

LUXURY LIFESTYLE LOCAL

BLUE



ATLANTIC SEABOARD & CITY BOWL

SUMMER 2024

HOT PROPERTY

The Cape's most prestigious penthouse

MEET THE MAYOR

Getting to know Geordin Hill-Lewis

SUMMER DINING

Where to see, be seen, or hide

SURVIVING THE SILLY SEASON

Navigating the Mother City in summer





KATZ ABRAHAMSON

ATTORNEYS, NOTARIES & CONVEYANCERS



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our most important partners are our clients.

CONTENTS

- 3 WELCOME:** Hello from Ross Levin
- 6 Q&A:** Meet the Mayor
- 8 COLUMN:** Celeb-spotting in Cape Town
- 10 OUT & ABOUT:** Beach, please!
- 14 EAT:** Where to see, be seen, or hide
- 16 TRAVEL:** Close to home
- 28 PROPERTY:** Luxury living: Aurum
- 36 CSI:** Sharing & caring
- 38 GLOBAL:** Launching Seeff Dubai
- 41 SHOPPING:** Books, body, bath & more
- 48 SPOTLIGHT:** An ode to Africa
- 50 BUY:** Property listings
- 80 END NOTE:** The Mother City in summer

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Hello again!

It's great to be back with another full, fun and festive edition of BLUE. Our relaunch issue earlier this year was so well-received, it's a pleasure for us to be back in your hands and your homes.

In this issue we chat to Cape Town Mayor, Geordin Hill-Lewis (pg 6) about what makes him tick and how he's navigating his challenging but rewarding position; we travel close to home (pg 16), covering a range of diverse getaways that are less than 3 hours away from the Mother City, and we also have a humorous round-up of the finest beaches in Cape Town (pg 10) and which one is best suited to what.

If you're in the market for a new home or investment property, head straight to page 50 to see some of our latest real estate, and then get in touch with the team to arrange a viewing!

It's set to be a superb summer in the Cape, so whether you reside here or you're just visiting, we wish you a peaceful and prosperous season.

See you in 2024!



Lynette

EDITOR



LEVY SIMON

ATTORNEYS, NOTARIES & CONVEYANCERS



WHEN SELLING YOUR PROPERTY, THE 1ST THING TO DETERMINE IS WHETHER YOU ARE IN POSSESSION OF YOUR TITLE DEED

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HELLO, THERE!

There's a saying that goes: "He with the best team wins." And it rings so true for me. I never take for granted how amazing my team is. It's easy to achieve success once, but to consistently achieve the results that both my sales and rentals teams do for our clients is truly extraordinary. I'm so proud.

It has been a wet and stormy winter here in Cape Town, but on the positive side, our dams are full and even overflowing, which is undoubtedly good news as we head into the warmer months. In fact, as I write this, the sun is finally breaking through, and I can sense that summer is on its way. Our restaurants are bustling, people are flocking to the beach, you can take a walk along the promenade without needing a jersey, and the property market is heating up too!

I anticipate that the Cape Town property market will continue to be resilient and will buck the trend compared to the rest of the country - we're well-positioned and set to enjoy a bumper tourist season.

In this issue we are delighted to feature our mayor, Geordin Hill-Lewis. A significant reason for the appeal of the Atlantic Seaboard and City Bowl is how well the city is managed. Meeting him was a pleasure, and it's clear to see why he's so popular. Learn more about him and what makes him tick in page 6.

People often ask me about property price trends. Currently, we're observing lower stock levels and inflation driving up construction and replacement values. At the same time, we're contending with rising interest rates, a challenging economy, and an upcoming election year. Thus, sellers should rely on their agents to determine a realistic market valuation. It's also worth noting that a sole mandate typically results in a higher selling price in a shorter timeframe. Use this to your advantage.

As we step into the brighter days ahead, I'm reminded of the words of Helen Keller: "Keep your



Ross Levin, Licensee: Seeff Atlantic Seaboard & City Bowl and Cape Town Mayor, Geordin Hill-Lewis

“Let’s embrace and enjoy our summer months ahead, this is Cape Town at its absolute best.”

face to the sunshine and you cannot see a shadow.”
Let’s embrace and enjoy our summer months ahead, this is Cape Town at its absolute best, make the most of it.

A handwritten signature in black ink, appearing to read 'Ross Levin'.

Ross Levin
Licensee: Seeff Atlantic Seaboard & City Bowl

AI AND PROPERTY TRANSACTIONS

Artificial Intelligence (AI) has been a part of our technological landscape since the early 1950s, gradually becoming an integral part of our daily lives. However, it has recently garnered significant attention from the general public, thanks to breakthroughs in AI models like ChatGPT, which not only mimic human responses but also exhibit a remarkable degree of creativity. The similarity between ChatGPT's responses and those of a human has sparked debates and raised questions about the future role of AI in various industries, including real estate. Are computers poised to replace estate agents? Can AI offer a more cost-effective solution to property transactions? Before delving into these questions, it is essential to understand what AI is and how it functions.

What is AI and how does it work?

Artificial Intelligence is a branch of computer science that focuses on creating systems or machines capable of performing tasks that typically require human intelligence, such as problem-solving, learning, reasoning, and natural language processing. AI systems can be broadly categorized into two types: Narrow AI (NAI) and General AI (GAI). NAI is designed to excel in specific tasks, like language translation, image recognition, or chess playing, while GAI refers to AI systems with human-like intelligence capable of performing any intellectual task humans can do. As of now, we primarily work with NAI, while GAI remains a theoretical possibility.

To better grasp how AI functions, let's explore Auto-Regressive AI Transformers, a subset of AI models used in products like ChatGPT. The term "auto-regressive" signifies that these models generate outputs one step at a time, with each output dependent on the preceding ones. This sequential approach is particularly useful for tasks like text generation, machine translation, and even real estate applications, such as predicting property prices or generating property descriptions. These models employ a mechanism called self-attention, allowing them to weigh the importance of different input data components when generating an output. This attention mechanism enables the model to capture complex relationships within the data, making it highly effective at

understanding and generating natural language text.

ChatGPT models are trained on extensive datasets, enabling them to identify relationships, patterns, and associations between words specific to the dataset's context. Once trained, the model translates input into a numerical representation, which is then analyzed to discern context and relationships among the input data points. Subsequently, the model generates output one step at a time, with each step influenced by the preceding ones. In the case of text generation, this means predicting the next word or phrase based on the preceding ones. It is crucial to note that the model does not comprehend the input or output; rather, it responds based on the mathematical relationships within the training data. An allowance for error is incorporated, resulting in creativity, the extent of which depends on the context. While this allowance permits the AI model to generate content not present in the training data, it can also lead to inaccuracies. The AI model lacks the ability to think, reason, or understand, nor can it use intuition to provide missing context in the input.

When we scrutinize the true capabilities of current AI models, it becomes evident that AI is not taking over the world in terms of complete domination or control. Instead, it is assuming an increasingly significant supporting role in various aspects of our lives.

The role of an Estate Agent.

While it is clear that currently available AI products can outperform humans in specific tasks, it is important to note that these tasks are highly specialized, primarily due to the prevalence of NAI. In theory, a software developer could create a software suite by combining multiple NAI components to simulate a more comprehensive, human-like approach to task processing. However, developing such a suite would be a costly endeavour, likely passed on to the end user. The result would be a product capable of offering various services, ranging from property valuation to listing properties on sales platforms, in a relatively cost-effective manner. Nevertheless, AI-based software lacks genuine comprehension and emotions, and it certainly lacks accountability. It relies heavily on precise data entry to

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yield accurate results, and any deviation or error during the often intricate property transaction process would leave it unable to rectify the situation. While it may seem financially advantageous to rely solely on AI for straightforward transactions, even these can become complex with minor changes in the many variables influencing a property deal.

Experienced professionals in the real estate industry rely on more than just data to provide quality service and accurate advice to clients. They also assume accountability for the services they render. Considering these factors and acknowledging that AI can sometimes produce inaccuracies, especially when not trained using live data, it is more likely that AI will become a tool employed by property professionals to enhance the service they provide to clients. Trust and intuition play pivotal roles in high-value transactions like real estate, making it advisable to leave such matters to the expertise of professionals.

For more information, please contact us on info@stbb.co.za or visit www.stbb.co.za.



Scan our QR code to listen to our webinar:
An Estate Agent's Guide to using AI

For more information contact:

STBB Cape Town Branch

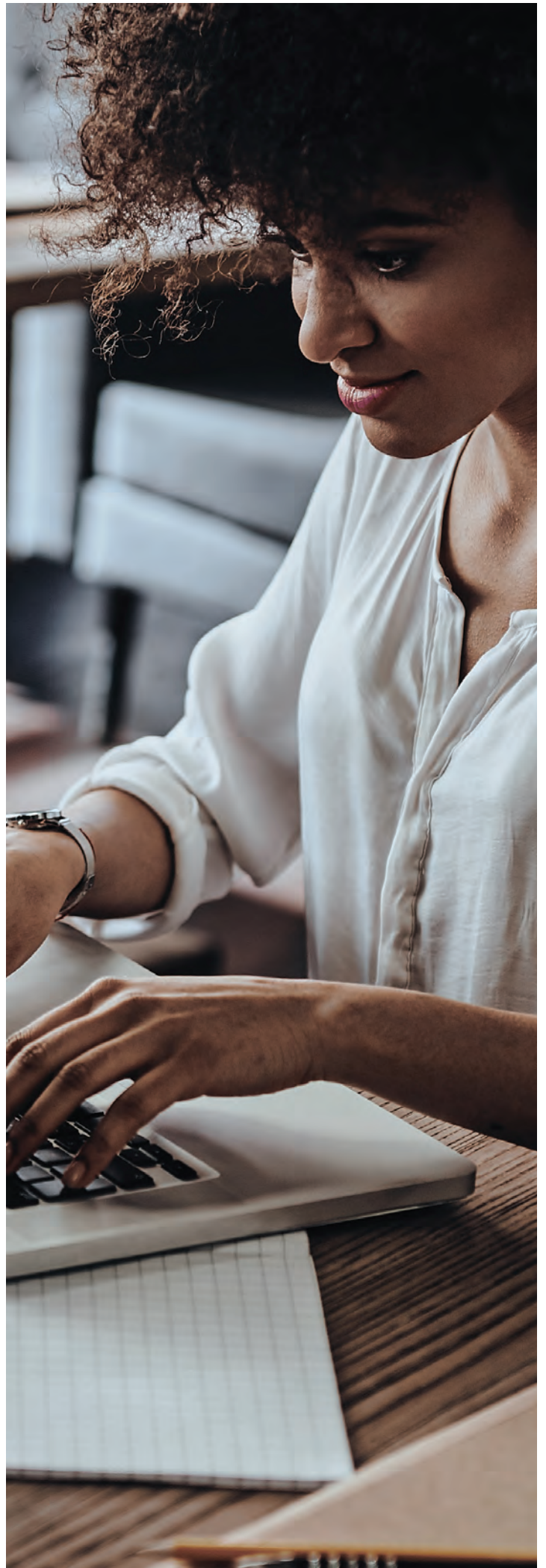
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GETTING TO KNOW CAPE TOWN MAYOR GEORDIN HILL-LEWIS

Likable and relatable, the Mother City's executive mayor since 2021 has had a number of hard tasks thrown his way, yet he's made good progress on many fronts and is definitely known as being 'for the people'. We learn a bit more about him in the following 21 questions...

1. What is your idea of perfect happiness?

Spending quality time with my family, especially in the outdoors – like in one of South Africa's incredible national parks – is about as close to heaven on earth as it gets for me.

2. What is your greatest fear?

Like most South African families, my greatest fear revolves around the personal safety of my wife and child. I know we can only make South Africa truly safer when we grow the economy, get more people into work, and make our society fundamentally more sustainable. That is my purpose in politics.

3. What is the trait you most deplore in yourself?

I probably lose patience too quickly.

4. What is the trait you most deplore in others?

I'm not a fan of bad faith interactions, and when people demonstrate a lack of integrity.

5. Which living person do you most admire?

Helen Zille – I owe her a great deal. And my mom.

6. What is your greatest extravagance?

An annual holiday in the Kruger Park – my happy place. And I spend far too much on books, many of which I haven't read. I could bankrupt myself in a book store, easily.

7. What is your current state of mind?

Optimistic and determined.

8. Which words or phrases do you most overuse?

'Stretch targets' – we are always looking to push the envelope and achieve big things for Cape Town.

9. What or who is the greatest love of your life?

My darling wife, Carla, and my daughter.

10. Which talent would you most like to have?

A singing voice. For those who heard me on KFM's secret singer, you will know I do not have one...

11. What do you consider your greatest achievement?

Raising my daughter is the greatest privilege and achievement of my life.

12. What do you love most about Cape Town?

Its diversity, natural beauty and so many interesting people

13. What's your favourite feature of the city's new app?

The 'What's on' feature, where people and families can see what's happening near them

14. What do you love most about being the mayor?

I love meeting residents across the city and just talking and sharing views.

I'm fundamentally a people's person, and really enjoy meeting interesting people and learning about their lives.

Our people have hearts of gold.

15. What do you like least about being the mayor?

It does entail quite a bit of family time sacrificed.

16. What's something about your job that you wish people knew?

The path from A to B in government is often quite complex, especially due to red tape. This is something we're also looking to improve on.



“I love meeting residents across the city and just talking and sharing views. Our people have hearts of gold.”

18. What’s your favourite holiday destination?

Cape Town – among the greatest cities in the world!


19. Which historical figure do you most identify with?

George Orwell – not that I can write anywhere nearly as beautifully as he did. But he was prescient, funny, didn’t take himself too seriously, and got almost all the long-term trends right.

20. Who are your heroes in real life?

I have great respect for the City of Cape Town staff who deliver critical basic services in crime hotspots under very difficult conditions.

21. What is your motto or your ‘words to live by’?

‘Do what you can, where you are, with what you have.’ 





THAT TIME I STALKED **ROBBIE WILLIAMS** IN CAPE TOWN...

The old adage 'it's not what you know but who you know' rings true when it comes to seeking out international celebrities in the Mother City, writes Lynette Botha

Unless you make a habit of it (or it's your profession), encounters with international celebrities aren't that probable on this side of the world... except if you know where to go, that is. I experienced this first-hand several years back.

Now, I'm not really one for celebrity crushes. Although, if I got a hall pass, I wouldn't say no to Leo di Caprio (sadly I am far too old for his taste). The only other man I have been loyally enamoured by for decades (besides my partner of course!) is Robbie Williams.

I know, I know. He's kind of brash, and probably, to the youth of today, a bit naff – and far too cheesy. But to me, he's Robbie with the chart-topping hits, the guy who got to shimmy and shake with Kylie Minogue, and the man I once stalked at the Mount Nelson Hotel.

It was April 2006, I was 20. I had my ticket for Robbie's concert at the Greenpoint Stadium months in advance. I had also customised a T-shirt of mine with sequins to spell out Robbie on the front. I was exuberant about it all. And, while hopeful, I knew the probability of getting to meet him – or even getting up close to him – was highly unlikely.

But as I have been told all my life, I have an angel on my shoulder. Early one April evening I got an SMS on my Nokia (or was it a BBM on my BlackBerry?) from an old flame who was the bar manager at the Mount Nelson's Planet Bar at the time. "There is a celeb staying with us who is at the bar right now, I can't say who, but I'd come over soon if I were you", it read.

Shock, elation, nervousness. I got ready at the speed of light, I roped in a girlfriend, I called a metre taxi and was there in no time – high heels, short skirt, the works. And there he was, across the terrace, with a couple of other men. He had dark sunglasses on, even though the sun had all but set – I guess that's how you roll when you're attempting to be incognito.

But there was no denying it was him. I was platzing and trying not to stare. Giddily sipping MCC and laughing too loudly at my friend's jokes.

Although I had visions of catching his attention and attempting to flirt, sadly for me, Robbie was in his sober era – he was drinking mint tea and getting eight hours of sleep per night. Before I knew it, he and his entourage got up to leave. And that was it. My Robbie Williams meet-cute never came to fruition.

As years went by, I had many actual celebrity encounters – I have met and interviewed Liz Hurley, had an ELLE team photo taken with Alexander Skarsgård, been on set with Solange Knowles, and more – yet this fleeting experience still has to be my most memorable.

With lockdowns a distant memory, Cape Town voted as the best city in the world to visit, concerts in full swing, and the local movie industry back in business, I think it's safe to say that we can expect to enjoy some more celeb-spotting in the city this summer.

So, now is the time to bond with the concierge at The One&Only, cement a friendship with the porters at the Mount Nelson, and perhaps strike up a conversation with the barman at The Twelve Apostles Hotel's Leopard Bar – if anyone can tip you off about celebs, it's these folk.

Oh, and by the way, I've heard that Leo is a fan of Caprice, for those of you 25 and under. **S**

“I was platzing and trying not to stare. Giddily sipping MCC and laughing too loudly at my friend's jokes.”





BEACH, PLEASE!

The heat is here, which means only one thing - it's time to hit the beach. Whether you're a regular sunbather or someone who only dips their toe in occasionally, our round-up outlines which beach is best for what...

BAKOVEN BEACH

Bakoven is more Birkenstocks than Havaianas, if you know what I mean? Expect cool kids and hipsters, the arty crowd and those who gallery hop on First Thursdays. Space is limited so you need to get there early, and best you pack a picnic, a beach umbrella and all your essentials, as there are no shops or facilities nearby. But there is a Bootleggers (of course there's a Bootleggers)!



CAMPS BAY BEACH

On the Camps Bay strip, you can expect an eclectic mix of locals and tourists. There are the dedicated Wimhoff swimmers who flock to the tidal pool for daily early morning cold-water immersions and the committed dog owners who stroll languidly with their French Bulldogs and Starbucks. The crowd is an active one – expect beach bat matches and dodging frisbees, social soccer games and competitive volleyball tournaments. With an array of restaurants, cafes and shops, Camps Bay is one of Cape Town's most popular stretches with good reason – you can even get pizza delivered to your beach towel!

SAUNDERS

Mostly protected from the Mother City's gale-force summer winds, Saunders Beach – an almost-hidden, idyllic spot in Bantry Bay – is surrounded by granite boulders that double as seating to watch the epic sunsets. Expect a mixture of families and friends, couples and tourists at this laidback coastal gem. →



CLIFTON 4TH

The bronzed and the Botoxed, the bikined and the topless, this is the beach to see and be seen. Clifton 4th gets packed from early morning until long after the sun has set. Those who prefer to enjoy the beach from afar anchor their boats, yachts and catamarans a little offshore and marvel at the beachgoers from a distance. Pack a picnic and lots of hydration or grab a granadilla lolly to make you jolly and a water for your daughter from the beach vendors. Remember to save enough energy to climb back up what feels like never-ending stairs at the end of your beach day.



CLIFTON 1ST, 2ND AND 3RD

The more chilled (and smaller) versions of Clifton 4th, these three interconnected beaches are still extremely popular, just a little more low-key. Think of them as the newly coupled or young family beaches versus Clifton 4th's single-and-ready-to-mingle (or coupled-and-ready-to-thruple) kind of atmosphere.

QUEEN'S BEACH

This lovely little rocky beach is adored by many and frequented by all sorts. Expect grannies and grandpas with their beach loungers and newspapers, moms and tots exploring the rock pools, and a large contingent of Sea Point locals with their red Gelish nails and Pauline's coffee takeaway cups listening to podcasts while getting their tans on. There is plenty of parking close by and The Nines is just a few blocks away for a sundowner, doll.



BONUS OPTION THE BEACH AT THE GRAND AFRICA CAFÉ

Think of The Grand as Clifton 4th Beach on steroids (literally and figuratively). I mean, what's not to love about a beach bar and café that is literally located in the sand? Not so much a spot to tan and swim at, as it is to enjoy delicious food and amazing cocktails, The Grand is possibly one of Cape Town's most popular summer hangouts (especially if you're from Joburg). Expect a cool vibe, good tunes, lots of laughter... and a long queue for the bathroom. **S**





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WHERE TO SEE, BE SEEN AND HIDE THIS SUMMER

The festive season is upon us, and dining out is the name of the game – whether you want to see, be seen, or go incognito, we’ve got a spot for you...



SALON

SEE

FOR THOSE WHO ENJOY RUBBING SHOULDERS WITH THE WHO'S WHO OF SA, CELEB-SPOTTING AND PEOPLE WATCHING, HEAD TO:

TANG V&A WATERFRONT

Celebrated restaurateur Nicky van der Walt's TANG empire is growing, having just crossed borders to launch in Dubai. But you don't need to go that far afield. TANG at the V&A Waterfront offers elegant interiors and delicious Asian-fusion dishes with a glamorous crowd and a cool energy.

SALON

It seems that everything award-winning chef and restaurateur Luke Dale Roberts sets out to do becomes a success. And SALON – his latest dining endeavour – is no different. Set at his favourite location, The Old Biscuit Mill, SALON offers elevated dining with all the bells and whistles.



BE SEEN

IF YOU PREFER TO BE THE WATCHED RATHER THAN THE WATCHER, DON YOUR FINEST THREADS AND HOT FOOT IT TO:

LE COIN FRANCAIS

The drive out to Franschoek is well worth it to enjoy chef and owner Darren Badenhorst's impeccable cuisine. Expect exceptional wines, delicious fare, and artful and sophisticated surrounds.

95 KEEROM

Renowned chef Giorgio Nava recently announced the reopening of his celebrated restaurant, 95 Keerom, to much applause from the local culinary crew. It's an epic spot to enjoy authentic Milanese food at its finest, while taking in smart and considered interiors.



Le Coin
Francais



Nocturne

HIDE

FOR THE INTROVERTS... SOMETIMES YOU JUST WANT A REALLY GOOD MEAL WITHOUT ALL THE FANFARE (OR FANS); THESE SPOTS PROVIDE THE IDEAL PLACE TO DINE WITHOUT BEING TOO 'ON SHOW':

NOCTURNE

With dark and moody interiors, and a very sophisticated air, Stellenbosch's Nocturne is another of chef Darren Badenhorst's imaginings, in collaboration with Callan Austin. An innovative fusion cuisine restaurant and mixology bar, it offers the perfect toned-down respite from a bustling city in summer.

SALSIFY AT THE ROUNDHOUSE

While frequented by many (who can't get enough of chef Ryan Cole's expertly balanced flavours), Salsify at the Roundhouse still feels like a spot reserved for the more discerning guest and the layout and seating encourage an intimate dining experience. **S**

Grootbos is made up of two lodges, each with luxurious accommodation and amenities, and offering the same activities. Garden Lodge is better suited to families, while Forest Lodge caters more to couples and friends. Additionally, there are two private, exclusive-use villas available.



CLOSE

TO HOME

Less than three hours from the CBD are an array of destinations that make you feel as if you are in another world. Whether you're looking for a luxury hotel escape, or a more private self-catering residence these are our top picks

WORDS BY **LYNETTE BOTHA**



GROOTBOS PRIVATE NATURE RESERVE

W hales, wine and wellness await only two hours away from the Mother City. With numerous awards and accolades to its name, Grootbos Private Nature Reserve has certainly earned every single one. A haven of tranquility, its surrounds immediately make you want to exhale. Accommodation is luxurious yet comfortable, making it feel like a five-star home away from home. There is nothing pretentious about it – from the staff to the food, everything is excellent and effortless. But perhaps what sets Grootbos apart from other establishments the most is its wild and untouched natural beauty, which is incomparable. Situated in the heart of the Cape Floral Kingdom, it boasts breath-taking landscapes that capture the essence of South Africa's natural wonders. The reserve spans over 3500 hectares and showcases diverse ecosystems, including ancient milkwood forests, fynbos-covered hills, and pristine coastlines, providing guests with endless opportunities to explore. The reserve also provides an array of outdoor activities that are tailored to engage both children and adults. Nature walks and 4x4 drives, led by knowledgeable guides, allow visitors to discover the secrets of the fynbos and witness the wonders of birdlife, wildlife, and vibrant plant species up close. Adventurous pursuits such as horse riding, cave →



Expect breath-taking views at every turn and an immense sense of appreciation for the natural world during your stay.



“Grootbos’ wild and untouched natural beauty is incomparable.”

exploring and beach picnics create unforgettable memories while instilling a sense of exploration and appreciation for the great outdoors. Beyond land-based adventures, Grootbos also offers captivating marine encounters. Boat trips to see seals, dolphins, whales and penguins provide a unique opportunity to witness marine life in their natural habitat. A better location to rest and recuperate - and enjoy the beauty of nature - would be hard to come by. Further to this, Grootbos’ food and wine offering is renowned. All meals are included in your stay and created using locally sourced seasonal produce. And the wine offering is renowned with good reason! Grootbos has a prestigious wine collection and each lodge has its own cellar, showcasing some of the region’s best varietals. [Grootbos.com](https://www.grootbos.com)



BROOKDALE ESTATE

Brookdale Estate, in the heart of the Paarl winelands, is an elegant country escape. Offering accommodation in both its exclusive-use Manor House (which sleeps 12 and comes standard with a dedicated personal chef), as well as in six luxurious suites that sleep two each. It also makes the perfect venue for a wedding with on-site rooms for the bridal party to stay and play in.

Less than one hour from Cape Town CBD, yet what feels like a whole world away, Brookdale is a haven of tranquility. Surrounded by vineyards, mountains and expansive blue skies, the air feels a little cleaner and the pace a little more peaceful.

Besides basking in the creature comforts of your suite, there is also much to see and explore, from languid walks through the vines, spending time in the library or beside the pool, wine-tasting on-site, indulging in sumptuous cuisine or simply gazing at the view as morning turns to afternoon turns to dusk.

Brookdale aims to tailor every experience to be an individual one, so upon booking guests are sent a preference sheet to outline exactly what they hope to enjoy during their stay - whether →



Made up of the 12-sleeper Manor House and an additional six 2-sleeper suites, Brookdale can be booked out for exclusive use.



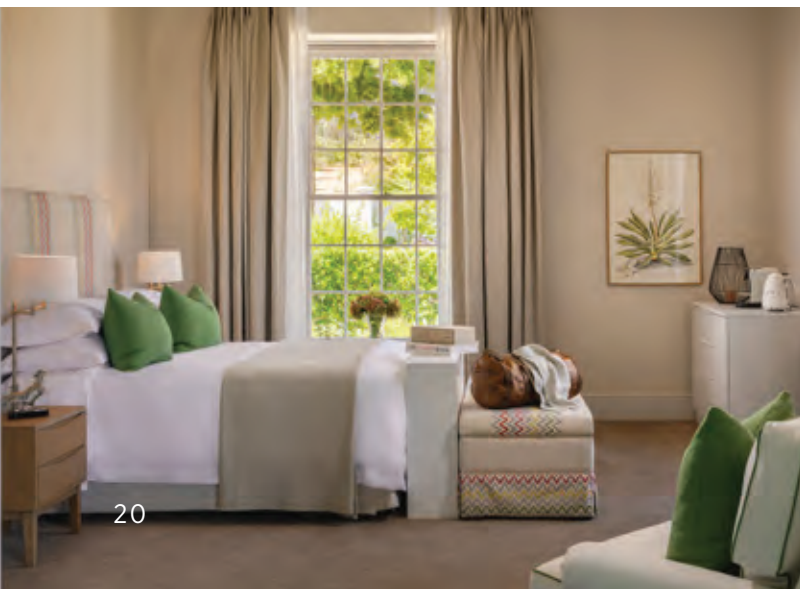
Brookdale is set in the most peaceful surroundings deep in the winelands.



“The pace is a little more peaceful here.”

they are after peace and quiet and truly unwinding, a culinary adventure from dawn to dusk, or something a little more adventurous, the team will make it happen - from a private yoga instructor and wellness treatments to a helicopter flip or a guided hike, if you dream it, it can be a reality. Additional special touches like a selection of garden games and board games, a library, a bath menu, the opportunity to bake, and personalised dining options just take the entire experience up a notch.

And then, of course, there are the wines... UK-born proprietor, Tim Rudd, and his family saw immense potential in this Paarl estate, which was once overgrown and underutilised land. Tim founded Brookdale Estate with a clear vision in mind – to create a world-class country farmstead in the winelands that produces fine wine blends using unusual varietals for South Africa. And the result is exquisite. It’s time to see (and taste) for yourself. Brookdale-estate.com



OHANA RETREAT

Far off the beaten track, surrounded by orange orchards and lush greenery, with a river trickling through it, lies Ohana Retreat. This luxury six-sleeper self-catering farmhouse may be one of the Western Cape's most secretive and exclusive escapes. Why? Because once you visit you are loathe to share its details with anyone else. It's a place you want to only disclose to your nearest and dearest, fearing that once it's discovered by the masses it may no longer be available to you...

Well, the secret's out! Located in the beautiful Banghoek Private Nature Reserve near Piketberg, this lovingly restored, thatched-roof homestead is an idyllic spot to retreat to with family and friends. Beautifully furnished with plenty of local design, you can see its owners' great style and attention to detail in every aspect, from the Mungo throws and towels to the oversized Ashanti bean bag and the beautiful books and reading material throughout the space. →



Whether you're looking for a romantic getaway, a relaxed family escape, or a one-of-a-kind spot to entertain friends, Ohana delivers for every scenario.



“There are plenty of areas to enjoy, both inside and outdoors.”

Ohana is made up of an open-plan kitchen, lounge and dining area that opens up fully to the spacious deck, offering the best of indoor-outdoor living. A fireplace inside keeps things cosy in winter, while the covered braai (barbeque) on the deck ensures outdoor cooking is possible any time of the year. The lower level has one en-suite bedroom and one bedroom with a separate bathroom (each with queen-size beds and luxurious linen), while the en-suite loft bedroom is kitted out with a king-size bed as well as a couch/daybed that can be used for an additional guest. The kitchen is fully-equipped for a self-catering stay and all basic pantry staples are supplied – from good quality olive oil to an array of condiments, spices and more. Fresh fruit from the farm is always in good supply, too.

Here, everything has been thought of – from magazines and board games to Bluetooth speakers and good WiFi. There are plenty of areas to enjoy outdoors – the deck, the natural pool, the front dining area, the hammock and the sun loungers in the garden – everyone will be able to find their perfect spot. All you need to pack is clothing, food, and drinks of choice – that’s it, everything else is taken care of.

With amazing hikes, trail-riding paths and ample natural rock pools and streams to discover within the reserve, here peaceful doesn’t equate to boring – adventure and wildlife enthusiasts will have much to look forward to too. Ohanaretreat.co.za







Dar el Qamar is an oasis in every sense of the word. The unexpectedly cool and quirky escape sees visitors returning regularly.





DAR EL QAMAR

Monastery of the Moon is what Dar el Qamar translates to. The Arabic term has both a literal and figurative meaning for this unexpected wellness retreat in Tulbagh. Originally the site of the quaint town's first monastery and mission school, established in 1797, the heritage building later became the home and studio of celebrated avant-garde artist, Christo Coetzee, who moved into the fully restored building in the 1970s, where he lived and created until his passing in 2000 – and where his spirit and influence is still present. Reincarnated once again, Dar el Qamar is now a super-stylish getaway for strung-out city slickers and those who appreciate art and culture. With interiors by The FOURTH duo, Rodan Kane Hart and Maybe Corpaci Hart, the decor and art beg for closer inspection.

From its unassuming street view you would never guess what lies beneath the front door - an explosion of colour,

vivid pattern and an exotic, cacti-and-palm-fringed courtyard. Able to sleep six, the homestead also has a sauna, a separate massage room (a private therapist is on-call for treatments) and an expansive yoga room, which was formerly Coetzee's art studio - paint splash remnants remain on a section of the concrete floor in his honour.

The heart of the home is the farm-style kitchen, with its communal table always loaded with a bounty of fresh-from-the-farm fruit and vegetables and a unique variety of exquisite flowers. The age-old wood-fired stove and indoor fireplace in stark contrast to the restaurant-style steel fridges and modern kitchen appliances – Nutribullet, Soda Stream, et al. The private dining courtyard, laced in bougainvillea, off the kitchen is a shady hidden nook that offers respite on hot days.

Dar el Qamar is a modern retreat - it's cool, it's quirky, it is beyond stylishly decorated and it is the perfect base from which to explore Tulbagh. **Book via [Airbnb.com](https://www.airbnb.com)**



TINTSWALO AT BOULDERS

One of Cape Town's most iconic locations, Boulders Beach attracts thousands of locals and tourists to its penguin-inhabited shores each year. And, while muddling through the crowds to get a peek of the crystal-clear waters and its famous avian residents may be par for the course for most, that's not the case when you stay at Tintswalo at Boulders. Situated directly above the famed beach, you have uninterrupted views of the ocean and are able to see the penguins frolicking in the water and waddling on the boulders from the comfort of its terraces. You also benefit from a direct-access gate to the penguin boardwalk.

Tintswalo, a hospitality group synonymous with luxury accommodation and unbeatable locations, has once again created an opulent yet unfussy atmosphere for guests. Staff is attentive yet not overbearing, furnishings are plush and comfortable, drinks and dining options are aplenty, and the surrounding natural beauty is captivating.


Whether for a couples getaway, a family escape or even a friends reunion, the setting and the facilities

“A heated pool overlooking the beach feels like the ultimate indulgence.”

ensure that there is ample entertainment for all. The lodge’s communal spaces include various luxury lounge areas with fireplaces, ocean view terraces, a cinema room equipped with a PlayStation 4 and DVDs, a children’s play room with games, an on-site restaurant, and spa treatments available from the comfort of your suite. And then there’s the rooftop pool... A heated pool overlooking the beach feels like the ultimate indulgence, right?

Apart from on-site activities and many spaces in which to relax and recuperate, there are a number of outings that can be organised for guests to make the most of their visit. From paddleboarding, kayaking and boat trips, to nature walks and hikes, and cultural tours in the historically-rich surrounds, there’s something for everyone.

But, to be honest, it’s unlikely that you’ll want to leave the comfort and serenity of the guest house. With views second to none, an honesty bar and a chef on-call, plus suites larger than some people’s apartments, our suggestion is to revel in the surrounds and take a deep breath of ocean air. Aaaaah, bliss!

[Tintswalo.com/boulders](https://tintswalo.com/boulders) 



Boulders Beach is an iconic attraction with good reason. Its penguin colony is as captivating as its clear and brilliantly blue waters.

LUXURY



LIVING

Aurum has long been a location of choice for those with a penchant for the finer things in life. With almost all apartments already sold, this spacious presidential suite is the last one still available for a savvy investor



W

hat was once the iconic Ambassador Hotel in Bantary Bay morphed into an opulent seaside address fit for royalty in 2017.

Aurum Presidential Residences, which stands boldly and beautifully on one of the Atlantic Seaboard's most desired residential strips, is the brainchild of Dubai tycoon and property investor, Ahsan Hassan Darvesh.

The development, which cost in excess of R900 million and is only one of many of Ahsan's property endeavours in Cape Town, began construction a little over five years ago, transforming the property into a extravagant establishment that exudes lavishness. Its name, taken from the Latin word 'Aurum', meaning 'shining dawn' (and with 'Au' being the symbol for gold), certainly lives up to it, making it no surprise that getting your hands on a presidential apartment here is a tough endeavour.

However, there is one residence currently on the market, which Seeff is proud to have in its portfolio.

The three bedroom suite offers seaside living at its finest. Floor-to-ceiling windows allow light to stream in, and provide uninterrupted views out over the Atlantic Ocean, the perfect location to take in epic sunrises and sunsets, and in which to spot



“Designed with a discerning homeowner in mind, all finishes are top-quality.”







“The perfect location to take in epic sunrises and sunsets.”



passing dolphins and whales. Designed with a discerning homeowner in mind, all finishes are top-quality, with high-end amenities. This particular residence has its own private pool, but the building itself also provides residents with access to a large communal pool and spa. Additionally there is a 24-hour concierge and tight security. Each unit also comes with two parking bays.

Seeff Atlantic Seaboard and City Bowl’s Adrian Mauerberger and Bryan Ginsburg previously secured a record sale of R72 million for a luxury apartment in Aurum in 2022, and the team is seeking to continue that success by securing a sale for this one-of-a-kind investment!

To learn more about this opportunity, get in touch with us today! [S](#)



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Alan Screen



In essence, selling property is also about selling a community – homeowners ultimately buy into a lifestyle and an area that appeals to them. So caring for the communities within which we operate is just as important... Enter: Seeff Cares

SHARING & CARING

Seeff Cares is an initiative started by Seeff Atlantic Seaboard and City Bowl's Alan Screen and Rowena Childes. Alan, who has been a part of Seeff for seven years, is an active member of the team who has had his most successful streak this year and, while that alone is extremely impressive, it's the way he's consistently looking for avenues to give back to the community that really sets him apart.

He's always loved participating in charitable events and he has done some incredible physical endurance events (like running from Joburg to Cape Town and the Platteklip Challenge) to raise money for charities close to his heart.

The idea for Seeff Cares, which came about during

lockdown after Seeff contributed to raising money for Ladles of Love, is based off of four pillars: Animals, the Elderly, the Environment and Children. Each year, Alan, Rowena and other members of the team map out projects and charities that touch on all four pillars and set out to make a difference.

We caught up with Alan to hear more about the initiative and his involvement.

Can you sum up Seeff Cares in a nutshell?

A little goes a long way, a lot of us are in a more fortunate position than most people, which is why Seeff Cares is all about giving back to those in need. And, as we are a family of like-minded agents and colleagues, we all want to do our



While Seeff Cares is headed up by Alan Screen and Rowena Childes, the whole team get involved in different ways for various projects, including our Licensee, Ross Levin (below left).



“I think many of us take for granted the small things that we have access to.”

part to help the community. Rowena and I wanted to make Seeff’s existing charitable efforts more streamlined, so now we have pillars and timelines and better focus.

What does heading up this project mean to you?

I love it, Seeff has always given back to its community, it’s just more streamlined and focused now.

Why is this something that is close to your heart?

I was lucky enough to be brought up with people from all walks of life. I love caring for people and I know that some of the smallest gestures can put a smile on someone’s face.

Any defining moments to share?

We recently made up hygiene packs for kids from various underprivileged areas and that was amazing. I think many of us take for granted the small things that we have access to. We also did a pen collection recently; you can’t believe the elation we received for handing over something so small.

Why is community upliftment so important to you?

It has a knock-on effect. People in the community see what you are doing and then they want to do the same. Communities need to work together to create change.

What are your ‘words to live by’?

“Feel it, experience it and love it. It’s worth it!” Sage words from my dad, David Screen.

We are always available to hear your thoughts on projects you may have in mind for Seeff Cares or if you are able to contribute in any way. Get in touch with us! [S](#)

CROSSING BORDERS

Seeff has expanded its portfolio to the UAE,
a momentous milestone that the brand is
extremely proud of!



Seeff has always been on the cusp of real estate trends and opportunities. Our property specialists have established Seeff branches across South Africa and beyond, stretching to Mauritius, Zambia, and Botswana. With its popularity among buyers and property investors, Dubai was the obvious next location for a Seeff office, which Samuel Seeff, chairman of Seeff Property Group, quickly identified as an opportunity for the brand to help buyers start their stories in Dubai.

“The prospect of expanding into Dubai is hugely exciting for Seeff Property Group and will enable the company to tap into the offshore property investment market,” says Samuel. “Not only is Dubai one of the safest cities worldwide and easily accessible, but its reputation as an ever-expanding business hub and an appealing destination for tourists and shoppers only adds to the city’s charm,” believes Nombasa Mawela, businesswoman and Seeff Dubai Licensee.

FINDING THE PERFECT DUBAI PROPERTY WITH NOMBASA

Renowned in the South African business world, and a seasoned property expert, Nombasa has been navigating the fast-paced Dubai property market for years, therefore providing buyers with a wealth of expertise and local insight.

“Property investments from buyers from the African continent are expanding and include countries such as Nigeria, Egypt and Kenya, and many South African expats who live in the city,” she explains. “Seeff looks forward to now growing the market out of South Africa substantially.”

Following her time with Blue Chip organisations, Nombasa has steadily climbed the property ladder. Today, she represents the best developers and properties across the city, which is no surprise. Nombasa’s qualifications are as impressive as her career trajectory. She holds a BSc, MSc, and an MBA and is currently working towards earning a DBA from the Swiss Business School in Dubai. Her relentless pursuit of excellence has not gone unnoticed: in 2022, she was honoured among the Top Women in Dubai, a publication that applauds women making remarkable progress across various fields in the city. In addition, she sits on the board of SABCO (South African Business Council), UAE.

A GUIDE TO DUBAI PROPERTY PRICES

Dubai property prices begin at around R2.3 million (AED 450 000). And if you’re eyeing residency in the UAE, with perks like owning a UAE bank account, you’d need an investment of roughly around R4 million (AED 750 000).

To help you put that in perspective, Nombasa highlights that investing in a residence in UAE for the aforementioned amount is equivalent to purchasing a home in one of South Africa’s upscale middle-class neighbourhoods. And the best part? Financial avenues are now readily accessible to make this investment possible.

Recent shifts in regulations have made the UAE even more



Nombasa Mawela

attractive for non-resident investors, as you can now secure a mortgage covering up to 75% of your property’s purchase price. For those averse to the idea of a mortgage, developers are rolling out flexible payment schemes stretching up to five years.

Nombasa emphasises that the return on investment in UAE’s property market stands among the highest worldwide, making this a particularly enticing opportunity.

• While the prices in Dubai might make you raise your eyebrows, like the beachfront villa in Palm Jumeirah that fetched just shy of R3 billion (AED 598 million) in 2022, rest assured, other options cater to the investment capacity of South African investors.

• Dubai property ranges from chic apartments to opulent villas. Depending on location and amenities, a basic studio begins at around R2.3 million (AED 450 000), while a one-bedroom unit starts from around R4.5 million (AED 875 000). For those with a taste for grandeur, villas start from roughly R14.3 million (AED 2.8 million).

• Popular investment locations include downtown Dubai, home to the world’s tallest building, the Burj Khalifa, and a popular shopping and tourist area. It’s also central to most facilities.

• Dubai Marina is renowned for its delightful blend of beautiful beaches and vibrant social life, while the Jumeirah Golf Estate is appealing due to its outdoor and children’s play areas. Both locations are particularly popular with ex-pats.

Nombasa urges property investors to enlist the expertise of Seeff Dubai and engage with one of South Africa’s leading real estate agencies, an agency that carries nearly six decades of trust and recognition.

Whether you’re seeking a beautiful new home or an exciting investment opportunity, let Nombasa and Seeff Dubai guide you every step of the way. Find Seeff Dubai at Jumeirah Lake Towers, or reach out to Nombasa directly for expert assistance: Nombasa.mawele@seff.com. **S**

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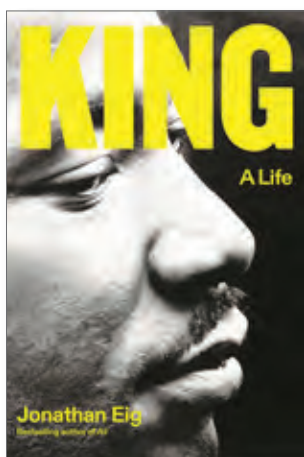
PRESENT TIME

It's never too early to be prepared for the festive season. Whether kitting out your own home or stockpiling gifts for friends and family, we've got some ideas to help you out...

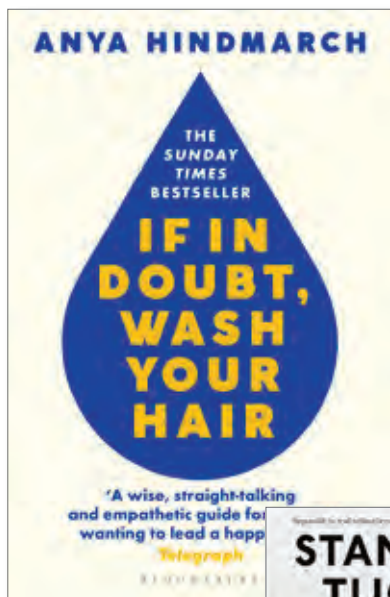
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NOW VIEWING

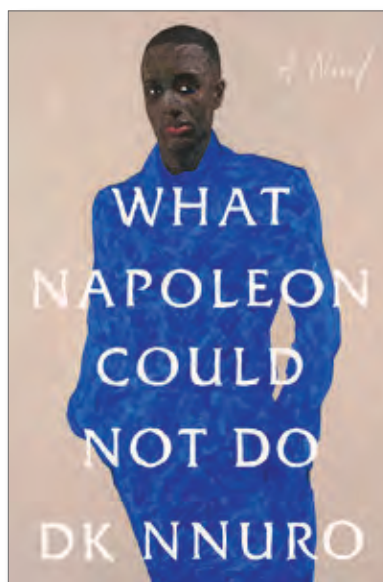
Whether for your own collection or for a friend, these are some of the new season's best escapist reads...



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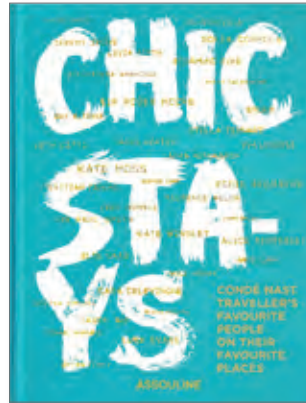
1. COUPLETS: A LOVE STORY BY MAGGIE MILNER (PANMACMILLAN), R285 2. KING, A LIFE BY JONATHAN EIG (JONATHAN BALL), R385 3. IF IN DOUBT, WASH YOUR HAIR BY ANYA HINDMARCH (PENGUIN), R245 4. WHAT NAPOLEON COULD NOT DO BY DK NNURO (JONATHAN BALL), R330 5. BRIDGE BY LAUREN BEUKES (PENGUIN), R389 6. TASTE: MY LIFE THROUGH FOOD BY STANLEY TUCCI (PENGUIN), R425 7. CARRIE SOTO IS BACK BY TAYLOR JENKINS REID (JONATHAN BALL), R265 8. FAMILY LORE BY ELIZABETH ACEVEDO (JONATHAN BALL), R289



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ON SHOW

Cookbooks and coffee table tomes – can you ever have enough? Here's a round-up of some of the latest copies we're lusting after



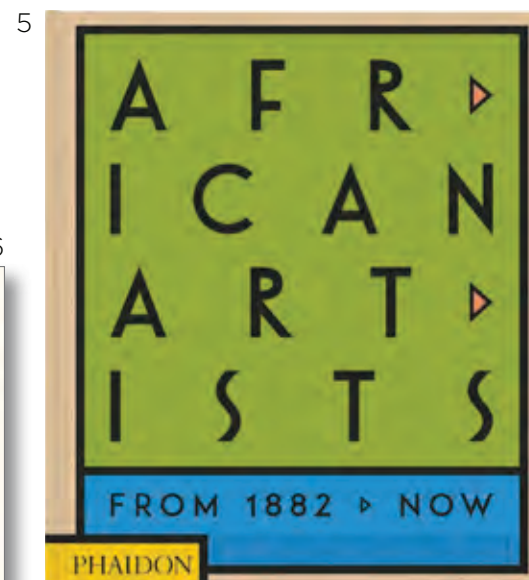
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1. THE CHRISTMAS BOOK (PHAIDON), R2250 2. FLAVOUR BY OTTOLENGHI (PENGUIN RANDOMHOUSE), R2350 3. CHIC STAYS (ASSOULINE), R3240 4. THE GARDEN APOTHECARY BY BECKY COLE (HARDIE GRANT), R1885, BABYLONSTOREN 5. AFRICAN ARTISTS FROM 1882 TO NOW (PHAIDON), R2568 6. COOK, EAT, REPEAT BY NIGELLA LAWSON (JOANTHAN BALL), R1980 7. AFFINITIES ON ART AND FASCINATION BY BRIAN DILLON (HARDIE PRESS), R1990, BABYLONSTOREN 8. YVES SAINT LAURENT & ART (THAMES & HUDSON), R3890



HOST WITH THE MOST

Whether you're the host or you're gifting the hostess, you can't go wrong with these local favourites



1. YELLOW SERVING DISH, R1590, PEZULA INTERIORS
2. EATALY: CONTEMPORARY ITALIAN COOKING (PHAIDON), R1189, TAKEALOT
3. BACKGAMMON TOWEL MAT SET, R1995, SPEEL CAPE TOWN
4. 1701 LUXURY ALMOND HONEY NOUGAT, R280, 1701LUXURY.COM
5. BURNT ORANGE APRON, R560, SKINNY LAMINX
6. SPRANKEL CAP CLASSIQUE, R650, BABYLONSTOREN
7. BLUE LINEN NAPKIN, R860 FOR A SET OF 6, BABYLONSTOREN
8. MOTHER OF PEARL COCKTAIL SHAKER, R440, POETRY
9. KRONE CAP CLASSIQUE, R295, KRONE
10. TRIO OF LOCAL TEA, R285, BABYLONSTOREN
11. A RANGE OF LOCAL CHEESES AND CONDIMENTS, POA, DALEWOOD FROMAGE
12. FYNBOS HONEY WITH MIXED NUTS, R185, BOSCHENDAL



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AN ODE TO AFRICA

AAFRICAA's curator chats to us about bringing the concept store and design emporium to life

AAFRICAA's flagship store is a 450sqm lifestyle mecca and a must-visit destination for locals and visitors alike. Offering a carefully chosen selection of beautiful fashion, accessories, jewellery, homeware, gifts and body products in an inspiring, serene and relaxed environment, the store was designed to make you feel welcome and at ease. Overlooking the harbour, with spectacular views of Table Mountain, AAFRICAA is located in The Alfred, in the beautiful heritage district of Cape Town's popular V&A Waterfront neighbourhood. We learn more...

How did AAFRICAA come about?

We wanted to share our love and passion of Africa through a fresh and unique story about African design reflecting a contemporary aesthetic as opposed to traditional and often outdated stereotypes of what African design and craft is all about.

How do you curate your collections?

Products need to reflect a contemporary African identity often influenced by the diverse cultures across the continent, each beautifully crafted or manufactured with a level of sophistication that appeals to the global consumer.

What excites you most about Africa's creative energy?

The vibrancy and confidence that translates into a fresh, unique perspective on design, combining traditional crafts with a modern, contemporary twist, and creating an aesthetic that is as diverse as the people, countries and cultures that make it up.

Are there any standout designers to highlight?

Diana Seboke Zitha who designs and makes the most beautiful crochet cardigans, all our ceramicists including Chuma Maweni, Zizipo Poswa and Andile Dyalvane, whose work is being shown internationally as well as being exhibited in museums globally. Our amazing textile and illustrative designers like Bonolo Chepape and Xee Summers.

I'm also consistently impressed with Kirsten Goss and Philippa Green's jewellery as well as Woza Moya's beautiful hand-beaded jewellery.

What's next for AAFRICAA?

We have a summer launch planned for mid-November, involving all categories within the store! There'll be new fashion collections from Mille Collines, Helon Melon, and ALC, as well as our in-house designed mens and womens fashion ranges; beautiful new jewellery from Kenya, accessories from across the continent and new pieces from Kirsten Goss and Nunc. On the homeware side, stunning new ceramics from Andile Dyalvane, Chuma Maweni and Zizipo Poswa as well as contemporary Kente cushions subtly dip-dyed and tabling, hand-woven baskets from Ghana, also beautiful jacquard towels in our bathroom department and new fragrances from Apartment (in Joburg).

AAFRICAA is a place where great in-house collections, ever-evolving exhibitions, and new collaborations will continually be explored in celebration of the creative energy of our magnificent continent. Come visit us! africaastore.com

COASTAL LIVING AT ITS FINEST



Introducing an exquisite property that emphasises coastal elegance and offers an unmatched lifestyle unmatched. Located in the highly coveted area of Lookout Beach, this stunning 5 bedroom, 5.5 bathroom home with double garage will captivate even the most discerning buyer.

With direct beach access, this home allows you to step right out onto the pristine sands as an extension of your back yard.

Don't miss the opportunity to make this extraordinary property your own. Experience the pinnacle of coastal living, where every day feels like a holiday!

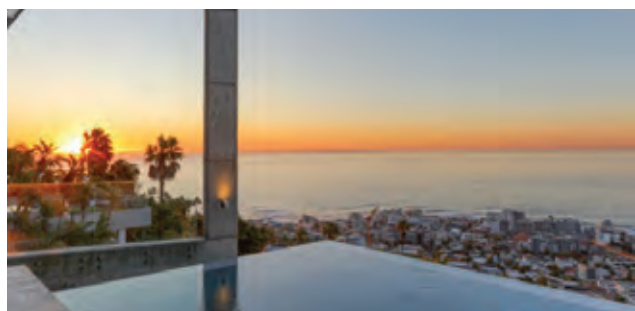
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Seeff FOR SALE



FRESNAYE | R75,000,000

4 BEDS 4.5 BATHS 2 GARAGES 2 PARKINGS

WEB REF RLS944354

Featured in the House And Leisure magazine, this SAOTA designed masterpiece is in a league of its own. The property features four sea facing bedrooms (all en-suite), a chef worthy kitchen fitted with top of the line appliances, multiple open-plan living and dining areas that flow out onto an expansive outside entertainment area with an infinity pool and one of the best views Cape Town has to offer. Located in one of the most exclusive roads on the continent, this luxury home has it all.



JO LOMBARD 083 281 2732



FRESNAYE | R79,950,000

8 BEDS 6 BATHS 5 GARAGES 5 PARKINGS

WEB REF RLS932670

Designed by renowned architectural firm studioMAS, this unique luxury home is designed to impress. The property spans over four levels, totalling 1594m² of internal space and 565m² of terraces.



BANTRY BAY | R49,500,000

5 BEDS 5.5 BATHS 3 GARAGES 3 PARKINGS

WEB REF RLS928189

Superbly located in one of the very best positions on the Atlantic Seaboard, this luxury home offers stunning views from all levels. Perched up against the mountain, this elegant and spacious residence features 5 bedrooms, 5.5 bathrooms, together with open-plan living and dining areas that flow out onto an expansive entertainment area with an infinity pool.

JO LOMBARD 083 281 2732



Seeff FOR SALE



FRESNAYE | R37,500,000

5 BEDS 5.5 BATHS 3 GARAGES 3 PARKINGS

WEB REF RLS936508

Featured on the cover of the Top Billing magazine, this stunning luxury home is the perfect blend of form and function. Triple garaging, backup power, plus a staff room completes this great offering.



FRESNAYE | R38,000,000

WEB REF RLS928745

3 BEDS 3.5 BATHS 2 GARAGES

This property features 3 en-suite bedrooms, a chef worthy kitchen fitted with top of the line appliances, a scullery, multiple open plan living and dining areas that flow out onto an expansive outside entertainment area with breathtaking views of the Atlantic Seaboard.



CLIFTON | R21,950,000

WEB REF RLS922919

3 BEDS 3.5 BATHS 2 GARAGES

This property features 3 en-suite bedrooms, a stylish kitchen, open-plan living and dining areas that flow out onto an outside entertainment area with an amazing view of the ocean and Clifton First beach. As an added bonus, the apartment comes with two parking bays plus a storeroom.



JO LOMBARD 083 281 2732



CAMPS BAY | R23,995,000

6 BEDS 4.5 BATHS 2 GARAGES 2 PARKINGS

WEB REF RLS939483

This gorgeous property, in highly sought after location, promises an enviable indoor/outdoor lifestyle and flaunts a selection of living and alfresco spaces ideal for year-round entertaining. It effortlessly combines the luxuries of privacy and convenience, set within steps away from the famous Camps Bay & Glen beaches and the iconic palm-fringed promenade with its wide variety of superb restaurants & bars. Separate 6th suite yields good Airbnb income!



CAMPS BAY | R25,000,000

5 BEDS 4 BATHS 2 GARAGES 2 PARKINGS

WEB REF RLS940487

A sensational villa set on the downside of the road maximising privacy and security with sweeping views of the ocean, offering four bedrooms, three bathrooms in the main house PLUS a fully equipped one bedroom apartment with its own entrance. Spectacular unsurpassed views of the expansive bay bordered by striking majestic Lion's Head & Twelve Apostles mountain ranges. GENERATES LUCRATIVE RENTAL INCOME.

**EDITH MARSH 083 654 2168 | LYN POPE 082 575 1999
| JACKIE CLARKE 060 996 6124**



Seeff FOR SALE



CAMPS BAY | R22,950,000

4 BEDS 4.5 BATHS 2 GARAGES

WEB REF RLS927024

Offering a unique and very special lifestyle, this sophisticated and modern home with a striking use of glass & natural light is situated in an enviable and tranquil position bordering the nature reserve boasting the most spectacular unsurpassed mountain and Atlantic Ocean views. Fantastic hiking & mountain biking trails right on your doorstep!



CAMPS BAY | R15,999,000

5 BEDS 3 BATHS 1 GARAGE 2 PARKINGS

WEB REF RLS939442

Refreshing and crisp residence with lovely views, nestled in 'the heart' of Camps Bay's trendy & classic 'Village'. Within close walking distance to all amenities as well as the sought-after beachfront promenade with its colorful array of shops, alfresco eateries & cafés.



EDITH MARSH 083 654 2168 | LYN POPE 082 575 1999
| JACKIE CLARKE 060 996 6124



CAMPS BAY | R14,500,000

4 BEDS 3 BATHS 2 GARAGES 2 PARKINGS

WEB REF RLS893063

This comfortable & relaxed family home is situated in a quiet tranquil area flanked by nature. This property is set on large level grounds spanning over 1064m² with gorgeous sea & mountain vistas.



CAMPS BAY | R10,950,000

4 BEDS 2 BATHS 2 GARAGES

WEB REF RLS936344

This exclusive property is situated in a popular family neighbourhood, in walking distance to Bakoven beaches & amenities. Potential to add value, extend and maximize the existing ocean and mountain views.

EDITH MARSH 083 654 2168 | LYN POPE 082 575 1999
| JACKIE CLARKE 060 996 6124



Seeff FOR SALE



CAMPS BAY | R10,995,000

3 BEDS 2 BATHS 1 GARAGE

WEB REF RLS924937

This stylishly decorated duplex apartment with stunning unobstructed sea & mountain views is situated in a sought-after security complex high up in a quiet neck of the woods. YIELDS EXCEPTIONAL SHORT-TERM RENTAL INCOME!



CAMPS BAY | R4,300,000

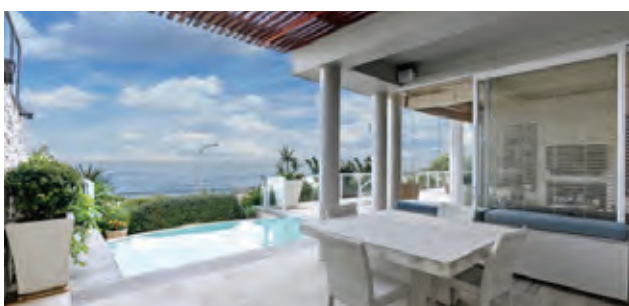
1 BED 1 BATH 1 PARKING

WEB REF RLS924952

Situated in a well-managed security complex, this beautifully appointed open-plan apartment with lots of natural light & lovely sea & mountain views, offers a peaceful lifestyle as a permanent home or a holiday getaway with an income generating opportunity to do short term rentals. AIRBNB FRIENDLY.



EDITH MARSH 083 654 2168 | LYN POPE 082 575 1999
| JACKIE CLARKE 060 996 6124



CAMPS BAY | R39,500,000

8 BEDS 5 BATHS 4 GARAGES 2 PARKINGS

WEB REF RLS936246

This luxurious beachfront home offers a combined 8 bedroomed, 6 bathroomed property totalling 556m² or offered separately as 2 properties individually in extent 280m² and 276m² each with 4 bedrooms, 3 bathrooms (2 luxuriously en-suite), pool terraces and double garages plus off-street parking for visitors.

POLA JOCUM 083 261 0116 | NADINE JOCUM 072 230 1947



Seeff FOR SALE



CAMPS BAY | R31,000,000

5 BEDS 6.5 BATHS 9 PARKINGS

WEB REF RLS924033

Exquisitely positioned luxury home with unobstructed views over Bali Bay. Great opportunity to own your lock-up and leave secure 442m² villa a stone's throw from a private sheltered beach or short walk to Bakoven or Camps Bay beaches, Promenade, trendy sidewalk cafes, restaurants and shops.



CAMPS BAY | R25,000,000

WEB REF RLS942024

5 BEDS 5.5 BATHS 2 GARAGES 3 PARKINGS

Positioned on the seaside of the road for privacy & tranquility, the perfect solution for buyers desiring modern villa living with the convenience of spaciousness & outdoor living. Low upkeep and secure lock-up and go.



CAMPS BAY | R18,600,000

WEB REF RLS918463

4 BEDS 4.5 BATHS 2 GARAGES

Welcome to Villa Casa Linea, a Stefan Antoni design featuring all aspects desired for easy holiday or year round living. Rarely available newly built villa in Camps Bay.



POLA JOCUM 083 261 0116 | NADINE JOCUM 072 230 1947



CAMPS BAY | R15,950,000

4 BEDS 3.5 BATHS 2 GARAGES 2 PARKINGS

WEB REF RLS939867

Walled in for privacy and security, this level entry home opens up to spacious living rooms, ideal for indoor/outdoor entertaining lifestyle with large terraces and pool. Direct-entry double garage and off-street parking. Unusual indeed, private, secure and spacious.



CAMPS BAY | R15,750,000

WEB REF RLS931245



3 BEDS 3 BATHS 2 GARAGES

An apartment that meets the 7 most popular buyer's criteria! Funicular access from own garaging to the apartment comprising the whole floor Penthouse soaring over Balie Bay, recognisable from the top of Table Mountain by its flat turquoise bay and small gorgeous private beach in front and Bakoven's Beta beach to the side.



CAMPS BAY | R12,995,000

WEB REF RLS918250



837M²

Calling all investors/developers & those wishing to create their ideal home. Rarely available seaside of the road vacant plot for sale. Tranquility and magnificent sea views, this location ticks all the boxes for potential super sensational luxury home or upmarket double dwelling opportunity.



Seeff FOR SALE



MOUILLE POINT | R17,995,000

3 BEDS 3.5 BATHS 2 PARKINGS

WEB REF RLS895817

This elegant apartment is filled with character providing classic features such as wooden flooring and high standard built in cabinetry. Air-conditioning throughout plus an inverter as well as a guest cloak room are a few other extras which this sensational apartment enjoys. Included are 2 parking bays. The building provides for 24 hour security/concierge as well as a communal pool.



WATERFRONT | R14,995,000

2 BEDS 2 BATHS 2 PARKINGS

WEB REF RLS937308

This second floor apartment is situated in a sought-after building within the V&A Waterfront Marina. This 140m² apartment enjoys north facing aspects. Storeroom conveniently situated outside the front door and two undercover parking bays on the same level as the apartment. Short-term letting permitted.



FINELLA BOTES 082 600 9530 | KIM BAILEY 083 448 2632



WATERFRONT | R11,995,000

2 BEDS 2 BATHS 2 PARKINGS

WEB REF RLS935164

This sensational 2 bedroom apartment offers Table Mountain, canal as well as slight front yacht basin views. The moment you walk in the door you are welcomed by its homely feel. Includes 2 undercover parking bays, an 8m² storeroom and is pet friendly with permission.



MOUILLE POINT | R8,200,000

WEB REF RLS940633



3 BEDS 2 BATHS 1 GARAGE 2 PARKINGS

This spacious apartment is one of the few properties along Mouille Point that includes 3 parkings plus a storeroom within this price range. Ideally positioned so you can maximize on the lifestyle and surrounding areas. Walking distance to the V&A Waterfront.



WATERFRONT | R7,995,000

WEB REF RLS941249



1 BED 1 BATH 1 PARKING

Nestled within the magnificent surrounds of the V&A Waterfront Marina, this one bedroom apartment is situated in one of the most popular buildings within the estate. Ideal lock up and go investment property which achieves good rental income.



Seeff FOR SALE



WATERFRONT | R15,995,000

1.5 BEDS 1 BATH 1 PARKING

WEB REF RLS903391

Magnificently appointed and modern apartment with the most unimaginable views overlooking the front yacht basin in the V&A Waterfront Marina. Fully renovated with top quality finishes such as solid wooden features, ducted air-conditioning and marble tops. Single undercover parking bay and a 6m² storeroom included.



WATERFRONT | R13,995,000

WEB REF RLS941792

1 BED 1 BATH 1 PARKING

Spacious apartment offering an open plan living area, which flows out to a covered private balcony, that overlooks the front yacht basin. Ideal opportunity to keep the floor plan as it is or add value by utilizing the approved plans to convert the property into a 2 bedroom apartment.



MOUILLE POINT | R9,500,000

WEB REF RLS942680

2 BEDS 2.5 BATHS 2 PARKINGS

Space abounds in this superb apartment. Situated in Two Oceans Beach with 24 hour security, this well presented property is ready to move in. A fabulous home of grand proportions offering a welcoming feel with mountain views in one of the most sought after blocks in Mouille Point .



FINELLA BOTES 082 600 9530 | KIM BAILEY 083 448 2632



SEA POINT | R16,000,000

3 BEDS 3 BATHS 2 PARKINGS

WEB REF RLS934910

Welcome to this magnificent apartment nestled in the prestigious Luxury Estate, Bantry Hills. Offering an unparalleled living experience with ocean views and coveted northwest perspectives. Boasting an open-plan layout designed for seamless entertainment, this residence features three spacious bedroom suites and a wealth of luxurious amenities.



SEA POINT | R13,950,000

3 BEDS 3 BATHS 2 PARKINGS

WEB REF RLS927528

Sumptuous single level living, offering the space of a house with the ease and security of an apartment. North-East corner apartment boasting natural light and exquisite, uninterrupted oceans views from all perspectives. Three bedrooms (all with their own bathrooms) complete this unique offering.



Seeff FOR SALE



GREEN POINT | R10,500,000

3 BEDS 3.5 BATHS 2 GARAGES

WEB REF RLS936801

Single-level home located in Upper Green Point, offering a modern design and spacious living areas. With its impressive features and breathtaking ocean views, this property is truly a dream come true.



SEA POINT | R5,500,000

WEB REF RLS943323

2 BEDS 2 BATHS 5 PARKINGS

Discover the epitome of modern coastal living in this exquisite duplex apartment nestled within a highly sought-after complex in the vibrant heart of Sea Point. Offering the perfect blend of sophistication, security, and convenience, this stunning residence is a true gem that caters to every aspect of your lifestyle.



SEA POINT | R4,500,000

WEB REF RLS936503

2 BEDS 1 BATH 1 GARAGE 1 PARKING

Compact townhouse-style apartment situated in a boutique complex, comprising of just five units, providing privacy and exclusivity. Direct access garaging, offering secure parking for one car. Additionally, a tandem parking bay is available, for an extra vehicle or guest parking.



LA MER



FRESNAYE | FROM R8,950,000

3 BEDS 3 BATHS 2 PARKINGS

WEB REF RLS927318

La Mer lies in Cape Town's ever-exclusive Atlantic Seaboard and consists of 5 ultra-luxury apartments. The top-of-the-range luxury lifestyle apartments are designed with large windows and green areas to compliment the beautiful nature around them. This boutique development offers a variety of apartment sizes and configurations. Each unique home consists of 3 bedrooms and 3 bathrooms with ample living and entertaining space. Features include: Oggie hardwood flooring; Assirellii kitchens; Siemen's appliances; Hansgrohe sanware; elevator access; back-up power to lights; Wifi and TV's. Secured by CCTV and private alarm systems. Pet friendly and short-term lets permitted.

ADRIAN MAUERBERGER 082 826 6454 | BRYAN GINSBURG 083 984 2680



Seeff FOR SALE



FRESNAYE | R21,995,000

3 BEDS 3.5 BATHS 2 GARAGES

WEB REF RLS944477

This three bedroom townhouse offers every amenity for the modern family. With expansive spaces, glorious outlooks and exceptional top-end finishes throughout. Offering direct access double car garaging leading onto entrance level with expansive informal TV/Gym/Office space (with adjoining separate laundry room) opening onto massive private terrace. Third bedroom suite (fully en-suite) is perfect for guests or teenagers.



KAREN LURIE 083 655 2095 | ADRIAN MAUERBERGER 082 826 6454
| BRYAN GINSBURG 083 984 2680



GREEN POINT | R5,250,000

2 BEDS 2 BATHS 2 PARKINGS

WEB REF RLS940956

This urban retreat, designed for comfort, is perfect for entertaining with open-plan kitchen to entertainment area which leads onto the open balcony with vistas towards Signal Hill, Table Mountain and the harbour. Live in or rent out (short-term rentals, Airbnb and pets permitted). Includes 24-hour security, a communal pool, gym and visitors parking.



SEA POINT | R4,750,000

WEB REF RLS942655

2 BEDS 2 BATHS 1 PARKING

This charming home is nestled in the heart of Sea Point, offering the perfect blend of coastal living and urban convenience. Situated in the perfect location - around the corner from the new Artem Centre, Paris Cape Town confectioner, and walking distance to the Sea Point Promenade.



THREE ANCHOR BAY | R4,495,000

WEB REF RLS937512

2 BEDS 2 BATHS

Beachfront living! Step onto the promenade from this immaculate, sunny, east facing 2 bed, 2 bath apartment, offering excellent side sea views. Pet friendly with body corporate permission.



Seeff FOR SALE



SEA POINT | R3,850,000

2 BEDS 2 BATHS 1 PARKING

WEB REF RLS937654

This 2 bed, 2 bath (main-en-suite) apartment has been stylishly renovated and offers perfect flow from the open-plan kitchen to the lounge/dining area opening onto the spacious sun-drenched terrace. Pet friendly with Body Corporate permission. Communal pool and drying yard.



SEA POINT | R3,750,000

WEB REF RLS933826

2 BEDS 1 BATH 1 PARKING

This immaculate 2 bed, 1 bath apartment is a light, sun-kissed delight. The lounge offers a wonderful ambience with its American shutters and sea views. The master bedroom is spacious and also enjoys the ocean views. Both bedrooms have ceiling fans and plentiful storage.



BANTRY BAY | R2,950,000

WEB REF RLS940799

1 BED 1 BATH 1 PARKING

Located in sought-after Bantry Bay in a small complex. A moment's walk to the beach, promenade, shops and trendy restaurants. Pets allowed with permission. Secure parking bay included.



HILARY BIACCARI 083 251 2233 | LOLLY UNTERSLOK 082 452 0905



GREEN POINT | R5,750,000

3 BEDS 3 BATHS 1 PARKING

WEB REF RLS920564

This spacious apartment is situated in the most ideal location, walking distance to the promenade and surrounded by shops, restaurants and amenities. Standing at 141m², the apartment offers generous living space. An open plan lounge dining room leads out onto the balcony with beautiful views. This block offers a host of incredible additional extras to homeowners, such as 24 hour security, a communal swimming pool, communal braai area and events room.

TALYA CODRON 072 738 2698 | TAMAR CHEERIN 072 465 5803



Seeff FOR SALE



HIGGOVALE | R15,000,000

3 BEDS 3 BATHS 2 GARAGES

WEB REF RLS930128

Enter the property into the double tandem covered parking, leading up to a large sparkling pool in a private nook, well protected from the wind & capturing the sun. The elevated position allows for arguably some of the finest views in Cape Town. Perfectly positioned for easy access to the beaches & town.



ORANJEZICHT | R13,000,000

WEB REF RLS932686

4 BEDS 2.5 BATHS 2 GARAGES 2 PARKINGS

Situated at the base of Table Mountain, offering breathtaking panoramic views of the surrounding mountains and Table Bay. The spacious living area and kitchen with scullery, as well as the main bedroom with en-suite bathroom, are located on the top floor, with sliding doors to balconies maximising the light and views.



CAPE TOWN | R8,000,000

WEB REF RLS936215

2 BEDS 2 BATHS 2 GARAGES

Spacious apartment, located in a quiet street offering beautiful views of Table Mountain and the cityscape. Easy access to a variety of restaurants, bars, and nightlife options. Well-secured, providing peace of mind for residents.





GARDENS | R4,400,000

3 BEDS 2.5 BATHS 1 GARAGE

WEB REF RLS930785

Spacious 3-bed duplex apartment with a garden in a prime location and lockup garage, offering a combination of convenience, style, and luxury. Perfect for anyone who values a comfortable, spacious, and private living space. A rare find.



CAPE TOWN | R3,550,000

WEB REF RLS942127

2 BEDS 2 BATHS 1 PARKING

Two bed, two bath apartment located on the 6th floor of Mutual Heights - a truly unique and eclectic living space. Situated as a corner apartment, it offers an abundance of natural light and cityscape views.



VREDEHOEK | R1,750,000

WEB REF RLS942430

1 BED 1.5 BATHS 3 PARKINGS

Fully refurbished apartment in Disa Park offers a modern, comfortable, and secure lifestyle in a stunning natural setting. Breathtaking views, modern amenities and a well-designed living space. An ideal place to call home or a sought-after AirBnB or long term investment property.



SUZY DAVIES 072 902 1604



Seeff FOR SALE



CAPE TOWN | R1,750,000

2 BEDS 2 BATHS 1 PARKING

WEB REF RLS943154

Tenth-Floor apartment with city and ocean views, and amenities galore. Urban living at its absolute best! Offering: Breathtaking views, 24-hour security, parking convenience, open-plan elegance, amenities aplenty & prime location. The block is Airbnb-friendly and the unit is currently tenanted until 30 November 2023, with the tenants eager to stay on.



EMIRHAN CANER 079 030 8418



TAMBOERSKLOOF | R15,995,000

5 BEDS 4 BATHS 2 GARAGES 3 PARKINGS

WEB REF RLS935806

Experience luxurious living amidst breathtaking views of Table Mountain and an enchanting garden oasis. Welcome to this extraordinary residence nestled at the base of Signal Hill, where tranquility and natural beauty seamlessly blend. Nestled at the foot of Signal Hill and close to the city centre.

EMIRHAN CANER 079 030 8418 | ALAN SCREEN 072 465 5803



Seeff FOR SALE



GARDENS | R17,950,000

5 BEDS 4 BATHS 2 GARAGES

WEB REF RLS939033

This penthouse represents the pinnacle of luxurious living, offering unparalleled security, breathtaking Table Mountain views and a central location. Embrace a lifestyle of refinement, where every detail has been thoughtfully considered and executed to perfection. An opportunity to reside in a sanctuary that harmoniously blends tranquility, exclusivity, and urban convenience.



ALAN SCREEN 083 235 0616



VREDEHOEK | R3,950,000

2 BEDS 1 BATH 1 GARAGE

WEB REF RLS941669

Tucked away in Vredehoek, this 2 bed residence brings the beauty of the city right to your doorstep. The open design ensures that the views are a natural part of your living area. This property harmonizes modern convenience with a touch of tranquility, making it a delightful place to call home.



CAPE TOWN | R2,495,000

WEB REF RLS930057

2 BEDS 1 BATH 1 GARAGE

This unit ticks all the boxes. A large balcony offering city views, 2 beds and 1 bath. Conveniently positioned to get wherever you need to go, in town or Atlantic Seaboard. Sold with a secure parking bay and a storeroom. Amenities include 24hr security.



ZONNEBLOEM | R1,095,000

WEB REF RLS939038

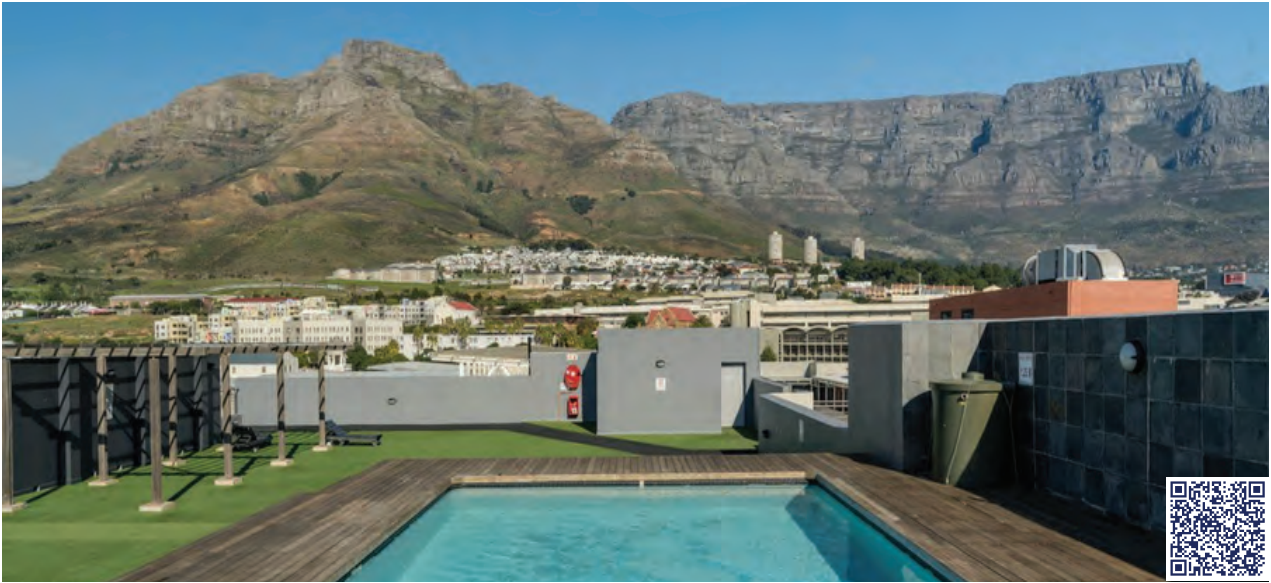
1 BED 1 BATH 1 GARAGE

Renovated unit with modern finishes and an open-concept layout, flooded with natural light. Enjoy the added convenience of a designated parking bay and a range of unbeatable amenities, including a gym, rooftop pool, and on-site laundry.

ALAN SCREEN 083 235 0616



Seeff FOR SALE



ZONNEBLOEM | R1,350,000

1 BED 2 BATH 1 PARKING

WEB REF RLS937436

360 degree views of Table Mountain, Devil's Peak, City Scape and Lion's Head. Beautiful granite kitchen counter, shiny white lacquer kitchen cupboards. Built in oven and hob with extractor. 24 hour security and one secure undercover parking bay. Airbnb friendly.

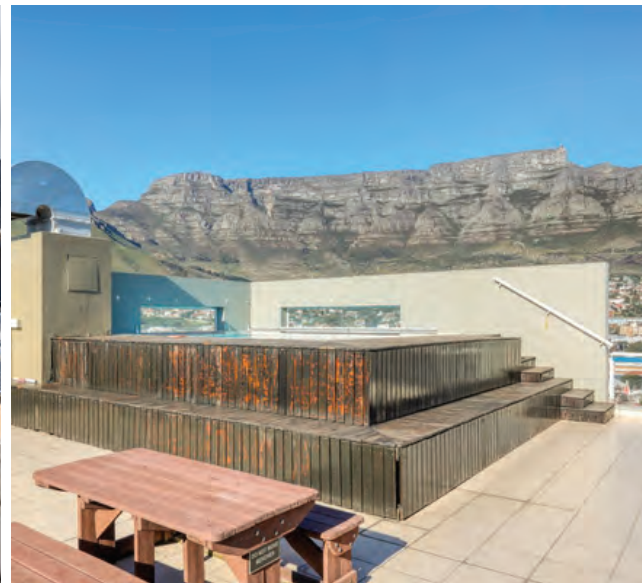


CAPE TOWN | R3,250,000

WEB REF RLS932206

3 BEDS 2 BATHS 2 PARKINGS

Reminiscent of New York Style loft living with its raw brick walls and concrete floors boasting Table Mountain and City views from the lounge & main bedroom. Trendy coffee culture, bars, restaurants & interesting shops in close proximity.



CAPE TOWN | R1,290,000

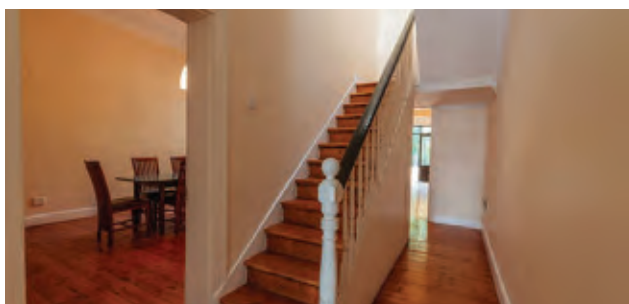
WEB REF RLS939718

1 BED 1 BATH 1 PARKING

Situated right near Parliament. Coffee culture eateries on Buitenkant Street. Spacious one bedroom with wooden flooring.



BERNICE MUSIKANTH 083 444 3434



TAMBOERSKLOOF | R6,950,000

3 BEDS 1.5 BATHS

WEB REF RLS930420

SIMPLY DESIRABLE! A VICTORIAN HOME WITH A GARDEN.

A wonderful chance to own one of these few original Victorian terraces in Tamboerskloof. Lovely character features with wooden floors, Broekie Lace, high ceilings and a fire place in the lounge as well as a super dining room with access to the back patio and garden. Additionally it has a guest toilet, 3 secure outside cupboards for extra storage and security.

DORIS RICKETTS 082 898 0519



Seeff FOR SALE



ORANJEZICHT | R21,995,000

6 BEDS 6.5 BATHS 4 GARAGES

WEB REF RLS935958

Fabulous 3 level house with incredible views. Entrance level has expansive open plan entertainment area and wonderful kitchen, an en-suite bedroom, large balconies, enclosed sunroom and guest toilet. There are 2 double garages with access directly into the house. Up a level are 3 bathrooms and 4 bedrooms all with incredible views. On the lower level you will find a guest suite with its own entrance, laundry, wine cellar, tv room and games room leading out onto the swimming pool area. The house is located in a prime position, close to excellent schools, great restaurants, hiking trails and shopping centres. Whether you crave a vibrant city lifestyle or prefer the tranquility of nature, this property caters to every desire.





FORESHORE | R3,499,000

2 BEDS 2 BATHS 2 PARKINGS

WEB REF RLS938667

Inviting buyers from R3,449, asking more, this 2 bedroom, 2 bathroom fully furnished residence is in a sought after block with great amenities including a swimming pool, restaurant, coffee shop, spa and bar area. With convenient access to major transportation routes, and within walking distance to the V&A Waterfront the the Christiaan Barnard hospital as well as the CTCC, this is a highly sought after block.



VREDEHOEK | R4,250,000

WEB REF RLS943797



3 BEDS 1 BATH 1 GARAGE

Fall in love as you enter this gorgeous 108m² apartment with wooden floors, high ceilings, lovely views and plenty of windows allowing natural light to flow in. It comprises 3 bedrooms, 1 bathroom and a beautiful open plan entertainment area leading out onto a spacious balcony with lovely views and surrounded by trees. What makes this even more special is a fabulous exclusive use garden and a secure lock up garage.



GARDENS | R2,650,000

WEB REF RLS942807

2 BEDS 1 BATH 1 PARKING

This inviting 2 bedroom, 1 bathroom apartment is north facing with large windows and a lovely outdoor area and is well positioned in a highly sought after lifestyle block. With Virgin Active gym and great restaurants and shops on your doorstep as well as a lawned garden, a large swimming pool, and a secure undercover parking in the block as well as excellent security makes this a desirable property to own.





“There’s really not much to complain about.”

SUMMER IN THE CITY

Not many places compare to spending the sunny season in Cape Town. But this time of the year comes with its quirks and challenges, too, writes Lynette Botha

It’s the time of the year that most of us have been waiting for since February. Balmy beach days, late sunsets, sunkissed skin and no judging looks for sipping cocktails at 10am.

It’s also the time for strong winds that threaten to take your car (or Uber) door off, sea water so icy you may lose a toe from frostbite, traffic so backed up you’d swear there were roadworks, and visitors aplenty milling about. But it’s all part and parcel for living in one of the most beautiful locations in the world.

When the term, ‘you can’t have it all’ was coined, it’s clear that they didn’t have the Mother City in mind. While we have our issues, like almost everywhere (okay, maybe not Helsinki), for the most part, Cape Town is paradisiacal.

Having said that, if you’re a resident as summer approaches you need to be willing to share. And if you’re visiting, you need to manage your expectations.

A busy city requires tolerance. We all want to get to the beach, we all want to get there NOW, we will all eventually get there, with perseverance... But there are some undeniable things that you need to be prepared for... Broken down cars and toxic exhaust fumes in 40 degree heat as you commute up Kloof Nek; queues around the block to get into Harringtons (and best you double park your drinks once you’re in); weekend lunch bookings at The Roundhouse having to be made weeks in advance; an IV drip infusion and the patience of a saint to shop at the V&A Waterfront, and a very cute puppy or newborn in tow to cut in

front of the cool kids at the Oranjezicht City Market in order to grab the last bunch of fresh artichokes. Despite these minor annoyances, there’s really not much to complain about (unless you’re a Karen, of course).

Recently voted as The Greatest City on Earth in the Telegraph Travel Awards 2023, many of us often take our surroundings for granted. If you were

born and raised here, like me, it’s hard to fathom that mountains and the ocean, sprawling vineyards and an eclectic CBD all being situated in close proximity to one another is not the norm. Or maybe that’s just me?

Ironically, although I was a travel writer and editor exclusively for a big part of my career, my first overseas trip was at the age of 21 – and, it was a work trip. I never grew up with ski holidays in Aspen, mid-term breaks in the Maldives, or white Christmases in London like many people I know. I did once visit my cousins in Joburg though.

So, while I’ve always loved and appreciated what we have in the Mother City, it was only much later in life that I actually realised what we have in the Mother City, if you know what I mean.

Since that first exciting trip overseas, I have very luckily been able to travel the globe and cliché as it may sound, there is no place like home. I stand by that. Come droughts and loadshedding, pandemics and strikes, we are so fortunate to live where we do.

So, yes, sharing the silly season with the crowds that flock in can seem annoying – not having your mountain trail to yourself or your regular parking outside New York Bagels may be slightly frustrating, but it’s a small price to pay for a place we are privileged enough to call home. Agreed? **S**

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Community Schemes

Outstanding **R 127 454.19** as at 24/08/2022

Bank Balance **R 109 752.26**

Investment Account/s **R 281 894.91**

Inspections & Maintenance Management

Your To-dos

Good Day, Schalk Van Der Merwe

New Maintenance Requests **2** in the last 12 hours

Rental Portfolios

Welcome back, James

Asset Management Summary

Total Purchase Value **R231 000 000**

Latest Valuation Total **R199 000 000**

8.00% Capital Growth

7.00% Yield

Income

Variable Accounts Loaded

Municipal • 188 Active Rules **59.6%**

Body Corporate • 105 Active Rules **87.3%**

Other • 52 Active Rules **49.7%**

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