

LUXURY LIFESTYLE LOCAL

BLUE

Seeff

Atlantic Seaboard & City Bowl

Autumn/Winter 2023

NEIGHBOURHOOD WATCH

FOUR LOCAL TASTEMAKERS TELL US WHAT'S GOOD IN THEIR 'HOOD

ATLANTIC LIVING

WHY LIVING AND INVESTING RIGHT HERE STILL MAKES THE MOST SENSE

COME, DINE WITH ME

WHERE CAPE TOWN'S TOP CHEFS EAT WHEN THEY'RE NOT ON DUTY





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Hello there!

Whether you're (unconventional) like me and enjoy reading a magazine from back to front and this is the last page you've ended up on, or, if you're normal (that is said in jest!) and you started here – my message to you is the same: welcome to the relaunched BLUE!

When coming up with a fresh concept for BLUE, the Seeff Atlantic Seaboard & City Bowl team, together with creative director Ian Martin and I, decided that we really wanted to drive home what this agency is all about – living, loving and breathing everything that is (hyper) local! From property listings currently on the market (pg 52) and the best expert advice for buying, selling or renting in our area (pg 38), to four prominent Mother City insiders telling us the best things to experience in their 'hood (pg 41), and Cape Town's top chefs sharing the places they enjoy dining at when they're not on duty (pg 8), we have aimed to make this issue an ode to the community that we all reside within.

You may feel like 'it's such a small world' on a daily basis when bumping into the most diverse group of people from your past – Canadian Jenny from that conference in Chicago, your ex-girlfriend from high school who you lost touch with in 1998, or that one lady from a late night out who you overshared with way too much – but there's beauty in that, right? The world may seem small, but our Atlantic Seaboard & City Bowl locales still have so many pockets yet to be explored and enjoyed. There is so much to see, do and relish right here and we're delighted that we get to be a part of that journey of discovery through this publication that we've carefully created just for you. Enjoy!

Lynette
EDITOR

EMAIL FRAUD AND FINANCIAL LOSS: WHO IS LIABLE?

In the digital age, email provides a convenient mode of communication and is widely used during the course of commercial transactions. When installed and used correctly, email can be a secure platform. This assumes, however, that each participant in the email chain has knowledge of, and duly implements, cyber security measures.

In reality, individuals and businesses often neglect to install basic security measures to safeguard their email communications from third party interception. Unsurprisingly, cyber criminals have capitalised on this oversight. In light of the surge in cyber fraud, our courts are increasingly tasked with deciding who is liable for financial loss suffered in instances where hackers have intercepted and altered email communications between two parties, who have subsequently shared payment details, to divert payment to themselves. These judgments are clear: Businesses must raise the bar.

Against the backdrop of recent case law, we outline the most common mechanisms hackers rely on to commit cyber fraud, and explore which party to a transaction is liable for losses incurred as a result of a third party intercepting email exchanges to demonstrate the level of care businesses owe to their clientele. We conclude by outlining how STBB has chartered new territory in safeguarding our clients from cyber theft.

Common pathways for interception: Spoofing, phishing and poor password management

Spoofing occurs when a cyber criminal masquerades as a known or trusted sender by altering an email address or header in an email exchange to disguise its true origin – with the aim of encouraging the recipient to engage and share personal information.

Phishing takes place when a fraudulent email is sent to multiple recipients in the hopes that one or more recipients will be tricked into supplying the sender with sensitive information, such as banking details, passwords or identity documents. Phishing is often used in conjunction with spoofing to create familiarity. A frequent – and notorious – example of this is the ‘bank scam’ email, complete with the fraudulent use of a bank’s footer, logo and preferred font, to deceive clients into sharing their account details.

Poor password management facilitates cyber fraud. Re-using an existing password to access different online platforms, or failing to keep a password confidential, creates opportunities for cyber criminals to access one’s personal data.

Two innocent emailers and a third party hacker: Who is responsible for financial loss?

Though hackers are criminally liable for their conduct, recovering one’s stolen money from cyber criminals is exceptionally difficult. Victims of cyber theft may thus institute civil proceedings against the other ‘innocent’ party to the transaction to recover economic loss. Consider the following real-life examples of cyber crime recently ventilated before the judiciary.

In *Gerber v PSG Wealth Financial Planning*, an investor’s entire share and cash portfolio – amounting to R855 413.00 – was stolen after cyber criminals, posing as Gerber, emailed his portfolio manager instructing him to liquidate the portfolio and deposit the funds into a new bank account. In *Hawarden v ENS*, a Purchaser of immovable property was scammed out of R5.5 million after she received an email instructing her to pay the balance of the purchase price against registration of the transfer of the property into a bank account believed to belong to the Defendant, acting as the Seller’s Conveyancer. Unbeknownst to the Purchaser, the Defendant’s emails had been intercepted by fraudsters who altered the firm’s banking details and made off with her cash.

In both cases, the Courts found the businesses to be liable for losses incurred by their clients flowing from the unlawful electronic transfer of monies. In reaching this decision, the Courts in *Gerber and Hawarden* considered the context in which the interception occurred, the nature of the transaction, the prevalence of cyber fraud, and the steps taken by the business to prevent it. In the commercial contexts of conveyancing and investment management which involve large sums of money, cyber crime is rife. Therefore, such businesses owe their clients a duty of care to not only warn them of the risk of fraudulent email interception but to implement security protocols to combat this risk. Absent implementation of adequate security measures, businesses will be liable. In instances where staff members negligently fail to follow prescribed internal processes, businesses will similarly be held liable.

Charting the way forward: Practical solutions

In light of the ‘universal scourge’ of cyber crime, businesses have attempted to mitigate the risk of third parties intercepting emails. Dispensing with email, businesses may elect to verify banking details via telephone. Setting the benchmark for the legal industry, STBB has developed a revolutionary mechanism for the

stbb.co.za

sharing of sensitive information between ourselves and the client. The unique STBB Direct App houses an eVault module which is designed to securely store important documents, without the potential security pitfalls associated with email communication. In addition, the eVault platform may be customised by the client to suit their personal record-keeping needs. Further, STBB prioritises IT system security, and conducts continuous staff training to protect our current and future clients from increasingly sophisticated digital scams. It is this level of risk mitigation which consumers should expect of service providers in industries where cyber fraud is so prevalent.



Scan our QR code for more information about **STBB DIRECT**

For more information contact:

STBB Cape Town Branch

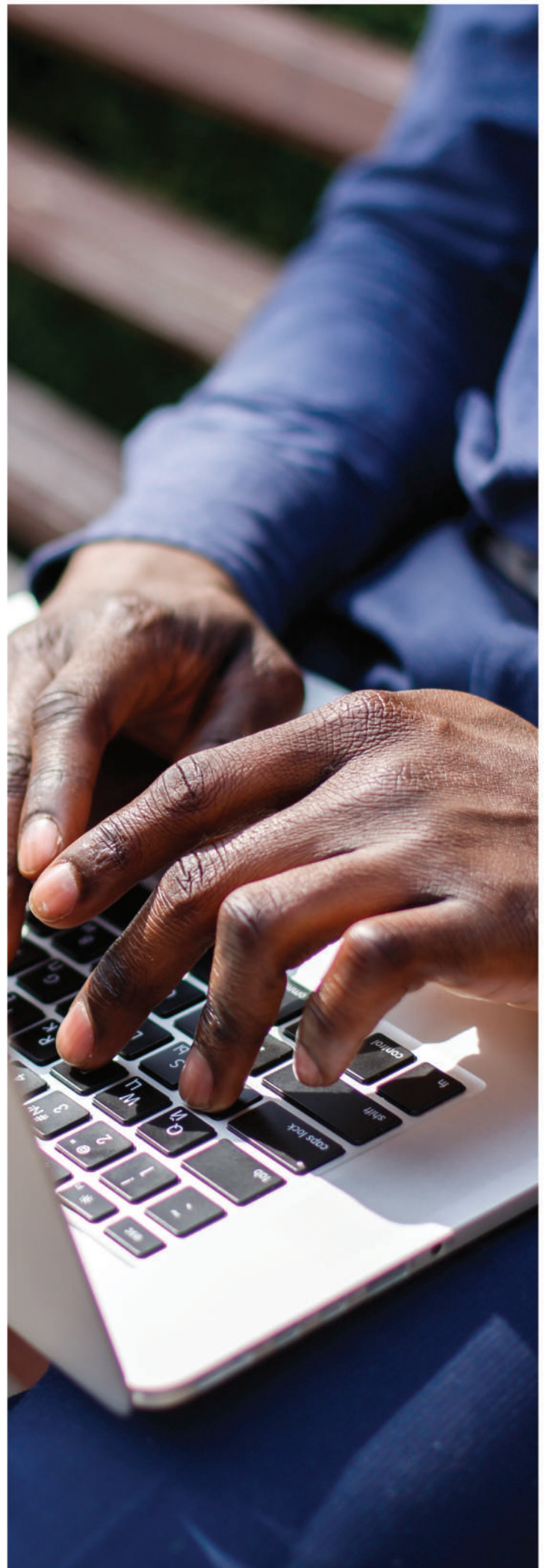
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YOUR ONE-STOP SOLUTION FOR ALL YOUR *property-related needs*

Our property department is one of Cape Town's leading departments, specialising in all areas of property law. We offer general conveyancing services, notarial services, property developments, and mortgage bond registrations.

We provide **conveyancing** services, including:

- ✓ Transfers of conventional and sectional title properties
- ✓ Opening of sectional title and township registers
- ✓ Subdivision and consolidation of properties
- ✓ Dealing with restrictive title conditions and servitudes
- ✓ Registration and cancellation of mortgage bonds
- ✓ Drafting of all property-related agreements, including advice on these agreements

NOTARIAL SERVICES

As a notary, one is authorised by law to witness signatures, administer oaths, and certify the validity of various documents. Notaries can also perform a variety of administrative functions, both nationally and internationally, such as drafting and legalising certain documents.

Using a notary can save time and money and assure that all legal documents are legally binding and valid. Additionally, having a notary present at the time of signing can help prevent fraudulent activities, ensuring that all parties involved are aware of the legal implications of the documents being signed.

PROPERTY DEVELOPMENTS

We have extensive expertise in all aspects of property development and conveyancing.

Our services include technical aspects such as:

- Opening and extending sectional title registers
- Registering sub-divisions and consolidations and general plans
- Legal advice on the best structures for transactions related to property developments and ancillary matters that arise

MORTGAGE BOND REGISTRATIONS

Mortgage bond registration is a crucial process when purchasing a property. It is important to work with a legal team that understands the requirements of each bank to ensure a smooth and efficient process.

We provide:

- A smooth and efficient process, with minimal delays
- A knowledgeable team that is known for all the requirements of major banks in South Africa
- We work closely with clients to ensure the successful completion of mortgage bond registration

Feel free to contact us to schedule a consultation with one of our experienced attorneys and let us be the solution to all your property-related needs.



Cape Town
Tel: 021 487 7900



Claremont
Tel: 021 674 2083



Tyger Valley
Tel: 021 914 5511



Noordhoek
Tel: 021 785 5945

HELLO...!

And welcome to our relaunched BLUE magazine – the city’s ultimate neighbourly lifestyle title, brought to you by Seeff Atlantic Seaboard & City Bowl.

Despite the trials and tribulations of the last three years, our sector has remained resilient – and our team, in particular, have demonstrated their strength, adaptability and their commitment to the property industry and the people that we

service. With almost six decades in the business, our strong brand presence and the experience of Seeff Atlantic Seaboard & City Bowl has proven time and again that we are a powerful force within the real estate industry. And our figures prove just that. We achieved R1.5 billion in sales in 2022 alone – and in 2023 we have hit the ground running, with strong figures already apparent.

At Seeff Atlantic Seaboard & City Bowl we’re all about being human, about being relatable, about transparency, sincerity and doing the right thing. And, we are not shy to wear our heart on our sleeve!

We hope that you enjoy this new issue!

Ross

Ross Levin
Licensee:
Seeff Atlantic
Seaboard & City Bowl

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LOVE YOUR
NEIGHBOUR

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WHILE 'LOVE THY NEIGHBOUR' MAY BE A SENTIMENT FOUNDED IN RELIGION, IT IS A UNIVERSAL CONCEPT - LOOSELY SUMMED UP AS 'TREAT OTHERS AS YOU'D LIKE THEM TO TREAT YOU' - WHICH IS SOMETHING THAT MOST OF US CAN GET BEHIND. THE LITERAL DEFINITION IS A LITTLE HARDER TO ADHERE TO. I MEAN, IN ORDER TO LOVE OUR NEIGHBOUR(S), WE NEED TO KNOW THEM, RIGHT? CAPETONIAN WRITER **LUCY MEYER** MUSES THIS NOTION...

In the almost-two decades that I have resided in my neighbourhood I've only been on a first-name basis with a handful of people. The rest go by monikers: Old Guy with the White Dog; the Bob Dylan Man; Crazy Loud Guy who always shouts at the kids; Stacey's Mom (who does not have it going on, by the way); Lady with the hippie clothing shop... and so on and so forth. A quick poll conducted with my friends and colleagues reveals that I am not alone. Most of them do not know - never mind love - their neighbours. In fact, some actually loathe them.

I only got to 'know' my neighbours a little better a few years ago when neighbourhood WhatsApp groups became an almost mandatory thing. And I hear you, people have very different views on chat groups and the rules of engagement - similar to how some people love a voicenote (read: podcast) and some absolutely abhor them. Well, there are so many differing opinions in our little community that there are THREE different groups - the Emergency group is strictly to share updates on potentially life-threatening events (fire, theft, motor vehicle accidents); the Notifications group is purely for neighbourhood need-to-know updates (like when the recycling will be collected and the date of the ratepayers quarterly meeting - no chatting allowed!) and then, there's the Chat group... this is the one where things get interesting. People post about being for and against vaccinations; they ask for the number of a good plumber in the area (even though this info is shared at least 94 times per month); they flog their second-hand goods and offer their teenage children as babysitters and dog walkers; and they constantly ask 'what time is load shedding?', (I mean, just get the Eskom se Push app already)!

I have the group on mute permanently and generally check in when I have a gap in my day. The only

things I ever post about are dogs wandering around looking lost or someone who is speeding (this is a family neighbourhood, okay).

But don't get me wrong. While that particular WhatsApp group is annoying 75% of the time, it

WHILE THAT PARTICULAR WHATSAPP GROUP IS ANNOYING 75% OF THE TIME, IT OFTEN RESTORES MY FAITH IN PEOPLE TOO.

often restores my faith in people too. There is a lot of good that comes from it. Someone putting up their hand to help jumpstart a car; a neighbour redoing their garden and offering up beautiful plants for free and, during the height of lockdown restrictions, one (now very popular) resident, plugging us with wine pick-ups within walking distance. I may not know or love them all, but I certainly see the good in many of them a bit better - and I've saved the numbers of those I can rely on in an emergency. Even if that emergency is just needing more wine.

WHERE CAPE TOWN'S TOP CHEFS EAT WHEN THEY'RE NOT ON DUTY

THEY CREATE SOME OF THE BEST DISHES IN THE MOTHER CITY, BUT WHEN IT'S THEIR TURN TO BE WINED AND DINED, WHERE DO THEY END UP?

MELISSA DELPORT

Private chef, award-winning cookbook author and wellness facilitator

"When I am not on duty I head to Mano's – it's my favourite. I love that it's a family-style restaurant with a Greek influence. They have the tastiest meals that are always consistent, as is their service. My go-to meal is their chicken schnitzel and green salad. It's just so good! When I walk in with my partner the staff sit us down and say 'the usual?' and that comfort is key for me. When I am in the mood for Italian and a cocktail for a girls night out I visit Ariel Modern Italian in Sea Point. Just walking in feels like a glamorous experience! I highly recommend their white anchovies and whipped ricotta as well as their fabulous pasta selection."

LIAM TOMLIN

Chef-owner of the Chefs Warehouse Group

"I regularly eat at Vixi Social House on Bree Street – they serve good, honest food and the staff is friendly and fun. La Scala is my go-to for a great bowl of pasta, from the same group who own Hacienda. And you can't beat the little hole-in-the-wall that is Tomson's for some delicious Chinese food. Then there's Willoughby's at the V&A Waterfront – they serve the best sushi in Cape Town – I need a fix at least once a week; spend some time getting to know Sam behind the sushi counter. For a great steak, cooked to perfection every time, (and some entertainment from Steve the owner), it has to be Nelson's Eye. And, for the best falafel and shawarma in the city, get to NishNush!"

SIBA MTONGANA

Celebrity chef, author, and chef-owner of Siba – The Restaurant

"My go-to when I'm not on duty is SIBA – The Restaurant! Yes, it's mine, but it is also my favourite place to hang out because it's vibey and I enjoy it the most when I'm with my family – especially for lazy Sunday lunches as it saves me the job of making a home-cooked meal! My kids demand we visit every Sunday and this has become a family ritual. They love our steamed buns ('idombolo') and our array of flavoured butters! You literally blink and it's all vanished into thin air!"

MEGAN KATE SWAN

Private chef

"On the Atlantic Seaboard it has to be Hesheng! To me it is the only truly authentic Chinese spot in Cape Town. Visiting Hesheng will leave you full to the brim, questioning any prior Chinese food you've eaten and planning your next visit. Be sure to order the xiao long bao and spring onion pancake, other than that let 'Ma' put in your order (she knows best). True to Chinese restaurants, decor and service is not the focus – here it is solely about the food – so don't let the aesthetics deter you. And make sure that you book in advance! Another favourite is Pizza Shed on Bree Street. The vibes are always good, you'll be sure to bump into a friend and it offers the perfect way to end the day with a cold glass of rosé and a lovingly hand-stretched pizza. The Nduja is my go-to with salami, nduja paste, fresh parsley, creamy fior di latte and grana padano. Even better, go in a group and order a few different pizzas to share and taste. Best to get there early as it gets very busy."

RYAN COLE

Executive chef at Salsify at The Roundhouse

"The best place for the freshest plate of perfectly cooked mussels and an ice-old Castle tank beer is at Mojo Market. Another favourite is Chapman's Peak Hotel – it's an institution! You can't beat their calamari and chips with a good glass of wine. I also love Lily's on the Sea Point Promenade; alongside the really fresh and fast breakfast offering, it's always buzzing with people and has a superb view. Then there's HeSheng – another institution and one of my favourite places to eat authentic and eclectic Chinese food."

CLOCKWISE FROM TOP LEFT:
MELISSA DELPORT; LIAM TOMLINN; SIBA
MTONGANA; RYAN COLE; MEGAN KATE SWAN





ABOVE, LEFT TO RIGHT: AMORI BURGER; ASHLEY MOSS. BELOW, LEFT TO RIGHT: MA'OR HARRIS; EVAN COOSNER; MATT MANNING



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AMORI BURGER
Chef-owner of Upper Union

“Firstly, Kleinsky’s! The texture of their bagel is perfection – it’s chewy, crusty, and yeasty. I recommend ordering the full portion of pastrami on an ‘everything bagel’ – it’s one of the best breakfasts in Cape Town. Next, Ramenhead... They really do make the best broth. I’ve only been twice but it will most definitely become a regular. I also love Black Sheep – it’s close to my house, the menu changes all the time, they have good red wines and there is always a cracker steak on offer. Bao Down is another goodie! I went for dinner there with a chef friend for the first time, and we both agreed that they make the best egg fried rice we’ve ever had.

The sweet potato bao is also a must. Lastly, the ‘Snickers bar’ keeps me returning to Scheckter’s Raw – it is hands down one of the best treats you can have – and it’s all organic.

ASHLEY MOSS
Executive chef at Ramenhead

“I don’t eat out much at all but when I do I go to Aegir Project in Noordhoek. It’s a down-to-earth, family-friendly spot, great Neapolitan-style pizza, awesome burgers and the best beer! The beer is brewed right there and tapped straight from the brewery and provided to the restaurant. I love the authenticity and highly recommend the ‘hot fun guy’ pizza and the Giant IPA, my weekend staple.”

MA’OR HARRIS
Chef and co-owner of Blondie

“My favourite place to eat when off duty is Tomson on Bree Street. Order everything. It’s the only place that can make fried prawns where you can eat the whole thing, including the shell, which is where all the flavour sits anyway. Another tip... go to Andalousse in Sea Point and get their dessert biscuits. Each one is a work of art. They offer traditional Moroccan food and their biscuits weirdly remind me of German Christmas cookies. I guess because of the variety and the festive feeling they evoke. I’m not sure how they get their curries so bright, but Ninety One in Green Point makes an incredibly delicious chilli and



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ABOVE: VIXA KALENGA

aubergine curry. Just so good! And, if you want more great prawns, head to Zest!”

EVAN COOSNER
Private chef

“My ultimate spot on the Atlantic Seaboard is Hesheng on Main Road Sea Point. I love their dumplings! I always have the xiao lang bao and the seaweed salad, which goes down well with a mix of their roasted chilli oil, black vinegar and soy. I love the no-nonsense owner, Mai, who lets me help myself to a drink because she hasn’t got the time between taking orders, making the food and processing payments!”

MATT MANNING
Private chef, and chef-owner of Grub & Vine, Chef’s Studio and Culture Wine Bar

“One of my top places to eat in Green Point is Bao Down. It never disappoints – fantastic bao, and their crack pie has definitely earned its name! We generally order every dish on the menu and share! Giovanni’s is our favourite deli –

we love to braai at home, so we regularly stock up on cheeses, cold meats and their selection of Mediterranean dips and dishes for snack platters. The aubergine salad and dolmades are a favourite with my wife, and our two-year old lives for their tubs of homemade Nutella yoghurt! We also love Cushty’s, which was our go-to breakfast spot when we lived in the area.”

VIXA KALENGA
Executive chef of TANG

“Three Wise Monkeys is my go-to spot for Ramen in Cape Town. Their beef ramen is the best in the Mother City. Burger and Lobster on Bree Street definitely dishes up the best lobster roll in town. Somehow it’s more delicious every time I go there – it’s a must! The Athletic Club & Social is the best place for after work or pre-dinner drinks. The vibe is cool, the extensive drinks menu is super and the decor is top tier.”

WINE 'O

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CAROLINE NGWENYA
WINE LIBRARIAN AT
CULTURE WINE BAR

**GIFT: GENEVIEVE
BLANC DE BLANC**

This is my favourite MCC in South Africa. It is a great wine for gifting – I love its very opulent character and how well it is structured. It captivates you from the moment you smell it until you savour the last drop. It is also a wine that is sentimental to me when I gift it because I believe that the winemaker – Melissa Genevieve Nelsen – is one of the most inspiring women in the industry.



**SHARE: MULLINEUX
GRANITE CHENIN
BLANC**

In a class of its own, this wine captivates you from the first sip. It is pristinely pure and seriously well done! It is the perfect wine to share – the first time I tasted it I was blown away and I want to share that experience with others.

**KEEP: MVEMVE RAATS
(MR) DE COMPOSTELLA**

This is a majestic and bold Bordeaux blend. It competes with top wines from the Bordeaux region and is something worth keeping in your cellar. It is the ideal wine to drink to celebrate meaningful milestones.

*@the_fav_wine_librarian
culturewinebar.com*



KRISTEN DUFF
INDEPENDENT
WINE AND BRAND
CONSULTANT

**GIFT: THORNE &
DAUGHTERS ROCKING
HORSE CAPE WHITE
BLEND**

They say one shouldn't look a gift horse in the mouth, but what about drinking it? Thorne & Daughter's Rocking Horse White is one of my favourite wines year on year – it drinks beautifully on release, as well as after a few years of cellaring. An impeccable introduction to the Cape for wine newbies and collectors alike.

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SHARE: PROCESSUS MARIA GOMES

I love sharing unusual wines – especially when the grape variety is almost impossible to pronounce (in this case, Fernão Pires/Maria Gomes). Made by Beau Constantia winemaker Megan van der Merwe, it's one of the most interesting whites I've tasted in some time.

KEEP: KLEIN CONSTANTIA VIN DE CONSTANCE

Sugar is one of nature's best preservatives – meaning sweet wines can last for decades (in some cases, over a century!). Klein Constantia's Vin de Constance, SA's historically most famous wine, is a brilliant wine to hang on to for a special occasion (whether that happens to be in a year, or decades to come).
@kristenduff

TŠEPANG MOLISANA WINE WRITER AND VERITAS YOUNG WINE WRITER OF THE YEAR AWARD WINNER (2016)

GIFT: STEENBERG MAGNA CARTA

Among the venerable Sauvignon Blanc led wines in the Constantia Wine Route, the Steenberg Magna Carta reflects the power of the terroir. A blend of 60% Sauvignon Blanc and 40% Semillon, this critically acclaimed wine is a burst of citrus, honey and stone fruit – an ideal gift.

SHARE: THISTLE AND WEED KNAPSEKERËL CABERNET FRANC

This delectable Stellenbosch Cabernet Franc is from one of only seven biodynamically

farmed rows of vines that gift the world this extraordinary small-batch wine.

With its bevy of dark fruit it is a perfect, unique wine to get the conversation going.

KEEP: LELIE VAN SARON SYRAH

Winemaker Natasha Williams has crafted a velvet-like, full-bodied, Rhône-style Syrah from the Hemel-en-Aarde Valley. Created by this promising young winemaker, this is a wine to treasure and tuck away. Pair with sirloin on a bed of barley and Mediterranean roast vegetables when the occasion calls for something special. *@tsepangdmolisana*

SEFF | AUTUMN/WINTER '23

FORGET THE VISA APPLICATIONS, THE LUDICROUS EXCHANGE RATE AND THE SCHLEP OF CONNECTING FLIGHTS AND RATHER FIND SOLACE ON YOUR DOORSTEP. THERE'S NO NEED TO LEAVE, TRUST US, THE IDEAL LOCATION ALREADY EXISTS - RIGHT HERE!

STAY PUT



LOOKING FOR:

A CHARACTERFUL STAY

STAY AT:**DORP HOTEL**

WHY? A legacy property imagined and brought to life by the late, great and inimitable Gail Behr, Dorp Hotel became one of the city's hottest addresses the minute it opened. Why? Because it offers luxury that doesn't scream, each of its spaces is perfectly appointed, it doesn't take itself too seriously and, most notably, it offers the best uninterrupted views of Cape Town. With various rooms, suites and self-catering cottages available, service second to none, and clever and quirky touches waiting to be noticed by those who pay attention to detail, Dorp - and its recently opened sister property, Onderdorp - is a haven for the eccentrics and the oddballs, the influencers and the elite, the rebels and the romantics. In fact, Dorp is open to all - no judgments.

Book now: dorp.co.za

LOOKING FOR:

OLD-WORLD CHARM

STAY AT:**BELMOND MOUNT NELSON**

WHY? An icon at the base of Table Mountain, 'The Nellie' has become a place for many locals to find respite - with good reason. Not only reserved for those who come from afar, this slice of pink perfection in the heart of the city offers myriad ways to take in the sights and sounds of Cape Town without having to leave the comfort of its luxurious premises. Rub shoulders with visiting actors, the who's who of the country and Gucci-attired stay-at-home moms at The Planet Bar, relieve your weary muscles with an expert massage at Librisa Spa, stroll through the perfectly manicured gardens while taking in the majestic mountains, and enjoy a seriously good night's rest in a suite or cottage. A lover of its locals, the hotel often has resident specials, so keep an eye out.

Book now: belmond.com/africa





LOOKING FOR: REFINED LUXURY

STAY AT:
ELLERMAN HOUSE

WHY? The Jewel in Bantry Bay's crown, Ellerman House's regal stature is something to behold. Its unobnoxious entrance on busy Kloof Road belies the majesty that welcomes you as you set foot beyond its entrance. With stately gardens, arresting views, luxurious furnishings and an art collection that would make the Ruperts balk, its an opulent cocoon for those who enjoy the finer things in life. With only 13 suites, its supremely private and exclusive - if you're looking to impress your wine club buddies or make the moms at Sweet 1000 jealous, forget the Maldives and book into Ellerman for a few nights.

Book now: ellermanhouse.co.za


LOOKING FOR: URBAN DESIGN

STAY AT:
GORGEOUS GEORGE

WHY? What it lacks in classic views of the Mother City (read: Table Mountain or a seascape) it makes up for in bucketfuls with its moody interiors, cleverly curated objects and art, and its fantastic interlinked rooftop terrace. While the vistas may not be a nature lover's cup of tea, those who enjoy the grit and glamour of a cityscape will be well impressed. A member of Design Hotels of the World, Gorgeous George uniquely merges history and heritage with modernity and quirky new-age details. With various accommodation options and easy access to the best attractions, restaurants and bars in the CBD, the hotel is abuzz with locals and foreigners alike - hipsters, cool cats, couples and families.

Book now: gorgeousgeorge.co.za

**Life is
always better
by the pool.*

Gigi 

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LOOKING FOR:
CONTINENTAL GLAMOUR

STAY AT:
LA BOTESSA

WHY? Cobbled streets, old buildings, pigeons congregating in the square - on arrival at La Botessa you'd be forgiven for thinking that you're somewhere in Europe. While the similarities stop there, this central Cape Town luxury boutique hotel has been painstakingly brought to life by its well-travelled owners whose vision was to fuse art and history with luxury, design, and uncomplicated sophistication - which they've most certainly achieved. A sanctuary in the city, the hotel offers a unique and serene escape within the bustling Mother City.

Book now: labotessa.com



LOOKING FOR:
COASTAL CLASSIC

STAY AT:
THE WINCHESTER HOTEL

WHY? Like many residents in the area, the Grande Dame that is The Winchester Mansions was looking tired and in need of a facelift a few years back - and boy does she look decades younger now, with a new name to boot (The Winchester Hotel). Located on one of the most sought after strips in Cape Town, its idyllic positioning sets it way apart from many of its peers. If you don't snap a photo in the open-air courtyard of the cascading and brightly coloured bougainvillea, were you even there? Drink and dine at any of its three top-class venues, before taking a mandatory stroll along The Promenade where the salty sea air and cool breeze will blow all your troubles away.

Book now: newmarkhotels.com/thewinchesterhotel



WHAT NOT TO MISS IN THE MOTHER CITY THIS SEASON

CAPE TOWN IS WHERE IT'S AT! HERE'S OUR ROUND UP OF EVENTS THAT SHOULD TOTES BE ON YOUR RADAR FOR THE NEXT FEW MONTHS...

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<p>JUNE</p>	 <p>Impossible by College of Magic 3 to 4 June</p> <p>A mind-blowing spectacular showcasing the remarkable skills of graduates of the College of Magic - expect illusion, comedy, juggling, stunts and more. artscape.co.za</p>	 <p>Jive Cape Town Funny Festival 5 June to 2 July</p> <p>A highlight on the calendar since its inception in 1997, this is a show that is good for the soul - and one definitely not to be missed! baxter.co.za</p>	 <p>Encounters Film Fest' 22 June to 2 July</p> <p>After a three-year hiatus, this documentary film fest', in collaboration with Ster-Kinekor, is back! The films will be screened at various locations around the city. encounters.co.za</p>
<p>JULY</p>	 <p>Life & Times of Michael K 5 to 15 July</p> <p>Adapted for the stage by Lara Foot, in collaboration with the Tony Award-winning Handspring Puppet Company, this production returns once again by public demand. baxter.co.za</p>	 <p>George Ezra live in concert 12 July</p> <p>His catchy singles like "Budapest", "Green Green Grass" and "Shotgun" are guaranteed to get you smiling. See him live in concert for one night only. suninternational.com/grandwest</p>	 <p>Marc Lottering: So I Wrote That Musical from 18 July</p> <p>This brand new stand-up show about how comedy and musicals intercept by one of Cape Town's top comedians is sure to get you laughing! baxter.co.za</p>
<p>AUGUST</p>	 <p>The Beauty Queen of Leenane 2 to 19 August</p> <p>This theatrical masterpiece by playwright Martin McDonagh (In Bruges, Three Billboards Outside Ebbing, Missouri) is a dramatic must-see! baxter.co.za</p>	 <p>7th Cape Town Golf Championship 14 to 18 August</p> <p>This annual golf tournament takes place at various estates over four days. If putting is your thing, add this to your diary. ctgchampionship.co.za</p>	 <p>Trevor Noah Live in SA 31 August to 3 September</p> <p>South Africa's most hilarious export is heading home for a short time only! Book your tickets ASAP for his long overdue South African tour - you will not be disappointed! grandwest.com</p>

SCHMIDHAUSER

ELECTRICAL & PLUMBING

ENSURING YOUR PROPERTY MEETS COMPLIANCE STANDARDS

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A VIEW FROM THE TOP

FRESNAYE'S *HEAD ROAD* IS A HIGHLY SOUGHT AFTER LOCATION FOR PROPERTY PURCHASES, WITH GOOD REASON. THIS AWARD-WINNING RESIDENCE, DESIGNED BY SAOTA, IS A CASE IN POINT - AND ONE THAT IS UNLIKELY TO REMAIN ON THE MARKET FOR VERY LONG...

17 HEAD ROAD IS A MULTI-LEVEL LUXURY PROPERTY THAT WILL TAKE EVEN THE MOST DISCERNING BUYER'S BREATH AWAY



Location, location, location. This three-worded phrase was coined by British real estate stalwart, Harold Samuel, in 1944 and remains a popular industry quote today. Why? Because it's true. One of the most important things to take into consideration when buying a property - whether as a home or as an investment - is its location.

Head Road is one such location. "It is one of the most premium roads in South Africa, with good reason," says Seeff's Jo Lombard. "This is a very exclusive cul-de-sac, one that benefits from Fresnaye's highest elevation against Lion's Head. There is no view like the view from Head Road and this particular property offers the best positioning and vistas in this street."

Designed by award-winning architectural firm SAOTA's Stefan Antoni, Philip Olmesdahl and Mark Bullivant, the home received its own accolade in the form of a Cape Institute for Architecture award in 2009, thanks to its phenomenal structure. The fact that more than a decade after its build it remains modern, relevant and in pristine condition is a nod to the supreme talent of the architectural and building team.

"It is a high-quality build, for sure, and it is kitted out

with top-end fittings throughout, as well as a back-up power supply and a borehole with a water filtration system," comments Jo.

A stunning amalgamation of glass and bright white walls are expertly juxtaposed with smooth and textured granite finishes creating a space that is light-filled, airy and clean. "This is undoubtedly the sexiest luxury home that's on the market today and one of my all-time favourite properties," continues Jo. "Its unique design really makes the most of the property's views - they are completely uninterrupted from all living areas and each bedroom, even from the lowest level of the home - the outlook will simply take your breath away."

This luxury multi-level home does not merely sit, but rather it hovers above the Atlantic Seaboard, as if it is floating on a cloud, far removed from the hustle and bustle of the metropolis below. Currently on sale for R100 million, the purchase includes an adjacent plot - the last remaining vacant plot in Head Road - which makes it even more of a highly desirable acquisition.

While location may trump all else when considering where to buy, the modernity and glamour of this particular home certainly sweetens the deal, wouldn't you say?

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THE HOME RECEIVED ITS OWN ACCOLADE IN THE FORM OF A CAPE INSTITUTE FOR ARCHITECTURE AWARD IN 2009, THANKS TO ITS PHENOMENAL STRUCTURE.







A STUNNING AMALGAMATION OF GLASS AND BRIGHT WHITE WALLS ARE EXPERTLY JUXTAPOSED WITH SMOOTH AND TEXTURED GRANITE FINISHES CREATING A SPACE THAT IS LIGHT-FILLED, AIRY AND CLEAN.



THE HOME IS MADE UP OF VARIOUS LEVELS. THREE EN-SUITE GUEST SUITES ARE LOCATED ON THE GROUND FLOOR WITH A SEPARATE FLATLET. THE MAIN LIVING AND ENTERTAINING AREA ON THE FIRST FLOOR OPEN UP ONTO A PARTLY COVERED BALCONY AND POOL AREA. AND THE SECOND FLOOR COMPRISES OF THE MASTER BEDROOM, A DRESSING ROOM AND A SPACIOUS EN-SUITE BATHROOM.





RENTALS WITH THE WOW FACTOR

LOOKING TO BUY TO RENT? YOU'RE NOT ALONE! INVESTING IN PROPERTIES THAT YOU CAN LEASE OUT MONTHLY FOR A HIGH VALUE IS A GREAT IDEA. ACCORDING TO INVESTEC, "THE CONSISTENT INCOME YOU EARN FROM A RENTAL PROPERTY MAY HELP YOU PAY OFF (A HOME LOAN) SOONER, WHILE THE PROPERTY ITSELF SHOULD APPRECIATE IN VALUE OVER TIME. AND ONCE THE INCOME FROM YOUR PROPERTY EXCEEDS YOUR EXPENSES, YOU CAN START TO ALLOCATE THE DIFFERENCE TO YOUR NEXT PROPERTY INVESTMENT. THIS COULD BE A LUMP-SUM DEPOSIT ON A NEW PROPERTY OR CONTRIBUTIONS TO COVER A SECOND HOME LOAN." OR, IF YOU'RE NOT READY TO BUY BUT ARE LOOKING FOR AN INCREDIBLE STATE-OF-THE-ART SPACE TO RENT, READ ON!

HERE ARE SOME OF OUR LUXURY LEASES CONCLUDED IN 2022...



**904 SILO 3,
FORESHORE**
- R90 000 PER MONTH

Exquisitely furnished and set in an elevated position in a new development in the Waterfront, this apartment has an open-plan kitchen, fitted with integrated Gaggenau appliances, and flows seamlessly to the dining room and lounge, which opens onto an undercover balcony. There are floor-to-ceiling windows and doors that frame the surrounding views. The entire 3-bedroom apartment has solid wood flooring. *Keen to rent something similar or to learn more about our rentals? Contact Bianca Wrankmore on 081 876 0956.*

**15 THERESA AVENUE,
CAMPS BAY**
- R120 000 PER MONTH

Situated high up in Camps Bay with Table Mountain as its back garden and 360-degree views surrounding it, this home has top finishes in glass, steel and wood, with a lovely flow from inside to outside. The en-suite master bedroom is located on the upper floor, and below sits the second en-suite bedroom. Down half a level is the open-plan lounge, dining room and kitchen, which opens onto a large covered patio with a braai, dining area, and lounge. *Keen to rent something similar or to learn more about our rentals? Contact Christine Ireland on 082 785 3911.*



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**39A CENTRAL DRIVE,
CAMPS BAY**
- R70 000 PER MONTH

This ultra-modern home is set on several levels linked by an elevator. Glass, wood and steel finishes elevate it. Within walking distance to the beach, this unfurnished four-bed, four-bath property benefits from its prime position with glorious sea and mountain views. The home is also fitted with the latest home automation system and top security, as well as the added bonus of a separate flatlet. *Keen to rent something similar or to learn more about our rentals? Contact Christine Ireland on 082 785 3911.*

**53 AVENUE DISANDT,
FRESNAYE**
- R80 000 PER MONTH

This classically designed 3-bedroom home is located in upper Fresnaye with amazing sea and mountain views. Top of the range finishes make it perfect for a corporate couple with plenty of space to entertain. On the entrance level is a large lounge and formal dining room with engineered wooden floors, which opens to a spacious covered patio adding plenty of space for outdoor seating and dining. The separate kitchen has been designed and fitted by a top French company and includes integrated appliances and a back courtyard. *Keen to rent something similar or to learn more about our rentals? Contact Christine Ireland on 082 785 3911.*

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**61 UPPER TREE ROAD,
CAMPS BAY**
- R70 000 PER MONTH

This spectacular family home has an open-plan lounge, dining room and family room, which lead into the kitchen. This designer space has five bedrooms and five bathrooms and is well positioned in tree-lined roads; it is eco-friendly and includes a separate apartment with en-suite bathroom, and a beautiful swimming pool. *Keen to rent something similar or to learn more about our rentals? Contact Vivien Adler on 083 310 0827.*

An aerial photograph of a coastal city, likely Cape Town, South Africa. The city is built on a hillside, with numerous residential buildings and modern structures. In the background, there are prominent mountains, including Table Mountain. The city meets the ocean at a rocky coastline with waves crashing against the shore. The sky is clear and blue.

THE REVERSE EXODUS

WHILE SOUTH AFRICA MAY BE SEEING HIGH NUMBERS OF LOCAL RESIDENTS UP AND LEAVING FOR WHAT THEY DEEM TO BE GREENER PASTURES OVERSEAS, MANY FOREIGNERS ARE FINDING SOLACE — AND AN INCOMPARABLE LIFESTYLE — RIGHT HERE IN THE MOTHER CITY, AS THEY HAVE BEEN FOR YEARS...

Since mid-2020, as South Africa emerged from the hard lockdowns brought on by the Covid-19 pandemic, the country saw a significant boost in property sales to foreign buyers and expats, specifically in Cape Town, notes Ross Levin, licensee for Seeff Atlantic Seaboard and City Bowl. Sales across Cape Town for this sector hit record highs, and continued to perform strongly in 2021 and 2022.

“Aside from local demand and semigration, foreign investment into property in Cape Town, and areas such as the Atlantic Seaboard and City Bowl in particular, have been a huge boost for the property market,” comments Ross. He attributes the buoyancy in sales to foreign buyers and expats to the excellent reputation that Cape Town continues to garner locally and globally. The weak Rand has also been a boon for

Dollars, Pounds and Euros. While some invest with a view to relocate to the country, many invest in a second home. It is well known that the European ‘swallows’ like to escape the cold winters in Europe and spend up to six months of the year in their stunning Cape Town home over the warmer months.

With advanced technology and the work-from-anywhere trend now firmly entrenched, it is that much easier to work from Cape Town. The introduction of a Nomad Visa will further add to the demand for property, including rental property.

In 2021, for example, the Seeff Atlantic Seaboard & City Bowl team secured a record sale of R52 million (to a buyer from the USA), which was the highest rate ever achieved by a Camps Bay agency.

“[WE] SECURED A RECORD SALE OF R52 MIL’ (TO A BUYER FROM THE USA), WHICH WAS THE HIGHEST RATE EVER ACHIEVED BY A CAMPS BAY AGENCY.”

foreign buyers and SA expats who can find excellent value in the South African property market, especially Cape Town, which tops the most wanted list.

All round, foreign buyers and SA expats are getting an excellent value proposition. If you look at the cost per square metre of an apartment according to a recent ranking on Numbeo.com, then Cape Town is significantly below anything that you can find in the UK, Europe and other first world countries.

Foreign buyers find the value proposition outstanding considering aspects such as top-class infrastructure, solid legal and banking systems, property ownership being well structured, value for money compared to what you need to pay elsewhere in the world, as well as the quality of lifestyle as a whole, especially in Cape Town.

Apart from foreign buyers and investors, South African expats invest in property with a view to returning to the country and, given that they are earning in Dollars, Pounds and Euros, they are able to spend substantially.

Foreign buyers too can purchase a lot more for their

“Since then, we have seen foreign buyers continuing to stream in, comprising around 30% of all sales across the Atlantic Seaboard and City Bowl areas. The highest volume of sales continues to be to buyers from the UK and Germany, along with other European countries, but we have seen more buyers coming through from the USA,” says Ross. Additionally, there is a steady stream of buyers from many countries across the globe.

Several high-value sales were recorded in 2021 and 2022, including a sale of R24 million at The Waterclub to a German buyer, and R22.6 million at The Bantry Bay (joint sale) to a Swiss buyer. “Another outstanding feather in our cap was when agents Adrian Mauerberger and Bryan Ginsburg clinched a record sale at The Aurum in Bantry Bay for an apartment sold to a German buyer for R72 million last year,” comments Ross.

Foreigners are able to buy property in SA whether residents or not and can also obtain finance. They are free to sell their property and can expatriate the capital and profits on the sale of their property (subject to Capital Gains Tax provisions if the property is sold for more than R2 million), so really, it’s a win-win!



BLUE | PROPERTY



FROM TOP: A SPRAWLING CAMPS BAY HOME; LUXURY APARTMENT BLOCK, THE AURUM IN BANTRY BAY; A GLAMOROUS APARTMENT AT THE WATERCLUB

A modern dining room with a black table, grey chairs, and a staircase in the background. The text is overlaid on the image.

ASK THE (SEEFF) EXPERTS

OUR TEAM IS MADE UP OF A DYNAMIC GROUP OF EXPERTS IN THEIR FIELD, ALLOWING OUR CLIENTS TO DRAW ON THEIR INFINITE KNOWLEDGE OF THE PROPERTY MARKET AND ALL THINGS REAL ESTATE. WE DECIDED TO TAP INTO THEIR COLLECTIVE EXPERTISE AND GET ADVICE FROM A FEW AGENTS ABOUT SOME OF OUR MOST FREQUENTLY ASKED QUESTIONS.

WHAT ARE THE MOST IMPORTANT THINGS TO CONSIDER BEFORE YOU LOOK TO SELL YOUR PROPERTY?

“In my opinion, you need to ask yourself: are you emotionally ready to leave your home? Are you in a financial position to upgrade? Are you ready to downsize and accept the implications regarding pets, children, your living space and the like? Should you sell before you buy?” says Suzy Davies. “Another important thing to consider, of course, is finding an agent you like and trust - you are going to need to work together and that’s always easier if you get along well.”

“For me, it’s first and foremost about choosing the top-selling real estate agent in your area to represent and guide you through the process,” says Jo Lombard. “Apart from that, there are many factors to consider when selling your home. Take guidance from your agent on pricing and ensure that you are fully aware of all the associated transactional costs that come with selling your home and buying your next property. Lastly, ensure that your property is clean, presentable and free from clutter for all showings. Buyers know within the first couple of seconds of walking into a property whether it’s the one for them or not, so it’s critically important for the property to present at its best to ensure that the buyer’s first impression is a good one.”

WHAT ARE ‘QUICK WINS’ TO INCREASE THE VALUE OF YOUR PROPERTY BEFORE SELLING?

“Firstly, your cost doesn’t equate to value in the market, thus don’t spend unnecessarily,” says Suzy. “Only make fixes and repairs that matter to buyers. Another major one is your visual representation. Ensure that you get your property photographed professionally - magazine-quality photos for your real estate listings is highly important. After all, a picture paints a thousand words - you want people to see your space and be drawn to it immediately.”

WHAT ARE THE UNEXPECTED QUESTIONS YOU SHOULD ASK A REAL ESTATE AGENCY BEFORE BUYING OR SELLING WITH THEM?

“I think it’s important to find out what sets them apart,” says Jo.

“You need to ask them: what makes your brand reputable? How will you be different from other agencies? What can you offer me that the others can’t?” says Adrian Mauerberger.

WHAT ARE THE BIGGEST MISTAKES PEOPLE MAKE WHEN RENTING OUT THEIR PROPERTIES?

“If it’s your first time renting your property for long- or short-term lets, there are many things that can go wrong,” says Bernice Muskianth. “Top errors include not doing enough background checks on the tenant, not taking into consideration the cost of the upkeep and maintenance of the property, and not ensuring that a lease is professionally drawn up and legal.”

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“IT’S CRITICALLY IMPORTANT FOR THE PROPERTY TO PRESENT AT ITS BEST TO ENSURE THAT THE BUYER’S FIRST IMPRESSION IS A GOOD ONE.”

- JO LOMBARD





LEVY SIMON

ATTORNEYS, NOTARIES & CONVEYANCERS

When selling your property, the first thing to determine is whether you are in possession of your Title Deed.

If you cannot locate your original Title Deed AND the property is not bonded (if it is bonded then the bank will hold the original title deed) then the Conveyancer may make an application to the Deeds Office where the transfer of ownership was registered to obtain a duplicate original. This involves placing an advertisement in a local newspaper and signing an affidavit confirming the title has been lost.

If you would like us to obtain a Title Deed copy from the Deeds Office or to make application for a duplicate original Title Deed on your behalf please contact us today.



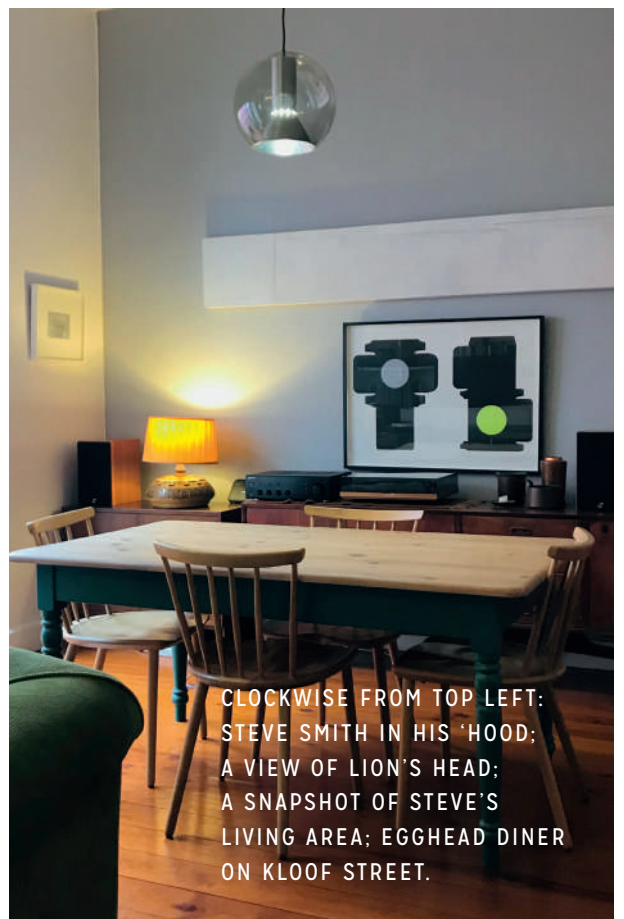
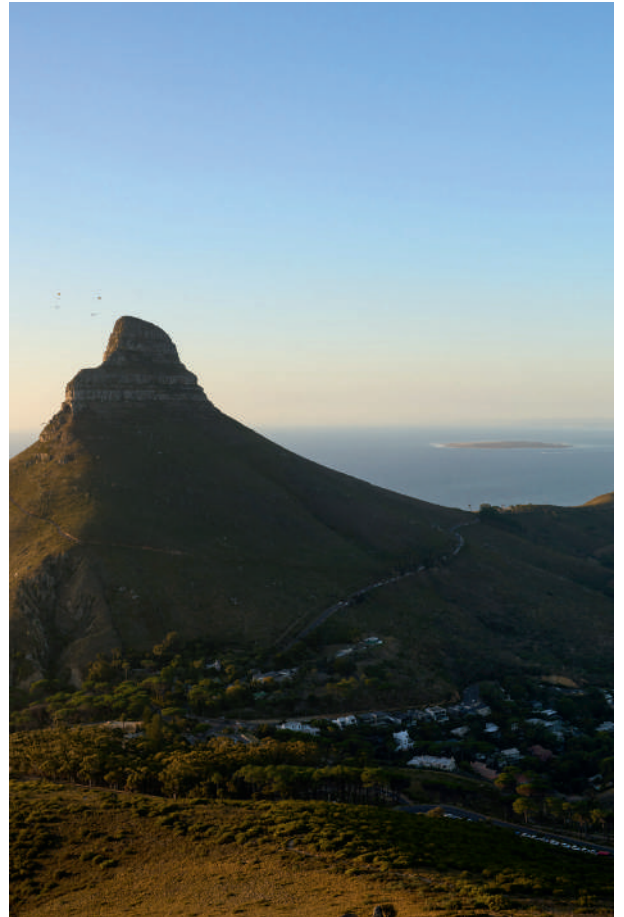
Melanie Levy and Tina Simon
info@levysimon.co.za • 021 433 0471

www.levysimon.co.za

An aerial photograph of a city, likely Cape Town, South Africa, taken from a high vantage point. The city is densely packed with buildings of various heights and styles. The sky is a warm, golden-orange color, suggesting sunset or sunrise. The foreground shows the silhouettes of trees and foliage, indicating the viewer is looking down from a hillside. The text 'WHAT'S GOOD IN YOUR 'HOOD'?' is overlaid in the center of the image. The word 'GOOD' is in a light blue color, while the other words are in white. The text is in a bold, sans-serif font.

WHAT'S GOOD IN YOUR 'HOOD'?

FOUR TASTEMAKERS LET US IN
ON THE BEST PARTS ABOUT
THEIR ATLANTIC SEABOARD AND
CITY BOWL NEIGHBOURHOODS



CLOCKWISE FROM TOP LEFT:
STEVE SMITH IN HIS 'HOOD;
A VIEW OF LION'S HEAD;
A SNAPSHOT OF STEVE'S
LIVING AREA; EGGHEAD DINER
ON KLOOF STREET.

STEVE SMITH

EDITOR-IN-CHIEF
OF VISI MAGAZINE,
EDITOR OF THE
ANNUAL EAT OUT
GUIDE, AND DESIGN
AFICIONADO.

1. *Where's your 'hood?*
Tamboerskloof.

2. *How long have you been in this spot?*

About 21 years... we bought this Victorian cottage just before our daughter was born and she grew up here. She's just moved into varsity digs so the house holds plenty of memories. But I've also lived in this street before. Twice. When my mother and I first moved to Cape Town from Benoni in the late '70s.

5. *Do you know your neighbours?*

I do. Houses in the road rarely change hands so we all know each other fairly well and on the odd occasion we put out a table and chairs in the road and have a communal street braai. Along with my daughter, it's also been cool to see the road's other kids grow up.

6. *Who is most recognisable in the 'hood?*

That would be Voracious Reader Homeless Guy. He sleeps under the balcony of an old art deco apartment block and can often be seen sitting on a sunny corner reading a book. The local residents are always passing on new material to him.

7. *Where's your fav' in-walking-distance breakfast spot?*

'hood love it and have strung up trellises in their backyards to take advantage of its prodigious leafy shade.

10. *Favourite outdoor spot?*

Signal Hill and Table Mountain. I'm an enthusiastic cyclist and I can access the Signal Hill trails from just up the road... from there, apart from hopping across the top of Kloof Nek Road, I can ride trails all the way to Constantia Nek.

11. *The place where everyone knows your name?*

Bacini's. My Table Mountain Bikers crew has a regular booking their every Thursday night. We meet at 6pm, ride up to the Kings Blockhouse on Devil's Peak and then blast back down for beers and a pizza.

“I CAN ACCESS THE SIGNAL HILL TRAILS FROM JUST UP THE ROAD...”

- STEVE SMITH

And then again as a student in my first varsity digs. Clearly I should explore the world a bit more.

3. *Why do you love living here?*

Our house is in a leafy little cul-de-sac that has very little traffic so it's pretty peaceful. And everyone knows each other – it has a villagey vibe.

4. *What attracted you to the area?* Given the recurring frequency of which I've lived in this road, I suspect it has more to do with powers more supernatural than those of an excellent estate agent, ha!

Egghead Diner on Kloof Street for their delicious Egghead egg roll and their cool '70s décor.

8. *And your go-to after-work get-in-a-quick-tipple local?*

The Dark Horse for their selection of beers on tap and wonderfully eclectic vintage interiors.

9. *One thing many people don't know about the area?*

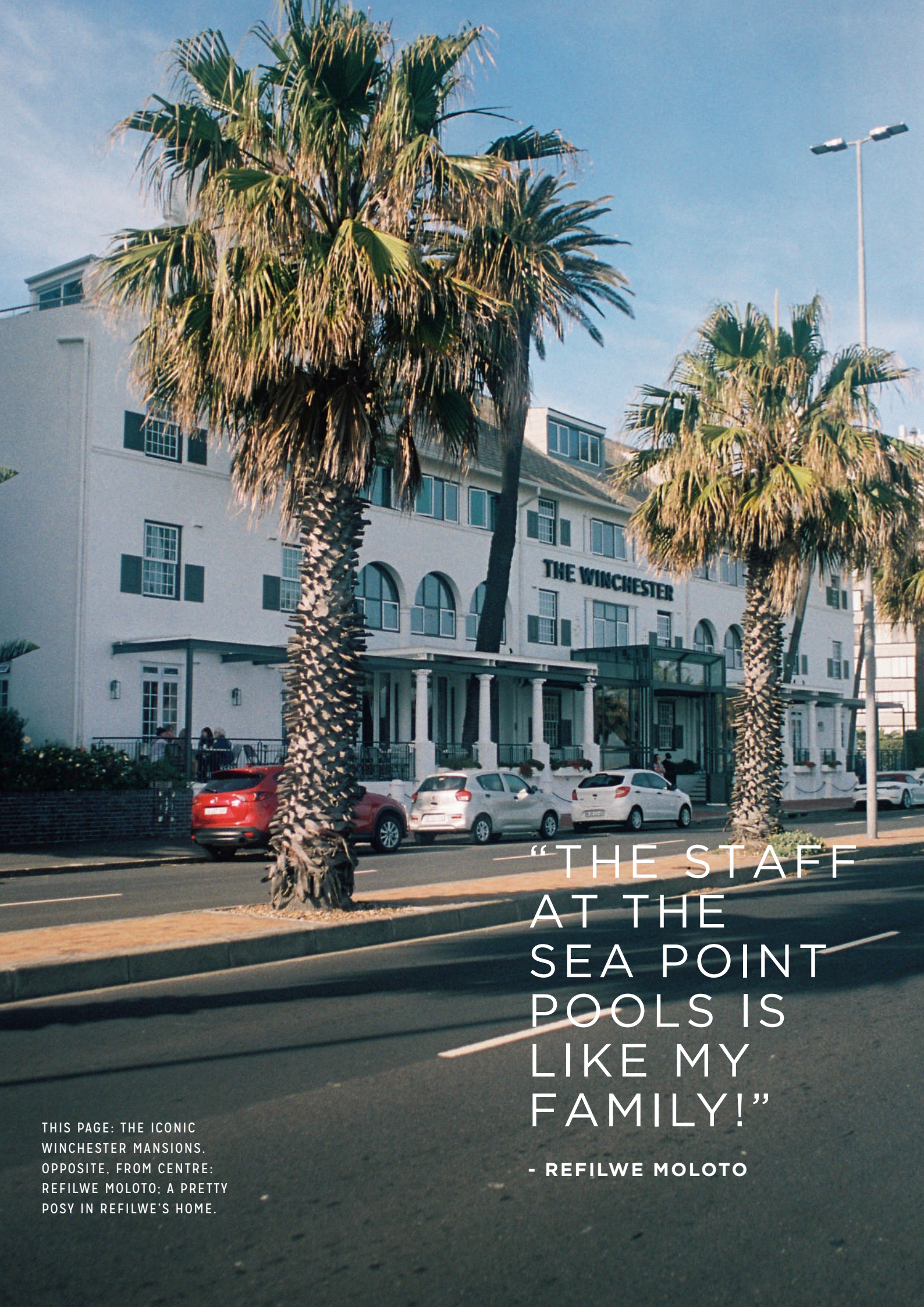
It has a magic vine. It grows from our backyard with a trunk as thick as my thigh and has spread all the way up ours and the adjacent road along a shared servitude. Residents of the

12. *A place that adds a kind of magic to the area?*

The Blue Café! It has been trading as a neighbourhood café since 1904 and for the last couple of decades has been a restaurant/deli that serves tasty food from its outside tables.

13. *Sum up your 'hood...*

Relaxed and friendly. I like the cosmopolitan mix of people... from students to young couples and families, and older folk who appreciate its peace and quiet in an otherwise bustling city. Tamboerskloof feels like the soul of the City Bowl.



“THE STAFF
AT THE
SEA POINT
POOLS IS
LIKE MY
FAMILY!”

- REFILWE MOLOTO

THIS PAGE: THE ICONIC
WINCHESTER MANSIONS.
OPPOSITE, FROM CENTRE:
REFILWE MOLOTO; A PRETTY
POSY IN REFILWE'S HOME.

REFILWE MOLOTO

ECONOMIC AND INVESTMENT ADVISOR, PRIMEDIA EXECUTIVE PRODUCER AND FORMER CAPE TALK MORNING SHOW HOST (WITH THE MOST).

1. *Where's your 'hood?*
Green Point!

2. *How long have you been in this spot?*
Almost a decade...

3. *Why do you love living here?*
When I came back from the States, I was dead set on recreating my life in the West Village... I thought that would be in De Waterkant, and then discovered it was actually Green Point.

4. *What attracted you to the area?*
Family-style living, the proximity to the sea, the ease of getting around on foot...

5. *Has the area changed a lot in the time that you've been here?*
A little... Green Point has pockets. The place I moved to is not the place I currently live in – in many ways, I've learned that the people who live here are the ones who foster the beauty that we enjoy.

6. *Do you know your neighbours?*
Yes, of course!

7. *Do you like them?*
I adore my neighbours – a girl is lucky to have a cohort of residents so committed to their neighbourhood. No one loves Green Point more than my

neighbours! It took a while to get to know them, and I think they're still trying to get to know me... but I think there's mutual love.

8. *Where's your preferred in-walking-distance breakfast spot?*
Winchester Mansions. I don't think people realise how economical their pricing is! Especially after a morning swim!



9. *And your go-to after-work get-in-a-quick-tipple local?*
El Burro! Always... who doesn't want a lekker margarita?!

10. *One thing many people don't know about the area/ neighbourhood?*
Green Point residents are the kindest, sweetest, most thoughtful neighbours to have. I have to say this out loud, because when I moved to a more communal spot, I was told I lowered the average

age by 25 years! And, there's something really special about older people trying to preserve a semblance of humanity, and order... and I think we young'uns could take the lesson. I have a neighbour (in the Whatsapp group) who HATES music being loud and I tease him, but at the same time, I respect that his world might be one that I desire in the future... (In the meantime, I wish Steve would just dance with me to Rihanna on the dancefloor!)

11. *Favourite outdoor spot?*
Green Point Park! I have had the best walks there, I see the best picnics, and I am my best self, enjoying that green space.

12. *The place where everyone knows your name?*
Every Uber Black in the neighbourhood... But, truly – the staff at the Sea Point pools, they are like my family!

13. *Shop/gallery/decor store that adds a kind of magic to the area?*
It's gotta be Cape Talk down the road, baby!

14. *Sum up your 'hood...*
More eclectic than you think, more loving than you know.

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SETH SHEZI

DIRECTOR OF
OBSIDIAN STUDIO,
STRATEGIST, CONTENT
CREATOR, PODCASTER
AND MAN ABOUT
TOWN.

1. *Where's your 'hood?*
De Waterkant.

2. *How long have you been here?*
Less than a year in De Waterkant, but I was in Sea Point for eight years before that and Green Point for four before that.

3. *Why do you love living here?*
It feels like an enclave; the haunts feel familiar and nostalgic while the people are eclectic and ever changing. Also the lack of load shedding in this area doesn't hurt.

4. *What attracted you to the area?*
There's something quite grounding about living in a quarter that's steeped in so much heritage. It forces you to take stock of your surroundings in a way I find more meaningful

than living in a modern high rise.

5. *Has the area changed a lot in the time that you've been here?*
The Atlantic Seaboard as a whole has changed drastically in the 15 years I've lived here. For the better, I might add. It has become a self-sufficient sprawl with fine restaurants, outdoor hangouts and it's safe enough to wander about at night – this couldn't be said of the area just a decade ago.

6. *Do you know your neighbours?*
Do I nod and wave when I see them? Always! Do I care to know their names? Not quite. Mostly because my place is flanked on either side by homes for rent, so they're predominantly occupied by short-stay holidaymakers.

7. *Who is the most recognisable person in the 'hood?*
I'd say It's a toss-up between Gelly and Frank, Emma and Dom's rescue dogs... Also notable is the fact that the Ruperts have a home four doors down.

8. *Where's your preferred in-walking-distance breakfast spot?*

For pick up, Origin's BLAT bagel, and to sit in, I walk to the ever-well-curated Hemelhuijs.

9. *And your go-to after-work get-in-a-quick-tipple local?*
Athletic Club & Social for solid negronis or, if I feel in the mood to stretch my legs, Latitude Aparthotel at the end of Sea Point for its arresting sunsets on their outdoor terrace.

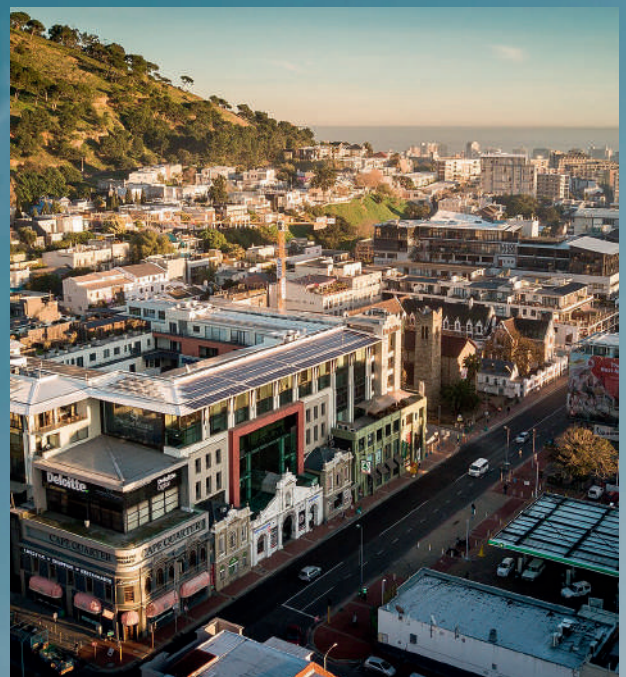
10. *One thing many people don't know about the neighbourhood?*
De Waterkant doesn't get load shedding!

11. *Favourite outdoor spot?*
The Green Point Park is wildly underrated, and the promenade remains golden!

12. *The place(s) where everyone knows your name?*
From Salsify at The Roundhouse, Latitude, and The Nines, to The Arabian Barber, Skin Renewal at The Cape Quarter, Hemelhuijs, Maison Mara and THK Gallery. I'm a creature of habit so I tend to go to the same places regularly.

13. *Sum up your 'hood...*
Always lit, colourful and camp.

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“DE WATERKANT DOESN'T GET LOAD SHEDDING!”

- SETH SHEZI

THIS PAGE, THE ONE AND ONLY, SETH SHEZI. OPPOSITE, FROM LEFT: THE EVER-STYLISH HEMELHUIJS; AN AERIAL VIEW OF DE WATERKANT.



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JULIA RAPHAELY

FOUNDER OF PARADIGM CONNECT, DIGITAL INNOVATOR AND FORMER CEO OF ASSOCIATED MEDIA PUBLISHING.

1. Where's your 'hood?
Camps Bay – from top to bottom.

2. How long have you been in this spot?
13 years.

3. Why do you love living here?
Living in Camps Bay is like living on holiday all year round. We have the longest possible days with the best sunsets. There is a very strong sense of community and people are often out and about versus staying indoors.

4. What attracted you to the area?
A friend of ours lived here and I remember visiting them and thinking how lucky they were to actually live so near to the beach. I never thought we could do the same having been brought up in leafy, wet Newlands. When I met my Italian partner he was so

firmly committed to living here – believing that one should finish one's day when the sun goes down and definitely not from behind a mountain. It didn't take long before he had convinced me.

5. Has the area changed a lot in the time that you've been here?
Yes, it's become a lot more busy. Definitely a tourist destination and hot spot!

6. Do you know your neighbours?
We moved recently (from Camps Bay to Camps Bay, we love it that much!) so we did know them very well and became the best of friends. To our new neighbours... just wait!

7. Who is most recognisable in the 'hood?
Mark Lottering is often spotted in the hood as is David Kramer, walking along the beachfront with his hat. Everyone also knows the blond 80-year-old lady who religiously walks from Camps Bay to the Mouille Point lighthouse 365 days a year.

8. Where's your preferred in-walking-distance breakfast spot?
I love the walk from Camps Bay to Stepbrothers in Bantry Bay and back. It's not even exercise but

rather an easy, feel-good habit with good food and coffee added in.

9. And your go-to after-work get-in-a-quick-tipple local?
It has to be the Camps Bay Social Club, located at the Camps Bay soccer field and run by the expert restaurateur, Corne Hishin. It's one of the best local spots because you never get tired of going there. It's super relaxed, well run, there's plenty of outdoor space for kids to play and it has the most beautiful views. Most of all, the staff are consistently excellent. It feels like home.

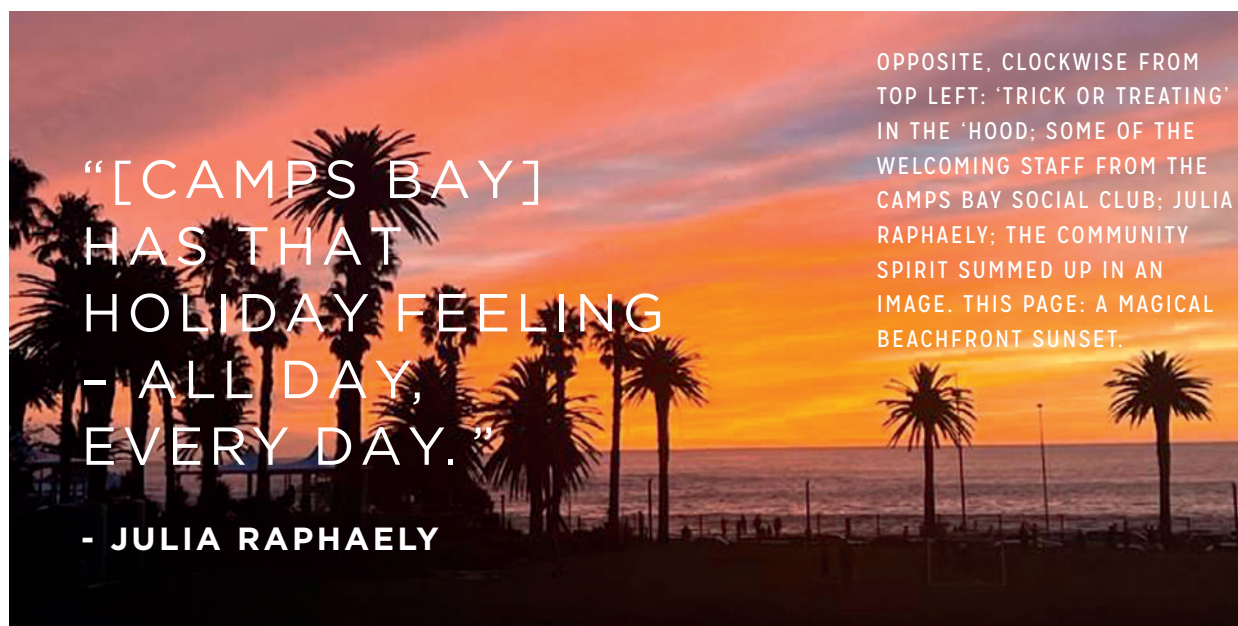
10. One thing many people don't know about the area?
The Little Glen is a beautifully kept secret tucked away at the end of the cul-de-sac.

11. Favourite outdoor spot?
The Symmons field is a favourite way to end the day.

12. The place where everyone knows your name?
The Camps Bay Social Club, for sure.

13. How would you sum up your 'hood?
It has that holiday feeling – all day, every day.

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“[CAMPS BAY] HAS THAT HOLIDAY FEELING – ALL DAY, EVERY DAY.”

- JULIA RAPHAELY

OPPOSITE, CLOCKWISE FROM TOP LEFT: 'TRICK OR TREATING' IN THE 'HOOD; SOME OF THE WELCOMING STAFF FROM THE CAMPS BAY SOCIAL CLUB; JULIA RAPHAELY; THE COMMUNITY SPIRIT SUMMED UP IN AN IMAGE. THIS PAGE: A MAGICAL BEACHFRONT SUNSET.



BUILD YOUR DREAM HOME IN THE RIDGE ESTATE!

LOCATED ON THE UPPER SLOPES OF LION'S HEAD, WITH UNRIVALLED VIEWS OF THE BAY, THE CITY AND CAPE TOWN'S ICONIC TABLE MOUNTAIN, THE RIDGE ESTATE IS A TRANQUIL SANCTUARY ABOVE ONE OF THE WORLD'S MOST BEAUTIFUL CITIES.

The Ridge combines the sanctitude of suburban living with easy access to a cosmopolitan lifestyle surrounded by nature. Enjoy the privacy that elevation affords you, along with excellent design, and state-of-the-art security.

The Ridge Estate comprises two residential housing estates: The Ridge Estate Villas (seven plots) and The Ridge Estate Residences (18 plots). Both sites offer the unique microclimate of Tamboerskloof and unrivalled views of the city, providing a panoramic outlook that encompasses Table Mountain, Devil's Peak, the full width of the City Bowl and Signal Hill, with the ocean serving as a glittering backdrop.

The unique site is part of the originally endangered Peninsula Shale Renosterveld. This special natural heritage is honoured in the expansive gardens, shared areas and private homes, inviting you to enhance your relationship with the outdoors. To ensure privacy for property owners and green space, a three-metre planting corridor is provided between the plots. Individual house views are protected with a height limit imposed on each stand. State-of-the-art security will include 24/7 monitored and manned strict access control, guard houses, electrified perimeter fencing and CCTV surveillance.

If you can peel yourself away from the unspoiled views of Table Mountain,



Lion's Head and Table Bay, the vibrant CBD is accessible within minutes. All of Cape Town's finest restaurants, cultural hotspots, art and architecture, along with any and every amenity you might need, are closeby.

The Ridge Estate also provides direct access to Lion's Head and Table Mountain's spectacular hiking and tranquil walking trails. Education, healthcare and recreational needs are well catered for, with excellent primary and high schools, as well as medical facilities all in the immediate area.

With construction underway and plots nearly sold out, there's no time to waste! Buyers are free to plan their dream homes following architectural guidelines, or select a design from several concept homes, created by award-winning architectural firm, SAOTA.

These breathtaking homes offer the perfect combination of modern luxury and open-plan living, making the most of the stunning views and natural surroundings. The Ridge Estate is ultimately a place for those looking to create their ideal home in a harmonious environment, without compromise.

The semigration from Joburg to Cape Town, and the influx of foreign investors looking for a sure thing, means that the remaining plots will soon be gone. It is also the only available real estate suited for development in the City Bowl.

Plots are priced from R10 million (incl. VAT) and range from 500 to 1012 sqm, with no transfer duties applicable.

To book a private viewing or to find out more, call 082 898 0519 or email doris@seeff.com.

Seeff FOR SALE



FRESNAYE | R100 000 000

4 BEDS 4.5 BATHS 2 GARAGES 2 PARKINGS **WEB REF RLS926152**

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This top-end property features 4 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 uninterrupted views.

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BANTRY BAY | R55 000 000

5 BEDS 5.5 BATHS 3 GARAGES 3 PARKINGS **WEB REF RLS928189**

This luxury home is in a league of its own. Perched against the mountain, with breathtaking views, the property features 5 bedrooms, 5.5 bathrooms, a wine cellar, media room, open-plan living and dining areas that flow out onto an expansive entertainment area with an uninterrupted view of the Atlantic Seaboard.



JO LOMBARD 083 281 2732



FRESNAYE | R38 000 000

3 BEDS 3.5 BATHS 2 GARAGES **WEB REF RLS928745**

This high-quality luxury apartment in Fresnaye has it all. The property features 3 en-suite bedrooms, a modern kitchen, fitted with luxurious appliances, a scullery, multiple open-plan living and dining areas that flow out onto a sizeable entertainment area, and breathtaking views of the Atlantic Seaboard.

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CLIFTON | R21 950 000

3 BEDS 3.5 BATHS 2 GARAGES **WEB REF RLS922919**

Located in the sought-after suburb of Clifton, this modern apartment is what Clifton living is all about. The property features 3 en-suite bedrooms, a stylish kitchen, open-plan living and dining areas that lead to an outside entertainment area with an amazing view of the ocean and Clifton First beach.

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JO LOMBARD 083 281 2732



Seeff FOR SALE



FRESNAYE | R34 950 000

4 BEDS 4.5 BATHS 3 GARAGES **WEB REF RLS933888**

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This property offers an incredible 820 sqm of internal and external living space - all on one level. The home features a chef-worthy kitchen fitted with top-of-the-line appliances, a scullery, laundry, multiple open-plan living and dining areas that flow out onto an expansive outside entertainment area with an infinity pool and breathtaking views of the Atlantic Seaboard plus Signal Hill.



FRESNAYE | R14 950 000

4 BEDS 3 BATHS 2 GARAGES 2 PARKINGS **WEB REF RLS916979**

This stylish property features 4 bedrooms, 3 bathrooms, airy open-plan living and dining areas and a large outside entertainment area with a pool. The kitchen leads out onto a private and lush compact garden at the back of the property. Additional features include solar power, water storage tanks, and a separate laundry room.



JO LOMBARD 083 281 2732



CAMPS BAY | R27 500 000

4 BEDS 4.5 BATHS 2 GARAGES 4 PARKINGS **WEB REF RLS921142**

This wonderful family home, with gorgeous sea and mountain views, has everything you need and more. Its open-plan layout flows seamlessly from the inside living areas to the outdoor recreational and entertainment areas, and the lush tropical garden. The accent is on sheer relaxation and entertainment! All bedrooms are beautifully appointed and en-suite - each with an outside patio. Plus staff accommodation.

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CAMPS BAY | R22 950 000

4 BEDS 4.5 BATHS 2 GARAGES **WEB REF RLS927024**

This sophisticated and modern home is situated in an enviable position bordering the nature reserve with the most spectacular unsurpassed mountain and Atlantic Ocean views. The home offers private and serene accommodation including open-plan reception rooms, 4 bedrooms, 4 bathrooms, and a separate TV room, dining room, gym, and store room. PRICE REDUCED!

EDITH MARSH 083 654 2168 | LYN POPE 082 575 1999



Seeff FOR SALE



CAMPS BAY | R15 950 000

4 BEDS 3.5 BATHS 2 GARAGES [WEB REF 4350672](#)

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This stylishly appointed open-plan villa offers a secure, modern and relaxed lifestyle with generous flow from indoor living areas to outdoor entertainment terraces, including an upstairs view terrace, plus an al fresco dining area (off the main living area), as well as a separate living room with bar and kitchenette, which spills out onto an inviting and spacious sundowner pool deck on the lower level.

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CAMPS BAY | R16 500 000

4 BEDS 4.5 BATHS 3 GARAGES [WEB REF RLS928366](#)

This contemporary, low-maintenance, double-storey 4-bedroom townhouse has top finishes and features throughout, including a double volume atrium and glass-sided walkway. It offers open-plan, free-flowing, spacious living with an outside entertainment terrace. Perfectly positioned close to the beach, restaurants, and shops.



EDITH MARSH 083 654 2168 | LYN POPE 082 575 1999



CAMPS BAY | R11 800 000

3 BEDS 2 BATHS 1 GARAGE **WEB REF RLS924937**

Situated in the front row of a sought-after security complex high up in a tranquil area of Camps Bay, this spacious renovated apartment stands out from the rest! Set on two levels with its own private swimming pool and stunning views across the entire bay, with Camps Bay's iconic palm-fringed white sandy beach and striking blue ocean stretching to the horizon.

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CAMPS BAY | R18 000 000

4 BEDS 4.5 BATHS 2 GARAGES 2 PARKINGS
WEB REF RLS924264

Move right in to this stylish and secure lock-up-and-go ultra-spacious 4-bedroom en-suite home, perfect for relaxed living in close proximity to Bakoven Beach. The house also has a large entertainer's deck with a sun-drenched pool, as well as an additional separate guest suite/work-from-home space with its own entrance.



CAMPS BAY | R4 300 000

1 BED 1 BATH 1 PARKING
WEB RLS924952

Situated in a well-managed security complex high up in a quiet neck of the woods in Camps Bay, this beautifully appointed open-plan apartment with lots of natural light and lovely sea and mountain views, offers a peaceful lifestyle as a permanent home or a holiday getaway with an income-generating opportunity for short-term rentals.

EDITH MARSH 083 654 2168 | LYN POPE 082 575 1999



Seeff FOR SALE



CAMPS BAY | R24 990 000

6 BEDS 6.5 BATHS 1 GARAGE 6 PARKINGS **WEB REF RLS901406**

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This magnificent residence (or luxury, income-producing guesthouse) is a very unique property. Enter through a grand inviting wooden walkway under a triangular bamboo roof and discover a breathtaking view of the sea. All reception rooms lead out to a pool in the middle of a luxurious exotic garden.

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CAMPS BAY | R17 950 000

4 BEDS 4.5 BATHS 2 GARAGES 2 PARKINGS **WEB REF RLS930964**

Walk to Glen Beach or the Camps Bay Promenade from this elegant lock-up-and-go lifestyle home in exclusive Strathmore Road. Wake up to spectacular ocean and mountain views from the ultra-spacious en-suite main bedroom with walk-in closet, or lounge around in its private, wind-sheltered patio.



POLA JOCUM 083 261 0116 | NADINE JOCUM 072 230 1947
| JACKIE CLARKE 060 996 6124



CAMPS BAY | R20 995 000

4 BEDS 5 BATHS 3 GARAGES 4 PARKINGS **WEB REF RLS898485**

This beautiful, eco-friendly home has been cost-effectively designed with high-ceilinged spacious rooms opening seamlessly on to patios and decks. It is a technically savvy space, with spacious open-plan living appeal. Ideal for casual and formal entertaining, the lounge, dining area, gourmet kitchen and TV room all lead out to the pool terrace, ideal for sundowners and a braai.

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CAMPS BAY | R15 750 000

3 BEDS 3 BATHS 2 GARAGES **WEB REF RLS931245**

This home offers 2 sea-facing bedrooms (all en-suite), and spacious outdoor living with its own pool, natural light and double garage! At last an apartment meeting the seven most popular buyer's criteria! With funicular access from own garaging to the apartment, which comprises of the whole floor Penthouse, soaring over Balie Bay.

POLA JOCUM 083 261 0116 | NADINE JOCUM 072 230 1947
| JACKIE CLARKE 060 996 6124



Seeff FOR SALE



CAMPS BAY | R14 995 000

6 BEDS 5.5 BATHS 2 GARAGES **WEB REF RLS924724**

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Located in a leafy green cul-de-sac, this bespoke and striking architectural design combines steel and glass. The ultra-spacious top floor comprises of the main en-suite, with a pajama lounge and excellent mountain and sea views, which exudes the feeling of a luxurious penthouse. Wake up to magnificent views from the second bedroom too.



CAMPS BAY | R6 500 000

3 BEDS 2.5 BATHS 1 GARAGE 1 PARKING
WEB REF RLS924831

Wake up to the sound of birds singing! This duplex, surrounded by nature, with its own pool and spacious outdoor living is rarely available. Light and tasteful living areas lead out to the pool and terrace and kitchen with a fresco breakfast courtyard. Enjoy sea views and sunsets from the living room and bedrooms, as well as a delightful view of Lion's Head.



CAMPS BAY | R9 995 000

3 BEDS 2.5 BATHS 2 GARAGES 2
PARKINGS **WEB REF 4465823**

Enjoy spectacular sunsets from a secure full-title townhouse. Leave your cars in a double garage and stroll to the beach, sidewalk cafes and shops (100 metres to the beach). Beach and mountain views from living areas and sundowner patio. Accommodation includes 3 bedrooms.



POLA JOCUM 083 261 0116 | NADINE JOCUM 072 230 1947
| JACKIE CLARKE 060 996 6124



WATERFRONT | R17 995 000

3 BEDROOMS 2.5 BATHS 2 PARKINGS **WEB REF 4584007**

This beautifully positioned corner apartment is set in one of the most sought-after buildings in the V&A Waterfront Marina. The open-plan spacious living area includes high ceilings and windows to capture the sensational canal views. This area flows out to a covered balcony that can also be accessed from the 2 front-facing bedrooms.



DE WATERKANT | R18 000 000

3 BEDS 4 BATHS 4 GARAGES
WEB REF 4528575

This is a magnificently appointed, spacious and fully renovated penthouse apartment oozing in charm and character with the most sensational use of outdoor space, maximising its panoramic views from every corner and room.



MOUILLE POINT | R17 995 000

3 BEDS 3.5 BATHS 2 PARKINGS
WEB REF RLS895817

This elegant apartment is filled with character. The stylish living areas offer a fantastic open-plan entertaining space. Flowing seamlessly from the reception areas is an enclosed balcony with frameless glass, which can either be left open so you can enjoy sunny days out on your terrace or closed so your furniture is cared for on bad weather days. All three bedrooms are en-suite.

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Seeff FOR SALE



WATERFRONT | R16 995 000
1.5 BEDS 1 BATH 1 PARKING
WEB REF RLS903391

A beautifully appointed and modern apartment (fully renovated with top quality finishes) with the most unimaginable views overlooking the front yacht basin in the V&A Waterfront Marina. Includes 6 sqm storeroom. Furniture is an optional extra.



WATERFRONT | 11 950 000
2 BEDS 2 BATHS 2 PARKINGS
WEB REF RLS914648

Offering sensational value for money, this spacious 2-bedroom apartment is in excellent condition and ready to be occupied. There is a full bathroom in the master bedroom with double basins and heated towel rails, wooden flooring throughout and a sensational white modern kitchen.

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WATERFRONT | R11 800 000
2 BEDS 3 BATHS 2 PARKINGS
WEB REF 4174068

This garden-like apartment offers tranquillity and is extremely charming. Originally designed as a 3-bedroom, but then renovated into a 2-bedroom, it could easily be converted back to its original layout, creating an exceptional opportunity to add value.



WATERFRONT | R11 500 000
2 BEDS 2 BATHS 2 PARKINGS
WEB REF RLS916439

A light, bright and airy apartment awaits. Over and above the comfort and luxurious touches are added special finishes, which give the apartment an even greater appeal.



FINELLA BOTES 082 600 9530 | KIM BAILEY 083 448 2632



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SEA POINT | R18 995 000
9 BEDROOMS 11 BATHROOMS **WEB REF RLS933459**

This charming guest house boasts 9 well-proportioned bedrooms, each with their own en-suite bathroom. Upon arrival you will be greeted by a sparkling pool providing the perfect spot for your guests to unwind and relax. The guest house offers a cosy lounge and dining room leading to the outside courtyard.

KAREN LURIE 083 655 2095



Seeff FOR SALE



SEA POINT | R13 950 000

3 BEDS 3 BATHS 2 PARKINGS **WEB REF RLS927528**

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Sumptuous single level living offering the space of a house with the ease and security of an apartment. The North-East corner apartment boasts natural light and exquisite, uninterrupted ocean views from all perspectives. A large entertainment area leads onto the patio with sliding doors off both the lounge and dining areas. The kitchen offers an additional laundry area perfect for the avid entertainer.

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SEA POINT | 25 995 000

3 BEDS, 3.5 BATHS, 1 GARAGE, 2 PARKINGS
WEB REF RLS932434

This stunning single level penthouse in Sea Point boasts incredible ocean and mountain vistas throughout, offering breathtaking views from every angle. The apartment offers direct elevator access, adding an extra touch of exclusivity and luxury.



SEA POINT | R13 950 000

3 BEDS, 3.5 BATHS, 2 PARKINGS
WEB REF RLS931525

This magnificent apartment boasts exceptional contemporary finishes and breathtaking ocean views. Upon entering this luxurious home, you will be greeted by a glorious flow onto an entertainer's terrace with uninterrupted views of the ocean. This terrace is perfect for hosting guests or simply enjoying a beautiful sunset beyond the water.



BRYAN GINSBURG 083 984 2680 | ADRIAN MAUERBERGER 082 826 6454



FRESNAYE | R6 500 000
 2 BEDS 2 BATHS 2 PARKINGS
WEB REF RLS929232

This modern and open-plan apartment is designed for effortless living. Both the entertainment area and the main bedroom lead out onto a spacious semi-enclosed balcony, offering breathtaking mountain vistas and lush surroundings.



FRESNAYE | R4 950 000
 2 BEDS 2 BATHS 1 PARKING
WEB REF RLS929225

This is a stunning, fully renovated 2-bedroom apartment in the highly sought-after area of Fresnaye. Boasting a prime North-East facing position, this apartment offers glorious mountain views and an abundance of natural light throughout. The apartment also has an open-plan entertainment area.



SEA POINT | R4 900 000
 2 BEDS 1.5 BATHS 1 PARKING
WEB REF RLS929981

This unrenovated east-facing apartment is a sunny and bright space, offering side ocean views that bring the beauty of the sea right into your living room. This apartment is perfect for someone looking to add their own personal touch and create a home that reflects their unique style and taste.



THREE ANCHOR BAY | R6 950 000
 2 BEDS 2 BATHS 1 GARAGE
WEB REF RLS923194

This fully renovated 2-bedroom apartment in sought-after Twin Towers North is set on Sea Point's enviable promenade. The apartment boasts fabulous ocean views and North-Easterly perspectives. Open-plan entertainment allows for ease of living and functional entertaining. There are top-end finishes throughout with all rooms leading onto a sizeable patio.

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Seeff FOR SALE



SEA POINT | R3 750 000

2 BEDS 1 BATH 1 PARKING **WEB REF RLS933826**

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

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SEA POINT | R2 690 000

1 BED 1 BATH 1 PARKING **WEB REF RLS929261**

This is a spacious 1-bedroom apartment in the sought-after Bordeaux block. This immaculate and 'neat as a pin' abode has wonderful sunshine and light throughout, with a large bedroom, full bathroom with bath and shower, and views of Signal Hill, Lion's Head and even a glimmer of the Atlantic Ocean.



HILARY BICCARI 083 251 2233 | LOLLY UNTERSLAK 082 452 0905



SEA POINT | R2 095 000
1 BED 1 BATH **WEB REF RLS930239**

This immaculate 1-bedroomed apartment is ideal for those wanting to invest in a fabulous location. Great finishes complement this home that includes an open-plan kitchen, generous reception area and open balcony with a glimpse of the ocean and mountain.



THREE ANCHOR BAY | R1 995 000
1 BED 1 BATH 1 PARKING **WEB REF RLS929244**

Situated on the top floor of a complex with an interesting overview towards the Green Point Stadium, as well as lovely views of Lion's Head and Signal Hill, this spacious 1-bedroom, 1-bathroom apartment requires an update.

HILARY BICCARI 083 251 2233 | LOLLY UNTERSLAK 082 452 0905



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Seeff FOR SALE



GREEN POINT | R6 500 000

3 BEDS 2 BATHS 2 PARKINGS **WEB REF RLS924293**

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Immaculate and spacious 3 bedroom apartment, set in the heart of Green Point. Surrounded and in the hub of the best restaurants, shops, coffee spots and more! Spacious and light open plan kitchen, dining room and lounge allows for ideal entertainment space, which flows out onto an extra large garden patio.

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MOUILLE POINT | R2 850 000

0.5 BEDS 1 BATH **WEB REF RLS921868**

This is a lovely, one-of-a-kind charming garden studio situated on the prestigious Mouille Point promenade. The apartment consists of a spacious open-plan living area and bedroom, with separate kitchen and bathroom. The most beautiful outdoor veranda and garden, surrounded by picturesque mountain vistas..



TAMAR CHEERIN 072 465 5803 | TALYA CODRON 072 738 2698



MOUILLE POINT | R2 750 000

1 BED 1 BATH **WEB REF RLS919348**

This well-sized 1-bedroom apartment is situated in a beautiful small block along the Platinum mile. The block features a well-maintained and lush communal garden. Newly renovated to the highest spec, this is an investment opportunity not to be missed. The unit features an open-plan kitchen and lounge, with vast views of the mountain and urban park.

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FRESNAYE | R1 900 000

0.5 BEDS 1 BATH 1 PARKING **WEB REF RLS924001**

This spacious studio apartment with glorious sea views is set off the slopes of Fresnaye. An ideal investment property, the unit is flooded with natural light, streaming into the open-plan living and sleeping space. It has a separate kitchen and bathroom.

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TAMAR CHEERIN 072 465 5803 | TALYA CODRON 072 738 2698



Seeff FOR SALE



HIGGOVALE | R15 000 000

3 BEDS 3 BATHS 2 GARAGES **WEB REF RLS930128**

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Situated on Bellevue Street, the views are beautiful from this charming cottage. One enters the property into the double tandem covered parking, leading up to a large sparkling pool in a private nook, well protected from the wind and capturing the sun. The elevated position allows for arguably some of the finest views in Cape Town.

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HIGGOVALE | R13 900 000

4 BEDS 2.5 BATHS 2 GARAGES 2 PARKINGS **WEB REF RLS932686**

This multi-level light-filled house is 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.



SUZY DAVIES 072 902 1604



CAPE TOWN | R4 500 00

2 BEDS 2 BATHS 1 PARKING **WEB REF RLS910628**

The apartment consists of an open-plan living room that is flooded with natural light; the living and dining room lead out onto a spacious balcony, with stunning views. Upstairs consists of two spacious bedrooms. The main bedroom has a full en-suite bathroom. There is a second generous bedroom and bathroom with shower, opposite the landing, where there is space for a workstation.

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GARDENS | R4 500 000

3 BEDS 2.5 BATHS 1 GARAGE **WEB REF RLS930785**

This spacious 3-bedroom duplex apartment with a townhouse feel is situated in a prime location, Palmkloof in the heart of Gardens, making it the perfect home for those who desire comfort, convenience, and style. Boasting an impressive size and a garden, the private outdoor space provides space for relaxation and entertainment.

SUZY DAVIES 072 902 1604



Seeff FOR SALE



CAPE TOWN | R3 650 000

2 BEDS 2 BATHS 1 PARKING **WEB REF RLS918572**

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Namaqua House is situated in the centre of Cape Town, filled with the charming architecture of yesteryear and overlooking the greenery and hubbub of the cobbled Greenmarket Square. This spacious 2-bedroom 2-bathroom apartment is situated on the 5th floor, its elevated position maximising the light and minimising the noise and activity from below.

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GARDENS | R3 200 000

2 BEDS 2.5 BATHS 2 PARKINGS

WEB REF RLS916695

Situated in Wembley Square, a funky new apartment block centrally located, this 2-bedroom 2-level apartment is in excellent condition. One enters into the lower level, with guest toilet, open-plan lounge and dining room and colourful kitchen with all the mod cons.



CAPE TOWN | R1 500 000

0.5 BEDS 1 BATH 1 GARAGE

WEB REF RLS931799

This studio apartment is located in the trendy and rapidly developing neighbourhood of Zonnebloem, in the attractive apartment block, The Square. Centrally located, this fully-furnished apartment offers convenient access to all the amenities, coffee shops, theatres and restaurants that the area has to offer.



SUZY DAVIES 072 902 1604



HIGGOVALE | R12 800 000

4 BEDS 3.5 BATHS 2 GARAGES 2 PARKINGS **WEB REF RLS927796**

This one-of-a-kind entertainer's home is spectacularly located in a cul-de-sac and enjoys magnificent views of Cape Town's City Bowl, harbour and ocean. The home has a bright, light and flowy living and dining area that opens up to the spacious outside area with a swimming pool, a large garden and covered outdoor entertainment area.

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HIGGOVALE | R9 995 000

4 BEDS 4 BATHS 2 GARAGES 5 PARKINGS **WEB REF RLS931988**

This warm and peaceful family home offers the perfect opportunity to purchase affordably and add value in Cape Town City Bowl's most sought-after suburb. The home enjoys excellent indoor-outdoor living allowing you to bask in and enjoy the pleasures of nature and the surrounding scenery.

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EMIRHAN CANER 079 030 8418



Seeff FOR SALE



GARDENS | R5 195 000

3 BEDS 2.5 BATHS 1 GARAGE **WEB REF RLS928893**

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This well-appointed family home is in close proximity to Kloof Street, several schools, trendy restaurants and top attractions like Table Mountain and nearby beaches. The home offers an open-plan living and dining area that interlinks, seamlessly leading to the kitchen.

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VREDEHOEK | R2 295 000

1 BED 1 BATH 1 PARKING **WEB REF RLS931532**

This is your opportunity to own a neat, terraced apartment in a sought-after block in the heart of Vredehoek. Lively and modern, this 1-bedroom apartment ticks all the boxes. It offers an open-plan living and dining area, a newly renovated en-suite bathroom with a spacious walk-in shower, an off-street parking bay and a sun-drenched, private patio.



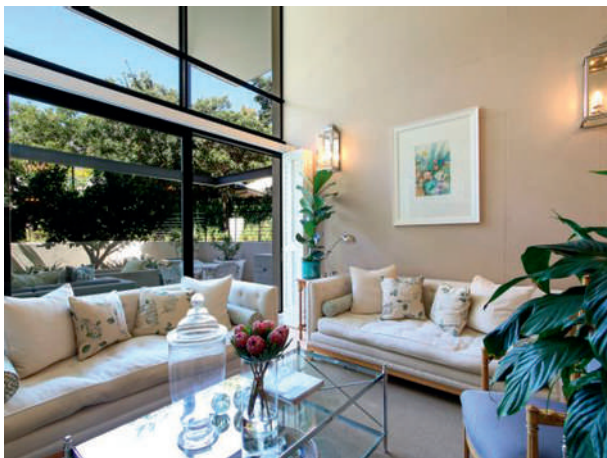
EMIRHAN CANER 079 030 8418



VREDEHOEK | R5 995 000

4 BEDS 2 BATHS 1 GARAGE 1 PARKING **WEB REF RLS921083**

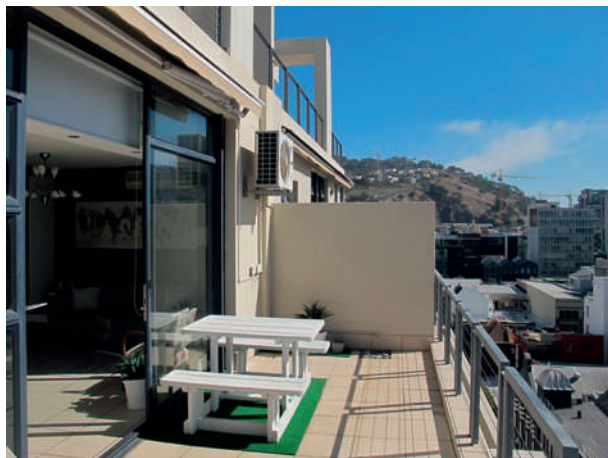
100 Upper Mill Street is a spacious family home. Offering 4 large bedrooms, 2 bathrooms and secure parking for two cars, the sellers have lived here for over 20 years and are happy for the next buyers to start their own memories in this home.



GARDENS | R4 295 000

2 BEDS 2 BATHS 2 GARAGES
WEB REF RLS930480

This spacious and luxurious apartment is designed with double volume ceilings, creating a feeling of grandeur and spaciousness that will take your breath away. Take advantage of this unique and rare opportunity to secure this ultra-spacious, modern duplex apartment in this immaculate and sought-after block at an attractive price. This truly is incredible value for money!



CAPE TOWN | R2 995 000

2 BEDS 1 BATH 1 GARAGE
WEB REF RLS930057

This apartment has it all! Full of natural light and situated high up in the building with stunning North-facing views. A large balcony offers city views, and it is spacious with 2 bedrooms and 1 bathroom. It's conveniently positioned to get you wherever you need to go in town or the Atlantic Seaboard.

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ALAN SCREEN 083 235 0616



Seeff FOR SALE



ORANJEZICHT | R1 999 999

1 BED 1 BATH 1 PARKING **WEB REF RLS930474**

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This spacious 1-bedroom unit has amazing mountain views, a secure parking and a communal pool. The property is located in the historical Oranjezicht, built on the site of the old Oranjezicht farm, which used to stretch as far as the Mount Nelson Hotel and supplied the Castle of Good Hope with fresh produce.

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GARDENS | R2 495 000

1 BED 1 BATH 1 GARAGE

WEB REF RLS931387

This neat and modern 1-bedroom apartment is a top-floor oasis that boasts stunning city and mountain (seasonal) views. The open-plan kitchen/living room is bright and spacious, with plenty of natural light flooding in through the large windows on this corner unit. From here, you can step out onto the balcony and enjoy the fresh air while sipping on your beverage of choice.



GARDENS | R1 995 000

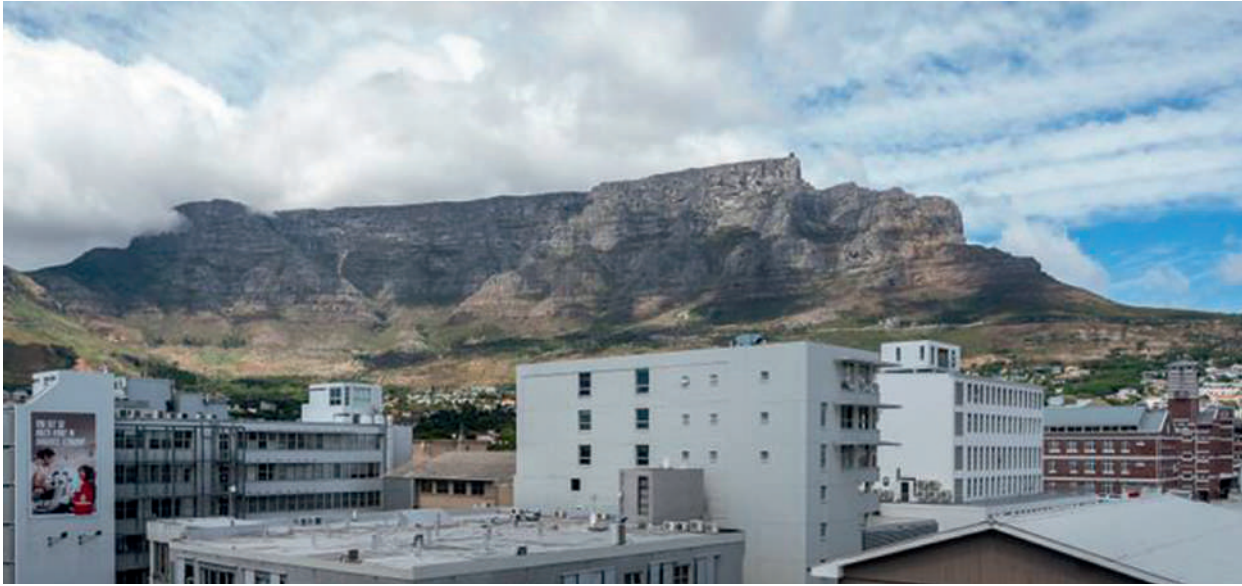
2 BEDS 2 BATHS

WEB REF RLS924795

Perfectly positioned in Kloof Street, this unit is a great investment where short-term lets are allowed. Spacious, light and bright. What more do you want? There are only 12 units in this very well-run block. Please note that there is only street parking available with this unit.



ALAN SCREEN 083 235 0616



CAPE TOWN | R1 850 000
0.5 BEDS 1 BATH 1 PARKING **WEB REF RLS929602**

Bright, sunny and light with breathtaking Table Mountain and Lion's Head views, this is the most beautiful, large 49 Sqm studio. It is possible to screen off the lounge from the bedroom and its built-in cupboards. The lounge opens onto a balcony with sliding glass doors.



CAPE TOWN | R3 250 00
3 BEDS 2 BATHS 2 PARKINGS **WEB REF RLS932206**

A rare find boasting Table Mountain and city views from the lounge and main bedroom. With a trendy coffee culture, the neighbourhood also has bars, restaurants and interesting shops in close proximity. This penthouse, with its raw brick walls, concrete floors with underfloor heating, mood lighting and exposed metal piping throughout, is reminiscent of New York-style loft living.

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BERNICE MUSKIANTH 083 444 3434



Seeff FOR SALE



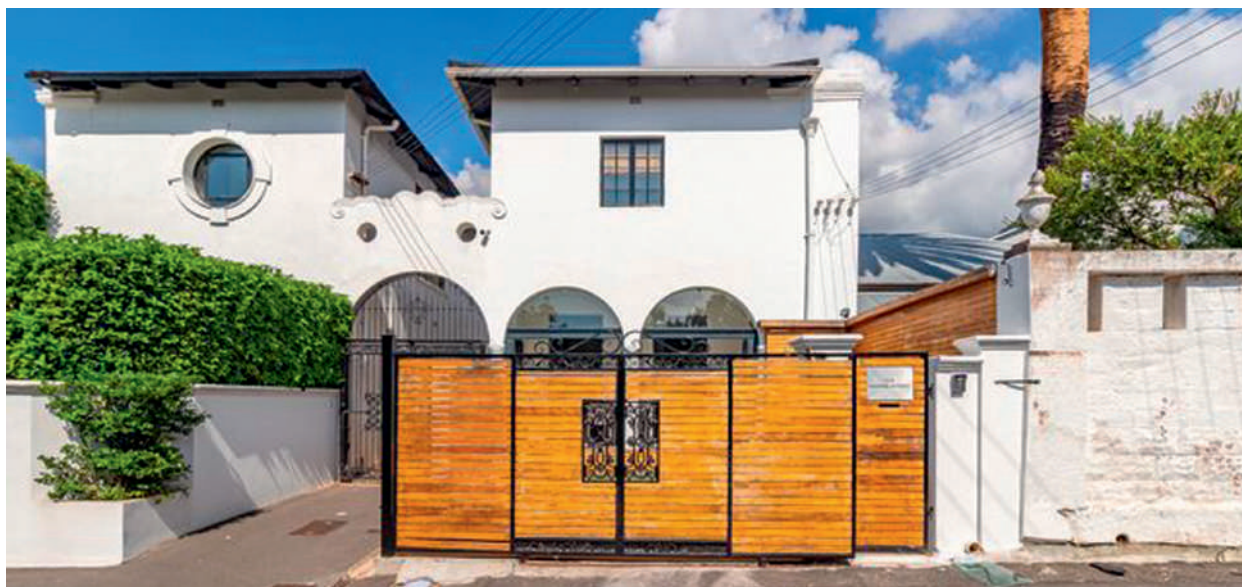
BO KAAP | R5 995 000

2 BEDS 2.5 BATHS 2 PARKINGS **WEB REF RLS931635**

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This stunning 3-storey apartment boasts 2 private bedrooms, 2 bathrooms, a guest toilet and 3 balconies, providing ample outdoor space to enjoy the beautiful views. Situated in a secure block, the apartment also includes two secure parking spaces, ensuring peace of mind for residents. The open-plan lounge, dining room, and modern kitchen on the first level opens out onto a lovely balcony.

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GARDENS | R5 950 000

4 BEDS 4 BATHS 1 PARKING **WEB REF RLS928927**

This home is laden with unique touches and ample windows allowing for maximum natural light to stream in. It measures approximately 300 sqm internally and has a secure off-street parking. The house has been cleverly designed with creative use of space by separating one section of the house to be a self-contained income-producing apartment with its own separate entrance, kitchenette and a cosy outside area.



DARICE LOEB 082 849 2635



WOODSTOCK | R2 750 000
 3 PARKING BAYS **WEB REF CLS2053**

This well-positioned corner property retail space in Regent Street has just come on the market under a Sole Mandate. Situated on a busy main road with lots of traffic and passing trade, with high-visibility this space is ideal for a retail store, showroom, restaurant or similar. It also has an enclosed patio with a braai area. It is currently occupied and in use as a showroom for artists and is in a very vibrant part of the city. There is ample street parking directly outside the building as well as across the street.

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PAROW | R21 000 000
 2 GARAGES 6 PARKING BAYS **WEB REF CLS2244**

This free-standing commercial landmark is located in Glenlilly and has just come on the market, under Exclusive Sole Mandate. There are easy access points from the N1 and Voortrekker Roads making it a great location for tenants, their customers and staff. This building has recently been well renovated and upgraded by the seller at substantial cost and features ground floor retail space, which is partially leased, along with a larger retail space that was recently vacated and upgraded, facing busy Voortrekker Road.

RYAN PERUMAL 082 781 3836





AN ODE TO THE FOREVER HOME

THERE'S A LOT TO BE SAID ABOUT MOVING AROUND UNTIL YOU FIND A PLACE THAT FEELS LIKE HOME – BUT THERE'S ALSO SOMETHING MAGICAL ABOUT FINDING A PLACE WHERE YOU FEEL CONTENT STAYING PUT...

WORDS **LYNETTE BOTHA**

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Growing up, we only ever had one family home. Our semi-detached, 3-bedroomed safe space high up in Vredehoek.

In fairness, there were the three years before my cognitive memories were properly formed, where we lived in a flat in Brownlow Road in Tamboerskloof – the one of The Blue Café fame – but the only recollection I have of that is from photographs.

Bellair Road, Vredehoek has always been home. Home of the wind; home of the Spar on our corner and Ann at the till; home of The Sidewalk Café that my sister's ex-boyfriend founded (and which is now obviously a Bootlegger Café)...

A place where I used to walk to the library more than once a week at the age of 10, totally unperturbed, and from where in later years I'd catch a taxi down to the Gardens Centre as a teen because it made me feel like a grown up.

However, I didn't view it with such rose-tinted glasses in my youth. Being set in one place, that is. Friends of mine and their families were often moving home – whether down the road or to a new suburb, there was always somebody on the go. There was the thrill of them discovering their new space; how they'd decorate their new bedroom; which secret spots they'd discover in their gardens. There were boxes to pack and unpack; pets to move and keep contained before being introduced to a new area; new phone numbers and addresses to remember.

Not for me. I got a new duvet cover, a new light in my bedroom, maybe we rearranged the furniture slightly. There was no new phone number to memorise or mail

to be picked up at a former address.

I always used to think that the idea of moving every few years was exciting, intriguing, a fresh start in a new place, without considering the strong roots that form – literally and figuratively – when you have inhabited a space for so long.

Fast forward a few years, and I basically went from my childhood forever home to my adult forever home – a place we've now lived in for 16 years. And finally, I get it... for our children this is home. It's the address engrained in their memory; it's the neighbourhood friends they've grown up with; it's the seeds they planted in the garden that are now big bushes and the overgrown treehouse where the ladder is missing a rung. It's the corner of the garden where they remember the trampoline, the pool deck that was once just grass, the granadilla vine that keeps on keeping on.

This is not to say that we'll never move. In fact, for a year we did just that: we moved to a tropical island in the middle of the Indian Ocean and luckily, we had the foresight to rent out our Mother City sanctuary instead of sell. When things didn't quite work out in paradise (although it was pretty paradisiacal for 12 months), being able to return to our cocoon, a home you know so well, and a space that you can easily navigate in the dark (God knows we need that), feels like a soft landing.

My childhood home in Bellair Road remains there, frozen in its exact form that I grew up in; home to my dad, with his 'Blowing in the Wind – Bob Dylan' sign still firmly affixed to the gate. I may now have my own forever abode, but our little house in Bellair will always be home to me.



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