

LUXURY LIFESTYLE LOCAL

BLUE



ATLANTIC SEABOARD & CITY BOWL

WINTER 2024

COSY UP
The best spots
for fireside dining

EXCLUSIVE

THE KOLISI LEGACY

We talk charity,
kindness and more

**MADE IN
CAPE TOWN**
Some of the city's
finest brands

IT'S YOUR

DREAM HOME

STEP INSIDE BANTRY BAY'S HOTTEST PROPERTY AND MANY MORE



WE DO RENTALS RIGHT



Garreth Gibson
Rental Manager

MEET OUR RENTAL EXPERTS FROM THE ATLANTIC SEABOARD & CITY BOWL



LET US HELP YOU FIND THE RIGHT TENANT!

GET IN TOUCH!

Sea Point 021 434 9175 | V&A Waterfront 021 425 5970

Camps Bay 021 438 1055 | City Bowl 021 423 9146



Success with every move.

CONTENTS

- 5 **WELCOME:** Hello from Ross Levin
- 6 **COLUMN:** The art of people watching
- 8 **INTERVIEW:** The Kolisi legacy
- 12 **INTERVIEW:** Catching up with The Good Things Guy
- 14 **EAT:** Cosy spots for winter dining
- 18 **DRINK:** Best at-home tipples
- 22 **TRAVEL:** Escape (winter) in style
- 28 **SPOTLIGHT:** Patrick Mavros' new boutique
- 30 **SPOTLIGHT:** Made in the Mother City
- 36 **BOOKS:** What's on your bedside table?
- 38 **RENTAL:** Cape Town trends and insights
- 42 **PROPERTY:** Welcome to your dream home
- 52 **BUY:** All our current property listings
- 80 **END NOTE:** SA's undeniable winning spirit

EDITORIAL TEAM

Editor and Project Manager Lynette Botha

Creative Director Ziyaad Bassier

Print Production Shirley Quinlan

Printing CTP

Distribution Community Life Media

Seeff Atlantic Seaboard & City Bowl

Licensee Ross Levin

BLUE is created on behalf of
Seeff Atlantic Seaboard & City Bowl
Sea Point Medical Centre,
1 Kloof Road, Sea Point, Cape Town
021 434 9175

Hello!

I'm not sure about you, but I'm pretty perturbed by the fact that we're well into the second quarter of the year...

Where has the time gone? Wasn't the Rugby World Cup win only a few weeks ago? How are we here already? Passover, Easter, Eid and more have already crept up on us before we even knew it.

The world seems very upside down at the moment, but strangely right side up at the same time. It feels like 2024 is challenging us with lots of change and many decisions to be made as humankind; not only here but abroad too.

Our election year is in sync with the US, and by the coverage they're getting we're in a similar boat - many candidates, few worthy of voting for.

But, we need to push forward. We need to air our opinions and make our mark by voting on 29 May. And, most of all, we need to remain optimistic - which is exactly what this issue of BLUE centres around. Despite all that we have to feel negative about, there is so much to be thankful for and look forward to.

Raise your blinds, open your windows, take a trip to the countryside or winelands (right on our doorstep) and witness the beauty all around us.

I know that you'll feel what I feel too.

We hope that you enjoy this issue!



Lynette

EDITOR

WHAT PROTECTION DOES THE PROPERTY CONDITION REPORT PROVIDE AND FOR WHOM?



JAMES PHILLIPSON
Director, Cape Town

EXPERTISE
Property Law and
Conveyancing

TEL
021 406 9100

EMAIL
JamesP@stbb.co.za

Inherited from Roman-Dutch law, *caveat emptor* is a Latin phrase which translates to 'purchaser beware'. Notwithstanding its ancient origins, the principle retains its relevance in contemporary law, particularly in relation to agreements of sale of immovable property. In this context, a seller's obligation to inform a purchaser of latent defects, the relevance of the *voetstoots* clause, and the requirement to complete a prescribed Property Condition Report, intersect.

In conveyancing transactions, the discovery of a property defect by a purchaser after signing an agreement of sale is commonplace. To indemnify sellers against liability for latent defects (defects not detectable to non-experts on inspection), agreements often incorporate a *voetstoots* clause, which conveys to a purchaser that the owner is selling the property 'as is' – latent and patent defects included. Accordingly, the purchaser is responsible for meticulously inspecting the property before agreeing to enter into the transaction. However, there is a notable exception to the legal consequences of the *voetstoots* clause: If the seller knows of a latent defect and fraudulently fails to disclose it to the purchaser to secure the deal, the seller may be liable for damages sustained by the purchaser. Indeed, our courts have held sellers liable for the cost of repairing rising damp, leaks, and structural instabilities where fraudulent misrepresentation was established.

To facilitate full disclosure of defects to purchasers, section 67 of the Property Practitioners Act requires an estate agent marketing a property to procure a completed Property Condition Report ('the report') – also known as

a disclosure form – from the seller. Designed to discourage fraudulent and or misleading representations by the seller or their agent, this statutory, pre-populated document must be provided to an interested purchaser before the parties conclude an agreement. The report is attached to the sale agreement and constitutes an integral part thereof. Notably, it includes various statements concerning the condition of the property, to which the seller must respond by marking 'yes', 'no', or 'not applicable' in the designated text boxes. The statements range from whether the seller has actual knowledge of defects in the roof, septic system, or electrical installation, to knowledge of boundary line disputes and the heritage status of the buildings on the land. Further, provision is made for the seller to note additional particulars relating to the property for the benefit of the purchaser.

Importantly, the requirement to complete the report does not replace the operation of the *voetstoots* clause. Under the common law, the *voetstoots* clause has a wider reach than the statutory report, which is limited to the statements listed. Significantly, the report does not serve as a warranty of any sort. To that end, it contains a clause alerting prospective purchasers to their responsibility to perform a proper inspection of the property and, if necessary, to appoint a professional person skilled in such inspections.

Given that the obligation to procure the report and provide it to a purchaser is imposed on estate agents by virtue of the Property Practitioners Act, it finds no application in private sales that is sales not facilitated by an agent. Where an agent was involved in marketing the property, non-compliance may result

stbb.co.za

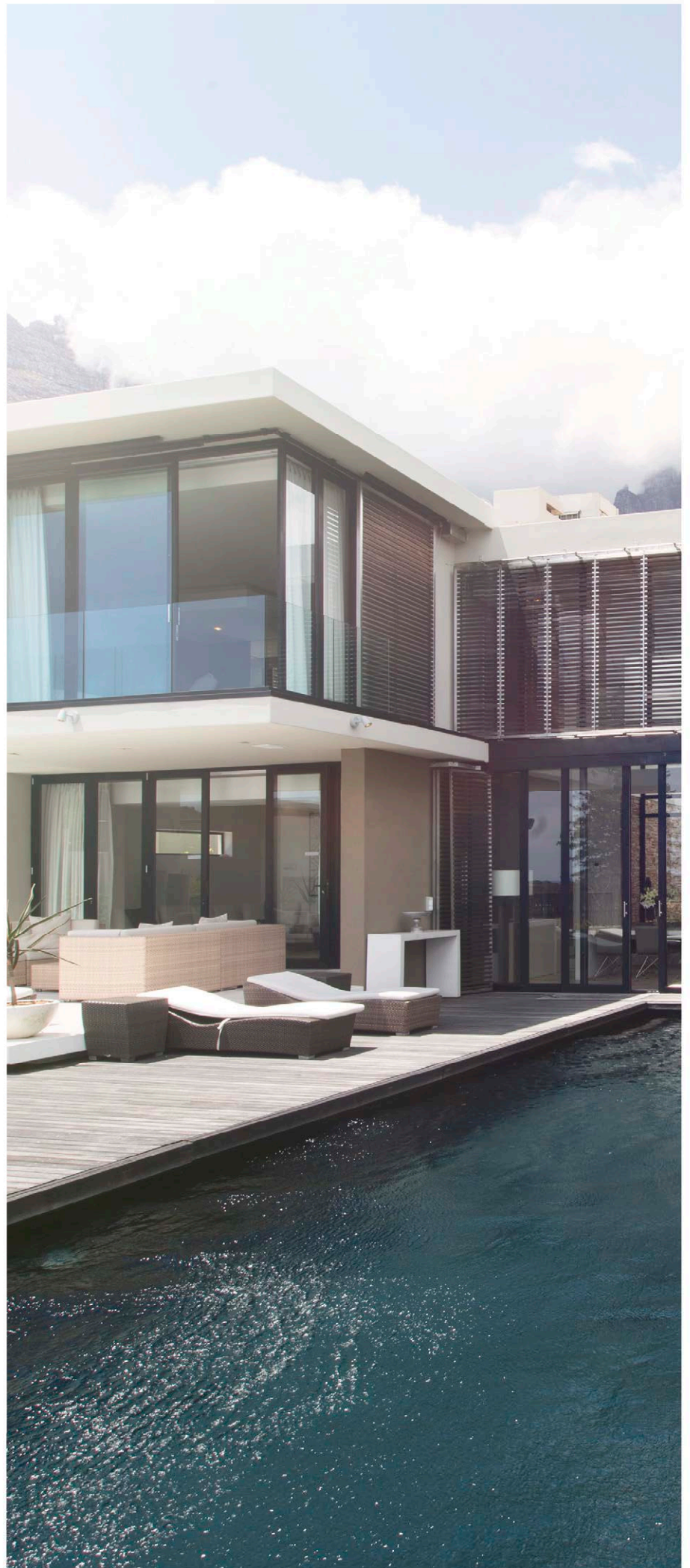
in the imposition of a penalty by the Property Practitioners Regulatory Authority on the agent. Moreover, the agent may be held liable for any losses incurred by the purchaser emanating from their failure to provide them with the report.

Admittedly, it is not always possible to obtain a completed report from the seller. For example, the seller resides overseas and may not have visited the property in years. In that case, an estate agent should inform the purchaser of this fact so that the latter may pay particularly close attention when inspecting the property. In the event that the property is tenanted, the seller may authorise the tenant to complete the report on their behalf.

Based on the above paragraphs, it is undeniable that the *caveat emptor* warning must be heeded. Aside from liability for guarantees and promises regarding the condition of the property recorded in an agreement, and absent fraud on the seller's part, the risk of defects falls squarely on the purchaser. For this reason, it is imperative to appoint a skilled conveyancer to navigate unforeseen obstacles at every stage of the property transaction.

For assistance, contact James Phillipson at JamesP@stbb.co.za.

Scan our QR code for more information about our STBB services and upcoming events.



SCHMIDHAUSER

ELECTRICAL | PLUMBING | SOLAR | MARINE | CONSTRUCTION

TAKE PROPERTY COMPLIANCE TO **NEW HEIGHTS**

Our cutting-edge solutions and expert teams ensure your property meet all regulatory requirements. Reach out today and experience the SCHMIDHAUSER difference!

021 424 4588 | keegan@schmidhauser.co.za

1 Container Road, Port of Cape Town, 8001

www.schmidhauser.co.za

HELLO AGAIN...

Welcome back to another edition of *BLUE*. As we approach the midpoint of 2024 (time flies, doesn't it?), I've been taking stock of the year so far, savouring the final moments of our summer season, and gearing up for what we hope will be a rainy winter.

Our city experienced a bustling tourist season, and I'm heartened not only by the influx of international visitors to Cape Town but also by the significant number of first-time visitors. Particularly noteworthy is the surge in visitors from the United States, many of whom are expressing interest in investing in long-term properties here along the Atlantic Seaboard and in the City Bowl.

As South Africans, we take pride in our resilience in the face of challenges, a quality deeply ingrained in us. In this issue (which I'm particularly proud of), we draw inspiration from individuals like Brent Lindeque, known as the Good Things Guy, who has a knack for spotlighting uplifting stories that abound around us.

Our exclusive interview with Rachel Kolisi about the Kolisi Foundation and all the commendable work that her and her husband (our national treasure), Siya Kolisi do, along with their teams, serves as a reminder that tough times only strengthen our resolve.

The success story of property sales in the Atlantic Seaboard and the City Bowl over the past four years is cause for celebration too. People are drawn to these areas, despite their limited availability, seeking a lifestyle opportunity unparalleled anywhere else on the continent. And who could blame them?

Personally, I've had the privilege of traveling extensively, and as the winter chill sets in, I often seek sunshine elsewhere. Yet, with every new destination I explore and every diverse culture I encounter, I'm reminded of the unique charm of our city. Here, we enjoy a quality of life, a warmth, and breathtaking scenery that are truly unparalleled, but above all, a profound sense of belonging.

I hope you find inspiration and optimism within the pages of our latest issue - a reminder of the remarkable spirit that defines us as South Africans.



Ross Levin
Licensee: Seeff Atlantic Seaboard & City Bowl



**“As South Africans,
we take pride
in our resilience
in the face of
challenges.”**

OBSERVATIONS OF A PEOPLE WATCHER IN CAPE TOWN

Embark on a whimsical journey through the streets of Cape Town, unravelling the quirks and idiosyncrasies of our colourful inhabitants.



Cape Town, our eclectic melting pot of South Africa, where every street corner seems to unveil a new chapter in the grand saga of humanity. As a self-proclaimed aficionado of the art of people-watching, I've spent countless hours perched on café chairs, peering over the rims of my oversized sunglasses, and soaking in the diverse tapestry of characters that make up this vibrant city.

Let's start with the hipsters, shall we? Parading down Kloof Street with their purebred pooches trotting alongside, adorned in designer bandanas that probably cost more than my entire wardrobe. It's a sight to behold, watching these four-legged fashionistas strutting their stuff, occasionally stopping to sniff at a vintage vinyl record store or a trendy artisanal coffee joint. And their owners? Well, they're a breed unto themselves, with their meticulously groomed beards and thrift store chic attire. They're the kind of folks who would scoff at the mere mention of mainstream music and wax poetic about the virtues of organic kale smoothies.

And let's not forget the moms, the ever-present matriarchs of the Cape Town social scene. Clad in their activewear that suggests they've just come from a gruelling Pilates session (even if they've actually spent the morning gossiping over lattes), they can be spotted pushing designer strollers down the promenade or engaging in heated discussions about the best organic baby food brands. And what are they sipping on? Why, matcha, of course! It's as if the mere act of drinking this trendy green tea imbues them with an aura of health and wellness, regardless of whether they actually make it to that yoga class they signed up for.

And then there are the businessmen, those high-powered individuals who strut down Long Street with an air of importance that could rival even the most seasoned diplomat. They're the ones who are always talking loudly on their phones, sealing deals and making power moves while simultaneously tapping away at their sleek laptops. It's as if they're in a perpetual state of multitasking, their minds constantly buzzing with thoughts of profit margins and market trends. But hey, who am I to judge? If I had their level of hustle, maybe I'd be able to afford those fancy cocktails they're always ordering at the rooftop bars.

Of course, no exploration of Cape Town's social landscape would be complete without mentioning the young vegan digital nomads who seem to have taken up permanent residence in the city's hipster enclaves. With their laptops adorned with stickers proclaiming their allegiance to various obscure coding languages and their Instagram feeds filled with envy-inducing photos of exotic locales, they're

“After all, where else can you witness such a glorious spectacle of eccentricity and charm?”

living the dream—or so it seems. But behind the facade of carefree wanderlust lies a relentless pursuit of Wi-Fi signals and soy lattes, as they navigate the precarious balance between work and play in the gig economy.

Ah, how could I forget the cyclists and trail runners, the kings and queens of Cape Town's outdoor fitness scene? Clad in their form-fitting spandex and neon-colored gear, they zip through the streets like streaks of lightning, their bikes and running shoes never far from reach. Sidewalk cafes become impromptu pit stops for these athletic enthusiasts, who prop their bikes against the nearest wall and proudly display their medals and hydration packs as if they were badges of honor. And woe betide anyone who dares to suggest that they take their sweaty selves elsewhere—these fitness fiends have earned their right to hog the sidewalk with their unyielding dedication to the pursuit of physical perfection. As they sip on their electrolyte-infused beverages and swap tales of epic rides and scenic trails, they serve as a reminder that in Cape Town, the great outdoors is not just a backdrop, but a way of life.

As I sit here, nursing my third flat white of the day and watching the world go by, I can't help but marvel at the kaleidoscope of humanity that surrounds me. From the hipsters to the moms to the businessmen to the digital nomads, each person contributes their own unique hue to the vibrant canvas of Cape Town life. And as I continue my never-ending quest to unravel the mysteries of the human psyche, I can't help but feel grateful for the front-row seat that this city provides. After all, where else can you witness such a glorious spectacle of eccentricity and charm? **S**



EXCLUSIVE INTERVIEW

THE KOLISI LEGACY

Siya and Rachel Kolisi started the Kolisi Foundation in 2020. Four years on, we chat to Rachel about the impact its had, what drives her and her family, and the importance of leaving a legacy



Leaving South Africa must have been hard, but of course the right decision for your family at this time. How have you all found settling into life in France?

Settling into France has been more challenging than anticipated, but we are all putting our best foot forward and trying to make the most of it, especially for the foundation. It really does open so many doors to spread the word about the amazing work that the Kolisi Foundation is doing in South Africa. It's incredible to see that very few people in Europe actually have a realistic idea of the living conditions of so many South Africans. There are many other things we are getting to grips with along the way too: getting caught in the rain on the way to the shops, learning to drive in the snow, slipping and sliding in the snow, and lots of language mishaps with us trying to speak in French, and the French trying to speak to us in English!

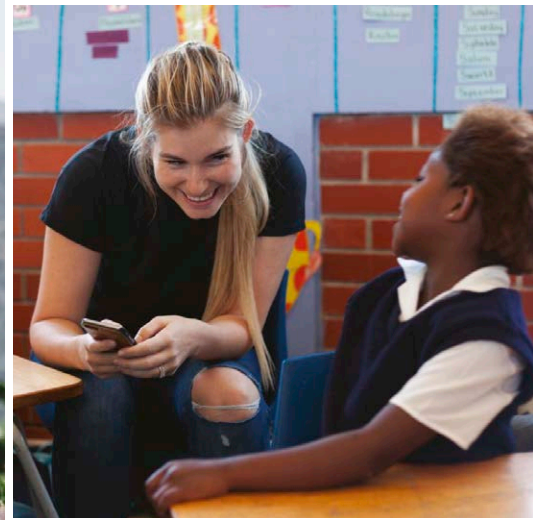
Tell us a bit more about the Kolisi Foundation and how you manage the hands-on work that you do from afar.

The Kolisi Foundation has just turned four years old [in April], which is absolutely crazy. We started it around the time that the first case of Covid was reported in South Africa. Our work focuses on three different areas: Food Security, Gender Based Violence (GBV), and Education and Sports Development. Its basis has stemmed from mine and Siya's lived experiences, and things that we wanted to see addressed within South Africa. There is a lot of work that gets done by the Kolisi Foundation on a daily basis, but we believe in having various areas of work, and it really helps us have a holistic approach to our vision and mission and what we're trying to achieve. I think one thing that was a blessing during Covid was learning how to work remotely and from afar, so I know of many individuals that are

managing to run organisations remotely and, so far, it's allowed me to manage the Kolisi Foundation from France, but I also try to return to South Africa often to spend time with our team, which is made up of brilliant people who do an incredible job of holding things together when I'm away.

How has your day-to-day role changed since taking the reigns as CEO in 2022?

My day-to-day role has changed significantly. My days are a lot fuller, and there are many more meetings! Lord knows no one wants more meetings in their days, but it has given me a different kind of purpose and fulfilment for life. I also run a business outside of this, but working for the foundation has given me a lot more purpose and perspective, which has been such a blessing because I think society has created this norm of "get as much as you can, push as far as you can go, no matter who you have to step on to do



“There are over 3 000 children who are a part of our feeding programme.”

that”, and I think what the foundation has created for me is a space to create and make a difference with phenomenal human beings who are just constantly serving and constantly giving, even at their own expense; that’s been really insightful and inspiring for me.

Can you elaborate on some of the initiatives you have worked on and goals achieved to date?

There is so much that’s been done! But there are a couple of significant initiatives that come to mind. In Siya’s book and documentary, he mentioned how difficult it was to have to go to school hungry; it was hard to retain information on an empty stomach,

and then having to go back to an environment that was riddled with gender-based violence; sport became somewhat of a saviour for him and played such a significant role in his life. So, I think one of our greatest achievements is our Siyaphakama programme that involves six schools located in a 1.2km radius of the township where Siya grew up, including the primary school that he attended. Something that we’re starting in the six schools this year is improving their infrastructure. We’re going to be building our first field and multipurpose courts at two of the schools, with the goal being to have all six schools fitted with multipurpose courts and fields within the next couple of years. We have

also implemented a feeding programme, which a great deal of research has gone into (along with the expertise of the Nelson Mandela University students and dieticians) to make sure that we have top quality nutrition for the kids. There are over 3 000 children who are a part of our feeding programme, receiving very nutritious meals daily. We have also hired 16 coaches for phys-ed and after-school coaching programmes, so we have really high-quality sports educators and we’re doing amazing work through that too. Our Kolisi Connect initiative has been very successful in Cape Town, and we will be launching it in the Eastern Cape in the next few months. We’ve found that a lot of GBV organisations were working in silos, so through this programme we’ve been able to bring them into a space together, and we’ve seen new ideas and collaborations created - we are stronger together. There’s also an exciting collaboration coming up between us, Mosaic and the Groot

Schuur Hospital Trust, where we'll be implementing screenings, which is something that hasn't really been available in public hospitals before, and we're really grateful to be a part of it. We fund several different organisations who all work in alignment with the different sectors that are part of the vision and mission of the Kolisi Foundation.

What is a core memory during your time working on the Kolisi Foundation that has reiterated that this is your calling?

A core memory for me that reiterates that the work of the foundation is a huge reason why I am on earth and an enormous part of the contribution that our family wants to make to South Africa (and the world), is probably found in the individual conversations I have with the people that we work with. Things that may be very simple and insignificant to us are quite major for the person, or people, on the receiving end - so just seeing someone receive a household hamper, or really high-quality sporting assistance and infrastructure, or women/people who are fighting against GBV being heard and helped; the mamas running the kitchens, having individual conversations with these people and

realising that our small contribution makes such a difference to them - that is an important reminder that I am doing what I should be doing, no matter how challenging it can be at times. It reminds me that there are good people who are doing good things and those are the people who are really worth investing our time and resources in.

What keeps you motivated and excited about South Africa?

I've really had a shift in perspective now that I've been living overseas, seeing South Africa through a new lens, from the outside looking in. It's interesting to see how negative the reports and feedback are of South Africa, especially after having lived and left my heart there. There's so much to celebrate and so much beauty in our country. It can be overwhelming if you look at the issues as a whole, like load shedding, but I really think our beauty is in our ability to come together in times where we need each other. There's this light and hope that shines through our country, like we would have seen through the Rugby World Cup, where people came together to root for our team, backing them all the way. We have also seen this in times of natural disasters, seeing how our people come together immediately

to help one another; wanting to help to rebuild, to help clean up, to donate... It's in these moments - knowing that there are many individuals that care deeply about our country - that I feel optimistic and extra patriotic. I think as overwhelming as the problems can seem sometimes, it's important to highlight the moments that are beautiful, those that just set your soul on fire.

What are your hopes and dreams for South Africa?

A hope and dream of mine for South Africa is to see restoration and investments in areas that were affected negatively during apartheid, particularly in where people were pushed out of certain communities. That's still very much a relevant conversation that should be happening today. People are still having to travel extremely far distances just to get to work or to access opportunities, and it shouldn't be the case. So, a big dream of mine would be to see a lot more resources and opportunities available to communities that were previously strategically formed to deny access for people.

Any words of motivation for South Africans on the eve of the elections?

I really hope that everyone actually makes the effort to vote, because it's important that we're using our voices now more than ever, and it comes down to numbers at the end of the day. I believe that we can't complain if we're not doing anything about it. So, I really hope to see larger numbers than we've seen before, with people choosing to use their vote - their voice - in this upcoming election.

What are your words to live by?

The words that I live by? 'This too shall pass'! In fact, it's one of two tattoos that I have. It's a good reminder for me, that whether you're in a really challenging or a really good season in life, that everything passes. It's obviously nicer to remember when you're in a hard season that things will shift, even if it might seem impossible in the moment. But also, it's important to remember in the good times to cherish those amazing moments and to have gratitude for them, because they too will pass. **S**



“The words that I live by? ‘This too shall pass!’”



PATRICK MAVROS

HARARE LONDON MAURITIUS NAIROBI NAMIBIA VICTORIA FALLS CAPE TOWN



THE GIRAFFE FAMILY & ACACIA TREE CANDELABRA
IN STERLING SILVER

ALFRED MALL, 19 DOCK RD, VICTORIA & ALFRED WATERFRONT, CAPE TOWN

PATRICKMAVROS.COM



GOOD THINGS GUY

In a heart-to-heart conversation between Brent Lindeque, the founder of Good Things Guy, and Lynette Botha, the essence of optimism and the power of spreading positivity unfold

Good Things Guy, a platform dedicated to sharing South Africa's uplifting news stories, emerged from a simple yet impactful act a decade ago.

Reminiscing about the inception of Good Things Guy, founder Brent Lindeque says, 'it all stemmed from my decision to transform the neknomination trend [an online drinking game challenge] into something positive'.

On January 31st, a decade ago, Brent decided to rather initiate 'rack nominations', encouraging people to perform small acts of kindness instead of engaging in harmful drinking games and activities. Little did he know, this small gesture would spark a viral movement, leading to the birth of Good Things Guy. Brent recalls that initially it was challenging to find good news amidst the overwhelming negativity in media. 'However, as the platform gained traction, stories flooded my inbox, showcasing the abundance of positivity in South Africa.'

'The importance of providing an alternative narrative during times of crisis, amplifying stories of hope and resilience, cannot be disregarded,' he says. 'People want to believe in the good out there – and they need to hear about it.' From sharing positive stories on his dedicated website and social media platforms, to getting his own radio slot, and now being a keynote speaker and all-round South African treasure, Brent is still gobsmacked by the way his small idea wasn't so small after all.

Yet, despite all his gracious work, there will always be the 'haters', which is why he emphasises the importance of maintaining optimism when being met with negativity. 'The trolls and negative comments from people who must be really unhappy in their lives will always be there, but I advocate for prioritising mental well-being and focusing on the positive aspects of life. I always encourage myself – and others – to not read the comments! The negative ones at least, but it's sometimes hard to practice what I preach,' he laughs. His personal mantra revolves around filling his cup with activities that bring joy, allowing him to navigate through challenging times with resilience.

And, when it comes to remaining optimistic about South Africa, he says that he finds solace in the inspiring stories of individuals making a difference in their communities. 'Despite our country's hardships, the resilience and unity displayed by South Africans in times of adversity are unmatched; my job is to highlight the positive contributions of ordinary citizens, which often go unnoticed amidst the chaos. 'I mean, who doesn't love a feel-good story, right?'

His latest endeavour, *Only Good Things*, is a compilation of thousands of heart-warming stories featured on Good Things Guy. 'The overwhelming response to the book serves as a testament to the impact of spreading positivity', for which Brent expresses immense gratitude. **S**



ONLY GOOD THINGS, R580, GOODTHINGSGUY.COM

QUICK-FIRE QUESTIONS WITH BRENT LINDEQUE

3 things you love about South Africa:

1. The kindness.
2. The ubuntu.
3. The people.

Your favourite spots in Cape Town?

Hiking up Table Mountain, all the wine farms, and The Duchess of Wisbeach.

Someone you look up to?

Every single good South African – they inspire me every day.

Top 4 dinner party guests (past or present):

1. Archbishop Desmond Tutu.
2. Stan Lee.
3. Steve Jobs (from a business perspective).
4. Taylor Swift.

Cats or dogs?

Both in equal numbers. All animals in fact!

Mountain view or sea view?

Hmmmm... a sea view please!

Taylor or Miley?

Tay Tay obvs. She is the BEST!

Your advice for paying it forward?

Just do it. Get off your bum and do it. That's how we make a difference, by actioning change.

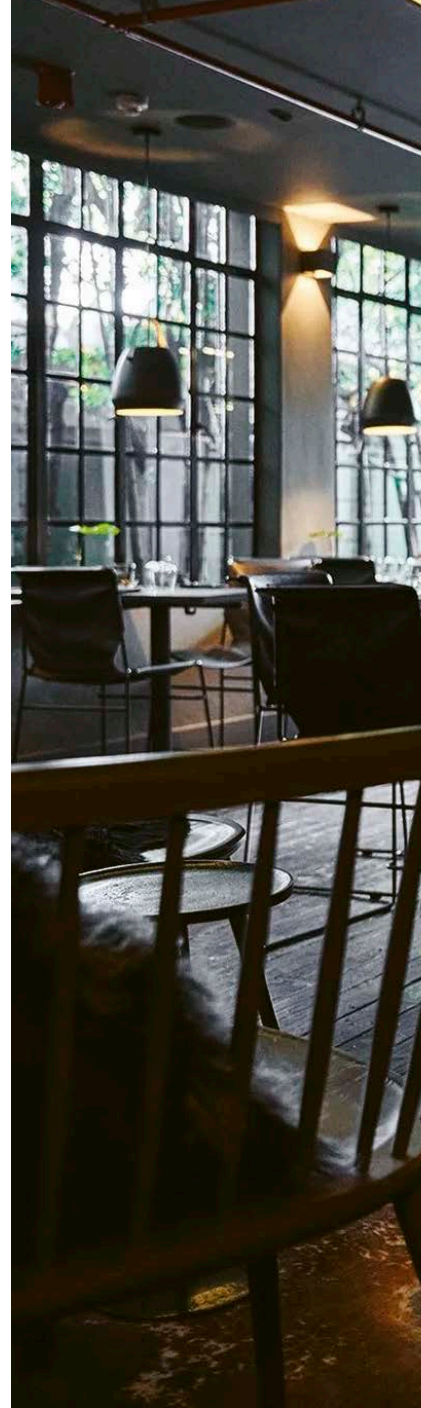
Your words to live by?

In times of tragedy, always look for the helpers. They will always be there (and they always are).

VADIVELU

A relatively new Kloof Street favourite, Vadivelu touts itself as 'Indian. With attitude'. The menu is refreshingly short, with a small list of exciting dishes executed brilliantly. After all, when each dish is made so superbly there is no need for too much choice. This spot gets full early, so best you book. With a cosy Victorian fireplace and heaters on the verandah, it's the ideal place for lunch or dinner in winter.

vadivelu.co.za



KEEP IT COSY

When you're not in the mood to leave home (but you don't want to cook either), these spots are well worth the venture out - and you're guaranteed to remain warm and well-fed...



ELGR



ELGR

If you haven't yet visited this spot, you've likely seen it on your social feeds – with good reason. Elgr is well on its way to becoming another Kloof Street institution thanks to its welcoming atmosphere, ever-changing shared plates menu, and a super local wine list. The double fireplace is a treat in winter, keeping patrons toasty and the ambience cosy. elgr.co.za

THE FOODBARN

Franck Dangereux's The Foodbarn has been a well-frequented establishment for almost two decades. Well worth the drive via Chapman's Peak, this Noordhoek stalwart is as cosy as it gets. Dishes are seasonal and created with the freshest local ingredients – from more-is-more tapas to generous, hearty and comforting meals. foodbarn.co.za



IMAGES: SUPPLIED



THE FOODBARN

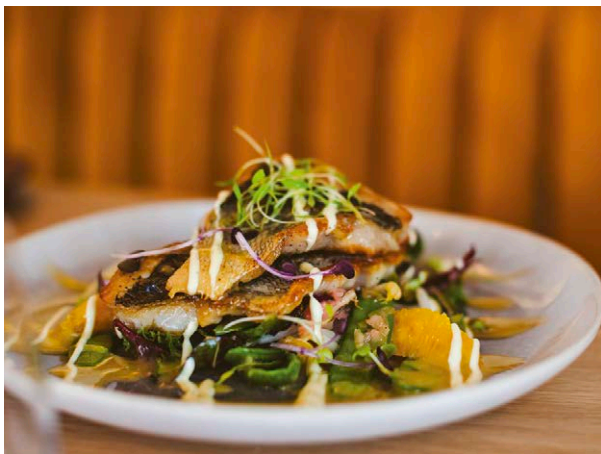


LIFE GRAND CAFÉ



LIFE GRAND CAFÉ

With more than one fireplace to warm up alongside, and its idyllic and convenient location at the V&A Waterfront, Life Grand Café is a no-brainer when it comes to picking a spot to eat at on a winter's day. From moreish shared plates, to pasta and pizza, and a range of specialties, there's something to satisfy all palates. lifegrandcafe.com



TRYN AT STEENBERG

Expect a roaring fire on arrival, delectable cuisine and a setting second to none in one of the Cape's most prestigious estates, Steenberg. Tryn is a place to take it slow, to indulge in each course (paired with superb wines), while enjoying true Cape hospitality. steenbergs.com/tryn



TRYN AT STEENBERG



MAXICOMS

Making life with tech easier

WE'RE A TRUSTED HOLISTIC TECH COMPANY THAT CAN **SOLVE ALL YOUR HOME AND BUSINESS NEEDS**

- Internet Connectivity & Wi-Fi
- Solar & Back-up Power Systems
- Telecommunications
- IT Support, Cybersecurity Solutions & IoT Smart Home Solutions
- Air-conditioners
- CCTV Security
- Managed Print Services

maxicoms.co.za | info@maxicoms.co.za | 086 137 0139



MASTER THE ART
OF MIXOLOGY BY
CRAFTING
COCKTAILS
AT HOME



Embrace the warmth of home during the city's colder months by becoming your own bartender...

As the colder months envelop Cape Town, there's an undeniable allure to stay in.

So embrace that desire and add a touch of sophistication to your evenings by upping your cocktail game – you don't need to sacrifice the delights of a well-crafted cocktail just because you're not heading out the house. In fact, it presents an opportunity to elevate your mixology skills and indulge in the art of cocktail creation (the easy way) without having to brave the chilly weather. Using Master of Mixes, a range of premium cocktail mixers, you can effortlessly transform your home into a stylish cocktail lounge, perfect for intimate gatherings or solo indulgence. It's not hard to nail these four cocktails (which can easily become mocktails by omitting the hard tack)!



← OLD FASHIONED

Glassware: Old Fashioned glass or tumbler

Garnish: Orange twist and cherry

Flavour Profile: Timeless and sophisticated, with a harmonious blend of bourbon sweetness, bitters, and citrus notes.

RECIPE:

- 60 mls bourbon
- 15 mls Master of Mixes Old Fashioned Mixer
- Dash of aromatic bitters

Stir all ingredients with ice in a mixing glass. Strain into an Old Fashioned glass over a large ice cube. Garnish with an orange twist and a cherry.



↑ SPICY MARGARITA

Glassware: Rocks glass

Garnish: Lime wheel and chili salt rim

Flavour Profile: Tangy, spicy, and refreshing, with a kick of heat and a zesty citrus twist.

RECIPE:

- 60 mls tequila
- 30 mls Master of Mixes Margarita Mixer
- 15 mls fresh lime juice
- Dash of hot sauce (adjust to taste)

Rim the glass with chilli salt. Shake all ingredients with ice and strain into the prepared rocks glass over fresh ice. Garnish with a lime wheel.





↓ DIRTY BLOODY MARY

Glassware: Tall glass

Garnish: Salted rim, olives, lime wedge

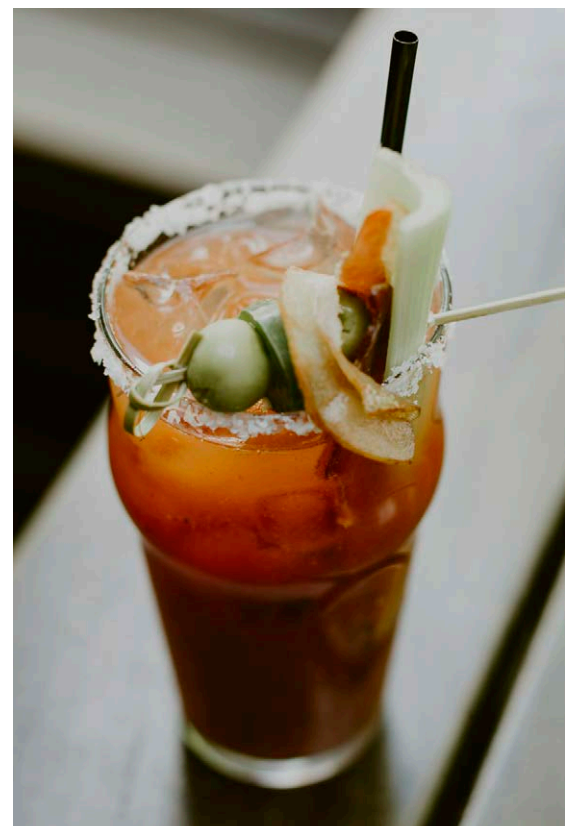
Flavour Profile: Pungent, spicy, salty and tart, it is a robust cocktail that takes the classic Bloody Mary up a notch.

RECIPE:

- 25ml vodka
- 20ml olive juice
- 150ml Classic Bloody Mary Mixer

Build all ingredients in order in a tall/Collins glass filled with ice, stir to combine and top with salt and pepper.

Find Master of Mixes at various retailers throughout Cape Town, including Pick 'n Pay, Tops at Spar and Norman Goodfellows. Visit masterofmixes.com for more cocktail inspiration



↑ COSMOPOLITAN

Glassware: Martini glass

Garnish: Lemon zest or slice

Flavour Profile: Complex with sweet and sour notes - it is fragrant, tart and refreshing all at once.

RECIPE:

- 50ml vodka
 - 100ml Cosmopolitan Mixer
- Combine ingredients in a shaker filled with ice. Shake and strain into a chilled martini glass, or, for a milder version, allow for a little ice.



PURCHASING IMMOVABLE PROPERTY AND THE USE OF ELECTRONIC SIGNATURES

Technology is evolving at a rapid pace and whilst the South African legal system is slow to embrace change, we see many instances where electronic signatures are now accepted in legal documents.

It is important to note that the Electronic Communications and Transactions Act (ECTA) clearly states that electronic signatures are prohibited when parties sign a Sale Agreement in respect of immovable property.

The current position requires wet ink signatures to be used, failing which, the agreement shall be null and void.

The current requirements are certainly going to be reviewed in coming years and the law will have no choice but to adapt and progress in line with the advancements in technology.

DANIELLE ABRAHAMSON



KATZ ABRAHAMSON

ATTORNEYS, NOTARIES & CONVEYANCERS

ESCAPE IN STYLE



As winter descends upon Cape Town, there's a magical allure to cosying up in luxurious accommodation, enveloped in warmth and comfort. These four unique boutique properties each come with their own special sense of whimsy, promising an unforgettable and stylish winter escape.

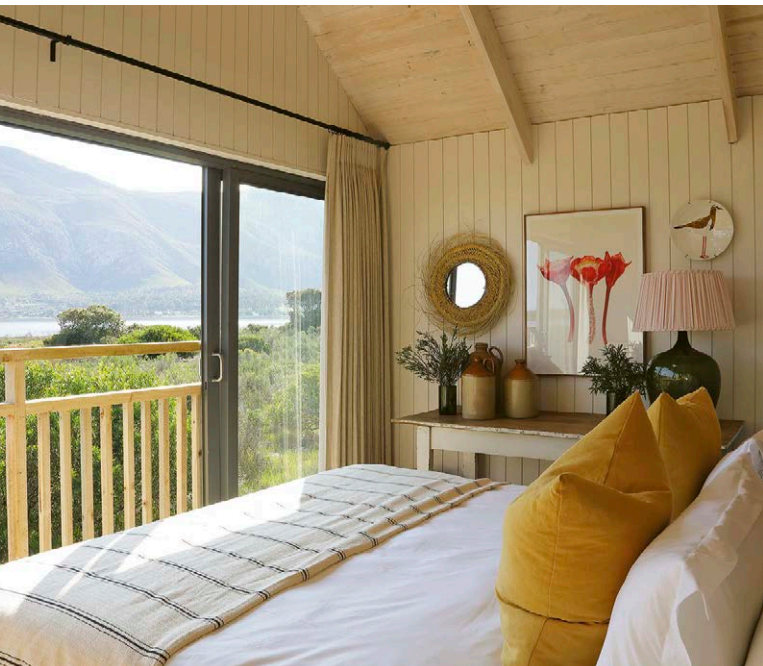


THUÚLA HAVENS, HEMEL EN AARDE VALLEY

Perched atop the rolling hills of the Hemel en Aarde Valley, Thuúla Havens invites guests to experience the ultimate in minimalist luxury and privacy. Paired-back, elegant furnishings are cocooned in the natural light that pours in through expansive windows, which simultaneously showcase the sweeping vistas of the mountains and nature beyond. thuula.com

COOT CLUB, STANFORD

Located in the serene town of Stanford, Coot Club exudes rustic charm and plenty of character. Its picturesque setting along the banks of the Klein River provides a stunning backdrop for winter getaways, while its bright, breezy, and colourful interiors lift the spirits the minute you set foot inside. Guests can choose from a variety of suites, each with their own unique characteristics and beautiful views across the valley.
cootclub.com

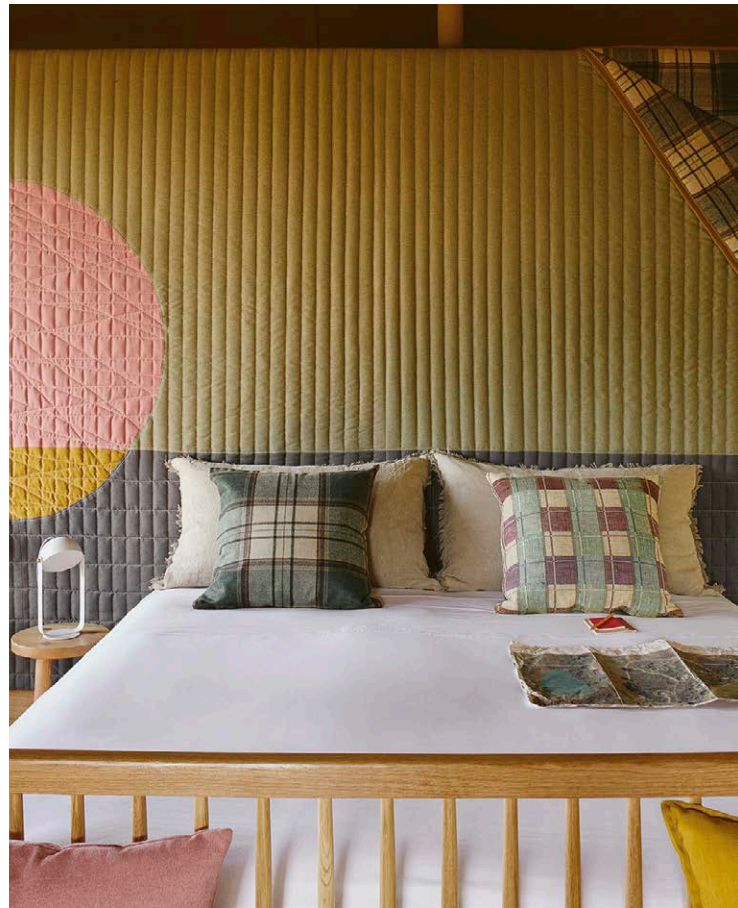
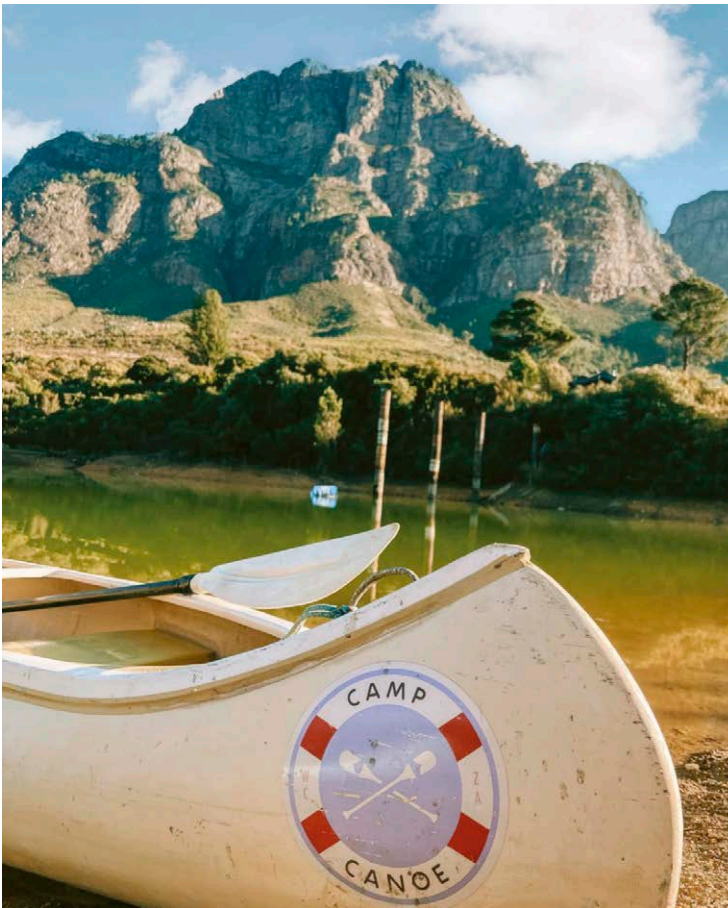


LA BRUYERE FARM, TULBAGH

Set against the picturesque backdrop of the Witzenberg mountain range, La Bruyere Farm offers an unparalleled experience at its Geodome, a marvel of modern design that is seamlessly integrated into its natural surroundings. Beyond the Geodome's confines are a wonder of outdoor adventures, including nearby mountain trails, lush forests, and a pristine waterfall. La Bruyere recently unveiled The Tiny Cabin, a charming A-frame wooden cabin designed for intimate winter getaways, promising romantic and cosy seclusion amidst the breathtaking landscape.

[instagram.com/labruyerefarm](https://www.instagram.com/labruyerefarm)







CAMP CANOE, FRANSCHHOEK

Camp Canoe is a meticulously curated retreat, where every detail reflects the deliberate Wes Anderson-inspired vision of its creators. Tasked with reviving the charm of seven bland safari-style tents, the team ingeniously turned to the nostalgic allure of scouting, drawing inspiration from Anderson's whimsical *Moonrise Kingdom*. From exaggerated sleeping bag-inspired headboards to oversized scout flags every element at Camp Canoe reflects meticulous attention to detail. And, did we mention, that each tent has its own wood-fired hot tub? campcanoe.co.za



A TESTAMENT TO
**AFRICAN
LUXURY**

The new jewel in the V&A Waterfront's crown has arrived!
Enter luxury lifestyle and jewellery brand, Patrick Mavros

Located within Cape Town's iconic V&A Waterfront, a beacon of sophistication now stands as a homage to African elegance and craftsmanship. Patrick Mavros, the renowned luxury jewellery and lifestyle brand, has unveiled its latest boutique in this illustrious locale, marking yet another milestone in its impressive journey.

The story of Patrick Mavros is one of family, passion, creativity, and unwavering dedication to craftsmanship. Founded in 1978 by the visionary artist Patrick Mavros and his wife, Catja, the brand quickly gained recognition for its exquisite handcrafted silverware and jewellery inspired by the enchanting wildlife of Africa. In fact, it all started when Patrick crafted a pair of rosebud earrings for Catja, which were immediately spotted by her hairdresser, who requested a pair for herself.

These may have been the brand's humble beginnings, but over the decades, Patrick Mavros has evolved into a global phenomenon, captivating the hearts of discerning clientele around the world with its unique blend of luxury and authenticity. Yet despite its international acclaim, the brand remains deeply rooted in its African heritage, drawing inspiration from the rich cultural tapestry of the continent. All of Patrick and Catja's four sons also play a pivotal role in the business, affirming the brand's motto: "A family of creativity, a legacy of conservation".

With ateliers all over the world - from Harare to Namibia and London to Mauritius - the opening of the Patrick Mavros boutique at the V&A Waterfront represents a homecoming of sorts for the brand, bringing its distinctive blend of luxury and artistry to the heart of another one of Africa's most admired destinations. The boutique exudes an air of elegance and sophistication, inviting visitors to embark on a journey of discovery through its exquisite collections. Whether it's a statement cuff inspired by the African savannah or a pair of earrings adorned with the delicate patterns of a zebra's stripes, every creation is a masterpiece in its own right, crafted with meticulous attention to detail.

Oldest son, Alexander Mavros, the driving force behind the brand's expansion, shares his insights on the significance of the latest atelier launch. "Cape Town holds a special place in our hearts as a remarkable city that embodies the spirit of Africa," he remarks. "With its vibrant culture, breathtaking landscapes, and rich heritage, it serves as the perfect backdrop for our brand to expand and to flourish."

Reflecting on the journey to date, Alexander emphasises the importance of the brand staying true to its roots while embracing innovation and evolution. "At Patrick Mavros, we are committed to preserving the legacy of craftsmanship and artistry that has defined us for over four decades," he explains. "But we also recognise the need to adapt to changing tastes and trends, ensuring that we continue to captivate and inspire our discerning clientele."

The Patrick Mavros boutique at the V&A Waterfront is more than just a place to shop -

it's a destination for those who appreciate the finer things in life. With its elegant ambiance, impeccable service, and curated selection of treasures, it offers a truly immersive experience for connoisseurs of luxury.

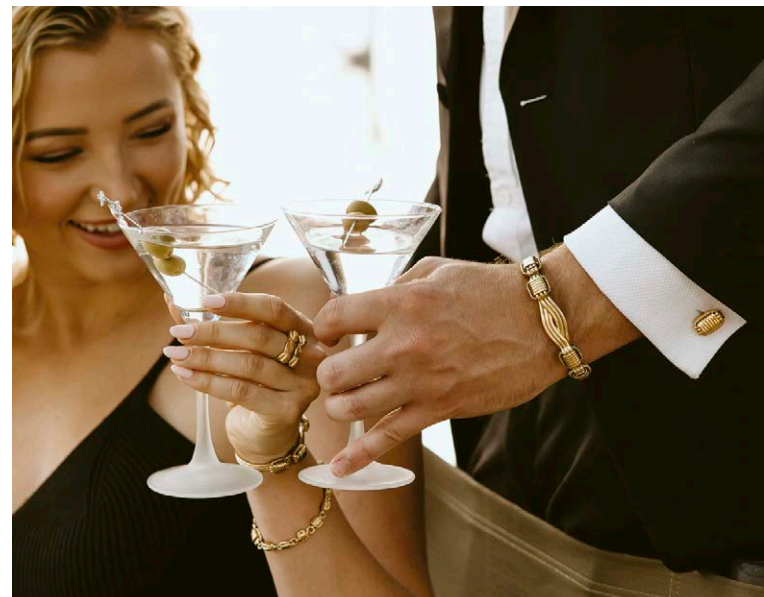
In an age of mass production and fleeting trends, Patrick Mavros stands as a beacon of timelessness.

"Our mission is to become Africa's best-loved luxury brand, to become the number one choice for a gift purchase to mark special occasions. That is what we aim for as a team, and we believe that we are well on our way," concludes Alexander.

Visit the V&A Waterfront boutique to experience the magic for yourself!

Patrickmavros.com **S**

"We are committed to preserving the legacy of craftsmanship and artistry."



MADE IN CAPE TOWN

The Mother City is alive with creatives and crafters, with so many wonderful products being born and bred here before finding national (and international) acclaim. We caught up with some of our favourite brands to see how their stories started...





KATRINA MACPHERSON

Brand Director of CHOMMIES

Your business in a nutshell...

CHOMMIES is a dog-turned-lifestyle brand, inspired by a life lived with dogs at the tip of Africa. For dogs, we make high-quality, eye-catching accessories: leashes that promise long walks, harnesses for the more curious, and collars to show they belong. For people, we make colour-soaked casual-wear and novelties so the everyday can feel like a holiday. All of our collections are handcrafted in our Cape Town studio.

What was your inspiration before starting up?

Africa is our heartbeat and all things CHOMMIES are designed to brighten days, just like dogs do.

What makes your brand 'quintessentially Cape Town'?

Cape Town is a paradise of sorts for dogs, and having dogs here truly enables you to experience the best of what the city has to offer. My family and I love nothing more than an early hike up the mountain with our dogs, or going for a walk on Noordhoek beach followed by dinner at Limoncello. It's pure joy watching them live their best life and in turn, they ground you in the present away from technology and everyday stresses. Needless to say at CHOMMIES we are very lucky to be able to take our dogs to work!

Favourite project to date?

To celebrate Cape Town's favourite pink hotel going pet-friendly, CHOMMIES became Mount Nelson's chosen partner for everything that VIP's (very important pooches) may need during their stay, including plush dog beds in the pet-friendly rooms. Local dogs are now also able to join their people dining at the hotel or enjoying Afternoon Tea. Unlike some hotels, what we love at The Nellie is that there's no size, fur or age restriction; all dogs with good etiquette are welcomed – whether posh poodles, well-mannered mutts, or socialite schnauzers. There's also an exclusive Mount Nelson x CHOMMIES collection of walkwear, accessories and gifts inspired by the Belmond hotel's signature colour and iconic surroundings, where 10% of proceeds go to The Underdog Project, a registered Non-Profit and Public Benefit Organisation working with vulnerable children and dogs in Cape Town.

What can we look forward to this year?

This year is all about collaborations with other brands and people we love, as well as pop ups in other cities around the world. Chommies.com / [@chommiescom](https://www.instagram.com/chommiescom)



MARIOARA DE LA TARA

Creative Director and Perfumer

Your business in a nutshell...

We are artisan for life, in harmony with nature.

Together with collaborator artists and our own artisans we create clean, honest products that promote the South African contemporary craft. Everything we sell we make ourselves, in our own ateliers at 29 Pepper Street.

What was your inspiration before starting up?

Inspiration is everywhere in nature; and of course, the African creative and resilient entrepreneurship spirit that make South Africa what it is. Our desire is to inspire people to return to a clean, pure and simple life.

What makes your brand 'quintessentially Cape Town'?

Wild Olive Artisans was established in Cape Town in 1997. We are a Cape veteran so to speak, with products called Flora Capensis, Cederberg or Citrusdal amongst others, we reveal perfumed stories from our beautiful land. Our intention is to promote our Cape botanical heritage and master artisans.

Favourite project to date?

We love what we do, and we only collaborate with like-minded artists or businesses, so all of them are equally important to us. Currently, a collaboration unfolds with artist Ben Orkin from WhatiftheWorld Gallery, our neighbours over the road. Another meaningful collaboration for two soil perfumes called ERDE and VERDA, is with Jojo Gibbons RDI of J&L Gibbons, multi award winning Landscape Architecture practice from London.

What can we look forward to this year?

More homeware, clothing and cosmetic products made with great precision from natural materials of the highest quality. This year we propose a few new products that will raise the bar, or an eyebrow, on the usual everyday products like a candle, a diffuser or a plate. All are dedicated to people who want to live with art and live with nature! In spite of all odds, we still strive to live well here in Cape Town.

Wildolive.eu / [@wildoliveartisans](https://www.instagram.com/wildoliveartisans)





“I’ve always liked and felt interested in the docks.”



PHILIP KRAMER

Founder of KRAMER

Your brand in a nutshell...

KRAMER is all about making fun, sophisticated yet approachable design objects and furniture – I want to make things that people will actually feel comfortable using and not just stare at. There are both products and custom solutions; we give clients a lot of individual attention and guidance, and there’s also an unusual variety of items that we design and produce – lighting, tables, loudspeakers – all made with a lot of attention to detail and functionality.

What was your inspiration

before starting up?

My flatmate was moving out – this was nearly 10 years ago – and he took a lot of furniture with him. I was running a recording studio at the time, and I didn’t feel like thrifting something again, so I decided to make my own dining table. I borrowed a small stick welder from a friend’s mom(!), watched a few YouTube tutorials and got going! Suffice to say, people were immediately more interested in the table and benches than anything else I’d done up to that point, so I just kept going.

What makes your brand ‘quintessentially Cape Town’?

Ultimately nothing is made in a vacuum, and I try to stay away from looking at other design objects as a form of inspiration or to get ideas, so the environment around me absolutely plays a part. Perhaps oddly, I’ve always liked and felt interested in the docks – the ships, the dry dock, and the dolosse in particular. I suppose you

could also say that there’s a ‘laid back’ tone to what I design, and maybe that’s a Cape Town affectation...

Favourite project to date?

People may expect me to say ‘OnePark’, because that was such an important project in terms of my professional trajectory – but honestly I really like the new ‘Merge’ coffee table that I just showed at Cape Town Furniture Week. That was a complicated design with some new processes I’d never done before, and the night I put it together in my living room and all the parts fit on the first try it was pretty great. I love that thing.

What can we look forward to this year?

I’m going to finally finish off some more ‘general purpose’ lights that I’ve been experimenting with for ages. I’m also working on more affordable, less elaborate loudspeakers. I might return to tables that incorporate more wooden elements... We shall see!

Kramer.studio / @philipdkramer



KATHERINE PICHULIK

Founder of PICHULIK

Your brand in a nutshell...

PICHULIK is an ethical jewellery atelier based in the Mother City. Rooted in Africa, and inspired by ancient traditions and mythology, PICHULIK uses the language of African artistry and ornamentation to create sculptural accessories that celebrate empowering feminine narratives. Each piece is a talisman, handcrafted from re-imagined rope, combined with cast-brass elements, precious stones and unexpected organic materials, to create distinctive and unique forms. At PICHULIK we embrace the ancient language of ornamentation and artisanal craft to celebrate Africa and pursue a curiosity for the natural, spiritual and creative world. Jewellery design is our unique way of exploring and articulating this wonder.

What was your inspiration before starting up?

I was inspired by how jewellery has been used for centuries as a conduit for storytelling, faith, agency and connecting to kin. Jewellery, especially for women, connects her to her family, the women she has lived with, and the places she has been. Jewellery also sits in the most intimate parts of a person's body, the nape of her neck, wrist; and so the idea of making these very symbolic pieces that are so intricately woven into someone's everyday life feels like a privilege.

What makes your brand 'quintessentially Cape Town'?

Our Atelier is based in the centre of Cape Town city. Our team is pan-African and is a meeting place for women to connect, share and create. I studied at UCT, and PICHULIK started in a small apartment in the city centre. It has grown through all the iconic places... We first traded at the Old Biscuit Mill Market, then moved to the V&A's Watershed, and now have a stand-alone store at the V&A Waterfront. Cradled by Table Mountain and nourished by the Atlantic Ocean, we feel very loyal to and inspired by the Mother City as the birthplace of PICHULIK.

Favourite project to date?

The Noor earring is the staple of our brand. It is a polished brass halo that sits snugly on the ear. I love seeing the magical reflection of the earrings when women wear them, and the idea that women all across the world are sparkling, reflecting their light, I find it inspiring and whimsical.

What can we look forward to this year?

A very exciting collaboration is soon to launch... We have been working on it for over a year, and the idea was planted back in 2015. So I am very excited to share it!

Pichulik.com / [@pichulikafrica](https://www.instagram.com/pichulikafrica)

ANDRE PIENAAR

Founder of Pienaar & Son

Your brand in a nutshell...

We are a small craft distillery in the heart of Cape Town creating spirits that push the boundaries of traditional categories and traditional methods. Although we appreciate the history of our profession, the idea that we perfected making whisky 300 years ago could not be further from our opinionated truth.

What was your inspiration before starting up?

After graduating with my Biochemistry degree and playing around in the kitchen making moonshine, I realised that distillation scratched both hemispheres of my brain. I got to be nerdy with the chemistry and creative with recipe development and branding. It is a completely all-encompassing feeling and extremely gratifying.

What makes your brand 'quintessentially Cape Town'?

We are the only inner-city distillery and now operate from the Foreshore. All our products are made using Cape Town ingredients and water.

Favourite project to date?

Our Tiny Batch Whisky is definitely the most rewarding (and most challenging) product that we make. It takes forever (4-5 years) to make but it's so worth it!

What can we look forward to this year?

We always have a few tricks up our sleeve! As always we will have a few limited release returns (our Dad Gin and Bread+Butter brandy!). But our R&D kitchen is always cooking up something left field...

Pienaarandson.co.za / [@pienaarandson](https://www.instagram.com/pienaarandson)



SANDY GOLDBERG

Founder of Pekel

Your brand in a nutshell...

Handmade in Cape Town in small batches, Pekel was launched in 2019 with a small range of delicious pickled products. Our range has

subsequently grown and now includes eight products and is stocked by Yuppiefchef as well as various delis around the country. Our Jalapeño Relish is used regularly by various UCook chefs in both their recipes and meal kits. It's our signature brine and herb mix, together with the crispness of our pickles, that sets us apart.

What was your inspiration before starting up?

My family are passionate about pickled jalapeños but couldn't find a brand that they loved. Always up for a challenge, I started experimenting until I created something that passed the Gold(berg) standard taste test. When we love something, we enjoy sharing it with friends and family, so we give them a 'pekel' – a little package, a gift of food. When demand grew I knew I had to share Pekel with more people.

What makes your brand 'quintessentially Cape Town'?

Being a native of Cape Town, born and raised, I relish the opportunity to create my products from my home in Sea Point. I draw inspiration from early morning walks along the promenade; I also enjoy connecting with local farmers, food enthusiasts, and business owners, as well as hosting pop-up stands at the Oranjezicht City Market. During the brand's development stage, our primary focus was securing stockists situated in and around Cape Town and the broader Western Cape; now we have gone national, including a noteworthy placement in Hillcrest, KwaZulu Natal. Additionally, we have an online presence through Yuppiefchef.

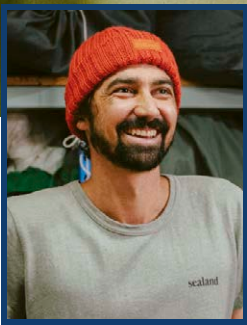
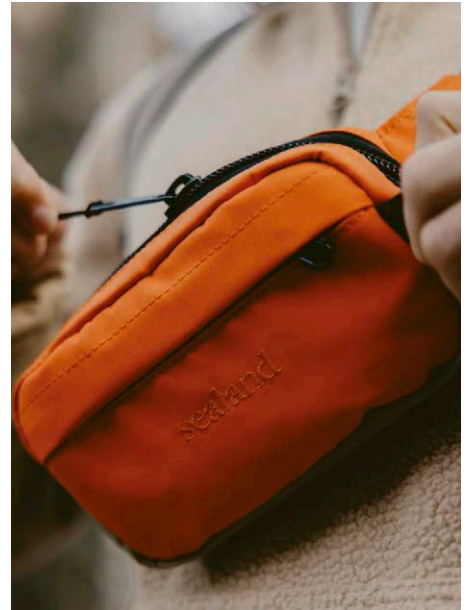
Favourite project to date?

It's a huge compliment to see Pekel's Jalapeño Relish regularly a part of UCOOK's meal kits. Various chefs have created delicious, unique recipes using our relish too.

What can we look forward to this year?

There are some exciting developments in progress but unfortunately I can't disclose them at this stage... However if you follow us on social media you'll be the first to know what we're up to!

Pekel.co.za / [@pekelpekel](https://www.instagram.com/pekelpekel)



JASPER EALES

Co-founder of Sealand

Your brand in a nutshell...

At Sealand, we embody an aspirational lifestyle brand ethos, deeply rooted in responsible business practices. Our core values place people and the planet at the forefront, recognising that our collective efforts can bring about positive change. We firmly believe that through a combined focus of creativity and sustainability, we can actively contribute to a better world.

What was your inspiration before starting up?

From a young age, my upbringing instilled in me a deep love and respect for nature. Growing up surrounded by the beauty of the outdoors, I developed a profound appreciation for its wonders. Raised by creative parents who nurtured my own artistic talents,

I gained the confidence to pursue my passion for creativity. This ignited within me a desire to merge my appreciation for nature with my creative abilities, ultimately leading me to envision a brand that embodies these life principles. My goal is to create a brand that not only adds value to people's lives but also cherishes and preserves our natural playgrounds through sustainable practices.

What makes your brand 'quintessentially Cape Town'?

Cape Town serves as a profound influence on Sealand, deeply reflected in both our logo and brand identity. This city, renowned for its natural landscapes, serves as the very essence of our brand ethos, encapsulating the Sea and the Land that inspire Sealand. These elements are not only a source of inspiration but also a vital part of our identity as adventurers and nature enthusiasts.

Favourite project to date?

Wow, this is a tough question! A very memorable venture was our partnership with the World Surf League in Jeffrey's Bay in 2023. It was an exhilarating experience crafting upcycled bags for iconic surfers like Kelly Slater and

Jordy Smith, blending sustainability with the thrill of professional surfing. Another significant endeavour was our collaboration with the DHL Stormers. Our partnership goes beyond just outfitting the team; it's about fostering a powerful connection with a shared mission: to 'Make Cape Town Smile'. Transforming old DHL branding into durable gear was both a creative challenge and a rewarding testament to our commitment to repurposing materials. Equally fulfilling is our role as a proud partner of 1% For The Planet, where we contribute a minimum of 1% of our revenue to community projects annually. For several years now, we've been privileged to work closely with Sentinel Ocean Alliance in Hout Bay, supporting their noble cause of educating underprivileged children about the critical role of a healthy ocean and its ecosystems.

What can we look forward to this year?

We're gearing up to unveil a groundbreaking collection of technically engineered bags tailored for the everyday commute. Picture a fusion of Patagonia's rugged durability and Thule's sleek functionality – that's the level of innovation we're bringing to the table. 2024 also signifies a pivotal moment for Sealand as we expand our brand beyond bags and into the realm of apparel. Expect a series of exciting apparel launches, with new releases dropping monthly. Our commitment to sustainability and nature of course endures too! **S**

Sealandgear.co.za / @sealandgear

WHAT ARE YOU READING?

We asked some of those in the know to share what they currently have on their bedside tables, as well as their best reads of all time...

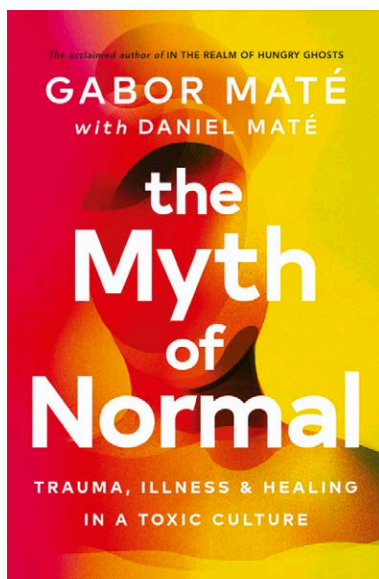


HANNERIE VISSER

Founder of Studio. H

"I currently have The

Monocle Book of Japan next to my bed, which may sound very pretentious, but we're busy designing a pop-up for a Japanese brand, so I'm doing lots of researching while also planning my next trip to Tokyo. I mostly buy cookbooks and the one book I keep going back to is *Momofuku* by Dave Chang. This is also currently next to my bed as I always refer to it to double check the Bo Ssam recipe, which is foolproof and such a crowd pleaser!"



LYNETTE BOTHA

BLUE editor, and freelance writer

"My TBR (To Be Read)

pile is huge... I am a lover and a hoarder of books, but time is not always on my side. Currently on my bedside table are *The Myth of Normal* by Gabor Maté, *Normal People* by Sally Rooney and *Here in the Dark* by Alexis Soloski - a real mixed bag. I'd say the best book I ever read was *Superfudge* by Judy Blume when I was really, really little, as it transported me elsewhere and got me excited about reading from a very young age, heading to the Vredehoek library every chance I got!"

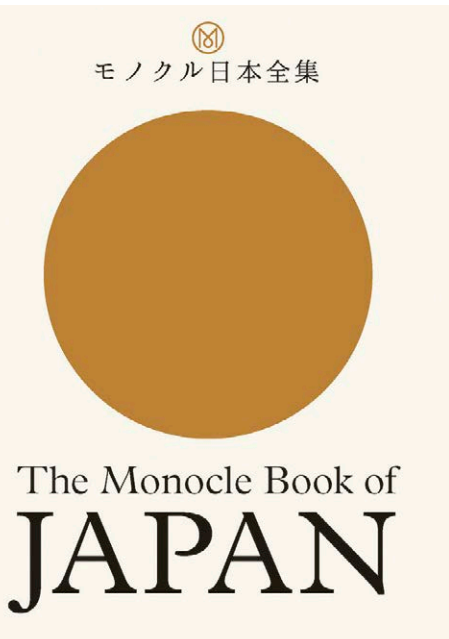
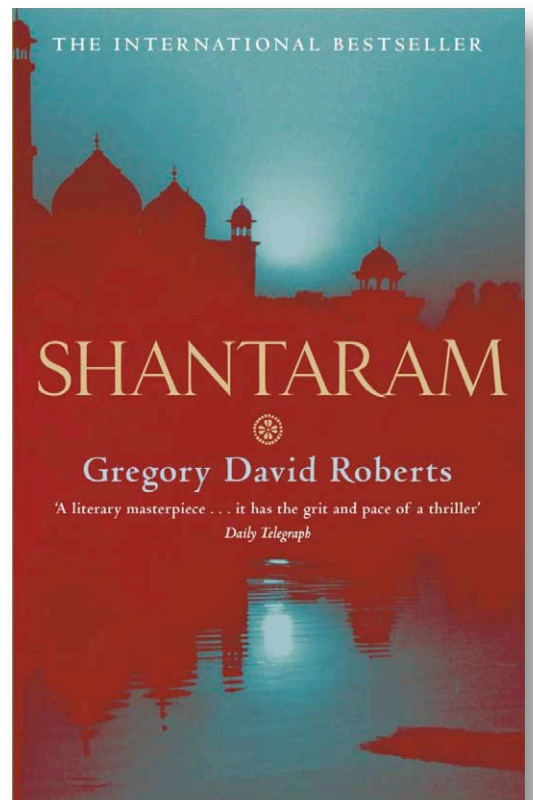


JOHN SANEI

Futurist, Global Expert at Singularity

University, and international keynote speaker

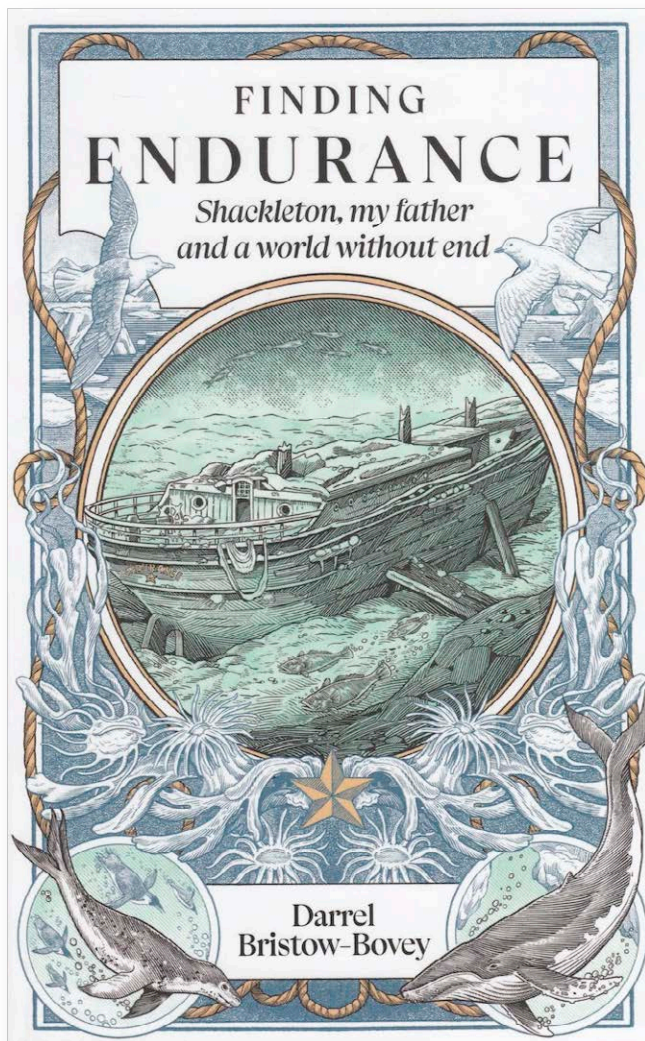
"For the moment I've stopped reading books because I find it too slow a process to upgrade my thinking. I now combine YouTube with podcasts and TikTok, as a way of engaging and enriching my mind. However, my favourite book of all time is, *Shantaram*. I'll never forget the incredible adventure it took me on."





DANIELLE WEAKLEY
 Founder and editor of *Modern Living*,
 and full-time reviewer at
 @doesmybooklooksmart

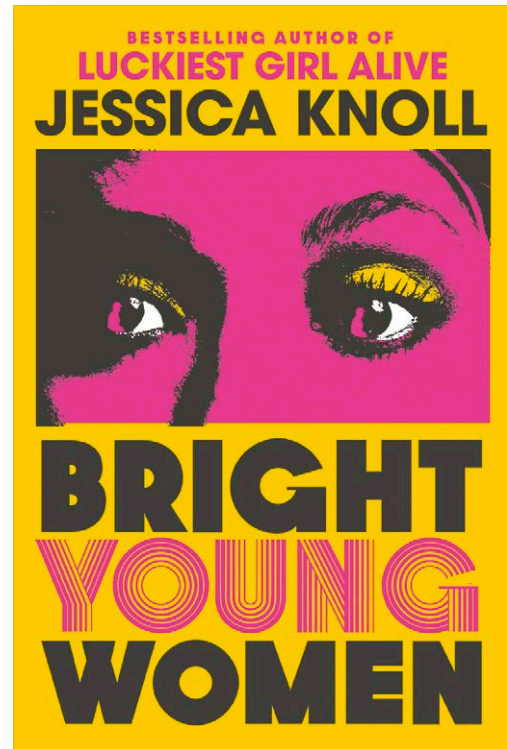
"*Bright Young Women* by Jessica Knoll was one of my books of the year for 2023. It tells of a series of sorority killings in the '70s but switches between three timelines. The book cleverly taps into our collective fascination with true crime and our obsession with serial killers, but not their victims. Gripping! I'm currently reading *Ann O* by Matthew Blake, which is a hot, new twisty-turny psychological thriller. It's a whodunnit of a completely different variety."



LUKE PEDERSEN
 Co-founder of *Pedersen + Lennard*

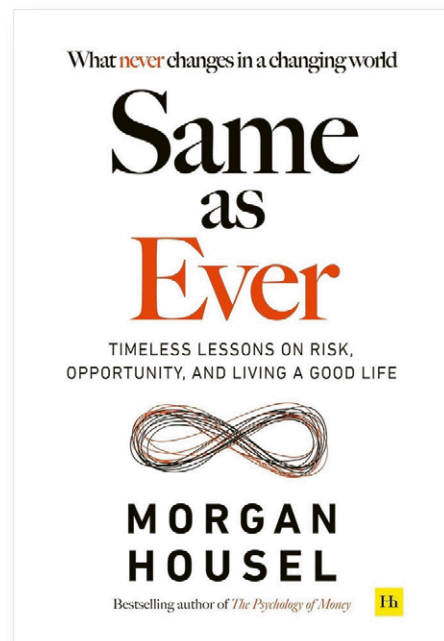
"I've just finished *Finding Endurance* by South African writer, Darrel Bristow-Bovey and I really enjoyed this book on so many levels, it comes highly recommended! On my bedside table currently is Adam Grant's *Hidden Potential*, which is also going down a treat."

IMAGES: SUPPLIED



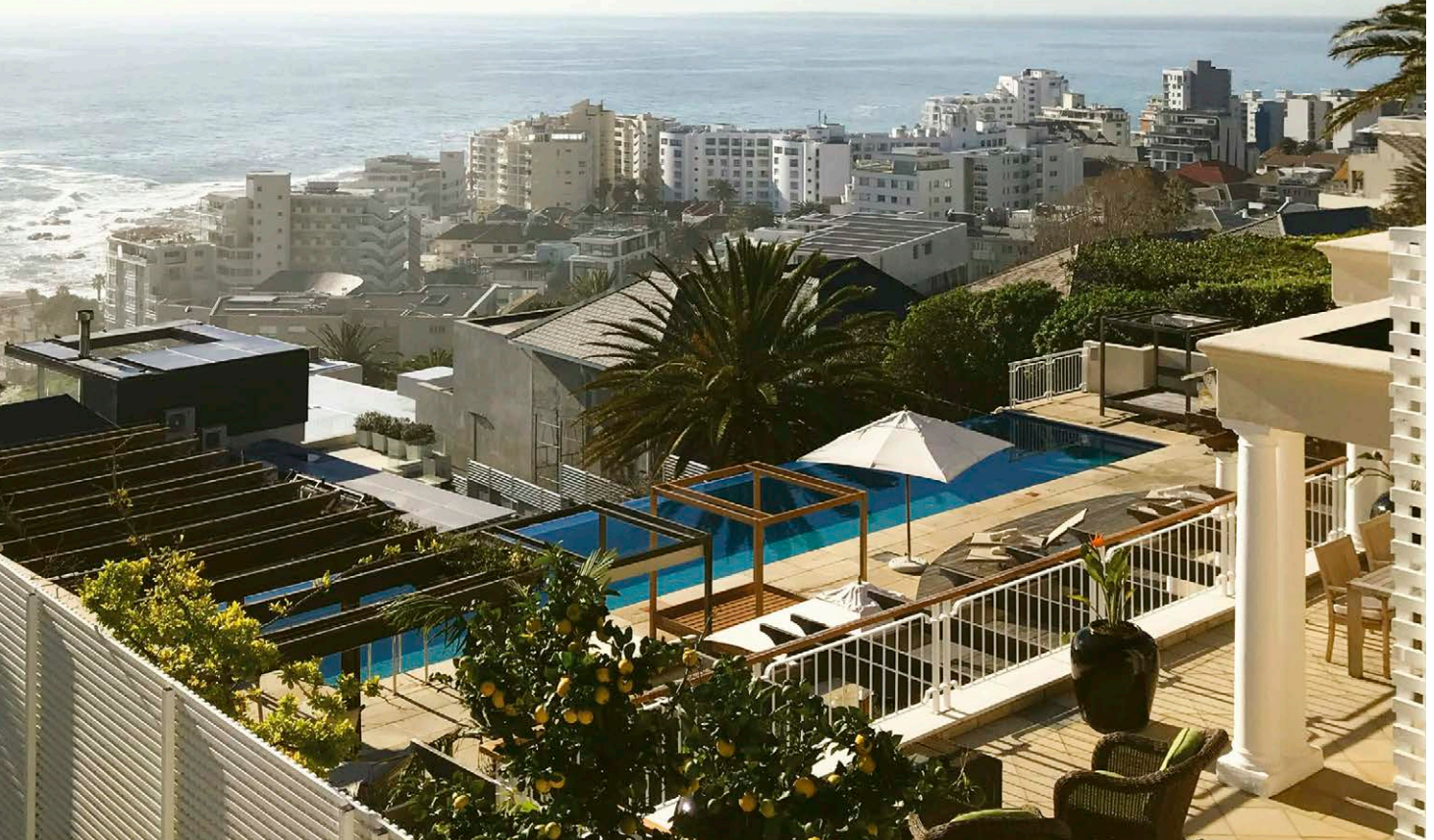
ELANA BRUNDYN
 Co-founder of *Art House Collection* and
 fine art and cultural
 consultant

"Currently, on my bedside table I have *Same As Ever* by Morgan Housel, which I'm just getting started with. One of my all-time favourite books is *On Earth We're Briefly Gorgeous* by Ocean Vuong - it is such an incredible novel."



CAPE TOWN'S RENTAL EVOLUTION

Meeting demand, confronting challenges, and seizing opportunities



The captivating charm of Cape Town has long lured in residents and newcomers alike, but recent trends in the rental sector paint a vivid portrait of a city experiencing a rental renaissance.

A SURGE IN DEMAND

A convergence of factors, including semigration to Cape Town and soaring property prices, has ignited an unprecedented fervour in the rental market. Residents, semigrants, and international expats are all scrambling to secure rental properties in the city. However, the stark

reality is a shortage of available rental stock. This scarcity is particularly pronounced in coveted areas like the City Bowl, Atlantic Seaboard, and Southern Suburbs, where demand is surging. Garreth Gibson, from Seeff Atlantic Seaboard & City Bowl, comments, “We’re witnessing an unprecedented spike in demand for rental properties in these prime areas.” According to a recent TPN Vacancy Survey, the city’s vacancy rates have plummeted to their lowest since 2016, currently hovering at a mere 1.55%. Rhys Dyer, CEO of ooba Home Loans, attributes this trend to Cape Town’s stellar service delivery, favourable climate, and relative safety.



LEVY SIMON

ATTORNEYS, NOTARIES & CONVEYANCERS



WHEN SELLING YOUR PROPERTY, THE 1ST 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) 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



“Seasoned investors recognise the lucrative opportunities within Cape Town’s rental market.”

OPPORTUNITIES APLENTY FOR INVESTORS

For astute property investors, this surge in rentals presents a tantalising opportunity. Seeff Property Group estimates that rentals in sought-after areas like the Atlantic Seaboard and City Bowl are yielding returns between 4% to 6%. Remarkably, the Western Cape witnessed a staggering 32.9% of property demand originating from buy-to-let applications in June 2023 alone, surpassing the high of 21.5% recorded in March 2020. This regional dynamism significantly contributes to the national trend in investment properties. Delving deeper into the data, it becomes evident that these investors are predominantly second-time homebuyers, averaging 44 years of age with a gross monthly income of approximately R156 190. This indicates that seasoned investors recognise the lucrative opportunities within Cape Town’s rental market.

CHALLENGES FOR LANDLORDS

Nevertheless, amidst the rising national rental demand, landlords encounter their fair share of challenges. A crucial piece of advice for landlords, as Garreth emphasises, is to resist the temptation to implement steep rental hikes to offset these costs. With a robust rental supply, landlords must weigh the risks of vacant properties against the potential costs of a shortfall. Retaining a long-term, reliable tenant is paramount in today’s economic climate.


THE FUTURE LOOKS BRIGHT

Cape Town’s rental market buzzes with activity, offering both challenges and opportunities. While rental demand soars, landlords must navigate carefully, ensuring they strike the right balance between competitive pricing and profitability.

As the rental landscape evolves, the enduring narrative remains clear: Cape Town stands as a beacon for those seeking quality living and investment prospects alike. Observing how the market adapts and flourishes in the months ahead will undoubtedly be intriguing.

“The resilience and allure of Cape Town’s property market are undeniable. It’s an exciting time to be part of this dynamic landscape,” concludes Garreth.



Get in touch with our team today to see all the rental opportunities available. 



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

With more than 120 years of successful practice and service to the community, we at C&A Friedlander Attorneys take immense pride in our unique blend of strong traditionalism and youthful innovation, propelling us to the forefront of legal excellence. Our dynamic practice offers a comprehensive array of specialist legal services, reflecting our unwavering commitment to staying abreast of the latest legal developments.

With a robust team of over thirty qualified professionals and a well-established infrastructure comprising dedicated support staff, administration, and cutting-edge systems, we believe that the size of our firm is a major advantage. We are large enough to deliver efficient and reliable services, yet small enough to prioritise attention to detail and foster personalised, dedicated service.

At the heart of our practice lie our passionate, approachable, and innovative legal experts, who are committed to providing superior customer service. We are devoted to building lasting customer relationships based on trust and service delivery.

With strategic branches sprawled across Cape Town's pulse points, including the bustling city center, the vibrant Claremont, the serene Noordhoek, and the bustling hub of Tygervalley, we ensure that our unparalleled expertise is always within your reach.

CONVEYANCING EXPERTISE

Conveyancing can be a complicated process and can result in frustrating delays and considerable inconvenience for buyers and sellers if not managed properly. It is essential that you partner with a firm that has the experience and understanding of the conveyancing process. C&A Friedlander Inc has the latest technology to provide you with fast and efficient service and weekly reporting keeping you updated regards the progress of your transfer.

GENERAL CONVEYANCING

Our general conveyancing services include:

- Drafting sale and lease agreements;
- 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;



Scan the QR to access
our online cost calculator

MORTGAGE BOND REGISTRATION

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:

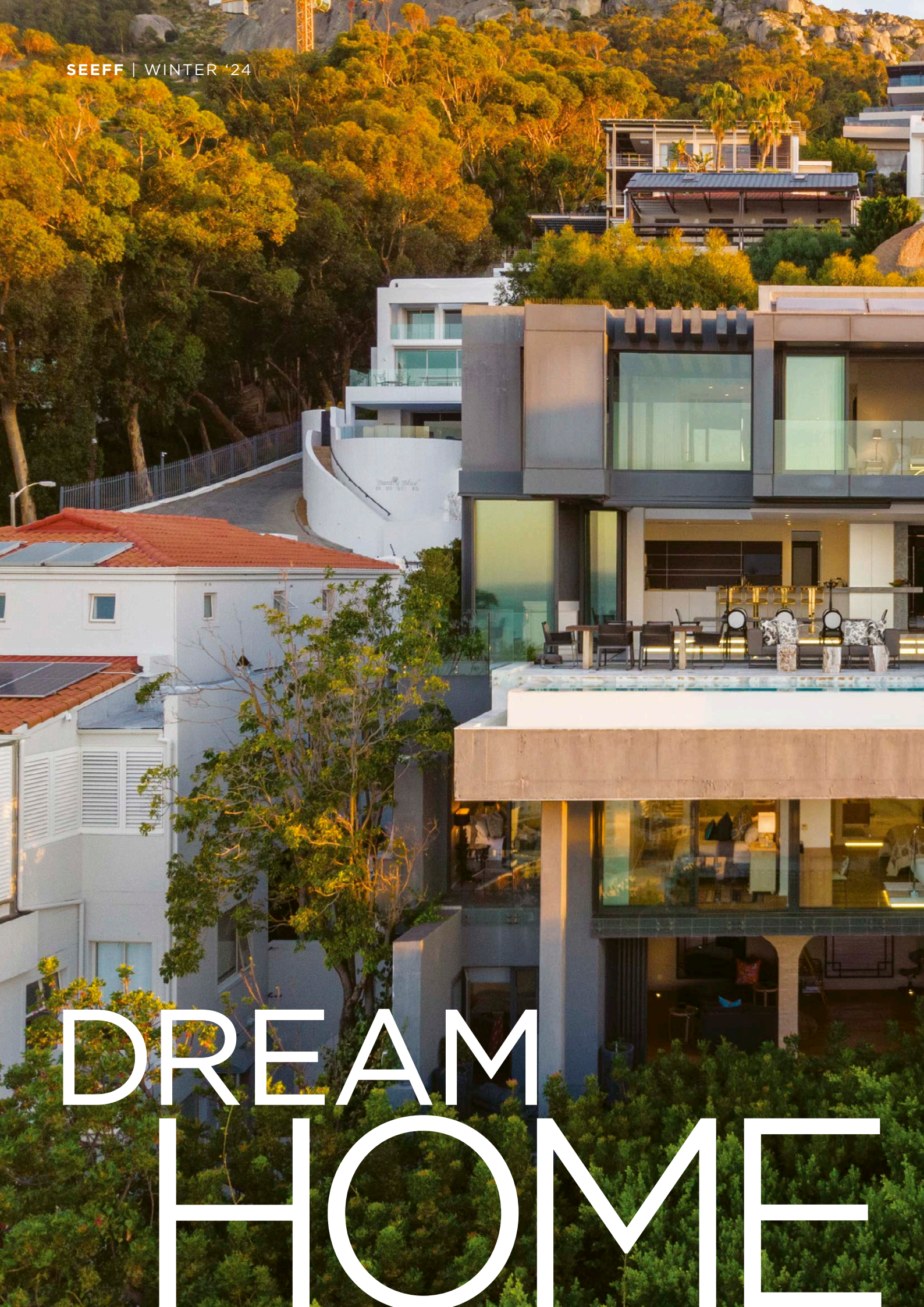
- A smooth and efficient process, with minimal delays
- A knowledgeable team that is known for all the requirements of major banks in South Africa
- We work closely with clients to ensure the successful completion of mortgage bond registration

Should you have any questions regarding the conveyancing process, please reach out to us on the contact details below.



SEEFF | WINTER '24

DREAM HOME





A house of this calibre does not make its way to market very often. This beautiful property, located in Bantry Bay, is currently for sale for R95 million... and it could be yours!

Situated within the prestigious confines of Bantry Bay, Cape Town, lies an extraordinary residence that epitomises luxury living. Set in one of the most coveted streets in the area, this remarkable property seamlessly blends opulence and sophistication with awe-inspiring vistas of the Atlantic Seaboard.

As you step onto the entrance level, you are greeted by a contemporary and chic living space that effortlessly flows onto a sun-drenched patio overlooking a sparkling rim-flow swimming pool. The panoramic views of the Atlantic Ocean serve as a captivating backdrop to this outdoor oasis. The open-plan kitchen, equipped with state-of-the-art appliances and complemented by an adjoining scullery, exudes both style and functionality.

The top floor reveals the crown jewel of the residence – an expansive main bedroom that spans the entirety of the level. This private sanctuary boasts panoramic views, an indulgent en-suite bathroom, and a generously sized walk-in closet, offering the epitome of comfort and luxury.





This property stands as a testament to refined living in one of Cape Town's most exclusive enclaves.





It offers the perfect setting for relaxation and social gatherings.

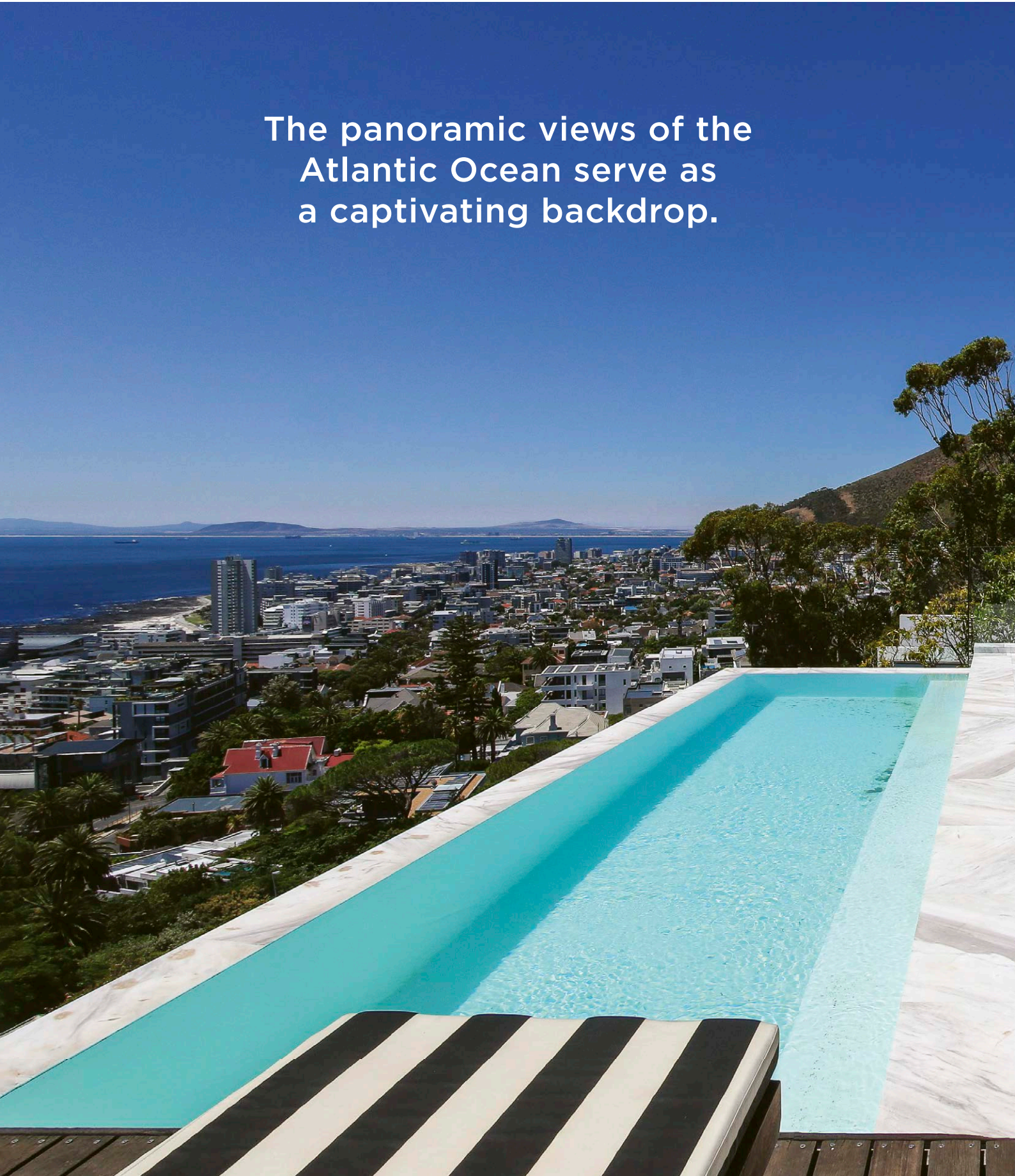
The third floor of this architectural masterpiece houses an elegant study and three exquisitely appointed additional en-suite bedrooms, each affording its own breath-taking views of the Atlantic Ocean. However, the pièce de résistance of this level is undoubtedly the fully-equipped home cinema, complete with a bar and en-suite bathroom, promising an unparalleled entertainment experience for residents and guests alike.

Descending to the lower level unveils a haven for connoisseurs of fine wine, with a temperature-controlled wine cellar that stands as a testament to refined taste. Additionally, an entertainment lounge adorned with an impressive vaulted ceiling offers the perfect setting for relaxation and social gatherings, further enhanced by a private outdoor area that invites al fresco enjoyment.

This exceptional residence is not only a showcase of luxury but also a testament to technological advancement and sustainability. Equipped with state-of-the-art backup power and solar panels, air-conditioning, under-floor heating, and home automation systems, →



The panoramic views of the Atlantic Ocean serve as a captivating backdrop.







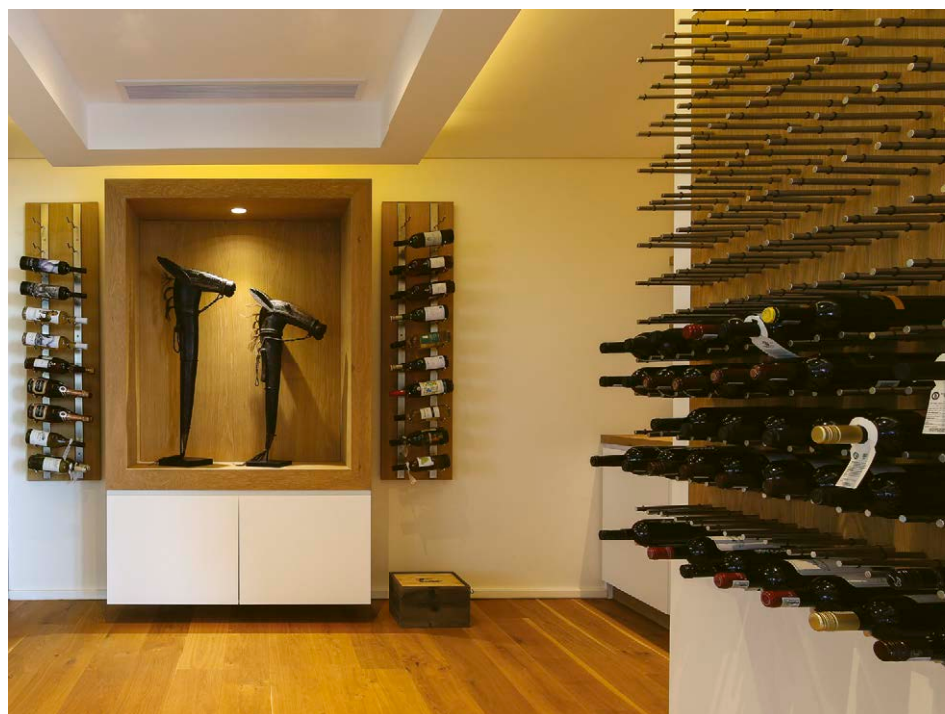
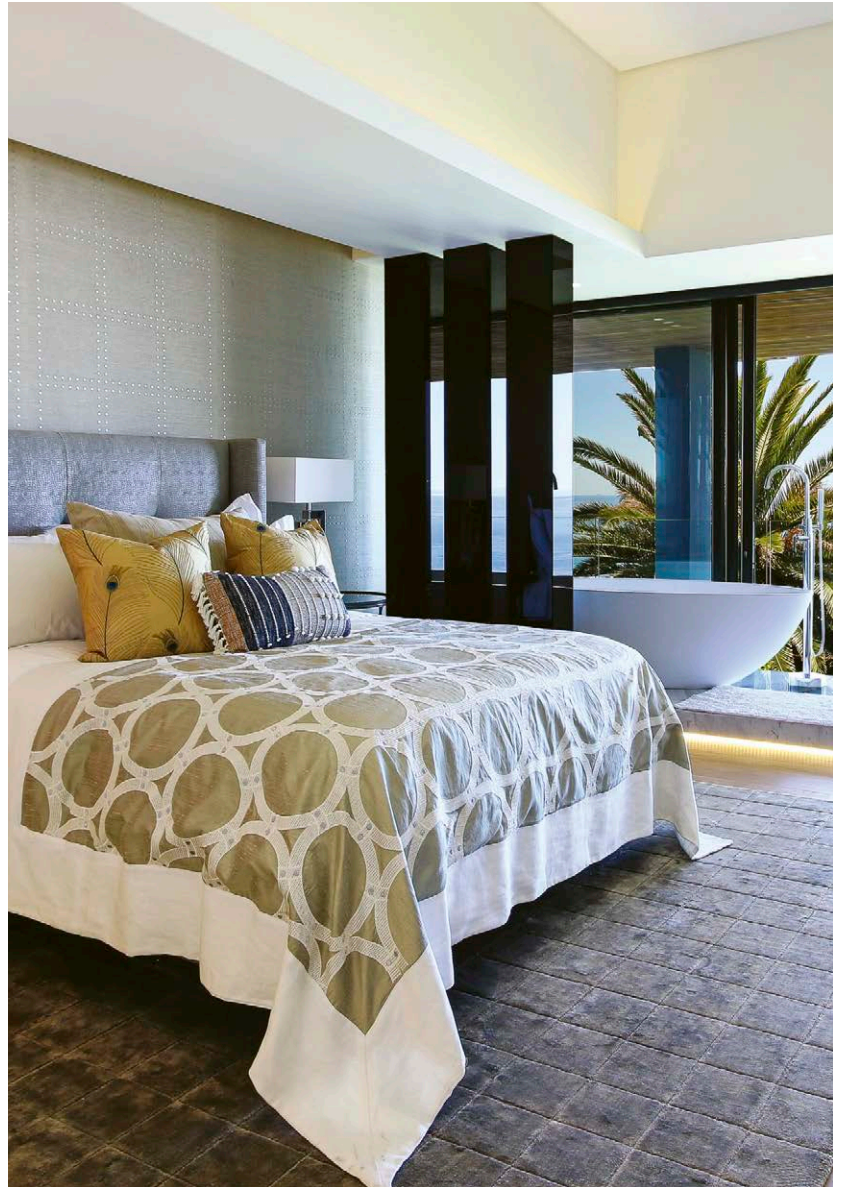
the property ensures comfort and efficiency without compromise.

Beyond the confines of this sensational home lies the vibrant neighbourhood of Bantry Bay, renowned for its cosmopolitan atmosphere, world-class dining nearby, and pristine beaches. Residents enjoy easy access to a plethora of amenities, including upscale boutiques, fine-dining establishments, and recreational facilities.

Moreover, the property's proximity to key attractions such as the V&A Waterfront, Table Mountain, and Clifton Beach further enhances its allure, offering a lifestyle of unparalleled convenience and luxury. With its meticulous design, state-of-the-art amenities, and enviable location, this property stands as a testament to refined living in one of Cape Town's most exclusive enclaves! **S**



Scan the QR code to learn more about this property.



Seeff FOR SALE



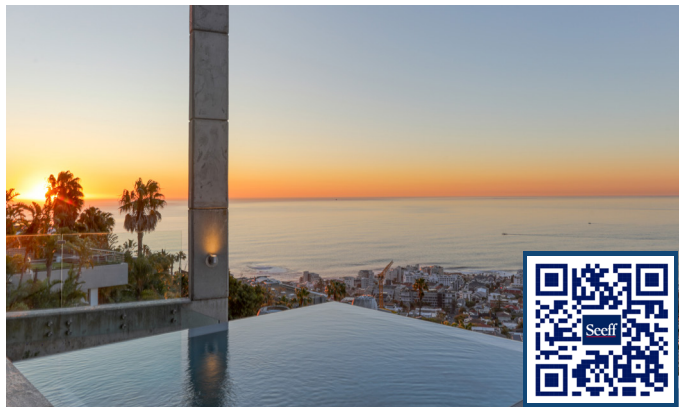
BANTRY BAY | R95 000 000

4 BEDS 5 BATHS 2 GARAGES 2 PARKINGS

WEB REF **RLS950936**

Located in one of the most sought-after roads in the country, this top-end property offers a blend of luxury, elegance, and breathtaking panoramas. The entrance level welcomes you into a modern, sophisticated living area that opens onto a sunny patio with a rim-flow swimming pool and sensational views of the Atlantic Seaboard. This level boasts a beautiful open-plan kitchen equipped with top-of-the-range appliances and an adjoining scullery.





FRESNAYE | R75 000 000

4 BEDS 4.5 BATHS 2 GARAGES 2 PARKINGS

WEB REF **RLS944354**

Featured in House and Leisure magazine, this SAOTA-designed masterpiece is in a league of its own. The property features four sea facing bedrooms (all en-suite), a chef-worthy kitchen fitted with top-of-the-line appliances, multiple open-plan living and dining areas that flow out onto an expansive outside entertainment area with an infinity pool, and one of the best views Cape Town has to offer. The property also features an office, media room, laundry room, and a self-contained flatlet with en-suite bedroom and kitchenette.

JO LOMBARD 083 281 2732 | jo.lombard@seeff.com



Seeff FOR SALE



FRESNAYE | R38 000 000

3 BEDS 3.5 BATHS 2 GARAGES

WEB REF **RLS928745**

Located in the upmarket suburb of Fresnaye, this high quality luxury apartment has it all. The property features three en-suite bedrooms, an impressive kitchen (fitted with top-of-the-line appliances), a scullery, and multiple open-plan living and dining areas that flow out onto an expansive outside entertainment area with breathtaking views of the Atlantic Seaboard. High quality lock-up-and-gos in this road rarely become available. A great opportunity not to be missed.





FRESNAYE | R32 950 000

4 BEDS 4.5 BATHS 4 GARAGES

WEB REF **RLS958300**

Located in the sought-after suburb of Fresnaye, this spacious family home ticks all boxes. The property features four bedrooms, four and a half bathrooms, a large open plan living area, that flows out onto an expansive patio with breath-taking mountain and ocean views. A large dining area leads onto an idyllic private backyard filled with greenery, an outside entertainment area and swimming pool. Highlights include a TV lounge, laundry room, wine cellar, four car garaging and backup power.



CLIFTON | R21 950 000

3 BEDS 3.5 BATHS 2 PARKINGS

WEB REF **RLS922919**

Located in the beachy suburb of Clifton, this modern apartment is what coastal living is all about. The property features three en-suite bedrooms, a stylish kitchen, open-plan living and dining areas that flow out onto an outside entertainment area with an amazing view of the ocean and Clifton First Beach. As an added bonus, the apartment comes with two parking bays plus a storeroom. A great opportunity not to be missed!



Seeff FOR SALE



FRESNAYE | R15 950 000

4 BEDS 3 BATHS 2 GARAGES 2 PARKINGS

WEB REF **RLS955714**

This stylish property offers the ease of lock-up-and-go living with the accommodation of a spacious home. The property features four bedrooms, three bathrooms, and large open-plan living and dining areas that flow onto an outside entertainment area with a pool and views of the Atlantic Seaboard. The property also features a stylish kitchen leading onto a zen-like back garden, a separate laundry room, and a double garage.



GREEN POINT | R12 495 000

4 BEDS 3 BATHS 2 GARAGES

WEB REF **RLS957232**

Located in the sought-after suburb of Green Point, this stylish property offers the ease of lock-up-and-go living with the accommodation of a spacious home. The property features four air-conditioned bedrooms, three bathrooms, large open plan living and dining areas that flow out onto an outside entertainment area with a view. The property also features a woodburning fireplace, double-glazed windows, and a stylish kitchen that flows out onto an outside decked area with a pool, sea views, plus a large undercover entertainment area with a built-in braai and pizza oven.



JO LOMBARD 083 281 2732 | jo.lombard@seeff.com



BANTRY BAY | R29 950 000

3 BEDS 3.5 BATHS 2 GARAGES 1 PARKING

WEB REF **RLS952398**

Discover the epitome of coastal luxury living with this remarkable home nestled in a prestigious boutique complex in Bantry Bay. Boasting unrivaled ocean vistas and a host of premium features, this residence offers the ultimate in comfort and sophistication. Secure garage parking for two vehicles along with ample storage space, with an additional exclusive-use parking bay to accommodate guests. Added bonus: use of private garden area. This exceptional property offers a rare opportunity to own a slice of paradise in one of Bantry Bay's most coveted locations.

ADRIAN MAUERBERGER 082 826 6454 | adrian@seeff.com
BRYAN GINSBURG 083 984 2680 | bryan.ginsburg@seeff.com



Seeff FOR SALE



BANTRY BAY | R18 500 000

3 BEDS 2.5 BATHS 2 PARKINGS

WEB REF **RLS957263**

Step into luxury living with this exquisite apartment nestled high up in the highly sought-after Bantry Bay complex. Boasting three spacious bedrooms, including a main en-suite, and a convenient guest cloakroom, this residence offers the epitome of comfort and style. As you enter, you'll be greeted by an open-plan entertainment area that seamlessly flows onto a large open balcony, offering breathtaking views of the ocean and majestic mountains. The apartment's North East-facing orientation ensures exceptional natural light throughout the day, creating a warm and inviting ambiance.



SEA POINT | R13 950 000

2 BEDS 2 BATHS 2 GARAGES

WEB REF **RLS948116**

A rare opportunity to purchase this single-level home with unobstructed ocean and mountain vistas. Lock-up-and-go lifestyle offering sumptuous living and entertainment on a grand scale. Large living areas lead onto a wrap-around patio with breathtaking views of the Atlantic Seaboard. Exceptionally renovated with top-end finishes throughout. Featuring a double sized main suite (easily convertible into two bedrooms) with en-suite bathroom. There's an additional bedroom with separate family bathroom too.





SEA POINT | R11 950 000

3 BEDS 2 BATHS 2 PARKINGS

WEB REF **RLS948136**

A rare opportunity to own one of only three, front-facing penthouse apartments in the sought-after and the well managed “Chartleigh House”, located along the Sea Point promenade. Newly renovated, this three bedroom apartment offers the complete package - ideal for the avid entertainer, or an informed investor.



SEA POINT | R11 750 000

3 BEDS 2 BATHS 2 PARKINGS

Offering over 200 sqm of living space, this North-facing apartment is situated high up in one of the most sought after Sea Point complexes. With an entertainer’s patio, two bedroom suites (easily convertible into three bedrooms), expansive entertainment areas, and semi open-plan kitchen with separate laundry. Bedrooms and lounge/dining area lead onto a balcony with unobstructed ocean vistas. Modern finishes throughout.

WEB REF **RLS954354**



BANTRY BAY | R5 500 000

2 BEDS 2 BATHS 2 PARKINGS

Perfectly positioned on the fringe of Sea Point and Fresnaye, this spacious, modern and beautifully finished two bedroom apartment with beautiful views of Lions Head offers more than most. Spacious open-plan living incorporating the kitchen, dining and living areas leading onto an open balcony, a dedicated office area and more!

WEB REF **RLS954958**



Seeff FOR SALE



WATERFRONT | R38 000 000

3 BEDS 3 BATHS 2 PARKINGS

WEB REF **RLS948398**

Welcome to the most prestigious and fully renovated apartment within the V&A Waterfront. This turn key home consists of custom-made fittings and finishes throughout which are of the highest quality money can buy. Designed by ARRCC, this apartment can be described in one word: masterpiece! Boasting excellent spatial design, modern styling and upscale finishes throughout. Offering a sensational opportunity in the most idyllic and prime location that enjoys peaceful and secure surroundings.



FINELLA BOTES 082 600 9530 | finella.botes@seeff.com
KIM BAILEY 083 448 2632 | kim.bailey@seeff.com



WATERFRONT | R35 000 000

3 BEDS 3 BATHS 2 PARKINGS

Overlooking the front yacht basin, this sizable ground floor apartment offers one of the largest covered patios within the Marina. Protected from the SE, this sensationally positioned apartment offers a discerning buyer massive potential to turn it into the most desirable residence within the V&A Waterfront Marina. This is the most idyllic position within the Marina, offering a lifestyle that cannot be beaten anywhere else in Cape Town. Set in a secure environment, with resort-like facilities at your doorstep, such as five complex pools, a gym and a café.



WEB REF **RLS948391**



MOUILLE POINT | R17 995 000

3 BEDS 3.5 BATHS 2 PARKINGS

This elegant apartment is filled with character and classic features such as wooden flooring and high standard built-in cabinetry. The stylish living areas offer a fantastic open-plan entertaining space. Air-conditioning throughout plus an inverter as well as a guest cloakroom are a few extras that this sensational apartment enjoys. Included are two parking bays. The building also provides 24 Hour security/concierge, as well as a communal pool.



WEB REF **RLS895817**



Seeff FOR SALE



MOUILLE POINT | R15 750 000

3 BEDS 2 BATHS 2 PARKINGS

WEB REF **RLS948154**

Situated along the Mouille Point Promenade, this renovated apartment offers a sense of relaxed modernity. Featuring a spacious open plan living area that spills out onto a large covered balcony, this apartment offers sensational sea views. It is not only ideally positioned in a secure and highly sought after block, but also within walking distance to the V&A Waterfront shopping centre.



WATERFRONT | R13 750 000

1 BED 1 BATH 1 PARKING

WEB REF **RLS941792**

Spacious apartment offering an open plan living area, that flows onto a covered private balcony which overlooks the front yacht basin. An ideal opportunity to keep the floor plan as is, or add value by utilising the approved plans to convert it into a two bedroom apartment. This beautifully-positioned, light and airy property can be your ideal lock-up-and-go holiday home in Cape Town, as it is sensationally positioned in a secure estate, and within walking distance to the V&A Waterfront mall.



FINELLA BOTES 082 600 9530 | finella.botes@seeff.com
KIM BAILEY 083 448 2632 | kim.bailey@seeff.com



CAMPS BAY | R52 000 000

6 BEDS 7 BATHS 5 GARAGES 2 PARKINGS

WEB REF **RLS953816**

Feast your eyes on this impressive six bedroom, three storey masterpiece with sweeping views of the entire bay. Setting new standards, this spectacular home makes the most of its views, light and space - creating a versatile accommodation of grand proportions. The reception rooms on each level flow seamlessly to the view terraces, garden and two swimming pools. Five car garaging plus secure off street parking. **PRICE INCL VAT | NO TRANSFER DUTY**

EDITH MARSH 083 654 2168 | edith.marsh@seeff.com

LYN POPE 082 575 1999 | lyn@seeff.com

JACKIE CLARKE 060 996 6124 | jackie.c@seeff.com



Seeff FOR SALE



CAMPS BAY | R35 000 000

7 BEDS 6 BATHS 4 GARAGES

WEB REF **RLS949491**

Contemporary sumptuous seven bedroom villa offering comfort and convenience in close proximity to the vibey Camps Bay beachfront and ever popular shops and restaurants. A home that keeps on giving with generous open-plan reception rooms spilling out to the garden and feature pool. Extras include TV room, family room, pajama lounge, sauna, jacuzzi, outdoor shower. Sweeping ocean views, four car garaging, plus off street parking.



EDITH MARSH 083 654 2168 | edith.marsh@seeff.com

LYN POPE 082 575 1999 | lyn@seeff.com

JACKIE CLARKE 060 996 6124 | jackie.c@seeff.com



CAMPS BAY | R28 950 000

3 BEDS 3 BATHS 2 GARAGES

WEB REF **RLS951510**

This supersized elevated haven has mesmerizing 360-degree views, expansive entertainment areas, and is discreetly nestled in the Deep Glen offering a unique living experience. Soaring glass and aluminum feature windows bring the outside in. It has a seamless flow from reception rooms to sun-drenched huge entertainers terrace and pool deck. Three bedrooms, all luxuriously en-suite, and a private lift for your convenience.



CAMPS BAY | R27 500 000

4 BEDS 4.5 BATHS 2 GARAGES 4 PARKINGS

WEB REF **RLS921142**

This wonderful family home, set on 1084 sqm of land, has everything you need plus more. Its open-plan layout seamlessly flows from all inside living areas to the outdoor recreational and entertainment areas, as well as a gorgeous lush tropical garden. A separate scullery plus laundry room adds to the home's versatile conveniences, as well as staff quarters.

EDITH MARSH 083 654 2168 | edith.marsh@seeff.com

LYN POPE 082 575 1999 | lyn@seeff.com

JACKIE CLARKE 060 996 6124 | jackie.c@seeff.com



Seeff FOR SALE

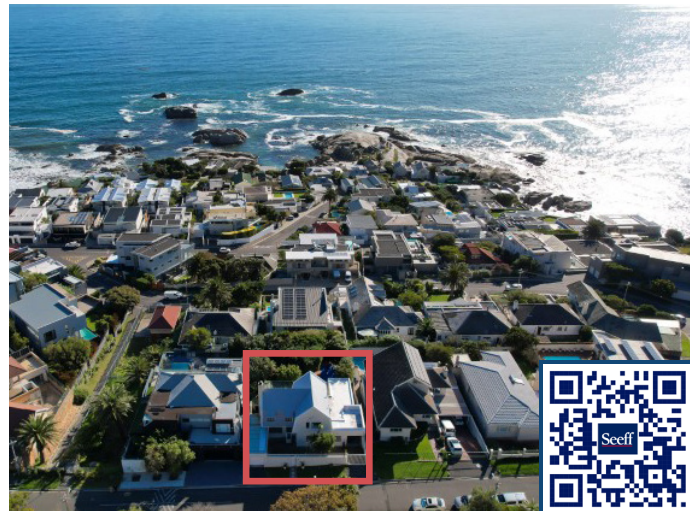


CAMPS BAY | R13 500 000

4 BEDS 3 BATHS 2 GARAGES 2 PARKINGS

Set on large grounds on the downside of the road, this property maximises on privacy and views. This spacious home offers versatile options to suit the whole family, including two lounges, a dining room, a large eat-in kitchen section, a work from home/flatlet area with its own entrance, and two view terraces with built-in barbecue and more!

WEB REF **RLS956923**



CAMPS BAY | R10 950 000

4 BEDS 2 BATHS 2 GARAGES

Ideally located, only a stone's throw from Bakoven Beach, this exclusive property boasts spacious reception rooms free flowing onto a covered entertainment terrace and an idyllic, child-friendly-level established garden with pool and mature trees. This perfect four bedroom, two bathroom family home appeals to all the senses.

WEB REF **RLS936344**



CAMPS BAY | R7 500 000

2 BEDS 2 BATHS

Spacious and light-filled, this private corner apartment overlooks Camps Bay's palm-fringed beach, with birds-eye views of the ocean and Twelve Apostles. Positioned on the fifth floor of a landmark Camps Bay building, this apartment offers open-plan lounge, dining area and fitted kitchen with easy flow onto the covered view terrace.

WEB REF **RLS952568**



CAMPS BAY | R5 650 000

2 BEDS 2 BATHS

This beautifully appointed open-plan apartment has recently been refurbished by a professional interior decorator with every attention to detail and the use of high quality finishes. Located in a peaceful area within 20 minutes walking distance to Camps Bay village and beachfront. Great for full-time living or holiday rentals investment.

WEB REF **RLS951662**





CAMPS BAY | R79 500 000

6 BEDS 7.5 BATHS 8 GARAGES

WEB REF **RLS949768**

A just completed canvas by a top architect, with modern design and sophisticated engineering to create bespoke luxury living, this home is sensational. Encapsulating clean lines, functionality, freedom of space, natural light, and seamless indoor-outdoor living, it uniquely contrasts textures, incorporating floor-to-ceiling glass with the green zen entrance wall and the maximisation of the 360-degree views of palm fringed beaches, ocean, Twelve Apostles and Lions Head! Other features include a gym, office, staff quarters, store rooms, laundry room, lift and more.

PRICE INCL VAT | NO TRANSFER DUTY

POLA JOCUM 083 261 0116 | pola.jocum@seeff.com
NADINE JOCUM 072 230 1947 | nadine.jocum@seeff.com



Seeff FOR SALE



CAMPS BAY | R21 500 000

4 BEDS 3.5 BATHS 3 PARKINGS

WEB REF **RLS953846**

Only 300 meters from Bakoven's beaches and a short stroll to the Camps Bay promenade, shops, restaurants, cafés and more. Idyllic indoor/outdoor living for entertaining and a private beautifully landscaped garden and pool area, with a child or adult's sporting paradise - tennis, padel, football - it has it all. An ultra spacious guest suite on the first level has a separate entrance. Upstairs two sea-facing bedrooms lead out to a large terrace with spectacular views. This property offers excellent holiday rental income history, if you are not in Cape Town full-time.



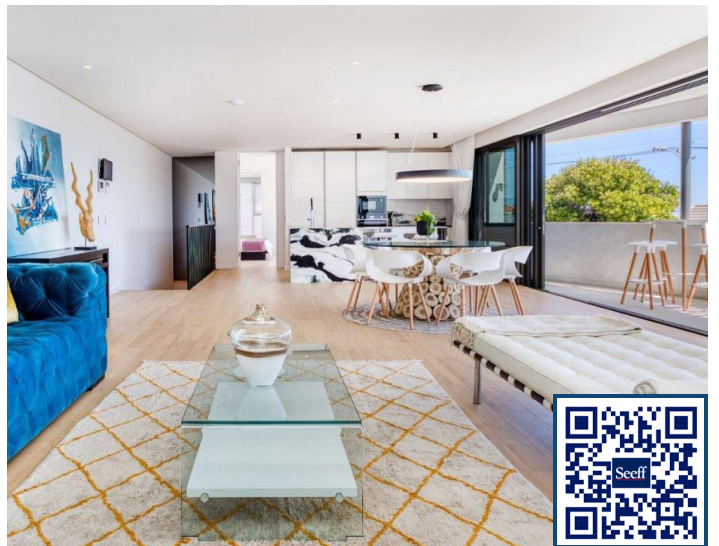


CAMPS BAY | R18 950 000

4 BEDS 4.5 BATHS 2 GARAGES 2 PARKINGS

WEB REF **RLS953965**

The perfect combination of a full title ultra-spacious townhouse and easy lifestyle, in a gated complex. Drive into a double garage and direct access into your home or holiday living with excellent rental income. The upper level consists of huge open plan living spaces encapsulating the magnificent sea and mountain views. Enjoy spectacular sunsets from the patio and rim-flow pool. All suites are spacious and luxuriously en-suite.



CAMPS BAY | R17 386 956

4 BEDS 4.5 BATHS 2 GARAGES

WEB REF **RLS918463**

Welcome to Villa Casa Linea, a Stefan Antoni design, featuring all aspects desired for easy holiday or year-round living.

A spacious 152 sqm open-plan living room with Smeg integrated kitchen appliances, and features a Dalmatia marble island. Floor-to-ceiling glass sliders reveal sea and mountain views, an entertainment terrace and infinity rim-flow pool. Solid engineered wood floors and a striking floating staircase with spectacular lighting, marble bathrooms, and all four spacious bedrooms luxuriously en-suite with quality finishes complete a sense of stylish, contemporary living. Beautifully landscaped garden, top security, laundry, water heating system, and double garage direct-entry, plus two off street parking bays included.



Seeff FOR SALE



GREEN POINT | R8 999 000

3 BEDS 3.5 BATHS 2 GARAGES

WEB REF **RLS936801**

Feel the uplifting energy as you enter this generously sized apartment boasting breathtaking vistas over the Atlantic Ocean and Cape Town Stadium. Perched high up in Green Point in a quiet location, this residence offers a unique and unparalleled vantage point to witness stunning sunsets. Lounge in style by your private pool or entertain guests on the expansive deck of 100 sqm, all while soaking in the mesmerizing scenery.



GREEN POINT | R7 900 000

2 BEDS 2 BATHS 2 PARKINGS

WEB REF **RLS958770**

Immerse yourself in luxury with this meticulously crafted, contemporary design and premium finishes throughout. Air-conditioning, underfloor heating, a hydrothermal geyser with integrated heat pump, alarm system, and security cameras with access control included, this property is also DSTV and fibre ready. It offers a flexible living space with two spacious bedrooms and the potential for a third — whether it's a guest room, home office or entertainment den — this home has the versatility to suit your lifestyle needs. With a prime position, conveniently situated opposite Reddam school, there is additional value for families who want access to excellent education without the hassle of school runs.





GREEN POINT | R5 499 000

2 BEDS 2.5 BATHS 1 GARAGE

WEB REF **RLS955625**

Discover the epitome of charm in the Heart of Green Point with our enchanting double storey cottage. Adorned with original features and exposed beams, this cozy abode boasts character at every turn. Step outside onto the spacious deck, perfect for soaking up the sun or enjoying al fresco dining whilst watching the world slowly turn by. Ascend to the loft main suite, a tranquil retreat offering both privacy and comfort. Immerse yourself in the fresh, bright ambiance of this delightful sanctuary, where every corner invites you to unwind and relax.



FRESNAYE | R4 295 000

2 BEDS 1 BATH 1 GARAGE

WEB REF **RLS951941**

Experience the timeless allure and character with this stunning Art Deco building boasting spacious interiors and classic architectural details. The elegant herringbone parquet floors add warmth and style to every step and the high ceilings offer a feeling of space and openness. Offering two bedrooms as well as a study, with the cherry on the top being the lock-up garage with a storeroom for added convenience. Conveniently situated in Fresnaye enabling you to enjoy the lifestyle of easy access to nearby amenities including the Sea Point Promenade, public transport, restaurants and other local attractions.

HILARY BICCARI 083 251 2233 | hilary@seeff.com
LOLLY UNTERSLOK 082 452 0905 | lolly.unterslak@seeff.com



Seeff FOR SALE



GREEN POINT | R5 099 000

3 BEDS 3 BATHS 1 PARKING

WEB REF **RLS920564**

This spacious apartment is situated in the most ideal location, walking distance to the promenade and surrounded by shops, restaurants and amenities. Standing at 141 sqm, the apartment offers generous living space. An open plan lounge and dining room leads out onto the balcony with beautiful views. The kitchen is separate from the living areas and includes plenty of storage as well as a comfortable casual dining nook. The main bedroom is en-suite and also leads out onto the balcony.



THREE ANCHOR BAY | R1 999 999

1 BED 1 BATH

The apartment has a great layout, large lounge and dining room space and separate kitchen. An closed balcony, accessible from both the bedroom and lounge, offers an added extra and can be used as a office space. The bedroom is well sized, accommodating ample cupboard and storage space. Renovated bathroom with shower.

WEB REF **RLS958530**



MOUILLE POINT | R2 750 000

0,5 BEDS 1 BATH

This charming studio apartment is located in Mouille Point. It is a well laid out studio at 49sqm, tucked away to the side and back of the main building, with a well sized kitchen and lovely views of the mountain and stadium. The open-plan living area has abundant natural light, creating a bright and airy atmosphere.

WEB REF **RLS956097**





GARDENS | R22 000 000

3 BEDS 3.5 BATHS 2 PARKINGS

WEB REF **RLS954999**

As the largest and most luxurious, duplex-corner penthouse available in the Cape Town City Bowl, it's no wonder why this truly iconic masterpiece stands tall in a division of its own entirely. Set over two extravagant levels with an unheard of 577 sqm of indoor and outdoor living space, surrounded by only the finest breathtaking panoramic views that Cape Town has to offer.

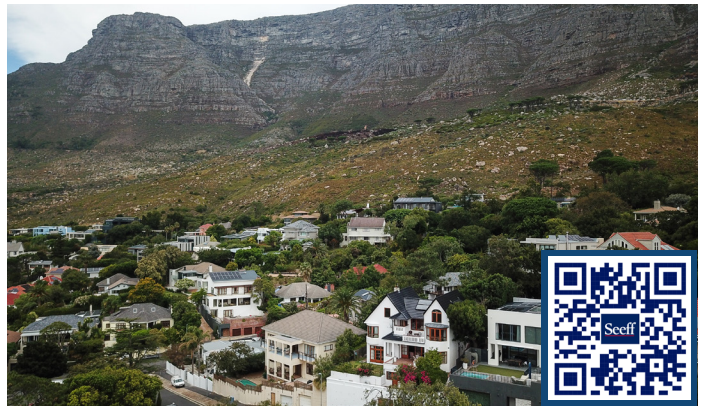
This is undoubtedly the pinnacle of luxury penthouse living on both a local and international level. Ideal location on the border of the City and Gardens area. Close to trendy coffee shops, eateries and shopping centre on Kloof Street, and just ten minutes drive from Table Mountain, world-renowned beaches Camps Bay and Clifton, and V&A Waterfront.

PRICE EXCL VAT | NO TRANSFER DUTY

WARREN EMETT 082 749 7166 | warren.emett@seeff.com



Seeff FOR SALE



ORANJEZICHT | R18 950 000

6 BEDS 4 BATHS 2 GARAGES

WEB REF **RLS954678**

Nestled on the coveted Glencoe Road, this Alpine-inspired beauty sits majestically high in the foothills of Table Mountain, offering sweeping panoramic vistas of Table Bay and the rugged mountain landscape. The interiors exude warmth and tranquility, adorned with wood accents, simple lines, and soothing colours that amplify the natural beauty of the surroundings, inviting the breathtaking views into every room. Completing the picture of comfort and security, a double tandem garage and robust security measures ensure peace of mind. This Alpine retreat on Glencoe Road epitomizes a harmonious blend of natural beauty and versatile functionality with an inspiring view of Table Mountain and Table Bay.



SUZY DAVIES 072 902 1604 | suzy.davies@seeff.com



VREDEHOEK | R3 750 000

2 BEDS 2 BATHS 1 PARKING

WEB REF **RLS949111**

This charming two bedroom residence is situated on a tranquil street, Davenport Road in Vredehoek. Nestled in an elevated position, this small art deco block offers a serene lifestyle. The home features a private outdoor entertainment area with a refreshing plunge pool. The spacious open plan living area is accentuated by stacking doors, allowing seamless indoor-outdoor flow and the galley-style kitchen, and backyard with washline, enhances the practicality of the space. The property is further complemented by a secure lock-up garage and an additional open parking bay.



ORANJEZICHT | R2 750 000

2 BEDS 2 BATHS 1 PARKING

This spacious two bedroom garden apartment is located in Sutton Place, nestled in the picturesque neighborhood of Oranjezicht. It offers convenient proximity to Gardens Centre and De Waal Park, both within walking distance. The apartment features an open-plan kitchen/dining-room and lounge, with sliding doors that lead to a private patio.

WEB REF **RLS949293**



GARDENS | R2 300 000

2 BEDS 1 BATH 1 GARAGE 1 PARKING

This charming townhouse nestled in Dunkley Place, adjacent to the lively Dunkley Square with restaurants, coffee shops and hotel, offers a serene retreat in the heart of Gardens. Featuring lovely wooden floors, classic sash windows adorned with venetian blinds, and an open plan refurbished kitchen integrated within the living area.

WEB REF **RLS956224**



Seeff FOR SALE



ORANJEZICHT | R19 800 000

6 BEDS 6.5 BATHS 4 GARAGES

WEB REF **RLS935958**

When you walk through the front door of this three-level house, you are greeted by a inviting foyer that flows into the main living area with high ceilings, and an abundance of windows that frame the awe inspiring views. The heart of this home is the beautiful, spacious open-plan lounge, dining room and kitchen which is ideal for entertaining. Whether you crave a vibrant city lifestyle or prefer the tranquility of nature, this property caters to every desire with its prime position and amenities.



ORANJEZICHT | R7 795 000

4 BEDS 4.5 BATHS

WEB REF **RLS953540**

This immaculate heritage home has the charm of yesteryear with wooden floors, original French pressed ceilings, light switches and Victorian fireplaces. It is taken up a notch with tasteful modern finishes and comes installed with automated lighting, doorbells, cameras and alarm systems. As you enter through the front door of the main house, you feel like you have come home. This property has a fabulous warm feel to it and is made even more spectacular with the bonus of a gorgeous open plan Airbnb apartment with high occupancy rates. It is well positioned with easy access to restaurants, coffee shops, great schools, hiking trails and a short drive to Cape Town's beautiful beaches.



DARICE LOEB 082 849 2635 | darice.loeb@seeff.com



CITY CENTRE | R5 900 000

2 BEDS 2.5 BATHS

WEB REF **RLS956206**

Set on two levels with lovely views, this duplex penthouse has the “wow factor”. Offering an open plan entertainment area and two en-suite bedrooms with wrap around balconies, a guest toilet and separate scullery, it has it all... The building features a communal rooftop terrace and pool, and gas braai facilities with views of the city, that offers buyers a unique investment opportunity with the option to let as Airbnb or a short-term rental.



DARICE LOEB 082 849 2635 | darice.loeb@seeff.com
DORIS RICKETTS 082 898 0519 | doris@seeff.com



VREDEHOEK | R5 995 000

4 BEDS 2 BATHS 1 GARAGE 1 PARKING

WEB REF **RLS921083**

Offering four large bedrooms, two bathrooms and secure parking for two cars. The sellers have lived here for over 20 years, yet are happy for the next buyers to start their own memories in this home. Enjoy braais and entertaining in the back section, and your morning coffee on your front stoep. This house is waterwise and perfect in all seasons. The recent renovations have created a spectacular open space offering inside and outdoor living.

ALAN SCREEN 083 235 0616 | alan.screen@seeff.com



Seeff FOR SALE



TAMBOERSKLOOF | R2 795 000

1 BED 1 BATH 1 GARAGE

WEB REF **RLS955966**

Nestled in the heart of the vibrant Tamboerskloof, this compact yet enchanting 1-bedroom property holds a special place in the heart of its owner for over two decades. Boasting unparalleled views of the majestic Table Mountain, this residence offers a unique blend of coziness and natural splendor. Additionally, the property features a convenient garage. Airbnb is allowed with written consent of the trustees. Pets are allowed with written consent of the trustees.



VREDEHOEK | R2 695 000

0.5 BED 1 BATH 1 PARKING

Own this oasis in the Heart of Vredehoek, part of the few security estates within the City Bowl. This unit has an amazing feel and includes a covered parking bay, 24 Hour security, and a communal swimming pool. Cats allowed with Body Corporate permission. No Airbnb or short term letting.

WEB REF **RLS955465**



VREDEHOEK | R2 295 000

1 BED 1 BATH 1 PARKING

This spacious, top-floor Vredehoek apartment showcases unparalleled panoramic views. Featuring an open plan layout and sizeable balcony for entertaining, it offers the perfect combination of convenience and comfort. Short term lets are permitted, making it the perfect option for an investor buyer.

WEB REF **RLS954299**





CITY CENTRE | R2 150 000

0.5 BED 1 BATH 1 PARKING

WEB REF **RLS949873**

This supersized ultra modern studio with its seamless, open-plan layout. Impeccable, tasteful finishes, offering a uniquely modern experience. Residents enjoy access to all Onyx Hotel facilities - well equipped gym, a refreshing pool with stylish deck and iconic Table Mountain views. A rejuvenating Spa, lounge, bar and two restaurants on site.



GARDENS | R1 750 000

2 BEDS 1 BATH

This conveniently located apartment is close to the Company Gardens, University Bus and Art Museum. Just a quick walk to the City and Long & Bree Streets. 24 Hour manned security. Calling all renovators. This apartment is still original and needs some love. Two bedrooms and one bathroom, separate kitchen, lounge and dining area. Balcony off the lounge. Spacious with wooden flooring.

WEB REF **RLS954231**



VREDEHOEK | R 1 495 000

1 BED 1 BATH 1 GARAGE

A stunning 1 bedroom apartment with captivating views of Table Mountain and Lion's Head. It boasts a lifestyle complex with 24-hour manned security, parking with direct access to the apartment lifts, and various recreational amenities such as hiking trails, mountain biking routes, a swimming pool, tennis and basketball courts. Laundry facilities are also available within the complex.

WEB REF **RLS952705**



THE UNSTOPPABLE OPTIMISM OF SOUTH AFRICANS

Welcome to the land where optimism flows like a river, and resilience is second nature – where even the darkest cloud has a silver lining...

In a country where load shedding is an unfortunate national pastime, and corruption scandals have more sequels than a Hollywood franchise, one might expect a population perpetually on the brink of despair. But no, not here. South Africans have mastered the art of looking on the bright side.

Let's start with the electricity crisis, the bane of our existence. While other nations might crumble under the weight of power outages, we have embraced it with gusto. Why? Firstly, because we have no other choice, and secondly, because load shedding is the ultimate test of our resourcefulness. Who needs electricity when you can braai under the stars, lit by the warm glow of candles along with friends and family? Load shedding may be a crisis, but it's one that we have adapted to. For those without generators or yet to install solar, it's morphed into a time to bond, to laugh, to play board games with the kids, and to appreciate the simple pleasures in life – like being forced to not scroll your social media feed for a few hours (you're only really missing out on selfies and cat videos, let's be honest).

Then there are the water shortages, the burst water pipes, the continuous maintenance that sometimes-does sometimes-doesn't get attended to... While these issues are a cause for panic, us South Africans always make a plan – some even see it as a chance to showcase their ingenuity. Following droughts, we've become masters of the 'shower dance', where every drop of water is cherished like liquid gold. It's impressive!

Then there's the small matter of government corruption. While corruption might run rampant in many corners of the globe, in South Africa we've turned it into a spectator sport. We follow scandals with the fervour of sports fans tracking their favourite team's progress

through the playoffs. It's not just politics; it's a drama-filled soap opera that keeps us on the edge of our seats – and occasionally rolling on the floor laughing at the audacity of it all. Sad, but true.

But it's not all doom and gloom in our Rainbow Nation. We're blessed with a natural beauty that could make even the most jaded traveller weep tears of joy. From the rugged majesty of the Drakensberg Mountains to the pristine beaches of the Western Cape. And let's not forget about the people – warm, welcoming, and endowed with a sense of humour as vast as the Karoo. We're a nation of storytellers, of dreamers, of lovers of life – not even load shedding, can dampen our spirits for too long.

In recent months we have again been reminded of our true great unifier: sport. Whether it's our one-point wonders, the Springboks, becoming rugby world champions yet again, or the collective groan of disappointment when Bafana Bafana snatches defeat from the jaws of victory, sport has a way of bringing us together

like nothing else. Just look at Dricus. South

Africans all over the country woke

up at the crack of dawn to cheer him on – many of whom had never watched or supported UFC or MMA fighting before. With support like that, there was no way he could lose! Why? Because 'hulle weet nie wat ons weet nie!' And while we might not always win, we never lose hope.

So as we gear up for another election year, let's continue to embrace our country's challenges with the same optimism and resilience that we always have. Because in South Africa, the sun never sets on the spirit of ubuntu – and as long as we have that, we have everything we need to build a brighter future, one smile at a time.

Plus, we'll now always have 'water' in the form of Tyla's Grammy award-winning hit, even if the taps do sometimes run dry! **S**



IMAGES: INSTAGRAM.COM: @TYLA, DAN MULLAN/GETTY IMAGES

GOING GLOBAL?

We are a full-service **B2B marketing agency** that knows how to help you scale **since 2011**.

From Cape Town to the Stars!

SHIFTONE
Accelerate Growth

4.8/5

Customer Satisfaction

7+

Global & Local Awards

48 452+

Successful Projects



From our CEO, Dylan Kohlstädt

I started Shift ONE Digital to create the perfect agency – the kind I've always wanted to work with. An agency that delivers amazing results every time, is friendly, knowledgeable, highly effective, and gives customers 2-10 x ROI. That was my mission 13 years ago. Today, 48 452+ successful projects and 7+ awards later,

Shift ONE has run creative campaigns and achieved stellar results for B2B businesses worldwide. **Can we do the same for you?**

Let's chat: dylan@shiftone.co.za

We specialise in the following services

Lead Generation | Website Development | Graphic Design |
SEO | Social Media Marketing | Brand-Building |
B2B Marketing | Email Marketing

www.shiftone.co.za

SHIFTONE
Accelerate Growth

[shiftONEdigital](https://www.youtube.com/shiftONEdigital) [shiftONE_digital](https://www.instagram.com/shiftONE_digital) [shiftonedigital](https://www.linkedin.com/company/shiftonedigital)

NATURAL FANCY YELLOW

Diamonds from the West Coast of South Africa



Extraordinarily rare and mesmerising, Fancy Yellow Diamonds are beautifully transformed into exclusive Shimansky creations, allowing you to savour the South African sun wherever you go.

SHIMANSKY
CAPE TOWN - NEW YORK

V&A WATERFRONT | THE CLOCK TOWER WATERFRONT | THE ROCKWELL | WWW.SHIMANSKY.CO.ZA