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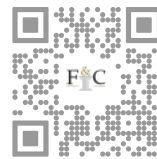
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# SERVING UP PREMIUM PROPERTY

South Africa has had a year to celebrate, with strides across the political, economic, and sporting arenas that have brought optimism and increased activity to the residential real estate market. From political reforms inspiring investor confidence to economic indicators pointing upwards, and the country's teams shining on global stages, 2024 has been a showcase of resilience and opportunity.

In the Economist note, of the November BetterBond Property Brief, Dr Roelof Botha states that the mini budget provided enough information for cautious optimism because substantial public sector spending on infrastructure is a prerequisite for increased economic growth.

These economic gains albeit that they are not universal across all sectors in South Africa, have had a direct impact on the residential property market. First-time buyers have found opportunities in the affordable housing sector, while high-net-worth individuals have continued to purchase homes in the premium Johannesburg, Sandton, and Fourways markets, on the Atlantic Sea Board, Cape Town's Southern Suburbs, Somerset West, Hermanus, KZN North Coast, Garden Route, Harare, Swakopmund, the Cape Winelands and The Greater Kruger Park locations. Improved infrastructure projects, such as upgraded transport networks, have enhanced the appeal of properties in peri-urban areas, as is being demonstrated in the demand for property and the growth in property values year on year in historically less fashionable locations.

The cumulative effect of political stability, economic growth, and a renewed sense of national pride has been positive for the residential real estate sector. We forecast market activity to continue, with a notable increase in premium home purchases. As South Africa closes the chapter on a year of significant gains, optimism prevails. The momentum from 2024's successes is expected to continue into 2025, as the country builds on its achievements. These stories collectively paint a picture of progress and potential, highlighting the dynamism of South Africa's real estate sector. Whether through sustainability, innovation, or community empowerment, the sector is making significant strides that reflect the resilience and spirit of the country.

As we close out a year filled with triumphs and progress, we wish you a holiday season that celebrates South Africa's resilience, diversity, and boundless potential. May the new year usher in even greater opportunities, brighter moments, and homes filled with love and laughter.



**John Herbst**  
Chief Executive Officer - Fine & Country South Africa



Please scan to view all featured listings  
in the current Refined #4 2024

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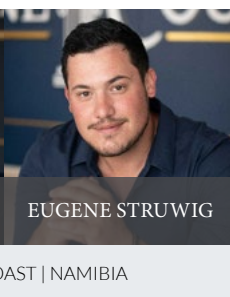
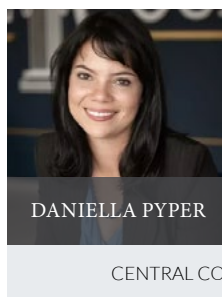
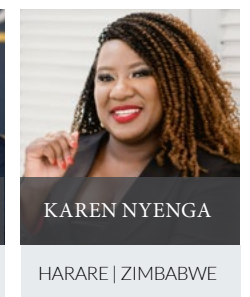
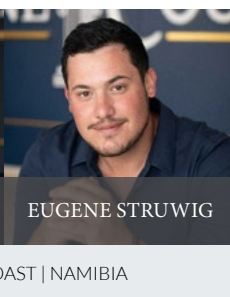
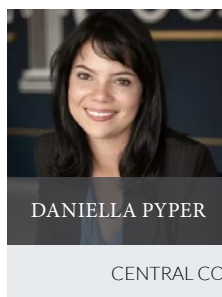
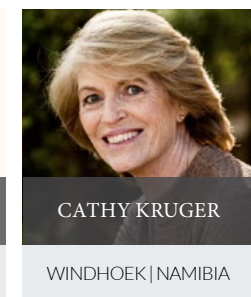
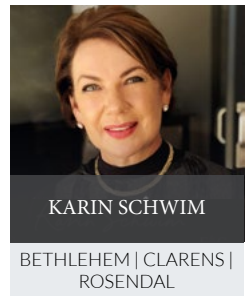
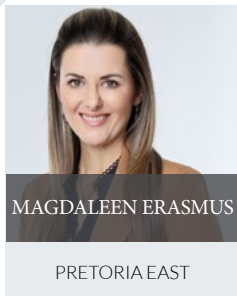
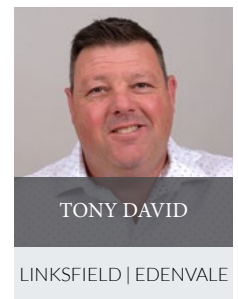
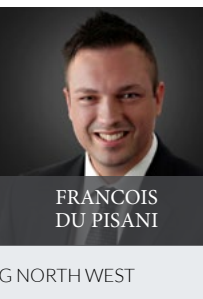
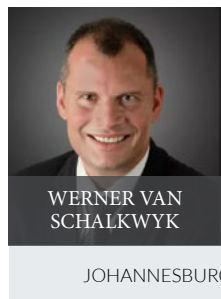
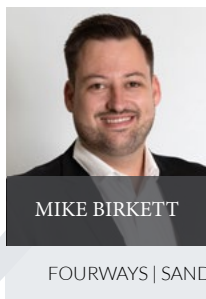
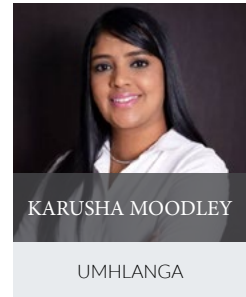
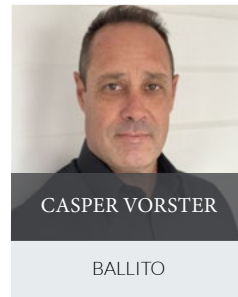
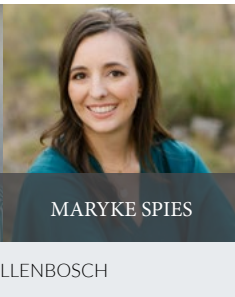
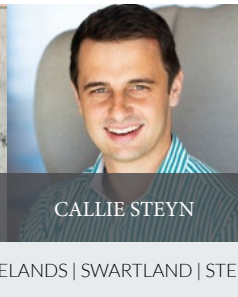
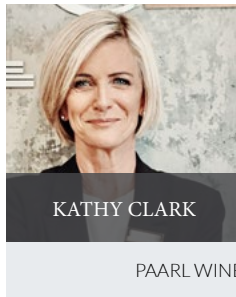
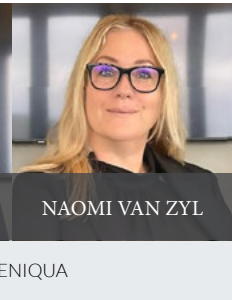
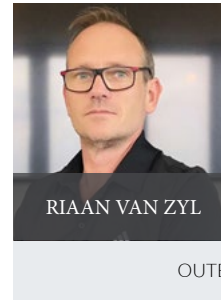
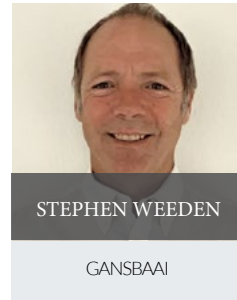
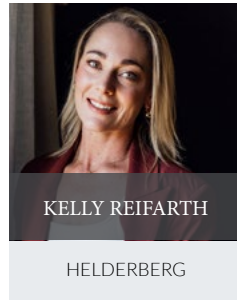
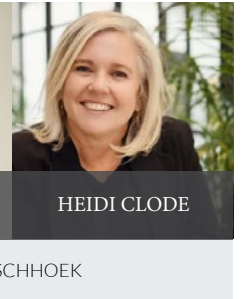
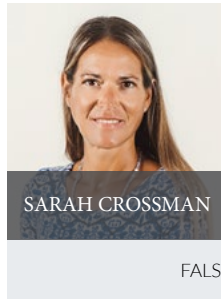
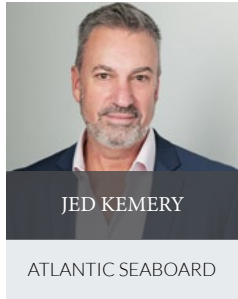
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# MEET FINE & COUNTRY





# Home

## DREAM, DECORATE, RENOVATE

From 28 February to 2 March 2025, the Johannesburg Homemakers Fair at Kyalami Grand Prix Circuit and International Convention Centre promises an exciting journey for home enthusiasts. With hundreds of exhibitors, the event offers hands-on experiences across four halls—each curated for unique interests, from soft furnishings and artisanal decor to renovation trends and culinary delights. Michelle Crouwkamp, Head of Events, emphasises the fair's role in inspiring confident choices for every home project. Enjoy family-friendly activities, delicious food, live music, and an Air Fryer Activation Area, making it a must-visit lifestyle event of the season.

[www.homemakersonline.co.za/jhbfair](http://www.homemakersonline.co.za/jhbfair)



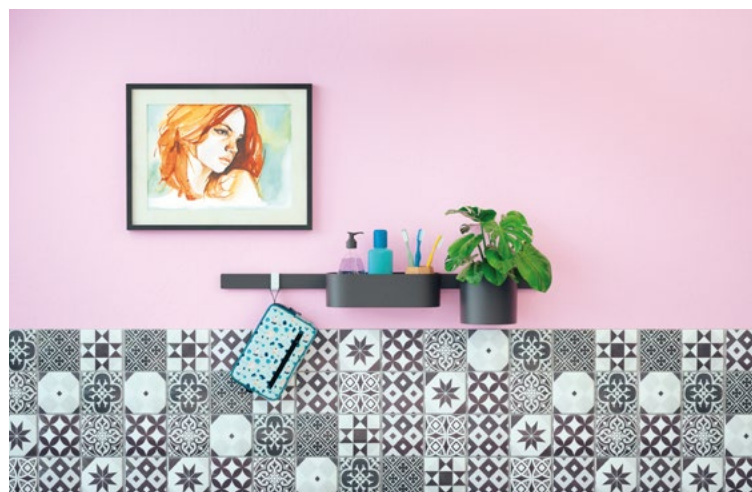
## ACCESSORISE TO ELEVATE

Elevate your bathroom from functional to fabulous with stylish accessories that reflect your unique taste. Often relegated to a plain utilitarian role, bathrooms can be transformed into personal sanctuaries with the right finishing touches. hansgrohe offers chic collections like AddStoris, WallStoris, and Logis Universal Accessories that go beyond basic fixtures, enhancing both function and aesthetics. Express yourself with decorative elements, high-quality, practical accessories, and a touch of luxury to create a spa-like atmosphere. The WallStoris system provides customisable storage solutions, while AddStoris keeps essentials organised and stylish. With hansgrohe's diverse options, your bathroom can become a beautiful, personalised retreat.



## THE POWER OF PAINT

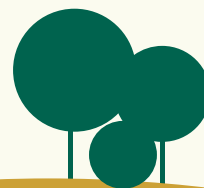
Inspired by South Africa's lush landscapes, the vibrant Plascon Spring Colour Palette for 2024 imbues spaces with the energy of spring. Juicy Cedarburg – a fruity orange – pairs excellently with the gentle pink of Wind Drift to create joyful spaces for little ones. Or make a statement with cabinets or furniture in the bold-yet-balanced purple of Plum's The Word. For those seeking a subtler buoyancy, the complementary Wind Drift and Majestic Beauty – a pale, muted sage – convey the playfulness of the season with a peaceful allure. The soothing, almost-neutral Silk Cocoon refreshes both exterior and interior walls, while the true green of Granny Apple is the perfect addition to any plant lover's bedroom. [www.plascon.co.za](http://www.plascon.co.za)







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## Style

### A DYNAMIC ROSE INFUSED WITH LIGHT

Acqua di Parma introduces Luce di Rosa, a luminous addition to its Signatures of the Sun collection. This gender-neutral fragrance harmonises the delicate Bulgarian Rose with sharp mineral tones, creating a symphonic blend of citrus, spice, and woody base notes that evolve over time. At its heart, Bulgarian Rose and geranium bring a fresh, rich depth, while vetiver, guaiac wood, and cedarwood ground the scent in warm sensuality. The starring Bulgarian Rose is distilled from flowers harvested in the Kazanlak region of Bulgaria through a steam-water process, capturing the essence of the rose at its most vibrant. Acqua di Parma Luce di Rosa is available at Woolworths.



### TAMNAVULIN: RICH IN TRADITION

Discover the sweet, smooth, and fruity notes of Tamnavulin Single Malt Whisky, crafted with over 50 years of expertise in Speyside, Scotland. Nestled along the River Livet, Tamnavulin's twice-matured whisky is aged in American oak barrels and finished in Sherry casks, delivering a complex yet approachable flavour profile. This unique single malt captures the spirit of its birthplace, with a rich character inspired by Speyside's temperate microclimate and fertile farmland. Experience the depth and craftsmanship in every sip of Tamnavulin – whisky made to be shared, savoured, and remembered. Available now to enjoy and share responsibly.

### THE GIFT OF A WHITER, BRIGHTER CHRISTMAS

Give the gift of a whiter smile with Philips Zoom teeth whitening this festive season. Philips Zoom is a professional in-office treatment that delivers dramatic results in as little as one 45-minute session, making it the perfect gift for anyone who wants a confidence boost this holiday. With the ability to whiten teeth by up to eight shades, Philips Zoom uses a hydrogen peroxide gel and LED light to break down stains, creating a dazzling, whiter smile. It's safe, effective, and always carried out by a dental professional, making it ideal for those looking to enhance their smile. Plus, Philips offers take-home whitening kits as a gradual option and at-home maintenance that fits any busy schedule. This season, help someone shine a little brighter with the thoughtful gift of a Philips Zoom in-office teeth whitening procedure. With practices all over Southern Africa, why not email [info@zoomwhitening.co.za](mailto:info@zoomwhitening.co.za) to purchase a voucher for a memorable gift that gives your friends and family another reason to smile these holidays?







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Positioned in the most romantic valley on earth, Franschhoek Country House & Villas is an exclusive boutique hotel reminiscent of a village in Provence yet with an elegant Cape sensibility. Set in gardens of lemon trees, lavender and vines – with fynbos draping the nearby mountains – the original, charming country maison includes 14 standard and luxury rooms as well as the award-winning Monneaux Restaurant while the 12 Villa suites are havens of privacy & understated opulence. Swimming pools, a candle-lit cellar, a treatment room and sun-down verandas are all a traveller needs as you live la vie extraordinaire.



FRANSCHHOEK  
 COUNTRY HOUSE & VILLAS





## Travel

### LUXURIOUS WELLNESS EVOLUTION

Erinvale Estate Hotel & Spa, nestled in the heart of the Helderberg, South Africa's celebrated Winelands, is soon set to unveil its newly refurbished Spa and Wellness Centre, marking a new chapter in its luxurious evolution. This refined retreat promises an exceptional sanctuary, offering a home-like warmth that envelops guests from the moment they step through its doors, ensuring a multisensory escape. Redefining relaxation and rejuvenation, the holistic haven will unveil a bespoke approach with tailored offerings and an extensive treatment menu inspired by innovations and wellbeing practices from around the globe. Be among the first to experience this pinnacle of wellness, where every stress dissipates, and body, mind and soul are exquisitely nurtured. Book your next wellness escape at [spa@erinvale.co.za](mailto:spa@erinvale.co.za) or [hotel@erinvale.co.za](mailto:hotel@erinvale.co.za).



### EXPERIENCE SUSTAINABILITY, ONE STAY AT A TIME

The President Hotel in Cape Town is the largest in Sub-Saharan Africa to earn the prestigious Green Key certification, a leading standard in environmental responsibility. Recognised by the Global Sustainable Tourism Council and certified by WESSA, this accolade underscores the hotel's dedication to sustainable operations. Key achievements include efficient energy and water use, eliminating single-use plastics, diverting food waste from landfills, and eco-friendly dining. The hotel's guests and staff's dedication to responsible tourism is central to this success, inviting guests to #StayGreen at The President. To experience The President Hotel and make a difference by joining their responsible tourism journey, email [reservations@presidenthotel.co.za](mailto:reservations@presidenthotel.co.za), and for more information, visit [www.presidenthotel.co.za](http://www.presidenthotel.co.za).



### EAT, DRINK, & BE MERRY

Good times and great vibes are guaranteed with the return of Stellenbosch Street Soirées. Join the throng of merrymakers for this year's calendar highlight of open-air food, wine and music beneath the Cape wine capital's famous oak trees. Each soirée is limited to two hours, from 18h00 to 20h00, making it the ideal precursor to a great evening out. Local performers add to the atmosphere, food stalls sell light bites, and each event features a different selection of wineries. This means that wines available throughout the series will change, and you can attend every event to experience something new. R220 pp (including a glass and ten wine-tasting tokens) are available from Plankton. mobi. 13 and 27 November, 11 December, 15 and 29 January, 12 and 26 February, and 12 and 26 March. [www.visitstellenbosch.org](http://www.visitstellenbosch.org)





The TUMI logo is centered in the middle of the image. It consists of the word "TUMI" in a bold, white, sans-serif font. The letters are slightly stylized, with the 'T' and 'M' having a unique geometric shape. The logo is overlaid on the man's torso and the orange car.

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# Old-World Charm In the Heart of the Karoo Samara Karoo Reserve

*I have lost count of how many times I have visited Samara, yet it still takes my breath away each time. There is something magical about this place that calls me back, again and again. Each visit to the The Manor at Samara Karoo Reserve feels like the first, filled with a sense of wonder akin to the smell of rain on arid soil.*

From the moment I step through the grand entrance, I am enveloped in tranquillity and old-world charm. The Manor stands proudly, its elegant architecture a testament to timeless beauty. It's a haven where every space has been optimised to provide a sense of calm and oneness with nature.

The pool is always the first thing that catches my eye as it blends seamlessly with the surrounding nature. Whether taking a

refreshing morning dip or lounging by the water under the warm afternoon sun, the pool is my sanctuary. It offers a perfect escape from the world, where I can lose myself in the gentle ripples and the serene ambience.

The spacious bedrooms at The Manor are another highlight of my stay. Each room is a masterpiece of comfort and style. The beds are invitingly plush, promising restful nights and









*Star Bed Experience at Samara*

blissful mornings. Waking up to the stunning views of the Karoo landscape through large windows never fails to fill me with awe and gratitude.

The rooms are not just places to sleep; they are retreats within a retreat where I can unwind and rejuvenate. The thoughtful design, blending traditional elegance with modern amenities, ensures I feel at home yet pampered.

The beautifully designed lounge areas are perfect for relaxing and socialising. Each space is thoughtfully decorated, blending elegance and comfort. Whether reading a book by the fireplace, enjoying tea with friends, or simply soaking in the atmosphere, these lounges provide a perfect setting for every moment.

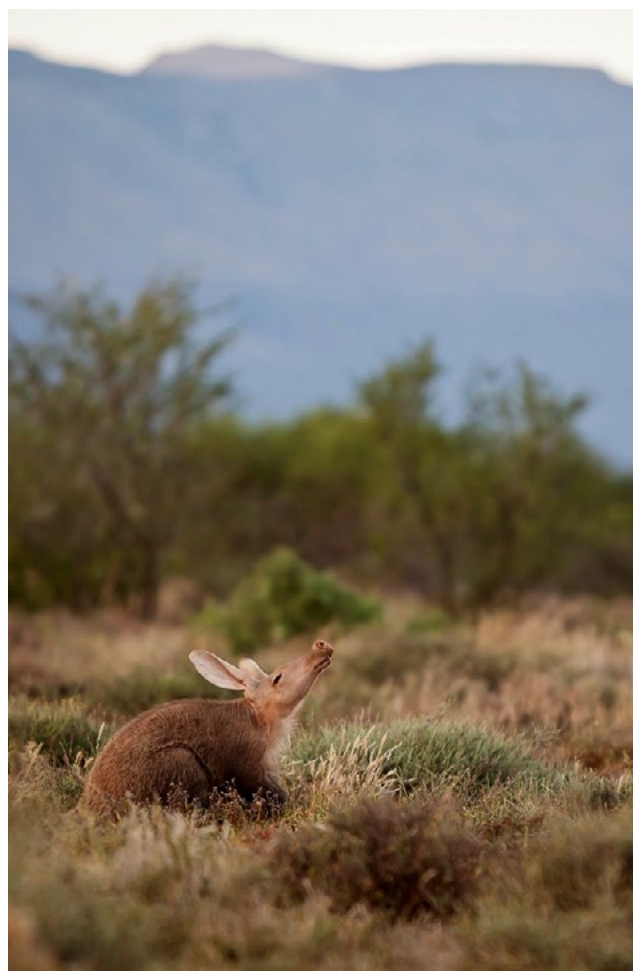
The attention to detail in the decor, from the art on the walls to the furniture arrangement, creates an ambience that extends an invitation to relaxation.

Of course, what truly sets Samara apart is the staff. Their warmth and hospitality make every visit unforgettable. They go above and beyond to ensure each guest feels special and cared for. From personalised service to friendly conversations, they make me feel like part of a family.

One of the many highlights of our stay at The Manor is the anticipation of mealtimes, where every setting becomes a new adventure waiting to unfold. Whether outside by the pool, on the lush green lawn, indoors with a cosy ambience, or in the wild bush, each location offers its unique charm and magic.

The culinary delights served are a feast for the eyes and the palate, making every meal an experience to savour. The chefs at Samara are true artists, crafting delicious and beautifully presented dishes. Each meal is a celebration of flavours, using the freshest local ingredients to create a dining experience that is both satisfying and memorable.

Our recent stay at The Manor has been nothing short of







extraordinary, filled with moments that will be etched in our memories forever. From getting up close and personal with two magnificent cheetah brothers while on a walking safari, to the thrilling mountain trek for lunch, every experience has been a testament to the wild beauty of this place.

With each sundown stop, nature unveiled a new masterpiece, painting the sky with more beautiful and colourful hues than the last. The wildlife encounters, guided by knowledgeable and passionate experts, have deepened my appreciation for this unique and special habitat, enhanced and renewed by the conservation efforts at Samara.

#### *Karoo Lodge*

Adding to Samara's allure is the newly revamped Karoo Lodge. Nestled in the heart of the Samara Karoo Reserve near Graaff-Reinet in the Eastern Cape's Great Karoo, the Karoo Lodge has recently undergone extensive renovations. Samara's flagship lodge, a restored farmhouse where the Samara story began, closed for seven months and reopened just ahead of the festive season.

The redesign pays homage to this remarkable region, retaining the lodge's quintessential Karoo character while embracing a modern approach to safari living. It offers an elevated home-away-from-home experience with expanded and upgraded facilities, maintaining its timeless charm beloved by Samara guests.

The new living, dining, and learning spaces include an atmospheric dining room, library, farm-style kitchen, Spekboom-filled courtyard, wine cellar, bar, gift shop, and interactive Story Room showcasing Samara's past, present, and future. The lodge now accommodates up to 24 guests across ten standalone suites, each overlooking the spectacular mountain landscape.

Another exciting addition to Samara Karoo Reserve is the new Cheetah Trail, launched in September 2024. Synonymous with the iconic cheetah, Africa's most endangered big cat and the reserve's signature species, Samara is widely regarded as one of the best places on the continent to view cheetahs in the wild.

This walking safari offers the opportunity to explore the diversity of the reserve's rich plants and wildlife on foot. The three-night, four-day guided hiking adventure allows guests to immerse themselves in the natural beauty of Samara, learn about the cheetah and other wildlife, and sleep under the stars.

This trail provides a deeper connection to the environment, offering a unique perspective on the landscape and its inhabitants. The chance to walk alongside expert guides, track cheetahs and learn about the intricate web of life in the Karoo is an experience that is both educational and exhilarating.

Whether it is the enchanting The Manor, the newly revamped Karoo Lodge, tented Plains Camp, or the thrilling Cheetah Trail, Samara offers experiences that are as diverse as they are unforgettable. My time here has always been a blend of adventure, relaxation, and wonder, making Samara a place that holds a special place in my heart.

#### *Our Destination: Samara Karoo Reserve*

The award-winning Samara Karoo Reserve is situated on 67,000 acres of born-again wilderness in the beautiful Great Karoo. Located 270km from Gqeberha and 53km from Graaff-Reinet, Samara is easily accessible by road or air. Five vegetation biomes combine with varied topography to support over 60 mammal species, including the Big Five, cheetah, aardvark, vast herds of desert-adapted antelope, and 225 bird species. Three intimate lodges with a true sense of place welcome guests for slow, meaningful and exceptional safari encounters. Children of all ages are welcomed with a dedicated children's programme.

For further information, visit [www.samara.co.za](http://www.samara.co.za).

*Text: Deidre Loots  
Images: Samara Karoo Reserve*



# Discover the Magic of Ardmore Ceramics

## A Journey Into Artistic Excellence

*As one steps closer to the pieces of Ardmore, a thought reminiscent of Alice in Alice's Adventures in Wonderland emerges. A magical world unfolds, not through a peculiar rabbit hole, but within the fantastical realm of intricate stories and details hidden in the design.*

A hippopotamus adorned with a ceramic bowl and monkeys on its back captures the attention. Closer inspection reveals exquisite fine art details: the hippo's bottom half shines in glossy white, while the top part is adorned with a scalloped blanket of black, embellished with green geometric flowers and red-veined leaves. A ceramic bowl, crafted from flowers and fruits, rests on the hippo's back, encircled by mischievous monkeys emanating excitement.

The hippo's broad smile signifies the anticipation of the big parade in the jungle, an annual event where animals showcase their artwork. This year, he eagerly awaits the opportunity to display his best work, inspired by Bonnie, his teacher. His companions, the mischievous monkeys, serve as both helpers and cherished friends, having diligently assisted for months and now eagerly anticipating the unveiling of their collective efforts. The hippo feels a swell of pride and excitement, harbouring hopes of clinching gold this year.

It becomes clear why Ardmore has become a world-leading luxury African brand. Their unwavering dedication to skill, creativity, and pride is evident in all their work.

Ardmore Ceramics was founded by Fée Halsted in 1985 after losing her art teaching job due to gender discrimination. Returning to her farm in KwaZulu Natal, she started a small pottery enterprise with a mission to teach others to create art they could sell for a living. Deeply inspired by Ubuntu – the philosophy that we are because of others – she aimed to contribute positively to the world.

Fée began teaching ceramics to a talented group of rural people, including Bonakele (Bonnie) Ntshalintshali. In 1990, Fée and Bonnie jointly won the Standard Bank Young Artist Award. Ardmore quickly gained recognition for its distinctive blend of traditional African art with contemporary influences. Over the years, it has evolved into an internationally acclaimed brand celebrated for its whimsical and intricate designs depicting African wildlife and folklore.

Initially specialising in ceramics, Ardmore expanded in 2010 when Fée's son, Jonathan, ventured into a fabric business with her. The exquisite ceramic designs were adapted to textiles, creating Ardmore Fashion. The brand further expanded to include Ardmore Home, showcasing its distinctive style across a broader spectrum

and attracting collaborations with international designers and artists. Since 2013, Ardmore has designed for the global brand Hermès, featuring its designs on silk scarves, watches, and even skateboards. Through these ventures, Ardmore captivates audiences worldwide, enriching homes and wardrobes with its vibrant and culturally resonant designs.

With over 70 artists, Ardmore fosters economic empowerment while ensuring the preservation and promotion of African artistic traditions. Its unique African aesthetics – vibrant colours, intricate patterns, and rich storytelling inspired by African fauna, flora, and folklore – distinguish it from other brands. Each piece tells a story, often symbolising peace, protection, well-being, life, and beauty. The handcrafted excellence ensures that each piece is unique; some even commissioned to showcase historical moments or special family bonds.

Ardmore's social impact extends beyond its art, demonstrating a commitment to empowering local communities and adding value beyond the products. This resonates with consumers who prioritise ethical and socially responsible brands. Ardmore's products offer a connection to African culture and craftsmanship, becoming conversation pieces and symbols of cultural appreciation. The exclusivity of handmade pieces appeals to collectors and design enthusiasts seeking unique, rare items to elevate their homes and collections.

For more information, visit [www.ardmore-design.com](http://www.ardmore-design.com) or visit one of their shops in Cape Town, Johannesburg, or OR Tambo Airport Boutique stores. For a personal touch, meet the owner of the Cape Town store, Phillipa Strydom, for a captivating and inspiring creative tour showcasing all that Ardmore has to offer. For a deeper insight into their craftsmanship, visit the Ardmore Ceramic Gallery on Caversham Road, KwaZulu-Natal.

Take one step closer and fall into their wonderful world of stories and colour.

*Text: Liezel van der Merwe  
Images: Ardmore*







# Beyond the Big Five

## Immersing in the Ultimate Bushveld Escape

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*It was early morning when we donned our helmets and rolled the bikes, already set out for us, to the road. It was winter but never freezing cold in Hoedspruit, South Africa. The Guineafowl, Starling, and Quail sang their morning songs, welcoming the new day. I'd always dreamed of biking through the bushveld, but the thought of encountering a lion or elephant had held me back. In Hoedspruit Wildlife Estate, however, this dream becomes a reality. While you might spot a leopard or hyena at night, during the day, people enjoy bushwalks, running, or cycling, often heading to the dams and bird hides.*

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We were off, the crisp morning air filling our lungs. We chose a single track, hoping to see more wildlife, and it was a fantastic decision. We passed by blue wildebeest, waterbuck, giraffe, impalas, kudus, and warthogs. It was exhilarating to encounter these animals so close, seemingly unbothered by our presence. We spent some time at the bird hide identifying beautiful species and then got back on our bikes when hunger struck, knowing a beautifully prepared, delicious breakfast awaited us at Safari Moon, our luxury choice.

When you have a bucket list, Safari Moon is the destination. Yes, you want to see the Big Five and spend a day in the Kruger, but you'll want to experience so much more. Hoedspruit is a premier destination offering a wealth of activities and adventures. There's no better place to explore it than the exquisite Safari Moon. It's a true standout with five-star accommodations, luxurious living, and incredible food. We knew if it's good enough for an international superstar like Tom Cruise, it's certainly a wonder. Tom stayed at Safari Moon for three months while shooting Mission: Impossible, and he's not the only celebrity to have visited.

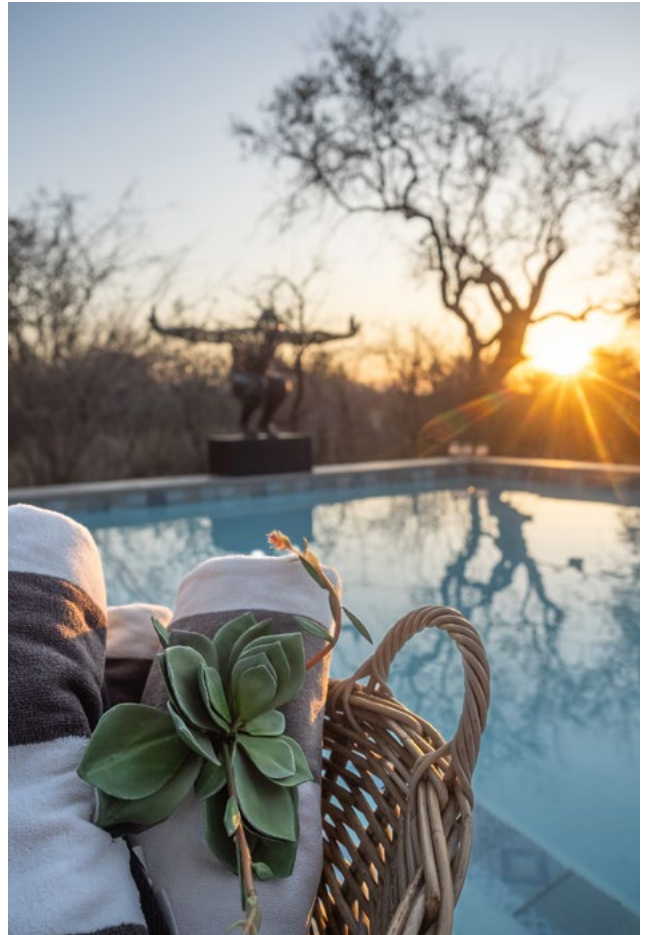
### *Unmatched Ambience*

Safari Moon rolls out the red carpet for its guests. The décor is exquisite. As you walk into the space, your heartbeat slows down, and you'll slowly breathe out. Serenity surrounds you, and luxury enfolds you. You immediately know that this was a superb choice! The rooms are magical. Each has been beautifully designed and furnished, from the Deluxe to the Presidential suites. The attention to detail ensures blissful moments – enjoying a fresh outdoor shower, sipping coffee on the stoep, soaking in a bath under the stars, or sleeping on the finest linen.

And then there's the food... Safari Moon features an open kitchen, allowing you to watch the chefs at work. Come hungry because these chefs are true masters of their craft. You'll savour incredible food from breakfast to dinner. It's the perfect blend of being fully present, enjoying each bite, and eagerly anticipating the next course, which will delight you even more.

But it's not just the menu that impresses; the Lowveld offers various activities to help you check off some bucket list items.









Enjoy game drives and bush walks in the surrounding Big Five reserves, spend an entire day in the Kruger National Park, or take a boat cruise on the Blyde River Canyon. Experience wildlife from a scenic hot air balloon ride, embark on a photo safari, hike the Blyde Riverpoort or Mariepskop, visit Jessica the hippo, try quad biking, go horse riding, or book a helicopter flip over the spectacular Blyde River Canyon.

#### *Indulgence for the Senses*

We experienced a journey of relaxation and rejuvenation at Safari Moon's new spa, soothing both body and mind. They've created a tranquil environment filled with a sense of calm and peace, enhanced by the aroma of essential oils. A full-body massage eased the week's tension and melted away everyday stress, leaving us utterly relaxed. After this blissful experience, we spent time by the pool, reading and watching kudus and nyala grazing nearby. The afternoon safari trip with the owners of Safari Moon was a delightful bonus. Our guide shared fascinating insights about the estate's flora and fauna. Conversations with fellow guests were enlightening as we exchanged stories about life worldwide and the wonder of this unique place.

When I asked the lovely Nicola Leitch, one of the owners, why they opened Safari Moon, she explained without hesitation, "To meet extraordinary people!" And they genuinely do! With open hearts and exquisite taste in decorating, they have created a space where guests feel genuinely valued and inspired.

Our safari guide stopped at a waterhole. As we approached the water, nestled in a dry sandy riverbed, a sunset picnic

awaited us. It was no ordinary spread of wine, biltong, and snacks. Instead, we were treated to various gourmet delights meticulously prepared by the chefs, designed to elevate our gathering with creativity, presentation, and flavour. It was a stunning fusion of culinary excellence and the natural beauty of the breathtaking scenery and tranquil ambience.

We enjoyed a bath under the African sky in the privacy of our room before strolling to the dining area to savour the perfect end to a perfect day by the fire.

As we packed to leave the next day, it was with heavy hearts. The staff surprised us with complimentary snacks for the journey. Safari Moon offers an unforgettable journey into the heart of the bushveld. With its exquisite accommodations, gourmet dining experiences, and thrilling wildlife adventures, every moment spent here becomes a cherished memory. The attentive staff, luxurious amenities, and breathtaking surroundings provide peace and fulfilment long after departure.

*Discover more and plan your dream safari at [www.safarimoon.travel](http://www.safarimoon.travel).*

*Text: Liezel van der Merwe  
Images: Safari Moon*





## Discover Eleven

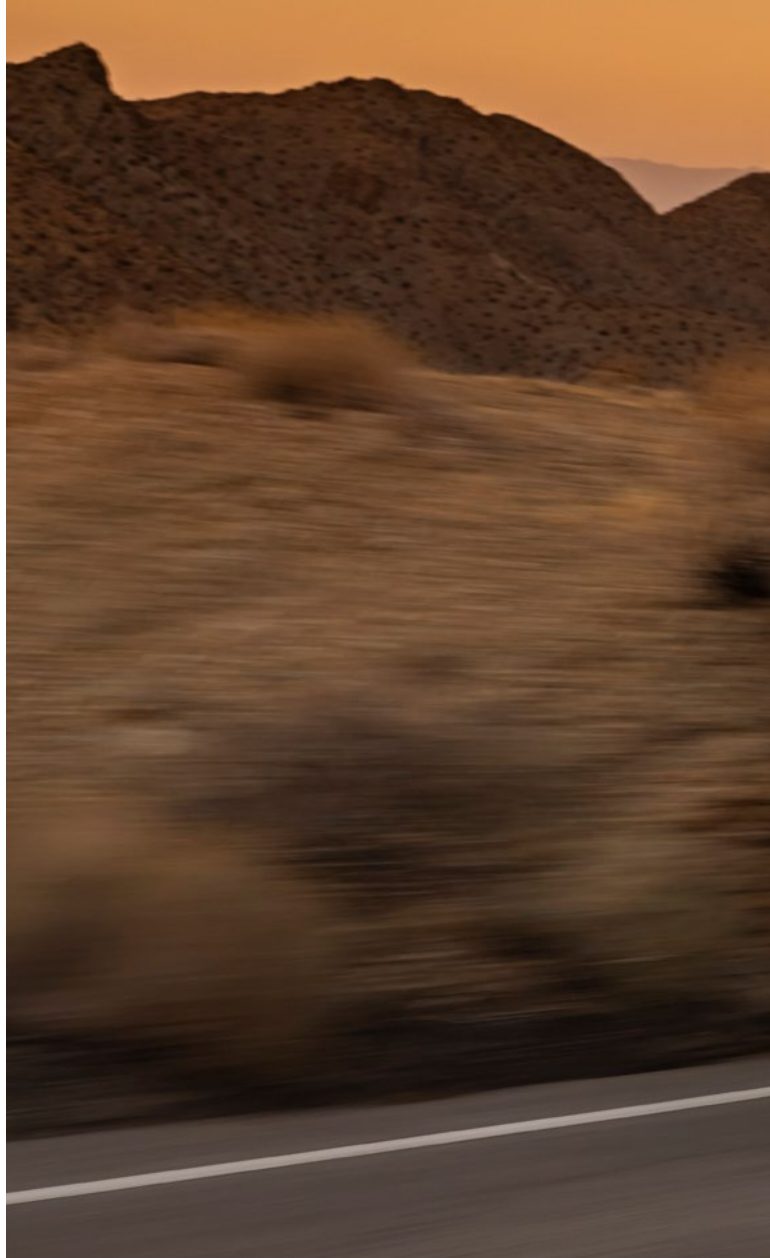
Franschhoek's Newest Culinary Gem! Immerse in Impeccable Finesse and Balance. Join us on Huguenot Street for an unforgettable sensory journey. Small plates, hyper-seasonal ingredients, and a curated wine list await.

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# All-electric Innovation

## Volvo Unveils the EX90 in California

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*We recently travelled to Los Angeles to experience the all-new Volvo EX90 in the city where innovation and style reign supreme. As the automotive industry leans further into electric mobility, Volvo's latest flagship SUV – the EX90 – delivers a near-perfect blend of futuristic design, cutting-edge technology, and the minimalist elegance that Volvo is known for.*

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As Volvo moves into a new electric era, the EX90 builds on the legacy established by the second-generation XC90. Launched in 2014, the XC90 propelled Volvo into the premium SUV market, reshaping the brand's image with a blend of luxury, safety, and practicality. The all-electric EX90 advances this journey, emphasising electrification, sustainability, and cutting-edge technology.

During a recent trip to Los Angeles, Refined had the exclusive opportunity to sample the electric SUV firsthand in what some would call its natural habitat. It represents progress and a transformative leap in Volvo's approach to electric mobility, staying true to its people-first ethos.

### *Commanding Attention*

At first glance, the Volvo EX90 may seem like a sophisticated evolution of the brand's traditional design language, but spend a few moments with it, and you'll notice how it confidently introduces a futuristic edge. The silhouette retains Volvo's hallmark of clean, sober lines, but the EX90 pushes it further with sleek contours, flush door handles, and futuristic light signatures.

The front end is unmistakably Volvo, with the signature "Thor's Hammer" daytime running lights transforming into LED headlights, while the grille – now mostly sealed off as the need for air intakes falls away – further accentuates its electric nature,





emphasising the absence of a combustion engine. The overall stance is assertive but not overwhelming, projecting a pleasing blend of Scandinavian coolness and urban practicality.

#### *More than Green*

Assembled in Ridgeville, South Carolina, USA, the new EX90 is underpinned by an evolution of the XC90's Scalable Product Architecture (SPA) dubbed SPA2 to reflect its electric-only nature.

Currently, it is only available in two variants: the Twin Motor and Twin Motor Performance. However, Volvo will likely release additional (lesser-specced or single-motor variants) in the future.

Although we did not have the opportunity to sample the current entry-point Twin Motor derivative, its spec sheet confirms that it delivers an impressive 300 kW of power. In comparison, the Performance model ups that to a staggering 380 kW. Torque figures for both are substantial, with the Performance model reaching 910 Nm, making it one of the most powerful in its class.

With a range of around 600 km on a single charge (under ideal conditions), range anxiety is a thing of the past. Volvo has ensured that the EX90 meets the needs of the modern driver who craves long-distance capability and emissions-free driving. Charging is also rapid, thanks to 250 kW DC fast charging support, replenishing the battery from 10% to 80% in under 30 minutes.







These performance figures suggest something akin to a sports car, with the Twin Motor Performance variant accelerating from zero to 100 km/h in just 4.9 seconds, but the EX90 is more than just a speed machine. It delivers this power smoothly, making it a refined experience for a car that tips the scale at around 2.8 tonnes.

#### *The Confidence of Control*

Driving the EX90, whether on the open roads of rural California or the congested streets of Los Angeles, is a lesson in how electric vehicles should feel. The acceleration is instant, as one would expect from an electric car. Still, the smoothness with which the power is delivered speaks to Volvo's refinement – the twin electric motors working seamlessly to provide an engaging and relaxing ride in equal measure.

The EX90's suspension system also contributes significantly to the overall driving experience. The two-chamber air suspension allows the SUV to adapt to different road conditions, smoothing imperfections easily while offering a composed and planted ride.

We put this to the test during the first part of our drive from Pelican Hills resort in Newport Beach to Lake Elsinore via the equally smooth Ortega Highway to Lake Elsinore, and on a slightly less perfect mountain pass, where the highly forgiving damping system came into its own despite the large Volvo running on 22" alloys.

While acceleration and handling are impressive, it's the quietness of the cabin that really stands out. Volvo's engineers have done an exceptional job in minimising external noise, and when combined with the serene interior environment, the experience is almost meditative. The active noise cancellation system further enhances the tranquillity, making long journeys

less tiring and more enjoyable.

#### *Volvo's Legacy of Safety*

If there's one thing Volvo doesn't compromise on, it's safety, and the EX90 takes this philosophy to another level. Equipped with a range of advanced sensors, cameras, and radar systems, the EX90 creates a 360-degree safety net around its occupants. Volvo's updated safety suite, branded as *SafeSpace*, integrates LiDAR – a high-tech laser scanning system capable of detecting objects hundreds of meters ahead, even in challenging weather or lighting conditions.

This LiDAR technology isn't just about preventing accidents; it's part of Volvo's larger vision to eliminate road fatalities. Along with the expected array of adaptive cruise control, lane-keeping assist, and collision mitigation systems, the EX90 includes driver monitoring technology. This system tracks the driver's eye movements and grip on the steering wheel, ensuring they remain alert behind the wheel. It's a subtle but critical element in preventing accidents due to drowsiness or distraction.

#### *Future-proof Technology*

Volvo has equipped the EX90 with Nvidia's Drive Orin technology, which powers the SUV's advanced driving assistance features. This AI computing platform is future-proofed to handle increasing levels of autonomous functionality. It's another layer of technology that places Volvo at the forefront of EV technology.

In addition, the EX90 will receive over-the-air updates, meaning that new features and improvements can be added without needing to visit a dealership. This technological forward-thinking ensures that the EX90 remains relevant and capable for years.

Step inside, and the EX90 greets you with an interior that feels





more like a Scandinavian retreat than the cabin of an SUV.

Volvo has mastered the art of making spaces feel light, airy, and calm, and the EX90 is no exception. The dashboard is dominated by a 14.5" portrait-oriented touchscreen, which houses the latest version of Volvo's Android-based infotainment system. As you'd expect, Google Assistant, Google Maps, and the Play Store are all integrated, making voice-activated navigation or music control seamless. While Apple CarPlay was unavailable at the international reveal, Volvo assures us that the capability will be unlocked via an over-the-air update for US customers who have already taken delivery.

Materials inside the EX90 are sustainably sourced, reinforcing Volvo's commitment to environmental consciousness. From wool-blend upholstery to reclaimed wood accents, every element has been selected to elevate the experience while keeping sustainability at the forefront.

One of the most impressive features is the Bowers & Wilkins sound system. Volvo has developed a speaker array that creates a 360-degree audio experience, delivering concert-level acoustics for all seven occupants. Combine this with active noise cancellation, and the cabin of the EX90 becomes a sanctuary – perfect for the chaotic streets of LA or quiet countryside getaways.

#### *Unrivalled Space*

Unlike some of its electric competitors, the Volvo EX90 doesn't compromise on space. This is a proper three-row SUV that can comfortably seat up to seven adults, with various seating options (from four to seven), with a "Captain's Chairs" configuration for the six-seater. It is unlikely that South Africa will see the four- and five-seat vehicles. The flexibility of the interior makes it ideal

for families, with the ability to fold down the third-row seats at the touch of a button, while the manual operation for the second row is simplicity itself.

Regarding seats, the EX90's thrones are luxurious and inviting, offering some of the most sumptuous materials we have sampled in any luxury barge.

With Volvo's clever packaging of batteries, interior space remains generous. Whether loading up for a weekend adventure or heading out on a long road trip, the EX90 promises comfort and practicality.

Volvo's EX90 is more than just a new model; it represents the Swedish brand's future and balances its core values of safety, sustainability, and simplicity while embracing the future of electrification. The LA launch did not just show off a new car to the world's media; it was Volvo's declaration that the future of luxury and performance is electric, and the EX90 is leading the charge.

If you're interested in the EX90, you'll have to wait for the local launch that Volvo South Africa says will happen in "early 2025", with the first customer cars arriving before the middle of next year.

In the meantime, the XC90 remains available locally and will soon be available with a fresh face, ensuring it stays relevant for consumers not yet ready for full-electric driving.

*Text: Bernie Hellberg Jr  
Images: Volvo Car South Africa*



# Pinnacle of Luxury & Advanced Aesthetics

## Terre Paisible Medical Rejuvenation & Spa

*Unsurpassed Luxury, Innovation, and Excellence in Advanced Aesthetics Constellate in Franschhoek's Terre Paisible Medical Rejuvenation & Spa.*







ining up to rival some of the world's leading medical spas with its confluence of advanced aesthetic treatments, luxury facilities and expert practitioners, all in the tranquil natural surrounds of South Africa's famed Franschhoek Valley, Terre Paisible Medical Rejuvenation & Spa has offered its guests nothing less than a transformational journey to optimal wellbeing and vitality since opening its doors in October 2024.

True to its name, meaning "Peaceful Land", this luxury wellness destination promises the ultimate nurturing retreat and sensory reset for guests from far and near. Within easy reach of other winelands hotspots and a 50-minute drive from Cape Town, it is also serenely tucked away between olive groves and vineyards on a working boutique farm, home to Terre Paisible's award-winning collection of terroir-driven fine wines and extra virgin olive oils. Absolute privacy, deep relaxation and elevation beyond the ordinary are essential underpinnings of the world-class treatments available.

Shirley van Wyk, Terre Paisible's Managing Director, says, "Our treatment programmes are expertly curated to offer complete revitalisation at a cellular level, extending beyond aesthetic enhancement to include metabolic and hormonal enhancement and compensating for imbalanced genetic characteristics. Through the combination of advanced medical aesthetics with personalised wellness regimens and the uplifting experience of being in a beautiful, calming location, guests will feel restored to their best selves. The treatments we offer are results-driven, and we employ the highest calibre of devices, people and facilities in order to fulfil them, ensuring our guests a glowing new lease of life through the process."

Meticulous diagnosis and measurable results are the foundation of the bespoke treatment plans devised for guests by TPMRS's rigorously trained medical professionals and experienced therapists in advanced aesthetics. London-based functional medicine practitioner Tania Malan – founder of the 'Raw to Roar' movement – serves as a consultant to discern a full picture of hormonal to gut biome health, using tests such as the DUTCH™ test (DUTCH™ is a group of validated tests that provide a complete evaluation of sex and adrenal hormones, including metabolites) as well as looking at genetic predisposition through DNALysis™ tests. DNALysis™ tests include the DNA Core, DNA Skin, and DNA Hair Loss,





among others. Customised treatment plans are devised using the analysis to ensure each wellness journey is as unique as their guests. Other diagnostic technologies TPMRS employs include the internationally lauded Visia Facial Analysis and Inbody Assessment Analysis tools, facilitated on-site by the nurse practitioner.

Leading the advanced aesthetics team is Dr Marlé le Roux, a trusted name in aesthetic medicine, who provides treatment with cutting-edge Ultherapy®, considered the global gold standard in non-surgical skin lifting and tightening. This treatment joins other safe, highly effective, FDA-approved therapies such as the Emerald Laser™, a revolutionary full-body fat loss treatment which works on a cellular level and is currently a first in South Africa and exclusively offered at TPMRS. From non-invasive laser to microneedling therapies, all TPMRS treatments aim for minimal downtime and provide sustainable results through a considered and personalised approach. These can be augmented with other spa treatments with skincare lines, including the clinically approved Biologique Recherche, Mesoestetic®, Philosophia Botanica, ZO® by Dr. Zein Obagi and certified organic Esse Microbiome Skincare. Significantly, guests will be able to continue with their advanced aesthetic treatment programmes at associated medical spas around the world in line with TPMRS's collaborative international footprint. In addition to this, TPMRS have included expertise and internationally advanced cosmetic dentistry focused on restorative and aesthetic dentistry using advanced international techniques.

#### *Quiet, Contemporary Sanctuary*

Therapies are provided in eight elegantly appointed treatment rooms, which include two ultra-discreet suites with separate, private access. Each is equipped with ergonomically designed LEMI treatment beds, completely

customisable to meet guests' highest level of comfort, along with every other aspect of their experience at the wellness centre, which was created with the guidance of international spa consultant Jacoline Wentzel. With the release from the outside world comes an invitation to surrender to full sensory immersion, starting with a grounding sound bath ritual through to the powerful Solfeggio vibrations of the soothing music chosen as part of the individualised healing journey. It continues post-treatment when relishing the indulgent hydrotherapy, sauna and steam room.

A quiet, contemporary sanctuary in complete harmony with its natural surroundings, the wellness centre was designed with interior architects Tristan du Plessis Studio taking care of the immaculately conceived spaces within. A considered use of screens lends a subtle play of light and shadow to the architecture while creating a series of secluded spaces for rest or meditation, both indoors and out. Guests can also unwind at the poolside, positioned to take advantage of the awe-inspiring scenery.

Every detail of the design and sensory experience at TPMRS is a celebration of natural wellness in all its vibrancy, a reference to the farm's plenitude and the rejuvenating environment of this luxurious Franschoek retreat. In the bountiful spirit of Terre Paisible, a sparkling toast to one's health, well-being, and looking and feeling one's vital best.

For more information on Terre Paisible Medical Rejuvenation & Spa, visit [www.terrepaisiblemedicalspa.com](http://www.terrepaisiblemedicalspa.com).



# Le coin Français

By Darren Badenhorst



Photos © Mia van Heerden



LIFE & LEISURE  
REFINED MAGAZINE | 29

## CLASSIC AND CONTEMPORARY FRENCH

At *Le coin Français* – 'The French Corner' – Chef Patron Darren Badenhorst creates multi-course tasting menus that blend classical technique with Franschoek provenance.

Fine cuisine | Fine Art | Fine Wines

2024 JHP Gourmet Guide Awards | 2-Plates Rating Award acknowledging "exceptional dining that demands a detour".

2024 Eat Out Woolworths Restaurant Awards | 1-Star Award

Also, indulge in the exquisite ambience and culinary mastery of DUSK, a distinguished fine dining establishment, and its equally acclaimed mixology counterpart, NOCTURNE. Located in the vibrant heart of Stellenbosch's historic town centre, these culinary gems promise an unforgettable experience.

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# Western Cape

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# BIG BAY

BLOUBERG  
WESTERN CAPE

R 18,975,000



5 • 4 • 7 • WEB: 3775895



This coastal villa offers sweeping Table Mountain, Robben Island and ocean views. The upper penthouse boasts a grand reception, leading into spacious lounge and custom bar. Gourmet kitchen with well-appointed utility rooms, serve a bespoke 12-seater dining room. The en-suite master bedroom features wraparound views and a private balcony. The self-contained lower level includes four en-suite bedrooms, kitchen, games room, indoor and al fresco dining, pool, deck, braai, and pizza oven—ideal for Airbnb or luxurious guest independence. Solar-powered, waterwise landscaping, and privacy windows enhance this eco-friendly masterpiece.

Move-in ready with all furniture, appliances, and artwork included.



**Fine & Country Atlantic Seaboard & City Bowl**  
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Registered with the PPRA | Operates a Trust Account

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## VYGEBOOM DURBANVILLE

R 6,840,000

3 • 1 • 4 • WEB: 3828013

**Nita Werth**  
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nita.werth@fineandcountry.com



Secure and sophisticated – the ultimate lifestyle awaits!

Exclusive Mandate, this luxurious double-story home is designed for the discerning buyer seeking effortless living. It features three spacious bedrooms, each with a full en-suite bathroom, open-plan living areas for seamless entertaining, and a modern Caesarstone kitchen with a scullery—perfect for crafting culinary delights. Experience refined comfort and elegance in every detail.



## SONSTRAAL HEIGHTS DURBANVILLE

POA

5 • 2 • 6 • WEB: 3820447

**Charleen Kroukamp**  
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charleen.k@fineandcountry.com



### A TASTE OF HERITAGE

Exclusive mandate: Escape to your own slice of paradise. This prestigious original farmhouse, located in the furthest private corner of the manned 24-hour security estate of Berghshoop, is truly a once-in-a-lifetime opportunity.

This expansive home boasts an array of luxurious amenities that offer the perfect blend of country living and modern convenience.

Step inside and be greeted by a spacious and inviting interior.





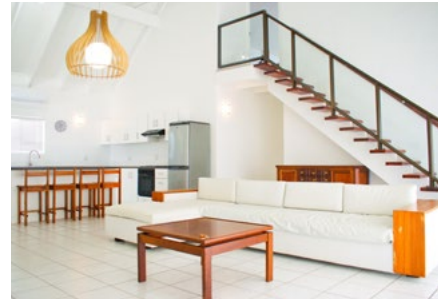


## ST HELENA BAY WEST COAST

R 3,500,000

4 • 1 • 2 • WEB: 3817897

**Sandra Grobbelaar**  
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Family home for sale in Golden Mile!

This remarkable property offers ultimate peace, privacy, and endless potential. Perfectly located within walking distance of the beach, it's an excellent investment opportunity, whether as a charming Airbnb or a warm, spacious family home.

Enjoy open-plan living with a dining area, a kitchen with ample cupboard space, two guest bedrooms, and a large master bedroom, all with built-in cupboards.



## LANGEBAAAN WEST COAST

R 5,495,000

4 • 2 • 4 • WEB: 3745318

**Elizma Breitenbach**  
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Spacious Family Home with Flat and Stunning Lagoon Views.

This charming 3-bedroom family home, complete with a 1-bedroom flatlet, offers ample space and versatility. The perfect residence for both family living and entertaining, it's nestled in a scenic location with breathtaking views from the upper floor.

Three spacious bedrooms, two of which feature en-suite bathrooms for added comfort and privacy. A total of three bathrooms, ensuring convenience for the entire family.



# SCARBOROUGH

CAPE TOWN  
WESTERN CAPE

R 24,750,000



4 • 2 • 5 • WEB: 3838047



Situated on 813m<sup>2</sup>, this prime seaside property, located in the sought-after conservation village of Scarborough, offers an exceptional living experience.

The newly renovated, grand Cape Dutch homestead is immaculate and luxurious throughout, combining timeless elegance with modern comforts.

Enjoy the best of Scarborough living with spectacular sea views and the beach just a 5-minute walk away. The position of this property offers both privacy and convenience, with no properties directly in front, allowing for uninterrupted views and a sense of seclusion, while still being in the heart of the village.







## CROFTERS VALLEY NOORDHOEK

R 13,500,000

4 • 4 • 5 • WEB: 3831713

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VIDEO



If peace and privacy plus outstanding position are paramount, this spectacular property, presents a once-in-a-lifetime opportunity to live with unrivalled, panoramic views of the Atlantic Ocean and Chapmans Peak.

Perched on the mountain, set in the suburb of Crofters Valley in Noordhoek, this property offers exclusive privacy and bathed in endless natural light, and offers a unique haven of serenity and charm.



## FROGGY FARM SIMON'S TOWN

R 5,995,000

4 • 2 • 3 • WEB: 3821163

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VIDEO



Showcasing sweeping views of the ocean, this delightful home has breathtaking sea views of False Bay with a backdrop of the majestic Hottentots Holland Mountain Range.

Close to local popular beaches and the world renowned African Penguin Colony at Boulders, one feels close to nature and away from the urban buzz.

This is a great family home, an ideal lock-up-and-go or BnB rental. Coastal living at its best!

**Fine & Country False Bay**  
Fish Hoek Centre, 1 Central Road, Fish Hoek, Western Cape, 7975, ZA  
Registered with the PPRA | Operates a Trust Account

**fineandcountry.com**  
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+27 (0)21 782 5934



# FRANSCHHOEK

## FRANSCHHOEK WESTERN CAPE

R 85,000,000 excl. VAT



12 • 4 • 12 • WEB: 3817238



This 11-hectare wine and olive farm in Franschoek offers a unique lifestyle opportunity. Situated in a prime location, it provides stunning views and easy access to the town's wineries and restaurants. The property includes a working farm with vineyards (Chardonnay, Sauvignon Blanc, Merlot, Shiraz) and olive trees, plus an established olive oil label. It also features a successful 9-bedroom guesthouse, consistently ranked in TripAdvisor's Top 10, with luxurious amenities like three swimming pools and a tennis court. The private owner's residence is a spacious, architect-designed 3-4 bedroom home by the river. This property offers a blend of farm life, investment potential, and an idyllic lifestyle in one of South Africa's top wine regions.



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## GANSBAAI WESTERN CAPE

R 4,399,000

4 • 3 • 4 • WEB: 3081907

This pristine, move-in-ready 4-bedroom home offers stunning views over Gansbaai Harbour. It features two bedrooms in the main house, a private en-suite guest room, and a separate one-bedroom garden cottage. A spacious loft, currently used as an office, enhances the living space. The outdoor area includes a sparkling pool and BBQ area, ideal for entertaining. With a 3-star B&B grading, this property ensures both comfort and passive income potential.



## PERLEMOENBAAI WESTERN CAPE

R 5,700,000

4 • 3 • 4 • WEB: 3762618

Located in tranquil Perlemoenbaai, this luxurious 3-level home offers modern elegance. The ground floor features a double-volume lounge, open-plan kitchen, dining area with indoor braai, private pool, and two bedrooms (one en-suite). The first floor has a main en-suite bedroom with balcony, and a study. The top floor boasts an entertainment area with panoramic views. With a double garage and potential for a lift, this well-maintained home is close to amenities and stunning ocean vistas.



## ROMANSBAAI WESTERN CAPE

R 5,300,000

4 • 2 • 3 • WEB: 3009754

This stylishly designed home is located in the Romansbaai Beach and Fynbos Estate near Danger point. The eco-friendly Estate ensures secure living as it has an access-controlled gatehouse and visible patrolling in the evenings. They treasure and protect all wildlife and flora. Zebras, Springbok, Blesbok and other species walk free with-in the estate and might even visit you in your garden. All properties have access to the North-facing beach. Beautiful sunsets over the ocean, are a given.



## PERLEMOENBAAI WESTERN CAPE

R 6,195,000

7 • 4 • 7 • WEB: 3190115

Embodiment of Style, Sophisticated Quality & Visual Excitement! Oozing character and charm, this modern mansion offers multiple options - seven bedrooms; seven bathrooms and four living areas. Two are private suites - each with full en-suite bathroom; walk-in closets; pajama lounge and private balcony. The spacious entertainment lounge leads to a large deck with access to the swimming pool. Sea and mountain views can be enjoyed from the multiple balconies.







## TERGNIET GROOTBRAK

R 7,900,000

5 • 2 • 4 • WEB: 3786192

5 Bedroom house in Tergniet.

Seize the opportunity to own this exquisite family beach house in the idyllic village of Tergniet. Just a stone's throw away from the most beautiful beach in the Garden Route, this stunning home offers unparalleled ocean views and a perfect blend of style and comfort for your family.



## OUBAAI GOLF ESTATE HEROLDSBAY

R 8,900,000

3 • 2 • 3 • WEB: 3829979

Exquisite Property at Oubai Golf Estate:

Your Dream Home Awaits! Discover luxury living in this exceptional 3-bedroom, en-suite property at the prestigious Oubai Golf Estate. Nestled between the scenic 15th and 5th holes of the Ernie Els-designed golf course, this home offers a perfect blend of sophistication and relaxation.



## OUBAAI GOLF ESTATE HEROLDSBAY

R 15,800,000

4 • 2 • 5 • WEB: 3768482

Discover an unparalleled opportunity to own a extraordinary 4-bedroom residence in the prestigious Oubai Golf Estate, presented by Fine & Country Outeniqua.

This architectural marvel seamlessly combines indoor elegance with outdoor tranquillity, offering a lifestyle of luxury and comfort in one of the Garden Route's most sought-after locations.



## OUBAAI GOLF ESTATE HEROLDSBAY

POA

5 • 2 • 6 • WEB: 3768478

Experience architectural brilliance at Oubai Golf Estate. Natural light fills opulent interiors with panoramic mountain views. Enjoy direct access to mountain trails leading to Heralds Bay beach.

The contemporary design blends glass, timber, and concrete around a modern kitchen. Each room offers breathtaking views and balconies. Contact us for an exclusive viewing of this extraordinary property.







## VOËLKLIP HERMANUS

R 9,500,000

 6 •  4 •  4 • WEB: 3771625

The lounge offers stunning mountain views and a braai area. This exquisite home is perfect for large families or avid entertainers, blending luxury and comfort seamlessly. On the ground floor, the open-plan kitchen and dining area is ideal for gatherings.

Upstairs a sunny artist's studio offers ocean views, a TV room with a built-in fireplace and an indoor braai room with a kitchenette and dining area.



## BETTY'S BAY WESTERN CAPE

R 4,650,000

 3 •  2 •  2 • WEB: 3767990

The ultimate coastal retreat for those in search of peace and natural beauty.

Designed with both comfort and entertainment in mind, the home features generous living spaces complemented by large windows and sliding doors which flood the interiors with natural light and refreshing ocean breezes. The lush garden offers a peaceful sanctuary, complete with ample areas for lounging or alfresco dining.



## SANDBAAI HERMANUS

R 3,595,000

 3 •  2 •  2 • WEB: 3828003

A superb home designed to offer both comfort and style, featuring spacious open-plan living areas that seamlessly connect indoor and outdoor spaces.

Large stack doors open on a covered patio with a built-in braai. Inside, a wood-burning stove provides cozy warmth, while double-volume ceilings create a grand, cathedral-like ambiance and helps keep the home cool during summer.



## SANDBAAI HERMANUS

R 1,850,000

 2 •  2 •  2 • WEB: 3813010

This cosy home features an open-plan layout leading to the patio, inviting easy entertaining. The property boasts an enclosed garden providing a relaxing outdoor space, perfect for enjoying sunny days.

Whether you're starting a new chapter or looking for a smart investment opportunity, this property offers income-generating potential as a rental and is suitable for use as an Airbnb.







## SOMERSET WEST WESTERN CAPE

R 4,995,000

3 • 2 • 3 • WEB: 3806106

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This private gem in Sitari Country Estate offers a beautifully designed, open-plan living area with exposed trusses, a fireplace, and air conditioning.

The kitchen features modern finishes and connects to an entertainment space with a pizza oven.

The home has three ensuite bedrooms, with the main bedroom offering garden access and a full ensuite. A double garage, inverter, and ample storage complete the property.

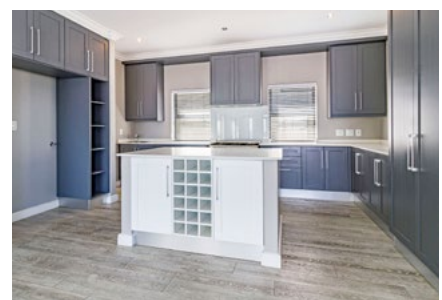


## SOMERSET WEST WESTERN CAPE

R 8,200,000

3 • 1 • 3 • WEB: 3817241

**Roxanne Lynott**  
Property Practitioner  
+27 (071) 314 9955  
rox.m@fineandcountry.com



This luxurious 3-bedroom, 3-bathroom home in Fairhaven Country Estate features an open-plan kitchen, a cozy lounge with a fireplace, and a balcony with False Bay views.

The master suite includes a full ensuite, while the second and third bedrooms each have access to bathrooms. Solar geysers, an inverter, and waterwise landscaping add sustainability.

Fairhaven provides 24-hour security and a peaceful, upscale environment near amenities.



# LE JOUBERT SECURITY ESTATE

PAARL  
WESTERN CAPE

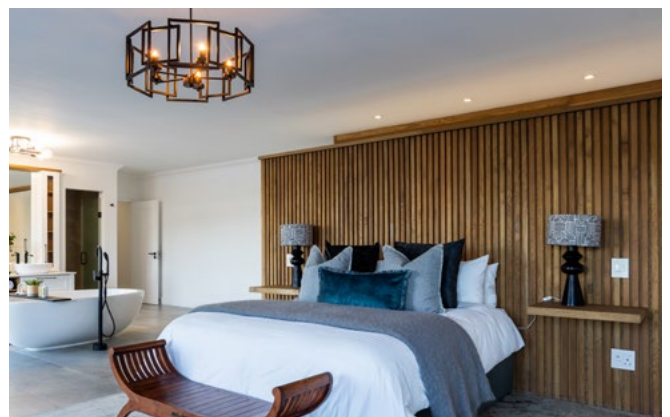
R 49,999,999



5 • 3 • 8 • WEB: 3829935



Experience the ultimate lifestyle at Le Joubert Manor, a prestigious lifestyle farm, nestled in Paarl's exclusive Le Joubert Security Estate. This stunning property offers privacy and tranquility, with panoramic views of vineyards, a private dam, and the Drakenstein Mountains. Embrace outdoor living with leisurely strolls through lush vineyards, birdwatching, and relaxing by the eco dam. The luxurious home features a gourmet kitchen, expansive living areas with fireplaces, and a spacious undercover patio perfect for entertaining. A private guest wing adds extra comfort and privacy. Whether enjoying alfresco dining, sunset views, or simply unwinding in nature, this property provides a refined lifestyle in a secure, sought-after estate. Experience the best of country living in the heart of the Cape Winelands.



## Fine & Country Paarl Winelands

C1 Polo Village Offices, Val de Vie Estate, Paarl, Cape Winelands, 7646, ZA  
Registered with the PPRA | Operates a Trust Account

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# PEARL VALLEY GOLF & COUNTRY ESTATE

PAARL  
WESTERN CAPE

R 29,999,000 excl. VAT



4 • 2 • 4 • WEB: 3816748



Discover luxury and leisure in this single-storey home on the 4th fairway of the Jack Nicklaus Signature Golf Course at Pearl Valley. Designed for sophistication and comfort, the home boasts double-volume ceilings, a formal lounge, and dining area with a dual wood-burning fireplace, plus a wine display space. The bespoke kitchen features imported marble backslashes, integrated Miele appliances, and ample storage, ideal for intimate dinners or grand celebrations. A private study, guest cloakroom, and four en-suite bedrooms, including a master suite with golf course views, enhance the home's allure. Outdoors, relax on the "Oyster Box inspired" patio overlooking the Simonsberg mountains or unwind by the sparkling pool. This property perfectly blends elegance, functionality, and breathtaking natural beauty.





# PARYSKLOOF ESTATE

PAARL  
WESTERN CAPE

R 6,500,000



4 • 1 • 2 • WEB: 3778599



This modern 4-bedroom home in the prestigious Paryskloof Estate offers style, comfort, and practicality, ideal for families and entertainers. The open-plan layout connects the living, dining, kitchen, and braai areas, with stacking doors leading to a covered patio and sparkling pool, perfect for an indoor-outdoor lifestyle. A sleek kitchen, tucked-away scullery and a corner pantry closet for convenience. The spacious main bedroom boasts a full en-suite bathroom, walk-in closet, and air conditioning.

Three additional bedrooms share a modern bathroom with a bath and shower, while a study nook adds functionality. This home seamlessly blends modern design with family-friendly features, making it a haven for entertaining and relaxation.



**Fine & Country Paarl Winelands**

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# VAL DE VIE ESTATE

PAARL  
WESTERN CAPE

R 15,500,000



 4 • 
  2 • 
  3 • 
 WEB: 2320828



Nestled within the enchanting Berg River valley, this exquisite French-styled sanctuary offers an unparalleled blend of tranquillity and opulence. Set on a serene green belt and waterway, and just a leisurely stroll from a neighbouring animal reserve, this 4-bedroom masterpiece is the epitome of luxury living. As you approach, the meticulously landscaped gardens and bespoke entrance set the tone for the elegance that lies within. The property boasts five expansive living areas, each designed to captivate and comfort. The formal lounge, with its wood combustion fireplace, exudes warmth, while the elegant dining room promises unforgettable gatherings. A captivating cigar room, complete with a wine cellar, invites indulgence, and the enclosed braai room opens onto a picturesque courtyard adorned with a charming water fountain.





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## FOURWAYS GARDENS SANDTON

R 4,800,000

5 • 2 • 4 • WEB: 3760612

Luxury bushveld home in Fourways Gardens, offering privacy and nature. Located on a large stand, it features an outdoor fire pit, entertainer's patio with built-in braai, spacious pool, and nature reserve views.

Inside, enjoy open-plan living areas, fireplace, sauna, and five bedrooms, including a guest suite. Extras include a water storage system, three garages, and a lush garden.



## FOURWAYS GARDENS SANDTON

R 7,800,000

5 • 4 • 4 • WEB: 3603892

Discover your dream home in an exclusive gated estate celebrated for security and community spirit. This north-facing gem captures natural light and stunning views through expansive windows. Inside, open-plan living areas feature two fireplaces, flowing to a terrace, double patio, and pool. The chef's kitchen offers a gas hob, Technistone countertops, and large pantry. The master suite includes a balcony, ensuite bath, and dressing room, with additional bedrooms, guest suite, and cottage.



## CEDAR LAKES RANDBURG

R 5,990,000

4 • 3 • 3 • WEB: 3491748

Step into this inviting home with expansive interiors and seamless flow. Enjoy three reception areas, four bedrooms, a spacious kitchen with granite tops and gas stove, plus a ground-floor guest suite.

High ceilings, aluminium doors, an enclosed patio opening to the pool and garden, solar, water backup, and double garage add to its appeal. Located in Bishops Field within Cedar Lakes, offering lifestyle amenities and close to top schools and shopping.



## DOUGLASDALE SANDTON

R 4,450,000

4 • 3 • 2 • WEB: 3819261

A much-loved family home in the Green Park of Douglasdale.

This modern, spacious property features 4 bedrooms, 2 bathrooms (MES), open-plan living areas, a chef's kitchen, study, and family room.

Extras include a solar system, heated pool, American shutters, staff accommodation, and excellent 24-hour security. Double auto garage with scullery access. A perfect blend of comfort and style!





## BLAIR ATHOLL CENTURION

R 17,900,000

5 • 4 • 5 • WEB: 3523073

Exclusive 5-bedroom, single-story home in Blair Atholl Golf & Equestrian Estate, boasting 800+ sqm with state-of-the-art solar covering 70% of energy needs. Designed for family-friendly, multi-generational living, it includes a guest wing, three lounges, cinema room, jacuzzi, gym with sauna, and putting green. Luxurious features: wine tasting room, exquisite bar, outdoor shower, boma, and 6-car garage. Manicured garden ensures privacy on this corner stand—a true luxury lifestyle.



## BLAIR ATHOLL CENTURION

R 28,000,000

8 • 6 • 7 • WEB: 3758544

Fine & Country presents a luxurious 1320sqm fairway-front property in Blair Atholl Golf & Equestrian Estate, offering breathtaking sunset views and Magaliesburg hills. This home includes a 5-bedroom main residence, two cottages, and double staff quarters, perfect for multi-generational living. Enjoy a gourmet kitchen, multiple lounges, indoor bar, gym, spa pool, heated pool, two fire pits, and an entertainer's patio—all in a secure, private setting surrounded by nature.



## BLAIR ATHOLL CENTURION

R 67,000,000

6 • 4 • 6 • WEB: 3688909

This stunning 1600+ sqm home in Blair Atholl overlooks the championship golf course with Crocodile River views and unforgettable sunsets. Perfect for a large family, it features 6 en-suite bedrooms, office with meditation area, jacuzzi, multiple entertainment areas, heated pool, two bars, Ferrari lounge, wine room, and two kitchens with Gaggenau appliances. Includes solar, generator, hidden water tank, zen garden, 6 garages, and golf cart garage. Offered fully furnished.



## BROADACRES SANDTON

R 4,295,000

4 • 2 • 3 • WEB: 3815128

Experience luxury living in Broadacres estate with this elegant home blending French country charm and modern style. The spacious lounge, dining area, and chic kitchen flow seamlessly, while an intimate courtyard, enclosed patio, and solar-heated pool enhance outdoor enjoyment. Upstairs, four bedrooms include two en-suites, balconies, and Juliet views. Estate amenities include 24/7 security, clubhouse, tennis court, pool, and playground—offering both safety and family-friendly entertainment.

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## DAINFERN GOLF ESTATE SANDTON



R 14,900,000

4 • 3 • 4 • WEB: 3600633

This newly renovated home in Dainfern Golf Estate offers luxury living with panoramic views of the golf course, river, and valley. It features smart home technology, a solar system, borehole water supply, and sustainable living. The open-plan layout includes a modern kitchen, scullery, and spacious patio for entertaining. With four bedrooms, 4.5 bathrooms, a master suite with stunning views, and extra features like staff accommodation and covered golf cart parking.



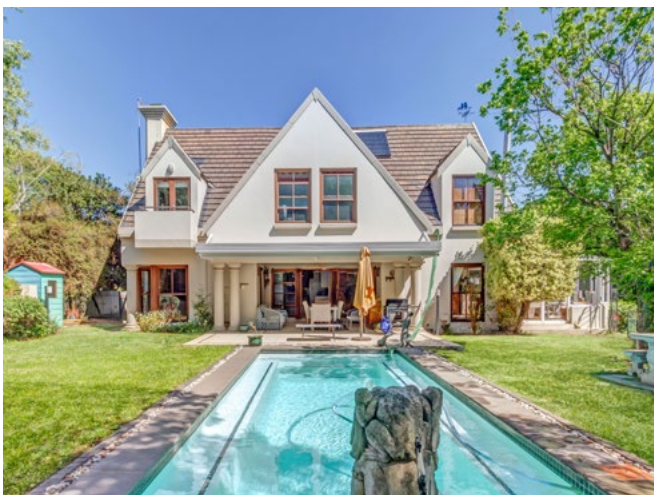
## DAINFERN GOLF ESTATE SANDTON



R 21,950,000

6 • 6 • 6 • WEB: 3559970

This elegant Tuscan villa in Dainfern Valley offers serene riverfront views and luxury living. With a grand open-plan design, natural light floods the formal lounge, dining area, and kitchen. The home features a cocktail bar, pool with jacuzzi, and manicured garden. The spacious master suite has high ceilings, a chandelier-lit bathroom, and river views. Additional guest rooms, a playroom, office, gym, and outdoor entertaining area complete this refined property.



## BRYANSTON SANDTON

R 6,495,000

4 • 4 • 3 • WEB: 3804409

This stunning home on a double stand features a modern open-plan kitchen, breakfast counter, pantry, and scullery, leading to a spacious reception area and conservatory. The landscaped garden, large pool, and undercover patio make it perfect for entertaining. With 4 bedrooms, 2 bathrooms, a study, and air conditioning, it offers comfort and luxury. A 150sqm cottage, staff accommodation, solar geyser, generator, JoJo tanks, and enhanced security complete this exceptional property.



## BRYANSTON SANDTON

R 6,999,000

4 • 2 • 4 • WEB: 3670256

This ultra-modern home in a secure Bryanston estate offers 4 bedrooms, 4 bathrooms, and seamless indoor-outdoor living. The downstairs features an open patio with a firepit, swimming pool, lounge with a built-in braai, and a modern kitchen with a gas stove and ample storage. The home includes a guest bedroom, spacious en-suite room, second TV lounge, and a main bedroom with en-suite. Additional staff accommodation completes this exceptional property.



# RADIOKOP

ROODEPOORT  
GAUTENG

R 3,995,000



 5 • 
  4 • 
  4 • 
 WEB: 3858009

Welcome to an exceptional property in Radiokop, a secure, family-friendly suburb. Originally a private guest house for a wedding venue, it functions as a spacious family home or niche business. The main house features a formal entrance hall, a patio overlooking lush lawns and mature trees, and a downstairs master suite with a dressing area and en-suite. Upstairs are two en-suite bedrooms and a study. The second house includes the "bridal suite" with an impressive en-suite bathroom, open plan living area, kitchen with a scullery, another bedroom, and a large cinema room. Extras include a double garage, tandem carport, secure parking behind wrought-iron gates, two staff rooms with a bathroom, and a borehole for uninterrupted water supply. With its versatile design and beautiful setting, this property is a rare find.

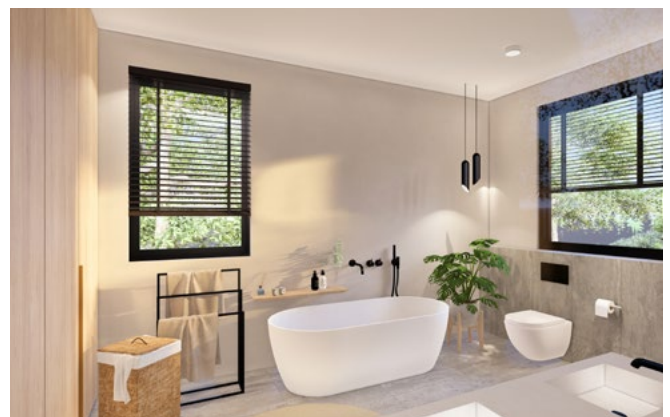




# RANDPARK RIDGE

RANDBURG  
GAUTENG

R 3,295,000



A life of style awaits with this exclusive new development in Randpark Ridge. Offering 10 full-title stands and a selection of pre-approved designs, these dream homes boast premium finishes and a capacity for customisation. Close to Trinity House and other top private schools, it's among the last estates of its kind.

The showcased duplex features four bedrooms, including a master suite with custom windows, ample cupboards, and an en-suite. Upstairs also includes an evening lounge and study nook. Downstairs, the guest suite offers an impressive bathroom whilst the kitchen boasts a central island, gas stove, scullery, and pantry. Open-plan living areas lead to the patio. Double automated garage. Transfer duty included.





## BOSKRUIJ RANDBURG

R 2,995,000

4 • 3 • 3 • WEB: 3765117

This is an architectural masterpiece. Meticulously crafted to provide a lifestyle of comfort, elegance, and functionality. Ideally located in the middle of the safe surroundings of the Boskruin boom area, with the koppie as a backdrop, this is the perfect place to call home. You'll be captivated by the open-plan design that seamlessly blends living spaces, creating a sense of space and flow. The sunken lounge, a focal point of the home, features a captivating Morso fireplace for cozy evenings and intimate gatherings.



## NORTH RIDING RANDBURG

R 2,495,000

3 • 2 • 2 • WEB: 3838048

A secluded sanctuary that's located in a secure estate and with a rich backdrop of high trees. A refuge from the hustle and bustle, this cluster offers you a large stand and magnificent finishes throughout. The high-volume ceiling and exposed beams are a hallmark that runs through the living space. The kitchen is renovated to luxurious levels and the spacious lounge and dining area has an aircon, plus it opens onto the patio area. The patio has a built-in braai and overlooks the lush lawn and pristine pool.



## ROBINDALE RANDBURG

R 1,995,000

4 • 3 • 3 • WEB: 3839824

A home to build memories. This is a place with soul. This is home. Situated in the beautiful suburb of Robindale, the convenient location puts you close to highways and by-ways, and in very close proximity to Unika Laerskool and Hoërskool Randburg. With an abundance of space throughout, here you have a place where you can stay for decades. As you open the front door, the home welcomes you in like an old friend and envelops you in its charm. Parquet flooring throughout most of the house adds warmth and comfort to various rooms.



## WELTEVREDEN PARK ROODEPOORT

R 1,990,000

4 • 3 • 4 • WEB: 3833592

A home with a flatlet that gives you the space for the whole family. Nestled in a quiet street, you'll find this home that's essentially two properties rolled into one. With a three-bedroom main house and a massive flatlet on the ground floor, this is a blend of space and harmony. The cottage is an impressive 110m2 (approx.) and located on the ground floor. Purpose-built for ouma and oupa it comes with a dedicated garage, own kitchenette, and living space. In the main house the master suite is located upstairs and offers it's own en-suite, whilst you have two bedrooms with two bathrooms downstairs.





## HELDERKRUIN VIEW ROODEPOORT

R 3,395,000

5 • 4 • 4 • WEB: 3804410

Stunning family retreat in Helderkrui View with 180-degree panoramic vistas. Located in a secure, boomed-off area, this luxurious home feels like a year-round holiday. It features an indoor pool for ultimate relaxation, four spacious bedrooms, and a master suite with an en-suite and walk-in wardrobe. Three bedrooms overlook the serene indoor pool, enhancing the tranquil ambiance. Designed for comfort and style, this exceptional property offers the perfect blend of luxury living and breathtaking views.



## WILRO PARK ROODEPOORT

R 1,999,000

4 • 4 • 2 • WEB: 3842631

A family home designed for unforgettable moments and grand entertaining. Perfect for those who cherish time together, it offers ample space to host parties and create lasting memories. The backyard feels like a private resort, featuring a pristine pool framed by a boma and al-fresco entertainment area. A covered patio overlooks the pool and offers breathtaking views of "the valley". For the family that lives for weekends and celebrations, this is the ultimate retreat.



## HELDERKRUIN ROODEPOORT

R 1,950,000

4 • 3 • 2 • WEB: 3833591

Welcome to this immaculate, move-in-ready family home, an entertainer's dream exuding warmth and charm. Designed for relaxation and family living, it boasts three lounges and a formal dining room. The entertainment area features exposed beams, sliding doors, and a built-in braai, blending style with functionality. Outdoors, a spacious area accommodates an 8-seater table and lounging space, perfect for hosting loved ones. This flows seamlessly into the stunning pool area, creating the ultimate setup for memorable summer gatherings.



## FLORIDA HILLS ROODEPOORT

R 2,495,000

6 • 4 • 4 • WEB: 3743288

Welcome to this exquisite six-bedroom family retreat, where elegance and comfort create the perfect haven. Nestled in a tranquil neighbourhood, it offers an escape from the daily rush, ideal for making cherished memories. The modern kitchen, with a separate scullery, balances style and practicality. The covered entertainment area invites unforgettable gatherings, while the heated pool, set amidst a beautifully landscaped garden, provides a serene space for relaxation and fun. This home is truly a treasure to enjoy.





## GREENSTONE HILL EDENVALE

R 12,500,000

5 • 4 • 5 • WEB: 3682830



Discover modern luxury in Thornvalley Estate with this exquisite 5-bedroom, 5.5-bathroom home. Each bedroom features an ensuite, and the main suite offers a walk-in closet, air conditioning, and a private patio.

Entertain effortlessly with indoor-outdoor living, a sleek pool, and a gourmet kitchen. Highlights include a second pajama lounge, wood fireplace, study, and low-maintenance garden. Conveniently located in Greenstone Hill, near top schools and transport routes.



## NEIGHBOURHOOD ESTATE JOHANNESBURG

R 13,950,000

4 • 3 • 4 • WEB: 3826182



Welcome to this amazing residential masterpiece nestled in the prestigious Neighbourhood Estate.

The exclusive parkland estate offers unwavering security with lush parks connected by shaded pathways providing secure recreational areas for the whole family to enjoy.

Our stunning home consists of 4 en-suite bedrooms, one situated on the ground level with three others being on the 1st floor. The large master suite includes a powder room, dressing room with loads of cupboards and extra-large bathroom.





## ILLOVO SANDTON

R 29,000,000

5 • 4 • 5 • WEB: 3839362

**Nicola Cameron**  
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nicola.c@fineandcountry.co.za



Tucked away in one of Illovo's most sought-after and peaceful streets, this French Provençal-inspired home is the epitome of timeless sophistication.

Positioned on an expansive 3,200 sqm stand, this masterpiece seamlessly combines stately elegance with inviting warmth, designed with meticulous attention to detail, this home radiates a sense of grandeur with its soaring double-volume spaces, perfectly balanced proportions, and premium finishes.



## HURLINGHAM SANDTON

R 15,000,000

4 • 3 • 4 • WEB: 3806566

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keenan.h@fineandcountry.co.za



Welcome to this distinctive residence, a marvel of modern architecture that exudes a timeless, sophisticated charm.

Perched with sweeping views, this property has recently undergone four months of meticulous refurbishment, blending early 2000s finishes with contemporary touches to create a refined and comfortable living experience.

Perfectly suited for both relaxation and grand gatherings, this home offers a seamless blend of style, privacy, and functionality.

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## WESTCLIFF JOHANNESBURG

R 10,500,000

5 • 3 • 5 • WEB: 3732914

Sprawling across one of Johannesburg's most exclusive residential suburbs lies this wonderful family residence, perfectly harmonizing modern elegance with timeless splendour. For those with an appreciation for luxe living - this stunning home boasts a captivating yet relaxed charm that makes it the perfect backdrop for your life. Borehole, gas, solar, great security. Close to top schools, hospitals and places of worship.



## SAXONWOLD JOHANNESBURG

R 7,950,000

4 • 4 • 3 • WEB: 3830575

This beautifully renovated home in Saxonwold blends modern luxury with timeless charm. Expansive living spaces, a covered terrace, and an exquisite established lush garden create a serene retreat. High-end finishes, including a Miele kitchen, ensure comfort and practicality. With versatile spaces for work or play, this home offers an inviting, family-friendly atmosphere for living and growing. Solar and borehole. Central location.



## ILLOVO SANDTON

R 25,000,000

4 • 5 • 5 • WEB: 3813754

Nestled within an exclusive, double-boomed, and guarded road, this residence epitomizes contemporary luxury and sophisticated functionality. Designed for the entertainer, the home's sprawling layout merges exquisite architectural details with open-plan spaces, creating seamless indoor-outdoor living. Every aspect of this property is crafted for elegance and self-sufficiency, offering a sanctuary that balances privacy with the ideal setting for gatherings of any size.



## PARKVIEW JOHANNESBURG

R 6,300,000

5 • 3 • 4 • WEB: 3830576

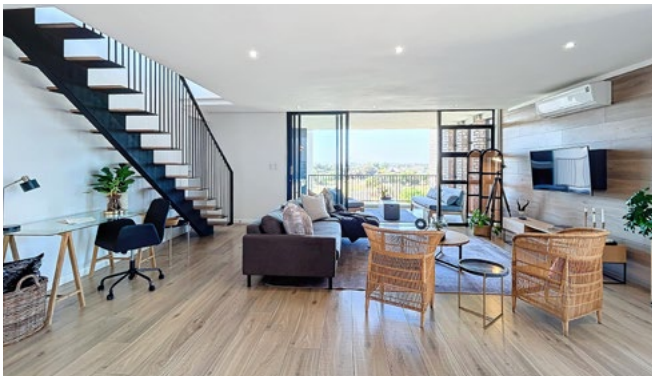
This home offers a seamless blend of modern design and classical elegance, where light-filled open spaces flow effortlessly into nature. A perfect balance of sophistication, comfort, and functionality, it's an ideal retreat for both relaxation and entertaining. With expansive living areas, timeless architectural details, and indoor-outdoor harmony, it delivers a lifestyle of luxury, convenience, and effortless style.



# MIDSTREAM

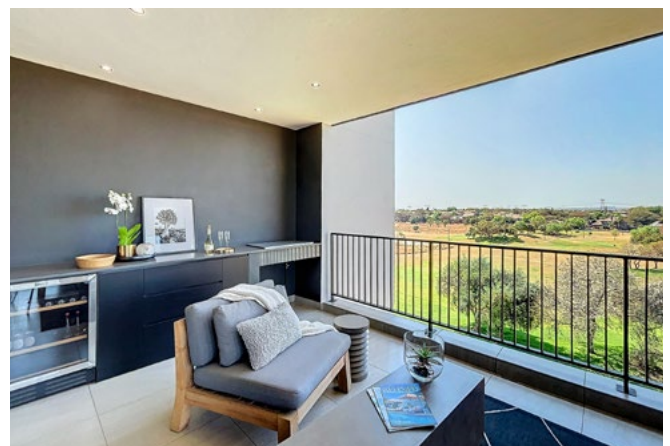
## MIDSTREAM CENTURION

R 7,350,000



2 • 2 • 2 • WEB: 3719558

This exquisite two-bedroom, two-and-a-half-bathroom lock-up-and-go apartment redefines sophistication. The open-plan layout seamlessly integrates the TV lounge, dining area, and chef-inspired kitchen, complete with a centre island, gas and electric appliances, and sleek modern finishes. A separate scullery and laundry enhance convenience. Step onto the covered balcony and enjoy al fresco dining or entertaining, complete with a built-in gas braai. Overlooking lush parklands, it's a tranquil retreat for family gatherings, complemented by facilities like a swimming pool, play area, and indoor braai space. Ascend to Midstream offers more than just a home—it delivers a lifestyle. Its prime location, state-of-the-art amenities, and breathtaking views create an unparalleled living experience. For those who appreciate the finer things, this apartment is the perfect blend of convenience and elegance.





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## IXOPO, HIGHFLATS KZN MIDLANDS

R 44,000,000

4 • 2 • 3 • WEB: 3777613

This well-maintained farm offers a thriving operation with local and international trade connections. Key features include modern facilities, detailed land use, water infrastructure, and a comprehensive inventory of assets. The property includes two houses: the Main House with 4 bedrooms, 3 bathrooms, a modern kitchen, TV lounge, and pool, plus a 1-bedroom cottage; and the Corners House with 3 bedrooms, 2 bathrooms, and an additional 1-bedroom cottage with a sunroom.



## HOWICK KZN MIDLANDS

R 8,500,000

4 • 5 • 4 • WEB: 3734350

Wake up to tranquil dam views at Bosch Hoek Golf Estate, where luxury meets country charm. This elegant home features a grand foyer, cozy lounge with a fireplace, gourmet kitchen with a walk-in pantry, and glass-enclosed veranda with a built-in braai. Upstairs, three spacious bedrooms offer stunning views, while downstairs, an office, gym, and guest suite provide convenience. Enjoy sustainable living with solar power, a fenced garden with a pool, and triple garage.



## HOWICK KZN MIDLANDS

R 8,300,000

4 • 2 • 3 • WEB: 3734870

Nestled in the scenic Midlands, Bosch Hoek Golf and Country Estate combines luxury with nature. This renovated 4-bedroom home offers a spacious open-plan dining room, modern kitchen, and outdoor braai area for effortless entertaining. The main bedroom suite includes a spa bath, walk-in closet, and versatile adjacent room. Estate amenities include hiking trails, fishing dams, tennis, Pilates, and a golf course. Experience elegance, comfort, and nature in this exceptional property.



## HILTON RURAL KZN MIDLANDS

R 16,000,000

5 • 2 • 4 • WEB: 3819294

This equestrian-focused property offers stunning Drakensberg views and top-tier security. Spacious living areas include a grand foyer, office, two lounges, and a banquet-sized dining room opening onto a 90m<sup>2</sup> patio with a built-in braai. The kitchen has a mud room, scullery, laundry, and pantry. Features include a guest suite, en-suite bedrooms, main suite with dressing and rumpus rooms, 20 solar panels, water backup, and extensive equestrian facilities with stables, wash bay, and tack room.





## Fine & Country Expands its Presence on KZN's North Coast

### *Capitalising on Umhlanga's Explosive Property Market and Surrounding Investment Hubs*

Umhlanga has solidified its status as one of South Africa's most sought-after property markets, with an exceptional blend of luxury, lifestyle, and investment opportunities. Stretching from the vibrant Umhlanga central to the rapidly developing Sibaya Precinct, the area offers a property portfolio that caters to diverse buyer preferences.

The demand for luxury apartments in Umhlanga is soaring, driven by a blend of stunning ocean views, world-class amenities, and proximity to iconic landmarks like Gateway Theatre of Shopping and Umhlanga's beaches. These properties are ideal for professionals, investors, and those seeking an opulent coastal lifestyle.

Security and lifestyle estates such as Hawaan Forest Estate and Izinga Ridge remain popular for families prioritising exclusivity, community living, and state-of-the-art security. These estates seamlessly integrate modern conveniences with a connection to nature, offering residents a tranquil yet secure environment.

Sectional title properties and freestanding homes appeal to a broader audience, from first-time buyers to established

families. These properties are particularly favoured for their balance of affordability and potential for capital appreciation, especially in established suburbs like Somerset Park and La Lucia.

Adding to the allure are the new developments in the Sibaya Precinct, which reflect Umhlanga's forward-thinking growth. These eco-conscious projects offer smart living spaces, breathtaking landscapes, and easy access to King Shaka International Airport. This precinct's master-planned vision ensures a harmonious blend of urban and natural environments, making it an appealing choice for savvy investors.

Umhlanga's explosive property growth, combined with its unbeatable location, sophisticated infrastructure, and lifestyle appeal, makes it a premier destination for local and international buyers alike. Whether seeking a forever home or a high-yield investment, Umhlanga's dynamic market delivers unmatched opportunities.

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A photograph of two giraffes standing in a lush green savanna landscape. The giraffes are in the foreground, with their long necks and distinctive brown and white patterned coats clearly visible. They are looking towards the left. The background is a dense, rolling green bushveld under a clear sky.

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abounds with flora and fauna.

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## NELSPRUIT MPUMALANGA

R 6,399,000

4 • 2 • 4 • WEB: 3792828

Kobus van der Merwe  
Property Practitioner  
+27 (0)76 870 3912  
kobusvdm@fineandcountry.com



Discover luxury living in this stunning 4-bedroom, 4-bathroom family home, nestled in Matumi Golf Estate. Enjoy breathtaking Lowveld views. Spacious open-plan living and entertainment areas. Office nook and seamless indoor-outdoor flow. Luxurious master suite with en-suite bathroom and walk-in cupboard, generous bedrooms with built-in cupboards, ample parking, storage, and staff quarters. Tranquil garden oasis. Perfect for families seeking modern comfort and style. This exceptional property offers the ultimate lifestyle.



## NELSPRUIT MPUMALANGA

R 4,650,000

5 • 1 • 3 • WEB: 3719821

Marna Bester  
Candidate Property Practitioner  
+27 (0)81 5550 322  
sales@elawini.co.za



Overlooking the scenic Nelsriver, this stunning home harmonises nature and modern amenities. The residence features three spacious bedrooms, including a master suite with private en-suite and dressing room. German oak flooring, central vacuum system, and climate control system ensure comfort. The open-plan living area boasts a double-volume ceiling with elegant Hertex accents. Outside, a private garden with JoJo tank irrigation, ample parking, and large gutters enhance convenience. Backup power and robust security provide peace of mind. This exceptional riverside retreat offers seamless, secure living amidst natural beauty.



EXPLORE  
EXTRAORDINARY

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and investment opportunities

The perfect blend of natural beauty  
and modern convenience.







## KRAMERSDORF SWAKOPMUND

NAD 4,500,000



WEB: 3782161

[martinette.g@fineandcountry.com](mailto:martinette.g@fineandcountry.com)

**Martinette Grobler**

Property Consultant

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Charming vintage home with sea views, 4 bedrooms, study, spacious lounge, and hobby room.

Includes a private flat, established garden, double garage, attic storage, and secure parking. Value-added features: scullery, laundry with WC, and enhanced security.

Perfect family retreat with scenic dune views.



## RUNDU NAMIBIA

NAD 10,200,000



WEB: 3247431

[daniella.p@fineandcountry.com](mailto:daniella.p@fineandcountry.com)

**Daniella Pyper**

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Exclusive Namibian lodge on the Kavango River with 8 guest rooms, restaurant, bar, conference facilities, and private 3-bedroom manager's house.

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**Fine & Country Central Coast Namibia**  
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**Martinette Grobler**  
Property Consultant

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# LUDWIGSDORF

WINDHOEK  
NAMIBIA

NAD 6,850,000



 4 • 
  3 • 
  3 • 
 WEB: 3822531

A free-standing house with charm and character.

It has a thoughtfully designed floorplan featuring three spacious bedrooms upstairs and one convenient bedroom downstairs, it's perfect for multi-generational living or guests.

With ample space for entertaining and breathtaking views to indulge in, this is your golden opportunity to own a piece of serenity. This delightful home invites you to create cherished memories that will last a lifetime.

After 17 years of happy memories, the owners of this beautiful property are ready to pass along this one-of-a-kind home.

This property has also been meticulously maintained for all these years.





## ALL YOUR LEGAL QUESTIONS ANSWERED

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Simplified  
Property Guide



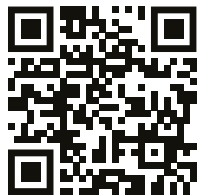
Life File



Buying Property in  
South Africa as a  
Non-Resident



Marriage: Avoid  
Loose Ends Before  
Tying the Knot



Who Pays for  
What in the  
Transfer Process?



Planning Your  
Estate



Capital Gains  
Tax in Relation to  
Property



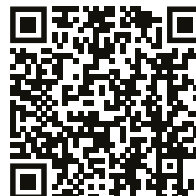
Practical Overview  
of the Eviction  
Process



The 12-Step  
Transfer Process



Estate Expenses  
Explained



Tax Considerations  
When Buying  
Immovable Property



How to Obtain  
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Greece Golden Visa

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UK property

*from €500,000*

*from €250,000*

*from \$270,000*

*from €600,000*

*from €100,000*

*from \$800,000*

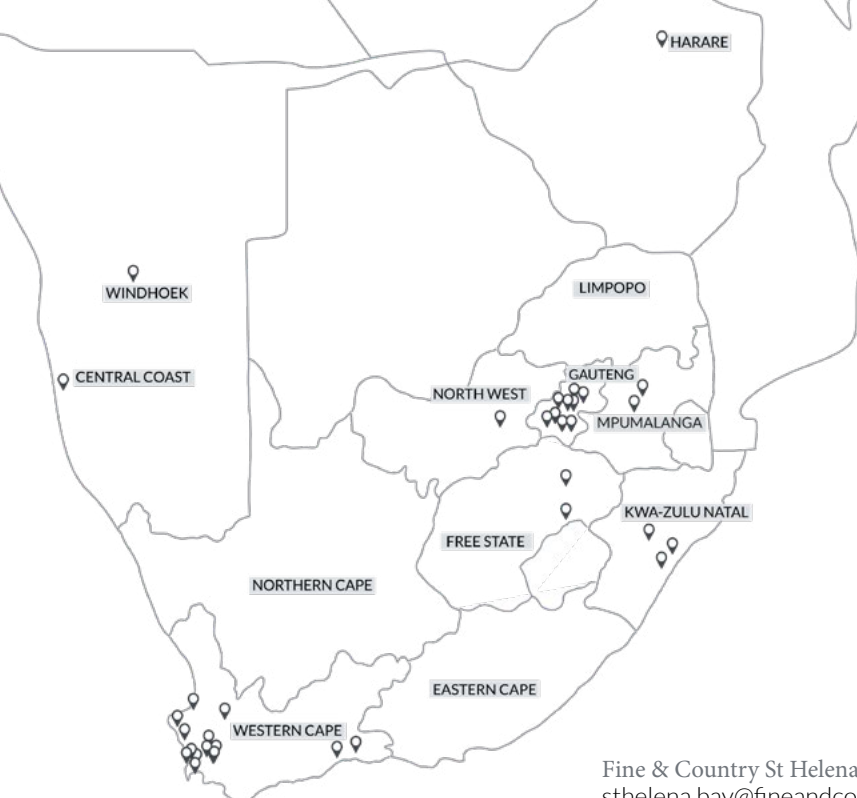
*from \$375,000*

*from £100,000*

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