purchaser includes a specific clause in the agreement that obligates the seller to supply the purchaser with council-approved building plans prior to transfer. For example, the clause may stipulate that the seller warrants that they are in possession of updated and approved building plans. Alternatively, the agreement may be subject to the suspensive condition that the seller furnishes the purchaser with approved plans – at their own cost – within a specified period, failing which the agreement will lapse

and be of no legal force or effect.

Approved building plans as a condition of mortgage bond approval

Often, a sale agreement is subject to the purchaser obtaining a loan from a bank or other financial institution. Generally, financial institutions will make it a condition of mortgage bond approval that approved building plans are obtained before finance is granted. If the sale agreement does not provide that approved building plans are to be supplied by the seller, it is not the seller's responsibility to furnish such plans. Instead, the onus falls on the purchaser to obtain the approved building plans at their expense and to submit same to the relevant financial institution without delay. The reason for this is obvious: it is the purchaser who requires the mortgage bond in order to finance the purchase of the property. Therefore, they are obligated to comply with the conditions of bond approval. Should it transpire that the building plans are outdated, the financial institution will not provide its consent to proceed with the registration of the bond. This will inevitably cause delays.

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

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

stbb.co.za

Specifically, one of the clauses in the report states: 'I am aware that any additions and/or improvements made to and/or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained.' The seller needs to answer this question honestly. If their answer is 'no' the lack of approved building plans will be considered a latent defect, being a defect not easily discoverable on inspection. The property is thus sold *voetstoots* or 'as is', with all patent and latent defects included. Although this may influence the interest in and the price offered for the property, it places no further obligation on the seller.

However, if the seller answers 'yes', and it later transpires that there were unauthorised additions or improvements to the property, the seller was aware of such additions or improvements, and they deliberately chose not to disclose this fact to the purchaser, the *voetstoots* clause will not protect the seller from liability for losses suffered by the purchaser. Proving fraudulent non-disclosure of a latent defect is, however, difficult. If the seller unknowingly purchased the property without approved building plans in good faith from a third party, it will be difficult for the purchaser to hold them liable for damages.

Advice from a conveyancer

Often, purchasers either assume that they will receive approved building plans on or before transfer, or don't enquire into the existence of building plans. To prevent unforeseen problems, it is prudent to always insert a clause in the sale agreement which expressly deals with obtaining approved building plans on or before transfer. The inclusion of this clause becomes an important financial consideration the seller would have to take into account when accepting any potential offers as obtaining council-approved plans involves a cost, which is generally borne by the seller. Further, the process can be lengthy and may delay transfer. This consideration is especially apparent where the purchaser intends to conduct major renovations after transfer, and will need the current approved plans to start this process.

All homeowners are required to have their building plans approved by the relevant municipal authority. To avoid disputes and unforeseen delays, all prospective sellers are urged to ensure that they are in possession of these approved plans. Similarly, all prospective purchasers are encouraged to ensure that the sale agreement and annexed report properly deal with this aspect prior to signature.



For more information contact:

STBB Claremont Branch

📍 2nd Floor, Buchanan's Chambers,
Cnr Warwick Street & Pearce Road, Claremont
☎ 021 673 4700

MARTIN SHEARD | Director

E: martins@stbb.co.za

INGE JOHNSON | Associate

E: ingej@stbb.co.za



Reservations & safari planning contact details:
trevor@africanpride.co.za or jill@africanpride.co.za



Simbavati Fynbos-on-Sea

African Pride Tours is one of South Africa's oldest and internationally most respected destination management companies. We have been creating customised holidays and safaris for almost 35 years. Our services and in-depth product knowledge cover all the countries of Southern and East Africa.

First-time visitors often opt to include the following four iconic itinerary destinations: **Cape Town** with its myriad sights and offerings; majestic **Victoria Falls**, enjoyed from Zimbabwe and/or Zambia; the beautiful **Garden Route**, home to Simbavati Fynbos-on-Sea perched above lagoons and the Indian Ocean – pictured above – and the highlight for most people being a **safari** – options abound throughout the region. Our expert safari consultants can assist in tailoring an itinerary to meet your requirements.

Reservations & safari planning contact details:
trevor@africanpride.co.za or jill@africanpride.co.za



DISCOVER THE MAGIC

CAPE TOWN LIVING



visit www.greeff.co.za for more information