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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 Franschhoek 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 | I-Star Award

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Le coin Français By Darren Badenhorst



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COVER PROPERTY





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TO OUR VALUED CLIENTS,

elcome to this edition of Refined, our premium publication showcasing a wide selection of properties across

As winter settles over South Africa, the premium residential market shows quiet resilience. The recent 25 basis point interest rate cut has offered a welcome nudge in sentiment - a sign that conditions may slowly be improving, even if recovery is gradual.

Demand for premium properties remains stable year-on-year. Semigration continues, particularly toward the Western Cape, but we're also seeing renewed confidence in core metros, with many high-net-worth sellers choosing to reinvest locally in lifestyle estates and secure suburbs.

Economists forecast modest national growth, around 1.3% to 1.5%, with improved energy supply and a cooling inflationary environment lending cautious optimism. International buyers remain selective; concerns over legislation such as land expropriation without compensation persist, but lifestyle-driven investors still see South Africa as offering value and long-term upside.

In this climate, premium property continues to offer what it always has; sanctuary, quality, and enduring appeal, whatever the season.

We expect this trend to prevail and remain optimistic that we will continue to seek out creative and imaginative strategies to realise the best property prices for our clients by providing intelligent, sophisticated, and premium solutions in an ever-evolving property landscape.

Our national locations are open for business and welcoming successful progressive entrepreneurs to their fold. We have also experienced increased enquiries for Fine & Country licensee locations a trend echoed by our Head of International Growth as key locations are signed and we continue to expand the brand's global footprint to well over 300 locations.

I hope you enjoy browsing our latest edition of Refined, and should you be in need of assistance with finding or selling your property in South Africa, our network or professional property practitioners are eager to assist.



Chief Executive Officer - Fine & Country South Africa



Please scan to view all featured listings in the current Refined #2 2025

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MEET FINE & COUNTRY



ATLANTIC SEABOARD



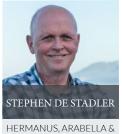
DURBANVILLE



FALSE BAY



FRANSCHHOEK



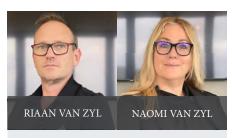




HELDERBERG



GANSBAAI



OUTENIQUA





PAARL WINELANDS | SWARTLAND | STELLENBOSCH



WEST COAST



BALLITO



UMHLANGA



MIKE BIRKETT



JASON SHAW

FOURWAYS | SANDTON | KZN MIDLANDS | HARTBEESPOORT



CHASE REYNOLDS



JOHANNESBURG NORTH WEST



LINKSFIELD | EDENVALE



PRETORIA EAST



PRETORIA OLD EAST



THE PARKS | SANDTON



BETHLEHEM | CLARENS | ROSENDAL



LOWVELD KRUGER SOUTH



WINDHOEK | NAMIBIA



CENTRAL COAST | NAMIBIA



HARARE | ZIMBABWE



Fine & Country celebrates top performers at 2025 Annual Awards

Prestigious honours across Sub-Saharan Africa recognise excellence in property

ine & Country Sub-Saharan Africa hosted its highly anticipated Annual Awards on Thursday, 15 May 2025, at The Houghton Hotel in Johannesburg. The event brought together representatives from across the region to celebrate outstanding performance and unwavering commitment to excellence throughout the 2024 calendar year.

Themed Connect, the daytime ceremony recognised top achievers within the Fine & Country network serving as a platform to foster collaboration, exchange insights, and honour the brand's continued growth and success across Sub-Saharan Africa.

Speaking at the event, John Herbst, CEO of Fine & Country Sub-Saharan Africa, delivered an inspiring address. "These awards are not only a celebration of individual and office success, but a reflection of the values that unite our network, professionalism, passion, and a commitment to delivering premium service to our clients across the region. We're incredibly proud of the calibre of people who make up our SSA team."

Guests were treated to a powerful performance by vocalist Nicola McLeod, as well as a striking LED Cyr Wheel act, adding a sense of spectacle to the occasion.

The 2025 Fine & Country SSA top award recipients included:

- Licensee of the Year Fine & Country Johannesburg North West
- Sales Agents of the Year Tom Clode & Terry Lee George, Fine & Country Franschhoek
- Rental Agent of the Year Michonne Oelofse, Fine & Country Helderberg
- Top Achieving Sales Agent Zimbabwe Kimberly Kahondo, Fine & Country Harare
- Top Achieving Sales Agent Namibia Cathy Kruger, Fine & Country Windhoek

Herbst concluded, "As our network continues to expand and evolve, these awards remind us of the remarkable talent and tenacity within our team. The achievements of this year's winners serve as inspiration for us all as we move forward, connected and committed to excellence."









connect

Annual Awards 2025



Licensee of the year was awarded to Fine & Country Johannesburg North West, represented by Werner van Schalkwyk & Francois du Pisani



Sales Agents of the year was awarded to Tom Clode & Terry-Lee George from Fine & Country Franschhoek



Rental Agent of the year was awarded to Michonne Oelofse from Fine & Country Helderberg, represented by Kelly Reifarth



Top Achieving Sales Agent Zimbabwe was awarded to Kimberly Kahondo from Fine & Country Harare



Best Operator in Africa was awarded to Fine & Country Helderberg, represented by Kelly Reifarth



Best Digital & Online Presence was awarded to Fine & Country Durbanville, represented by Clinton Venter



Best Marketing & Promotion was awarded to Fine & Country Fourways represented by Jason Shaw, Mike Birkett & Chase Reynolds



The Brand Ambassador award went to Stephen de Stadler from Fine & Country Hermanus, Arabella and Hangklip-Kleinmond



Rookie Sales Agent of the year was awarded to Carmen Scorgie from Fine & Country JHB North West



Most Philanthropic Office was awarded to Fine & Country Bethlehem, Clarens & Rosendal, represented by Karin Schwim



Administrator of the year was awarded to Brenda Steyn from Fine & Country Hermanus, Arabella and Hangklip-Kleinmond, represented by Stephen de Stadler

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2025 PREMIER CIRCLE





FINE & COUNTRY FOURWAYS



FINE & COUNTRY JHB NORTH WEST



FINE & COUNTRY FALSE BAY

FINE & COUNTRY BETHLEHEM, CLARENS & ROSENDAL



Home

SUSTAINABLY SERVED SALT

Many salt grinders use plastic mechanisms that wear down over time, risking contamination from microplastics. Oryx Desert Salt offers a smarter, safer alternative with ceramic grinder mechanisms that are wear-resistant, durable, and built to last. Unlike plastic, ceramic ensures a pure, consistent grind – free from unwanted additives. Plus, they're refillable up to 20 times using Oryx's eco-conscious refill boxes, saving both money and waste. It's a practical, long-term solution that blends convenience with sustainability. For those who care about what goes into their food – and the planet – ceramic is clearly the better choice.



ELEVATING EMOTIONAL INTERIORS

Dopamine Décor is a design trend focused on enhancing emotional well-being by creating spaces stimulating the "happy" hormone dopamine. Celebrity designer Mark Rielly explains that this style combines colour psychology, bold patterns, and personal expression to make interiors feel uplifting and emotive. Key elements include vibrant hues like red for dining rooms and calming tones like turquoise for relaxation spaces. Functional art, such as sculptural furniture and abstract lighting, adds both style and practicality. Dopamine Décor also blends maximalism with meaningful personal items, reflecting individual stories and cultural influences. Ultimately, the trend creates spaces that foster happiness, connection, and a sense of belonging through thoughtful, dynamic design choices.



DESIGNING TOMORROW

Decorex Joburg returns to the Sandton Convention Centre from 24 to 27 July, showcasing over 300 exhibitors across five halls. With the theme The Future of Living, this year's edition explores how African design fuses tradition with innovation. Expect bold ideas, tech-driven interiors, and thought-provoking talks curated by Alan Hayward and Garreth van Niekerk. Running alongside is 100% Design Africa, where physical and digital design collide. From cuttingedge furniture to smart living solutions, Decorex remains the continent's premier design event – a place where ideas become icons. See the future take shape in Joburg's design capital.





Style

THE ART OF THE BLEND

Crafted by winemaker Adam Mason, the Vigne d'Or Red Blend is the perfect fireside wine to indulge in. Made from grapes from the Stellenbosch slopes harvested in one of the best vintages, this deep, dark, dense purple wine shows vibrance both in palate and in the crimson red rim. Aromas of pronounced fruit aromas of cassis and plums blended with cigar box and pencil shaving are lifted by a delicate floral note. Cool and lithe, the palate is defined by fine-grained, chalky tannins that provide length and backbone to the wine. Compact flavours of cacao, cassis, and liquorice meld with mellow barrel maturation notes providing weight and fullness through to the finish. www.terrepaisible.com/collection/shop



HISTORIC STELLENBOSCH AT ITS FINEST

Elegance, old-world charm and modern conveniences combine to make Stellenbosch's Evergreen Manor & Spa the ideal place to stay when visiting the City of Oaks. Built in 1904, Evergreen Manor & Spa invites its guests to experience friendly luxury and warm hospitality in the heart of the Cape Winelands. Its spacious guest rooms are individually decorated with fine period and antique furnishings. Ample relaxation space is provided by two lounges, a sun deck next to the swimming pool, and a spacious patio overlooking the garden and pool area. The intimate Evergreen Spa offers a range of wellness treatments, while an easy four-minute walk brings you to the centre of the town with its many restaurants, art galleries, museums and historical buildings. Evergreen Manor & Spa is a member of Cape Country Routes. www.evergreenmanor.co.za | www.capecountryroutes.com



RANGE ROVER ELEGANCE

Range Rover has launched its first lifestyle capsule, the Range Rover London Collection, blending modernist design with British heritage. The campaign, featuring supermodel Adwoa Aboah, showcases an eight-piece collection inspired by Range Rover's design language. It includes reversible jackets, silk scarves, luxury wool blankets, and an aluminium sculpture crafted in the UK and Italy. Design cues reflect Range Rover's signature style, including bespoke zip fastenings and a Sunset Gold colourway. The collection celebrates British mid-century design, craftsmanship, and bold colour contrasts. Under Chief Creative Officer Gerry McGovern, Range Rover expands into fashion, offering elegant, modern luxury pieces.





Travel

A QUEEN ARRIVED IN THE CAPE

Beneath Cape Town's golden sky, Queen Anne – Cunard's newest ocean liner – made her elegant South African debut. This regal vessel completed a 107-night maiden world voyage, visiting 30 ports across 18 countries. Aboard, art deco charm blends with modern luxury: Michelin-starred menus, Harper's Bazaar-curated wellness rituals, couture boutiques, and opulent suites offer unmatched sophistication. Champagne flows, string quartets serenade, and the sea stretches beyond sweeping decks. More than a ship, Queen Anne is a floating world of heritage and innovation. With her return set for 2026, South African travellers are invited to rediscover the romance of ocean travel, reimagined in style. www.whitestar.co.za



TIME TO "WINE" DOWN

Clos Malverne in the picturesque Devon Valley in Stellenbosch is known for its unforgettable wine farm experience, where award-winning wines, excellent food, luxury accommodation and an exceptional spa experience meet. And now you can experience it with Clos Malverne's exclusive Winter "Wine" Down Package. Available until 30 September 2025, it includes two nights' accommodation, a 60-minute couples Swedish massage, a cheese platter for two on arrival, a pizza lunch for two with a glass of wine, an ice-cream and wine pairing for two, and three bottles of wine in your room – all for only R4,995 (a saving of R2,609 on the normal cost). Enjoy a few days in the magical Winelands with a unique wine farm stay and treat yourself and a loved one to the best quality and service at Clos Malverne. Book on the online shop at www.closmalverne.co.za, email accommodation@closmalverne.co.za, or call +27 76 610 9779.



A PRIVATE ISLAND ESCAPE IN MADAGASCAR

Discover exclusive barefoot luxury on Tsarabanjina, a secluded private island in Madagascar's Mitsio Archipelago. Stay in elegant beachfront villas with breathtaking panoramic sea views and direct beach access. Enjoy an all-inclusive dining experience with gourmet Malagasy cuisine, world-class diving in vibrant and pristine coral reefs, and soothing spa treatments under swaying palms. Indulge in private picnics and sunset cruises, immersing yourself in untouched natural beauty—no crowds, just tranquillity - for ultimate relaxation. Perfect for discerning travellers seeking seclusion and sophistication, Tsarabanjina is where luxury meets the wild. Book now through MadagasCaTTravel – a first-class travel advisor with first-hand experience of all Madagascar - Making it happen since 2008. www.madagascat.co.za | info@madagascat.co.za |

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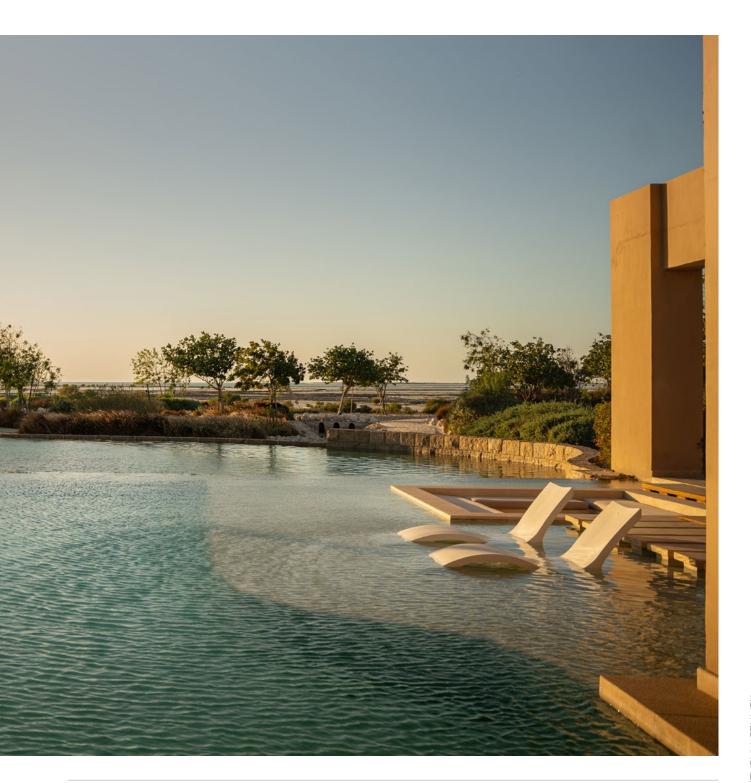






Zulal Wellness Resort by Chiva-Som

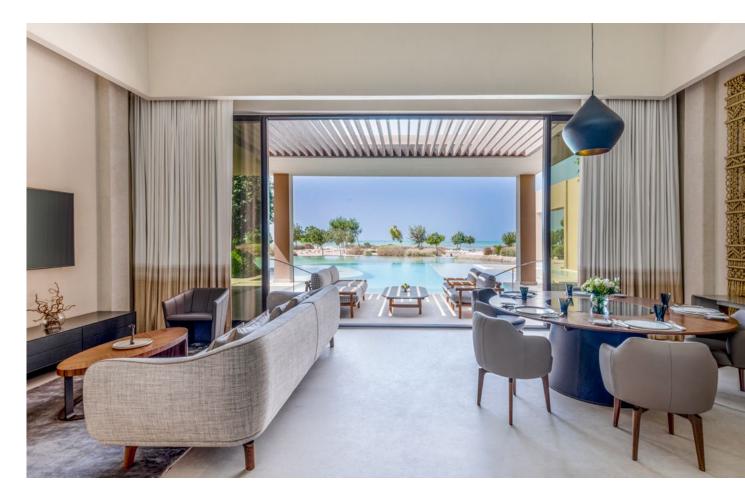
A Sanctuary of Holistic Wellness in Qatar



Nestled along the tranquil northern shores of Qatar, Zulal Wellness Resort by Chiva-Som is a sanctuary of holistic health and rejuvenation. As a trailblazing wellness destination, it masterfully blends Traditional Arabic and Islamic Medicine (TAIM) with the principles of holistic well-being, creating a harmonious space where modern luxury meets ancient wisdom. This one-of-a-kind resort invites guests to escape the ordinary and embrace a journey of transformation and renewal.

enowned as the first full-immersion wellness resort in the Middle East, Zulal stands apart for its innovative approach to health and wellness. Its breathtaking coastal location enhances the sense of serenity, offering an idyllic backdrop for relaxation and reflection. At the heart of Zulal's philosophy is the integration of TAIM practices, which focus on nurturing the body, mind, and spirit through time-honoured healing traditions.

Zulal Wellness Resort caters to a diverse range of guests, offering two distinct experiences tailored to individual needs and family connections. For adults seeking solitude and personal growth, Zulal Serenity provides an exclusive haven designed for deep relaxation and introspection. Guests are encouraged to immerse themselves in the peaceful surroundings, reconnect with nature, and adopt sustainable lifestyle habits. The atmosphere is meticulously crafted to support a holistic



wellness journey, featuring bespoke spa treatments, guided fitness sessions, and personalised nutritional consultations.

In contrast, Zulal Discovery is designed for families wishing to embark on a shared wellness adventure. This family-centric approach nurtures meaningful connections through carefully curated activities that unite multiple generations. From grandparents to young children, each family member is encouraged to engage in health-focused experiences that promote joy, vitality, and emotional bonding. Whether participating in group wellness sessions, exploring outdoor activities, or enjoying culinary experiences crafted to enhance health, families at Zulal Discovery create memories that support individual growth and family harmony.

The resort's commitment to holistic wellness is evident in its diverse range of services, encompassing physical, mental, and emotional well-being. From advanced spa therapies and physiotherapy sessions to energy healing and diagnostic health assessments, Zulal combines ancient healing practices with modern wellness innovations. Guests can indulge in restorative body treatments, participate in movement-based therapies designed to enhance balance and mobility and explore holistic health approaches aimed at achieving long-term vitality.

Nutrition plays a pivotal role at Zulal Wellness Resort, where wellness cuisine is crafted from organic, nutrient-rich ingredients. Every dish is designed to nourish the body while delighting the palate, promoting a balanced diet that supports vitality and longevity. Guests can also benefit from personalised nutritional advice tailored to their unique health goals and lifestyle needs.

Comprehensive Wellness Experiences

The resort's state-of-the-art fitness facilities provide a variety of options for maintaining physical health. From guided personal training sessions and group fitness classes to serene outdoor spaces for meditation and yoga, Zulal offers comprehensive wellness experiences that cater to all fitness levels. The inclusion



of aesthetic beauty services further enhances the holistic approach, with minimally invasive treatments designed to refresh and revitalise physical appearance.

A standout feature of Zulal Wellness Resort is its dedication to fostering strong family connections through wellness. The resort believes holistic health is most effective when experienced together, and its innovative programmes are designed to support individual well-being and family unity. Personalised treatments and activities ensure that each family member, regardless of age, experiences transformative healing while enjoying shared moments of joy and relaxation.

The resort's unique integration of TAIM with modern wellness practices reflects a commitment to cultural authenticity and holistic healing. Guests are invited to explore traditional therapies, herbal remedies, and spiritual practices rooted in





Islamic traditions. This cultural immersion adds depth to the wellness experience, connecting visitors with the rich heritage of Qatar and the Middle East.

Zulal Wellness Resort has earned international acclaim for its exceptional offerings and groundbreaking approach to wellness. Recognised as a leader in the global wellness industry, the resort has received numerous prestigious awards, including the 'Middle East's Leading Retreat' at the World Travel Awards and the 'Luxury Travel Gold List Winner' for Wellness Retreats. These accolades reflect the resort's unwavering commitment to excellence and its vision of redefining wellness through a holistic and inclusive approach.

The resort's appeal extends beyond its wellness offerings, as it provides a holistic lifestyle experience. Guests can explore the stunning coastal landscapes, engage in cultural activities that celebrate the rich heritage of Qatar, and participate in educational

workshops designed to enhance personal growth. This blend of cultural immersion and wellness creates a truly enriching experience.

Whether seeking personal renewal at Zulal Serenity or an enriching family experience at Zulal Discovery, guests at Zulal Wellness Resort are invited to embark on a journey of healing, growth, and transformation. This extraordinary retreat in Qatar offers a sanctuary where the body, mind, and spirit are nurtured in harmony, leaving guests revitalised, rejuvenated, and inspired to live healthier, more balanced lives.

For more information about Zulal Wellness Resort and to plan your transformative wellness journey, visit www.zulal.com.

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The Luxury of Regenerative Wellness

Terre Paisible Medical Rejuvenation & Spa

Nestled in the picturesque Franschhoek Valley of South Africa, Terre Paisible Medical Rejuvenation & Spa is more than just a luxury retreat – it's a center for regenerative wellness, advanced aesthetics, and cutting-edge biohacking.

rue to its name, meaning "Peaceful Land", Terre Paisible Medical Rejuvenation & Spa is dedicated to integrating nature, science, and technology to enhance well-being, longevity, and vitality.

A Revolutionary Approach to Wellness

Terre Paisible believes in the body's innate ability to heal and regenerate. The spa blends traditional relaxation therapies with innovative medical and biohacking treatments, offering a personalised approach to rejuvenation.

Unlocking Peak Performance and Longevity

Akey highlight of Terre Paisible is its biohacking services, designed to optimise health, slow down the effects of ageing, and enhance physical and cognitive performance. The spa incorporates groundbreaking therapies to reprogram the body at a cellular level, helping guests achieve their ultimate wellness goals.

Key Biohacking Treatments at Terre Paisible:

- Emerald Laser Therapy A non-invasive fat loss and body contouring solution that harnesses low-level laser technology to stimulate fat reduction, improve metabolism, and enhance cellular function.
- Metabolic Regeneration Programs Tailored plans that analyse metabolic health and optimise energy production to boost overall vitality.
- IV Nutrient Therapy Intravenous infusions designed to deliver essential vitamins, minerals, and antioxidants directly into the bloodstream for maximum absorption and enhanced
- Advanced Diagnostic Testing Includes InBody assessment, hormonal assessments (DUTCH), genetic analysis (DNAlysis), Gut Microbiome and Visia Facial Analysis to create personalised health strategies.

Beyond Biohacking: A Full Spectrum of Luxury Treatments

While biohacking is at the forefront, Terre Paisible also offers a comprehensive range of medical and aesthetic services:

Medical Rejuvenation - Ultherapy, Platelet Rich Plasma (PRP) therapy, and injectables to restore youthful skin.

- Advanced Aesthetic Procedures Cutera Xeo laser treatments, Endymed RF therapy, and Dermapen4 microneedling to enhance skin firmness and elasticity.
- Premium Skincare Featuring world-class brands like Biologique Recercher, ColorScience, Esse, Pilosophia Botanica, and ZO® Skin Health.
- Cosmetic Dentistry a range of hi-tech treatments including composite veneers, 3D smile remodelling and teeth whitening to rejuvenate your smile.
- Relaxation Therapies Massages, facials, manicures, and pedicures for full-body rejuvenation.

A Tranquil Escape with Luxurious Amenities

The spa offers a serene, high-end environment, featuring:

- A steam room, sauna, and swimming pool for deep relaxation.
- Private suites with separate access for those seeking exclusive, uninterrupted rejuvenation.

Personalised Consultations for Maximum Results

Their skilled medical experts provide individual consultation to provide a precise roadmap to your desired cosmetic or wellness goals. The philosophy of customisation based on analysis is the cornerstone for what Terre Paisible Medical Rejuvenation does. No two journeys are the same.

Experience the Future of Wellness

Terre Paisible Medical Rejuvenation & Spa is more than a retreat - it's a destination for those seeking the ultimate fusion of relaxation, science, and longevity-focused wellness.

Located at R301 Wemmershoek Road, Franschhoek, Terre Paisible operates by appointment only from Tuesday to Saturday (09h00 to 18h00), and Sunday (09h00 to 13h00).

For inquiries or bookings, contact info@terrepaisible.com or call +27 66 182 6221.









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Blending Photography with Textiles

The Whimsical Duchess

In the vibrant landscape of South African entrepreneurship, few stories resonate as profoundly as that of Alet Kotze and her brand, The Whimsical Duchess. What began as a passion for nature, photography, and textiles has blossomed into a celebrated small business that brings beauty, creativity; and a touch of whimsy into homes worldwide.

ounded by Alet Kotze, The Whimsical Duchess is a testament to the power of individuality, attention to detail, and the timeless allure of the natural world.

Alet Kotze's journey with The Whimsical Duchess is rooted in her profound love for the organic beauty surrounding us. A proudly South African creator, Kotze drew inspiration from her homeland's rich flora and fauna, channelling her appreciation for colour, texture, and form into a unique creative endeavour. The brand was born from a simple yet powerful desire to craft beautiful objects that reflect the splendour of nature while infusing everyday life with a sense of wonder.



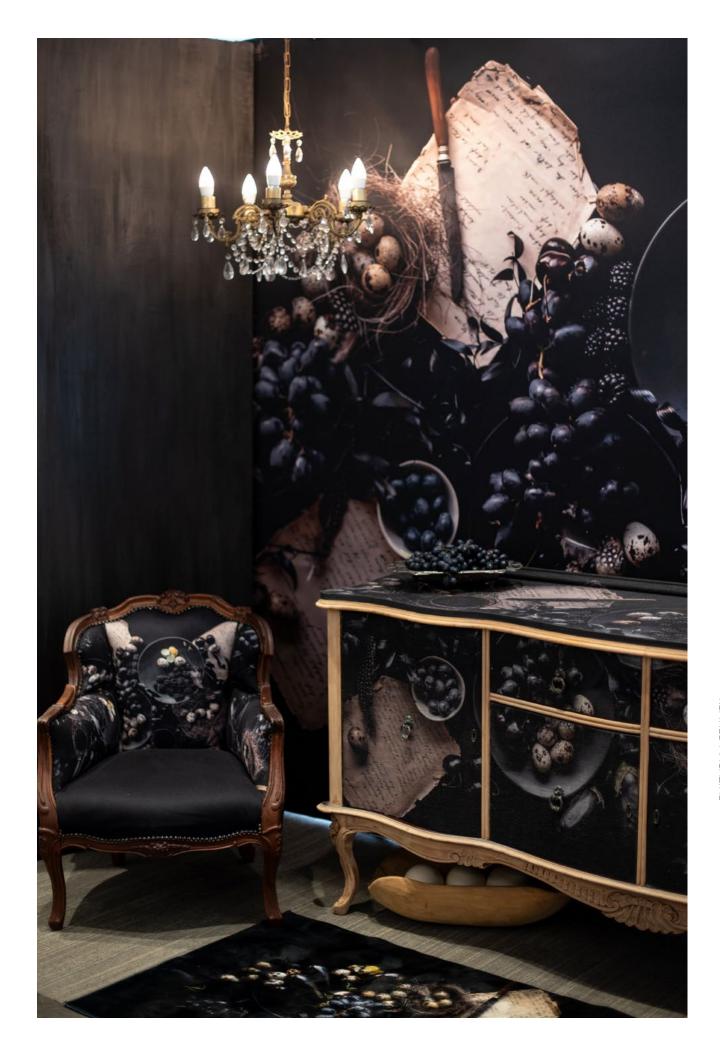
What sets The Whimsical Duchess apart is its foundation in fine art photography. Kotze, an artist at heart, captures each photograph herself, meticulously selecting every flower, fruit, or botanical detail that graces her designs. These images aren't just snapshots but carefully curated compositions embodying her vision of elegance and exclusivity. As Kotze herself has said, "It's attention to detail that makes the difference between average and stunning." This mantra echoes through every product bearing the Whimsical Duchess name, transforming ordinary textiles into extraordinary works of art.

A Celebration of Nature and Craftsmanship

The Whimsical Duchess specialises in botanical-inspired designs that find their way onto various products, from luxurious linens to bespoke home décor. Kotze's process begins with her camera, where she immortalises the delicate petals of a rose, the vibrant hues of a quince, or the intricate patterns of a leaf. These photographs are then transformed into prints that adorn fabrics like bull denim, natural linen, premium velvet, and even materials suited for outdoor use. The result is a collection that seamlessly blends functionality with artistry, offering customers a chance to bring the outdoors in.

One of the brand's hallmarks is its commitment to uniqueness. No two designs are identical, and every piece carries a personal touch from Kotze's life. She has spoken about including elements from her home in each photograph, which infuses her work with intimacy and authenticity. Whether it's a tablecloth adorned with florals from her garden or a piece of furniture upholstered in a print inspired by her travels, Kotze ensures that her creations tell a story that invites others to share in her whimsical world.

The product range is as diverse as it is enchanting. Customers can explore everything from Christmas tablecloths and tea towels that evoke holiday cheer to upholstery fabrics that turn furniture into statement pieces. Collections like "Tickle Me Pink" and "The Hamptons" showcase Kotze's versatility, offering playful pinks and coastal-inspired serenity. Her collaboration with Signature Surfaces in Pretoria has even led to creating one-of-a-kind furniture art, where restored pieces are covered in 100% linen printed with her designs, rendering them scratchand waterproof - true masterpieces for the modern home.





A South African Spirit with Global Appeal

As a proudly South African brand, The Whimsical Duchess embodies the resilience and creativity of its founder's heritage. Kotze's work reflects the country's natural abundance, from its colourful blooms to its rugged landscapes, while her entrepreneurial spirit speaks to a broader narrative of innovation and determination. Yet, her designs transcend borders, appealing to anyone who appreciates beauty and craftsmanship.

The brand's reach has been amplified through partnerships and recognition in notable publications like Visi magazine, where her "Babette's Feast" wardrobe – a collaboration with Signature Surfaces – graced the pages in June 2022. Such milestones highlight Kotze's growing influence in design, proving that her whimsical vision resonates far beyond her studio.

Customisation is another cornerstone of The Whimsical Duchess experience. Kotze understands that her customers seek more than off-the-shelf products – they want pieces that reflect their own stories and spaces. Whether it's adjusting the length of a tablecloth or tailoring a fabric to suit a specific project, the brand's bespoke approach ensures that every order feels personal. This dedication to individuality and a lead time of 14 to 21 days for custom prints underscores Kotze's commitment to quality over quantity.

The Philosophy Behind the Whimsy

At its core, The Whimsical Duchess is about more than aesthetics – it's about connection. Kotze's designs aim to impart a little bit of her whimsical spirit into each person's life, fostering a sense of joy and wonder in the everyday. Her emphasis on detail isn't just a creative choice; it's a philosophy that elevates her work from mere decoration to meaningful expression. In a world often dominated by mass production, Kotze's hands-on approach stands out as a refreshing reminder of the value of artisanal craftsmanship.

This ethos extends to the materials she chooses. The brand offers a range of fabrics, each selected for its durability and ability to showcase vibrant colours. Mongolian fleece brings softness to blankets, while premium velvet adds a touch of luxury to upholstery. Her outdoor fabrics are designed to



withstand the elements without sacrificing beauty, ensuring her creations thrive in any environment.

Challenges and Triumphs

Like any small business owner, Kotze has faced her share of challenges. The meticulous nature of her work – capturing photographs, designing prints, and overseeing production – requires patience and perseverance. Yet, it's this very process that fuels her success. By staying true to her vision and refusing to compromise on quality, Kotze has built a brand that stands apart in a crowded market.

Her triumphs are evident in the loyalty of her customers and the accolades her designs have received. From award-winning wallpapers to furniture that doubles as art, The Whimsical Duchess has carved out a niche that celebrates both the creator and the consumer. Kotze's ability to turn old furniture into treasures, as seen in her collaborations with Signature Surfaces, speaks to her ingenuity and resourcefulness – qualities that resonate deeply in today's sustainability-conscious world.

Looking Ahead

As The Whimsical Duchess grows, Alet Kotze remains at its heart, a visionary whose love for nature and design knows no bounds. Her brand is a living testament to the idea that beauty lies in the details and that whimsy can find a place in even the most ordinary moments. With each new collection, Kotze invites us to see the world through her eyes – where flowers bloom on fabric; furniture tells stories and every creation is a labour of love.

For those seeking to elevate their surroundings with elegance and individuality, The Whimsical Duchess offers an irresistible invitation. It's a brand that doesn't just sell products – it shares a piece of Alet Kotze's soul, wrapped in the timeless beauty of nature.

For more information, visit www.thewhimsicalduchess.com.







Register a US and UK address, FREE!

GroupShip orders from multiple shops, or SoloShip single items. Couriered to your front door in SA, Customs cleared by Postbox Courier.



















Heritage and Hospitality in Harmony

The Allure of Steenberg Hotel & Spa

Tucked away in the rolling vineyards of the Constantia Valley, Steenberg Hotel & Spa is a sanctuary of elegance and tranquillity: As one of the oldest wine farms in the Cape, Steenberg seamlessly blends rich history with contemporary luxury, offering guests an unparalleled retreat.

'rom the moment we arrived at Steenberg Hotel & Spa, we were captivated by the estate's timeless beauty, manicured gardens, and the undeniable sense of serenity that enveloped

Our stay in the exquisite Manor House suite was nothing short of spectacular. The suite, housed in the historic Manor House, exudes a sense of grandeur with its high ceilings, antique furnishings, and sophisticated charm. Stepping inside felt like entering a world where heritage meets modern indulgence. Every detail, from the plush bedding to the carefully curated artworks, reflects the impeccable taste and attention to detail for which Steenberg is renowned.

Waking up to the soft light filtering through the old oak trees and sipping morning coffee while overlooking the pristine vineyards makes for a sublime experience. The spacious suite offers a perfect balance of privacy and opulence, with elegant touches that make any stay special. The deep-soaking bathtub and luxurious amenities further enhance the sense of indulgence, making it a space one would be reluctant to leave.

Sitting outside on our patio, we could relax before indulging in our spa treatment, followed by a magnificent dinner at Tryn restaurant.

Retreat to Peace

Beyond the luxurious accommodation, the Steenberg Spa was a highlight of our visit. The spa offers a peaceful retreat where expert therapists provide treatments to rejuvenate the body and mind. We felt an overwhelming sense of relaxation from the moment we stepped into the tranquil space. Our chosen treatment - the Ila Prana Vitality 60-minute massage - completely revitalised us. The skilled hands of the therapists worked magic, easing any tension and stress. The experience was enhanced by the calming aromas and the serene ambience of the spa. Whether enjoying a signature massage or indulging in a restorative body treatment, the Steenberg Spa is a must-visit for anyone searching for deep relaxation and self-care. Guests also have the option to enjoy their spa treatment outside in the Secret Garden, weather permitting.

Dining at Tryn, Steenberg's signature restaurant, was another highlight of our stay. Named after Catharina Ras, the fearless 17thcentury founder of the estate, Tryn is a contemporary space with a menu brimming with creativity and flavour. We settled into our table with a view over the beautiful gardens. Each dish was a masterpiece, artfully presented and bursting with exquisite tastes. The seasonal menu showcased fresh, locally sourced ingredients, with standout dishes including a perfectly seared fillet and a delicate seafood risotto. The accompanying Steenberg wine elevated the meal to an extraordinary culinary experience. The attention to detail in the plating and service made for an evening that was as memorable as it was delicious.

Blending Heritage and Sophistication

One of the most enchanting aspects of Steenberg is the seamless harmony between its historic charm and modern sophistication. Whether strolling through the vineyards, indulging in a luxurious spa treatment, or savouring a world-class meal at Tryn, every moment at Steenberg is designed to delight the senses. Beyond the indulgences, Steenberg offers various activities to enhance one's stay. A leisurely walk through the picturesque estate, wine tasting at the acclaimed Steenberg winery, or simply unwinding in the lush gardens all contribute to an immersive, relaxing and inspiring experience. The attentive and warm hospitality of the staff further enhanced our stay, making us feel truly pampered and welcome.

Steenberg Hotel & Spa is an experience that lingers long after you have departed. Whether you seek relaxation, fine dining, or a connection with the rich heritage of the Cape, this extraordinary estate offers it all. Our time in the Manor House suite, the unforgettable spa treatments, and the incredible dining at Tryn have left us with cherished memories and a longing to return to this elegant haven. Steenberg embodies the art of sophisticated hospitality, ensuring that every visit is as exceptional as the last.

For more information, visit www.steenbergfarm.com.

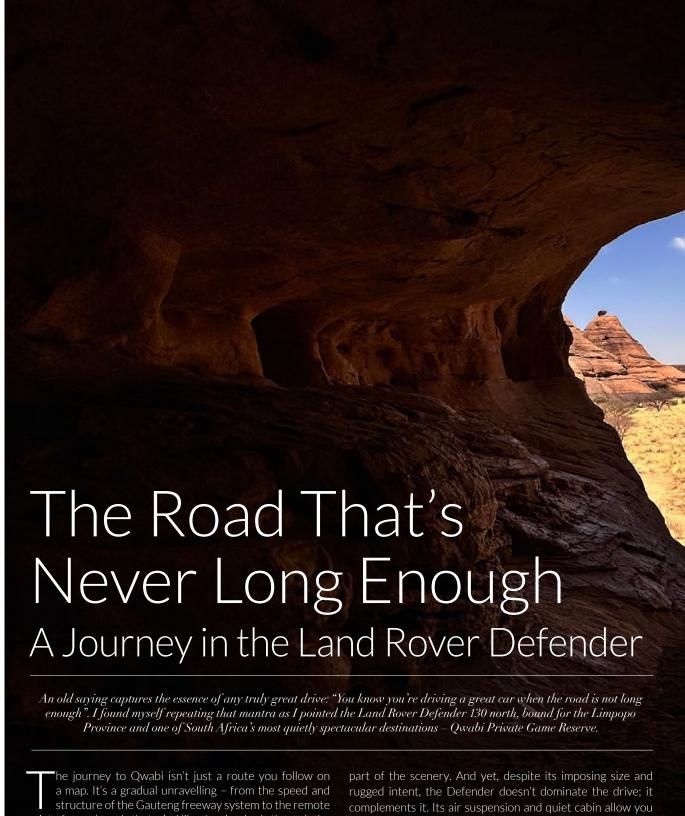












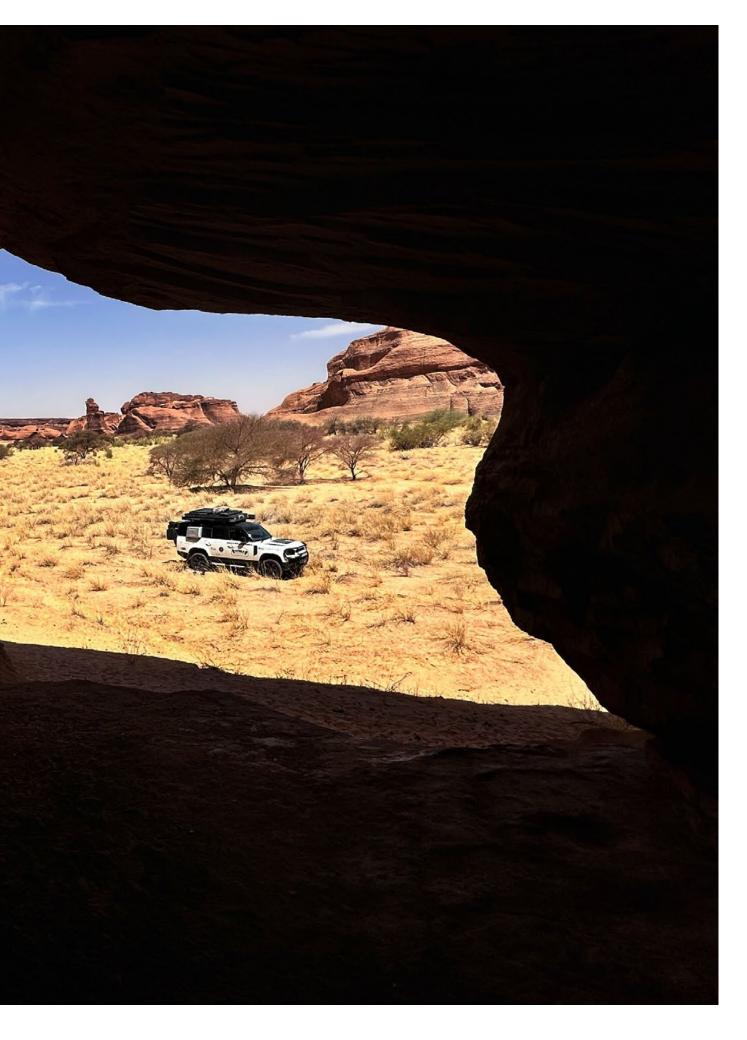
he journey to Qwabi isn't just a route you follow on a map. It's a gradual unravelling – from the speed and structure of the Gauteng freeway system to the remote quiet of gravel roads that wind like dry riverbeds through the Waterberg bushveld. With every passing kilometre, the city slips further behind, replaced by scenes that feel unchanged by time: acacia-dotted plains, rust-coloured hills, and the occasional kudu bounding in the distance.

In these changing landscapes, it's here where the Defender 130 feels most at home – not in a showroom or parked in a leafy suburb, but out in the wild where its capability becomes

part of the scenery. And yet, despite its imposing size and rugged intent, the Defender doesn't dominate the drive; it complements it. Its air suspension and quiet cabin allow you to truly take in the surroundings, not just pass through them. That's especially true when the heavens open, turning the clay-rich roads into slippery tests of confidence. The Defender simply shrugged, and carried on.

The Journey Becomes the Reward

What struck me most about the route to Qwabi wasn't how difficult it was, but how liberating. The road becomes





less about making progress and more about presence. With the engine gently humming and the windows framing rolling African vistas, it becomes a meditation – the rhythm of tyres on gravel, the occasional startled guinea fowl darting from the verge, and a sky that seems to grow larger the farther north you go.

Along the way, I couldn't help but feel a sense of awe at what the Defender represents in the broader African story. My thoughts turned to the Kingsley Holgate Foundation - a name synonymous with exploration, conservation, and humanitarian outreach. The Foundation's most recent Afrika Odyssey Expedition covered over 62,000 km across twelve African countries in two Defender 130s. Their mission? Malaria prevention, wildlife education, and sight restoration in some of the continent's most remote communities. It's a potent reminder that vehicles like these are more than symbols of adventure - they're enablers of impact, too.

Arrival at Qwabi

Eventually, the dusty tracks give way to a quiet, gated entrance - understated, almost hidden - and before long, the luxury of Babohi Lodge at Qwabi reveals itself like an oasis in the bush. Nestled within the Waterberg Biosphere, Qwabi is both a sanctuary for wildlife and a balm for weary travellers. Everything about the lodge invites you to exhale: the way the architecture blends into the land, the stillness of the surrounding bushveld, and the attentive hospitality that feels more intuitive than scripted.

It's a place that doesn't shout for attention but rewards those who seek it out - the perfect counterpoint to the sensory stimulation of the road. After a long but deeply rewarding drive, there's nothing quite like the first cold drink on the lodge deck as the sun dips below the horizon, casting golden streaks across a landscape that has likely looked this way for millennia.

Reflection on the Road Back

As it often is on a great trip, the return leg feels different. You know what to expect from the road, and the vehicle feels like an extension of yourself by then. But something deeper lingers, shaped by the journey, the people you've met, and the silence of a place like Qwabi.

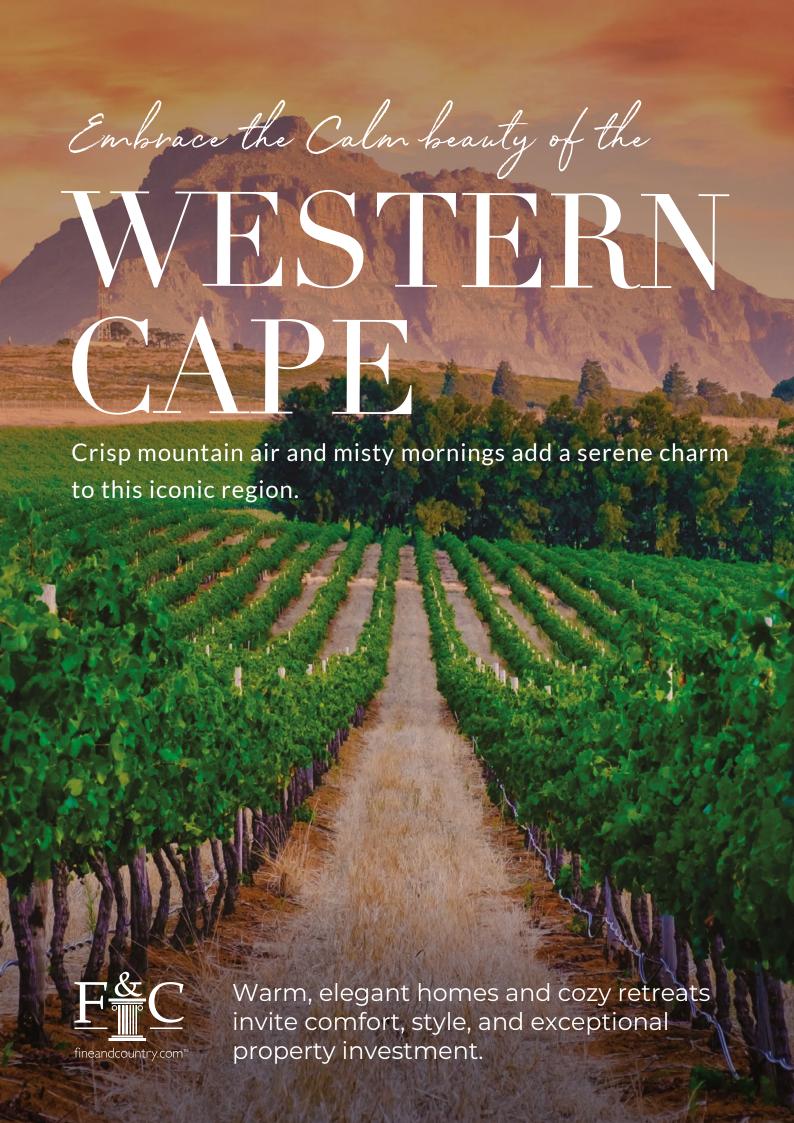
That's the magic of a journey that's more than just transport. With the Defender 130, yes, you get the torque, the tech, and the rugged confidence. But it's the way it melts into the journey, letting you focus on the land, the lodge, the people, that really makes it special.

The road to Qwabi isn't long enough. And if you've ever been behind the wheel of something that transforms the idea of travel into something immersive and soulful, you'll understand precisely why.











SONSTRAAL HEIGHTS DURBANVILLE



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-ina-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.

POA













Seize a rare opportunity to own a breathtaking haven within Durbanville's most coveted 24-hour secure estate. This magnificent residence offers unparalleled space, serenity, and majestic views, perfectly tailored for multi-generational living.

With its inviting ambiance, private suites, expansive living areas, and breathtaking mountain views, this stunning property redefines luxury



VYGEBOOM DURBANVILLE

R 13,500,000



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LANGEBAAN WEST COAST

R 15,950,000



3 Bedroom house for sale in Sandbaai in Langebaan.

Your Ultimate Beachfront Retreat in Sandbaai, Langebaan. Nestled in the highly sought-after Sandbaai area, this rare beachfront property offers an unparalleled opportunity to own a home with the iconic Langebaan lagoon at your doorstep. Step inside to discover the perfect blend of rustic charm and coastal living.



ST HELENA BAY WEST COAST

R 4,350,000



4 Bedroom modern family house with a flatlet in Da Gama bay

Homes like this only come around once every few years. This beautifully built designer residence with stunning sea views is located in Da Gama Bay. It's an entertainer's paradise, with expansive open-plan living spaces. The home was built in 2023 and has a north-facing aspect. In addition to the main residence, this home offers a separate guest apartment.





R 5,695,000









Exclusive Sole Mandate - Versatile Family Retreat

This spacious home features 4 bedrooms, including 2 upstairs en-suites with stunning views and 2 downstairs bedrooms sharing a full bathroom. Enjoy an open-plan kitchen, lounge, dining area, enclosed braai room, and guest washroom. The separate flatlet with private access is perfect for guests, rental, or office use. Extras include a double garage, inverter, solar panels, large garden, and approved plans to expand. Located in secure, scenic Oude Westhof—ideal for family living or investment.



GLENCAIRN HEIGHTS

SIMONS TOWN WESTERN CAPE

R 7,995,000











Two exceptional homes plus a bonus flatlet, boasting spectacular sea, mountain, wetland, and valley views. Though they share a driveway, each property is fully independent with private entrances. House One offers a sea-facing deck, splash pool, entertainer's braai area, open-plan lounge, Smeg-fitted kitchen, dining room, two double bedrooms, full bathroom, and a master suite with dressing room. A charming flatlet with en-suite, lounge, and kitchenette completes the package. House Two features three bedrooms, an open-plan kitchen, Smeg stove, lounge with panoramic views, family bathroom, guest cloakroom, and a raised deck with pergola and built-in braai. Ideal for dual living, extended families, or holiday letting — a serene, versatile coastal retreat.







FRANSCHHOEK

FRANSCHHOEK WESTERN CAPE

R 27,900,000 + VAT











Exclusive Sole Mandate: This exceptional heritage property is a short walk from Franschhoek's restaurants, shops, and galleries. Built in 1857, the home has been sensitively restored, preserving its period charm with modern finishes. Features include oak wood floors, sash windows, and high ceilings, creating an elegant, timeless atmosphere.

The home offers 6 en-suite bedrooms, a guest bathroom, 5 living rooms, and 5 verandas, providing ample space for entertaining. Its versatile floor plan suits both a spacious family home with guest accommodations or a hospitality property. The tranquil garden, pool, and verandas are surrounded by stunning mountain views and ancient oak trees.



Tom Clode Principal Property Practitioner +27 (0)79 955 3114 tomc@fineandcountry.com





VIDEO







KLEINBAAI **GANSBAAI**

R 5,200,000





VIDEO



VIDEO

Set in tranquil Duikersfontein, Kleinbaai, this elegantly finished, brand-new home combines modern sophistication with coastal charm. With spacious open-plan living areas, a luxurious Jacuzzi-equipped braai room and four en-suite bedrooms, this home offers comfort, style and effortless indoor-outdoor flow. Thoughtfully designed with natural light, sleek finishes and practical features like a solar geyser, automated double garage, and established garden, every detail adds to the home's appeal. Located just moments from the harbour, golf course and surrounded by breathtaking views of ocean, fynbos and mountains.



PERLEMOENBAAI GANSBAAI

R 4,750,000

4 • 3 • 4 • WEB: 3762618

SCENIC AT ITS BEST. This luxurious home located in quaint Perlemoenbaai, boasts with 3 levels, all utilised perfectly. The ground floor welcomes you with a double-volume lounge, seamlessly flowing into a modern kitchen, scullery, and a dining area complete with an indoor braai. The first floor reveals a spacious main bedroom with full en-suite and a private balcony. The second floor tops it off with a huge open-plan entertainment area offering incredible ocean and mountain views.



FRANSKRAAL **GANSBAAI**

R 2,999,000



This stylish, north-facing home perfectly blends comfort and convenience. The first floor is a showstopper, with a spacious main living area opening via stacking doors to a generous balcony – all designed to capture magnificent mountain views. The main bedroom boasts a full en-suite. A welcoming reception leads to the open-plan lounge and dining area. You'll also find two more bedrooms and two bathrooms on this level.

Fine & Country Gansbaai



GEORGE RURAL GEORGE R 67,000,000



VIDEO

20 • 10 • - 20 • WEB: 3943102

This exceptional farm offers luxury living and income-generating opportunities.

Featuring a modern 3-bedroom home, 8 rental houses, 3 self-catering chalets, stables for 24 horses, storage for 16 caravans, and cattle/meat processing facilities. With irrigation pivots, water rights, solar power, and game fencing, this farm is truly unique. VAT excluded.



WILDERNESS CENTRAL WILDERNESS



R 24,000,000

12 • 4 • 13 • WEB: 4197639

With panoramic sea and mountain vistas, this 12-bedroom, 13-bathroom property is a standout coastal retreat.

Perfectly suited for an exclusive guest house or multi-generational living, it combines timeless architecture with flexible design and premium finishes throughout. Prices exclude VAT and are registered by a company.



HARTLAND ESTATE **HARTENBOS**

R 4,995,000



A beautifully designed home in the prestigious Hartland Lifestyle Estate, offering light-filled open-plan living, a semi-enclosed braai room, and breathtaking ocean views.

With 4 bedrooms, a gourmet kitchen, double garage, and energy-efficient features, this home provides modern comfort in a secure, pet-friendly estate.



HEROLDSBAY **GEORGE**



R 6,851,000

4 • 2 • 4 • WEB: 3832579

Elevated above the greenbelt with sweeping ocean views, this beautifully maintained 4-bedroom residence offer selegant coastal living.

Featuring three en-suite bedrooms, a fourth guest suite, spacious living areas, and a sunlit sea-facing patio, it's ideal for entertaining or peaceful retreat. Registered in a VAT entity with flexible purchase options. Price excludes VAT.



SANDBAAI **HERMANUS**

R 3,200,000



This immaculate cottage-style home ticks all the boxes for buyers looking for a ready-to-move-in house.

It has a spacious open-plan living and dining area, including a wood-burning fireplace for those cozy nights. Both spacious bedrooms offer en-suite bathrooms and high-end finishes. The living area opens on a large covered patio overlooking a private and well-maintained garden with mountain views.



SANDBAAI **HERMANUS**

VIDEO

R 3,995,000



This spotless family home offers a perfect blend of elegance and comfort. A vast open-plan space seamlessly integrates the lounge, living, kitchen, and dining areas with elegant finishes, making it an ideal setting for hosting gatherings with family and friends.

The back garden is fully walled and features paving and a built-in braai, perfect for outdoor entertaining and enjoying the beautiful weather.



SANDBAAL HERMANUS

R 13,995,000



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Liz Kempe

Property Practitioner

+27 (0)82 452 7006



VIDEO

Otis Redding once sang about 'sitting in the morning sun watching the tide roll in' and here is the opportunity to take in so much more than just

A large fireplace will heat the home on those cold winter nights. Sliding doors connect the living and kitchen area to an undercover patio with a built-in braai; perfect for entertaining and drinking in

With all the mod cons and upmarket finishes, it is made for the entertainer with a comfortable lifestyle in mind.







Fine & Country Hermanus, Arabella & Hangklip-Kleinmond 16 Hope Street, Hermanus, 7200, ZA Registered with the PPRA

fineandcountry.com hermanus@fineandcountry.com +27 (0)21 205 7135







KWAAIWATER HERMANUS

R 16,950,000

5 • E 3 • A.5 • WEB: 3979409

Wihan Brink Candidate Property Practitioner +27 (0)82 499 5695 wihan.brink@fineandcountry.com

VIDEO



Rarely does an opportunity arise to own a residence in the prestigious Mussel Cove, an exclusive enclave, which boasts only eight refined homes, nestled between dramatic mountain slopes and Skulpiesbaai. The heart of the home is a chef's dream, the light-filled kitchen flows to the dining room, perfect for hosting intimate gatherings or lavish dinners. The living room, with abundant natural light and magnificent fireplace, invites relaxation and conversation.

Breathtaking vistas of Walker Bay framed by glass sliding doors, create an ever-changing backdrop of natural beauty.



NORTHCLIFF HERMANUS

R 7,450,000



A delightful guest house perfectly blending comfort and convenience. With six en-suite rooms and a spacious family suite, it promises a memorable stay for all guests. Each room, meticulously decorated, exudes a welcoming atmosphere. The property includes a separate living space for the owner or

In the private garden, guests can enjoy a refreshing dip in the sparkling pool or unwind in the braai area.



SUNNY SEAS ESTATE **BETTYS BAY**

R 7,250,000



Picturesquely situated right on the Atlantic Ocean, this home offers panoramic sea and mountain views. The property comprises a main home and two independent flatlets.

Expansive living areas with a central wood-burning fireplace, open to a patio with jacuzzi. A wooden deck, leads to the sparkling shared pool. The fenced and fully enclosed indigenous garden offers a tranquil and peaceful retreat.

VIDEO



ONRUS HERMANUS

R 11,950,000

4 • 3 • -2 • WEB: 4190881



ARABELLA COUNTRY ESTATE **WESTERN CAPE**

R 6,895,000



Candidate Property Practitioner



VIDEO

Lise Bosman Candidate Property Practitioner +27 (0)76 767 4729 lise.bosman@fineandcountry.com









Find sanctuary in your own classic farm-style home set within the exclusive Glenfruin Meadows, an upmarket coastal and country estate. This stunning residence offers the perfect blend of sophistication and comfort, featuring elegant finishes throughout, including plantation shutters, designer lighting, and high-end fixtures that elevate every room. The generous living areas, seamlessly flow to an expansive patio, perfect for enjoying tranquil evenings. Set on a very large stand, the property provides ample private outdoor space. Glenfruin Meadows, subdivided from the original Musson Farm, rests on the banks of the Onrus River, bordering a stretch of common area with grassy greens and mature trees.





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CROYDON **SOMERSET WEST**

R 8,995,000



This elegant 5-bedroom, 4-bathroom home in Croydon Vineyard Estate offers luxury living with uninterrupted vineyard views. North-facing and light-filled, it features herringbone floors, spacious living areas, and a gourmet kitchen with double ovens. Solar panels, inverter, and battery ensure energy efficiency, while a heated pool, covered patio, and irrigated garden complete the perfect outdoor retreat.



GORDONS BAY
SOMERSET WEST

R 7,395,000

VIDEO



Set on the slopes of Gordon's Bay with panoramic views of the harbor, False Bay, and Bikini Beach, this versatile four-level home offers self-contained living on each level—ideal for dual living, a guesthouse, or a private retreat. With multiple kitchens, spacious living areas, and unbeatable ocean vistas, it's just minutes from the beach and 40 minutes from Cape Town International Airport. A rare chance to own in one of the Cape's most scenic spots.



CROYDON **SOMERSET WEST**

R 8,699,000



This newly renovated home in Croydon Vineyard Estate blends modern luxury with serene vineyard views and seamless indoor-outdoor living. Featuring stylish finishes, a heated pool, fire pit, SMEG oven, and a private guest suite, it's perfectly designed for relaxed entertaining.

Solar-powered and low-maintenance, this tranquil retreat offers high-end living within a secure estate. With a beautifully landscaped garden and elegant interiors, it's a move-in-ready gem for the discerning buyer.



SITARI SOMERSET WEST

R 4,400,000

VIDEO



This light-filled single-storey home offers both privacy and effortless flow, featuring a modern kitchen and a striking double-volume living area. Stacking doors open onto a covered braai area and sparkling pool — perfect for entertaining.

The main bedroom boasts a freestanding bath and direct pool access, while all bedrooms are fitted with air-conditioning. Stylish, functional, and designed for comfortable, easy living.

WINELANDS ESTATE

PAARL WESTERN CAPE

R 29,800,000









Nestled within the secure embrace of Winelands Security Estate, this architectural masterpiece offers a harmonious blend of luxury and natural beauty. The main residence boasts five en-suite bedrooms, a gourmet kitchen flowing into open-plan living areas, and an exceptional outdoor entertainment space with a sunken lounge, fire pit, and pizza oven overlooking a private olive grove. A separate, luxurious two-level apartment provides further flexible living.

Designer wallpapers, curated chandeliers, and feature walls add sophisticated detail throughout. Practicality meets opulence with five garages, staff quarters, and a comprehensive off-grid power solution. Estate borehole water ensures lush irrigation. This exceptional home redefines sophisticated living amidst breathtaking mountain vistas.



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

Colleen Kruis Candidate Property Practitioner +27 (0)82 559 9885 colleen.kruis@fineandcountry.com







R 4,995,000







R 11,995,000

5 • E 1 • 5 • WEB: 4112976







This charming, spacious home blends comfort, style, and functionality — perfect as a family residence or tranquil holiday retreat. Set in a lush garden with irrigation, it offers four en-suite bedrooms, a cozy fire pit, and a welcoming open-plan living area. Highlights include a dedicated office, energyefficient solar system, double garage, and a gently inclined staircase. Thoughtful features like a scullery, pantry, undercover patio, and separate laundry room ensure convenience and ease in a home designed for joyful, effortless living.





Experience luxury living on prestigious Admiral Island with this magnificent canal-front home. Boasting breathtaking water views, a private jetty, and seamless indoor-outdoor living, it's perfect for entertaining or tranquil family moments. Highlights include a spacious open-plan living area, five en-suite bedrooms, a swimming pool, jacuzzi, and dedicated braai space. Additional features include a double garage, storage for water sport gear, and off-grid power. Designed for discerning local and international buyers seeking exclusivity, comfort, and a serene waterfront lifestyle.



VIDEO





GAUTENG

Clear skies and cool evenings highlight this region's vibrant mix of energy and opportunity.





From chic urban apartments to peaceful estates, find your perfect space to unwind and thrive.



DAINFERN VALLEY ESTATE **SANDTON**

R 19,950,000



Architectural Masterpiece in Dainfern Valley. Experience luxury riverside living in this north-facing, off-grid architectural gem on the Jukskei River. Spanning three levels, the home features a designer kitchen, cinema, wine cellar, indoor lap pool, jacuzzi, sauna, gym, and lavish main suite with forest views. Nestled in secure Dainfern Valley Estate with 24-hour access control, walking trails, and proximity to top schools, this residence offers ultimate privacy, style, and sustainability.



BLAIR ATHOLL CENTURION

R 15,900,000



Luxury Family Retreat in Blair Atholl.

This 4-bedroom home with a 2-bedroom cottage offers refined living in Blair Atholl Estate. Features include a gourmet kitchen, home theatre, bar, wine cellar, jacuzzi, pool, and gym. Solar-powered and fully equipped for comfort and entertainment, it's ideal for modern family life. Enjoy top-tier estate amenities, scenic views, and ultimate privacy in this rare countryside gem.



HELDERFONTEIN ESTATE NIDEO **MIDRAND**



R 8,800,000



Off-the-Grid Luxury in Helderfontein Eco Estate. This 4-bedroom en-suite home offers stylish, sustainable living with a gourmet kitchen, heated pool, built-in bar, wine storage, and multiple entertainment spaces. Fully off-grid with solar, JoJo tanks, and double glazing, it also includes staff quarters, a study, and optional flatlet. Set in secure Phase 2 near the school, it's the perfect eco-friendly family retreat.



BLAIR ATHOLL CENTURION

VIDEO



R 13,950,000



Luxury Villa in Blair Atholl Estate.

This 5-bedroom, single-storey villa on a 3,225m² corner stand features a cottage, gourmet kitchen, multiple lounges, entertainer's patio, pool, boma, and breathtaking views. Fully solar-powered with water tanks and private vegetable garden, it offers privacy, elegance, and resort-style living in one of South Africa's top estates, complete with golf, equestrian, spa, trails, and dining.



FOURWAYS GARDENS **SANDTON** R 9,000,000



Elegant Family Home in Fourways Gardens. This timeless 4-bedroom home with a 2-bedroom cottage blends classic architecture and modern comfort. Featuring grand reception areas, a gourmet kitchen, wine cellar, wraparound patio, pool, and Greenbelt views, it offers elegance and tranquillity. With solar backup, private guest spaces, and top estate security, this is a rare gem for refined family living in a premier estate.



BRYANSTON **SANDTON**

R 9,500,000

Spacious 5-Bedroom Home with Cottage in Bryanston. This well-maintained family home offers five en-suite bedrooms, open-plan living, a large kitchen, study, and expansive garden with pool. A separate cottage adds rental or guest potential. Set in a prime Bryanston location, it combines space, charm, and convenience—ideal for families seeking move-in-ready comfort without the need for major renovations.



LONEHILL **SANDTON**

R 6,250,000



Elegant 5-Bedroom Home with Cottage in Lonehill. This Modern Country-style home offers luxury living with spacious interiors, a separate cottage, and lush gardens with pool and park access. Features include multiple lounges, fireplaces, a grand staircase, staff quarters, and garages for five cars. Ideal for families or dual living, it's located in secure, sought-after Lonehill near top schools, shopping, and business hubs.



RIVER CLUB **SANDTON**

R 5,800,000

Exquisite 4-Bedroom Home in River Club. Located in a boomed-off enclave near Poplar Park, this beautifully maintained home features open-plan living, spacious bedrooms, and seamless indoor-outdoor flow to a patio, decked pool, and landscaped garden. Includes staff quarters, solar, water backup, and a double garage. Ideal for families seeking secure, stylish living in a prime, peaceful setting.

FINE & COUNTRY JHB NORTH WEST

EXCELS AT ANNUAL AWARDS

ine & Country Johannesburg North West proudly stole the spotlight at the recent Fine & Country Annual Awards, held in Johannesburg on the 15th of May 2025. The office walked away with several top accolades, including the coveted Licensee of The Year 2024 and Sales Office of The Year 2024 titles. Adding to their impressive success, four of their exceptional agents were inducted into the prestigious Premier Circle.



Licensee of The Year 2024 Represented by Francois du Pisani & Werner van Schalkwyk



Sales Office of The Year 2024 Represented by Francois du Pisani & Werner van Schalkwyk



okie Sales Agent of The Year 2024 Received by Carmen Scorgie



Best Property Presentation 2024 Represented by Francois du Pisani



Represented by Francois du Pisani

PREMIER CIRCLE

The Premier Circle Status in Fine & Country is a prestigious honour awarded annually to the highest-achieving professionals in the field. It represents the pinnacle of recognition for a truly exceptional property practitioner. Attaining Premier Circle Status requires consistent, outstanding performance throughout each quarter of the year.

Congratulations to Michelle Diamond, Carmen Scorgie, Travis Smith and Minnelise Rossouw for achieving this status.

TOP ACHIEVING SALES AGENTS 2024



Michelle Diamond Carmen Scorgie





Travis Smith



Minnelise Rossonw

fineandcountry.com



NORTHCLIFF **RANDBURG**

R 3,999,000

5 • 4 • T 4 • WEB: 4195750



PROTEA RIDGE KRUGERSDORP

R 3,995,000

5 • 3 • 8 • WEB: 4010512





This exceptional home blends space, style, and functionality in a prime location.

The open-plan living area flows seamlessly into a covered patio, a sparkling pool, and a lush garden. Highlights include a modern farmhouse kitchen, a dedicated study, a formal lounge, and five spacious bedrooms—each with its unique features. The master suite is a luxurious retreat, and the guest suite offers added privacy.

Bonus features include staff quarters and eight garages, perfect for car enthusiasts—a rare find with timeless appeal.





Live in harmony with nature. Set on a $4,700~\text{m}^2$ landscaped smallholding with panoramic mountain views, this modern family home is a nature lover's dream.

Enjoy a koi pond, bird aviary, wildlife, and a private fishing dam. The main house features three ensuite bedrooms, a gym, multiple living areas, and seamless indoor-outdoor flow. Entertain in style with a pool, boma, and braai area.

Includes two separate flats, a storeroom with offices, a generator, and boreholes—offering self-sufficient, tranquil living just minutes from town.



LINDEN **RANDBURG**

R 2,500,000



This secure, private four-bedroom home on a panhandle stand in Linden offers spacious living and modern convenience. Features include multiple reception areas, a granite kitchen, a covered patio with a built-in braai, and a low-maintenance garden. Upstairs boasts three bedrooms and two full bathrooms, including a luxurious en-suite bathroom in the main bedroom. A separate flatlet is ideal for guests, generating income, or serving as a home office. Extras: double garage, solar system, alarm, and tranquil setting—without complex levies or restrictions.



RANDPARK RIDGE RANDBURG

R 2,999,000

Fine & Country JHB North West

Nestled in the secure Randpark Ridge boom, this serene family home is designed for both relaxation and entertainment. Enjoy a pizza oven, built-in braai, and sparkling pool, all set in a lush garden. The gourmet kitchen features granite tops, a gas stove, a double oven, scullery, and pantry. The master suite features a walk-in closet, a luxurious bathroom, and access to the garden. With spacious living areas, a charming bar, and elegant finishes throughout, this home is ideal for peaceful and stylish living.



NORTH RIDING **RANDBURG**

R 2,495,000



Set on a corner stand in a secure estate, this light-filled 4-bedroom cluster blends luxury and functionality. Features include a double-volume lounge, built-in bar, open-plan kitchen with scullery, covered patio with braai facilities, and a sparkling pool with a boma. Three upstairs bedrooms (two en-suite) and a guest suite downstairs offer flexible living. Enjoy three automated garages, excellent security, and access to a residents-only clubhouse.



KENMARE **KRUGERSDORP**

R 2,499,000

Nestled in the sought-after Kenmare area, this spacious family home offers the perfect balance of comfort and lifestyle. Enjoy open-plan living with a wood-burning fireplace, a well-equipped kitchen with a scullery, and versatile entertainment spaces, including a louvre-covered patio, an enclosed braai area, and a heated pool. Four bedrooms all open to the garden, complemented by two full bathrooms and ample parking, including a caravan carport. With a generous yard, excellent security, and stylish finishes, this home is ideal for family living and entertaining.



WILLOWBROOK ROODEPOORT

R 1,995,000

Modern elegance meets everyday comfort in this four-bedroom Willowbrook home, blending a sleek industrial design with practical family living. The stylish kitchen flows into an enclosed patio and opens to a manicured garden via stackable doors—perfect for indoor-outdoor entertaining. Two bedrooms are en-suite, with a full bathroom and a guest toilet for added convenience. Highgloss cupboards add to the home's chic appeal. Located in a secure, family-friendly complex with a kids' play area, this home offers both style and peace of mind.



AMOROSA **ROODEPOORT**

R 2,349,000

Fully renovated and move-in ready, this stylish cluster home offers contemporary living at its best. Featuring new tiling, a sleek kitchen, modern bathrooms, and aluminium windows, the home includes spacious reception areas, a covered patio with a built-in braai, and a showstopper kitchen with quartz tops and a scullery. Upstairs offers three air-conditioned bedrooms, including a luxurious main suite with a balcony, plus a fourth room for staff or guests. The package is completed by a double garage, carport, and top finishes throughout.



ROODEKRANS ROODEPOORT

R 1,999,000

This large 5-bedroom home offers expansive living and entertaining space, perfect for families and hosting gatherings. Enjoy a built-in sleeperwood bar, private patio with braai, heated pool, and multiple reception areas. The kitchen features gas cooking, ample storage, and a separate laundry. Includes a guest suite, complete solar and inverter system, Jojo tank, alarm, and cameras. Double garage, carports, and secure parking add convenience—a true entertainer's delight, combining comfort, functionality, and peace of mind.



STRUBENSVALLEI **ROODEPOORT**

R 1,999,900

This beautifully maintained home offers five bedrooms, three bathrooms, and a lush, wrap-around garden, ideal for entertaining or play. Open-plan living areas flow around a cosy fireplace, while the granite-topped kitchen ensures modern convenience. The main bedroom features a walk-in closet and ensuite, along with a separate-entry 5th bedroom, ideal for a teenager, nanny, or home office. Enjoy top-tier security, solar panels with an inverter, and parking for up to 6 cars—all in a peaceful, family-friendly neighbourhood.





R 12,500,000





NEIGHBOURHOOD ESTATE **JOHANNESBURG**

R 13,750,000

4 • WEB: 3826182







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 pyjama lounge, wood fireplace, study, and low-maintenance garden. Conveniently located in Greenstone Hill, near top schools and transport routes.





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.



INDANDA **SANDTON** R 19,950,000



A rare chance to own a contemporary masterpiece in the exclusive One on Forrest Estate, with views over the Inanda Club polo fields. This luxurious home offers high-end finishes, spacious open-plan living, a heated pool, triple garaging, inverter, staff quarters, and top security. A true sanctuary in a prime position for discerning buyers seeking elegance and privacy.



MELROSE NORTH **JOHANNESBURG**

R 8,500,000

VIDEO)



This exceptional residence is perfect for discerning buyers seeking luxury, security and timeless appeal. This exquisite lock-up-and-go family home offers the perfect balance of elegance, security and convenience. Nestled in the sought-after suburb of Melrose North, it boasts top-tier finishes, stateof-the-art security, and seamless access to Johannesburg's finest private schools. Just a short stroll from James & Ethel Gray Park, Birdhaven shops, and the iconic Melrose Arch precinct, offering an unparalleled lifestyle.



HOUGHTON ESTATE JOHANNESBURG

R 9,999,000









Bev Pryde

Property Practitioner

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+27 (0)84 288 3676



We have found a double storey home that's magical in every sense of the word from the rich carved wooden panels to the gleaming parquet flooring and high ceilings. A magnificent property in every respect - situated in one of Johannesburg's most prestigious suburbs. A very central location in easy proximity to Wits university, top schools, hospitals, gyms and golf courses. The property includes a cottage, a work from home study with its own entrance, Staff accommodation. Excellent security, borehole, generator and inverters.

RIETVALLEIRAND

PRETORIA EAST **GAUTENG**

R 26,000,000











Award-Winning Wedding Venue & Boutique Hotel For Sale — Pretoria East

Located in an exclusive estate just 20 minutes from OR Tambo International Airport, this sought-after, 4-star boutique hotel is a fantastic investment opportunity. The French garden villa-inspired property features 22 guest rooms, manicured gardens, equestrian staging, serene water features, and charming outdoor dining areas. Popular for weddings, high teas, and social events, it boasts a 160-seater banqueting hall with a bar, DJ booth, outdoor chapel, conferencing facilities, and seven executive suites. The hotel is cash-flow positive, with strong forward bookings from returning guests, corporates, and social functions. Approved zoning allows for a 980sqm extension, adding further value to this thriving business.





WATERKLOOF RIDGE **PRETORIA**

R 5,500,000







Modern and sophisticated, this 3-bedroom townhouse in prestigious Waterkloof Ridge offers luxury living in a secure and exclusive complex. The spacious open-plan layout seamlessly connects the stylish living and dining areas with a sleek designer kitchen featuring high-end elegant finishes. All three bedrooms are en-suite, including a luxurious master suite with a modern bathroom. Perfect for entertaining, the covered patio with built-in braai overlooks a private garden, creating a tranquil outdoor space. This is effortless, lock-up-and-go living in one of Pretoria's most sought-after suburbs.





WATERKLOOF **PRETORIA**R 6,250,000



Experience timeless elegance and modern convenience in this exceptional home in the prestigious Waterkloof Village. Designed for effortless luxury, the open-plan layout seamlessly connects the designer kitchen, dining area, and lounge, flowing onto a covered patio with built-in braai—ideal for year-round entertaining. Each bedroom boasts a walk-in closet and full en-suite, while the main suite offers a spa-like retreat. Natural light fills the home, with one bedroom opening onto a quiet lane leading to the dam. Solar power and an inverter ensure uninterrupted comfort.





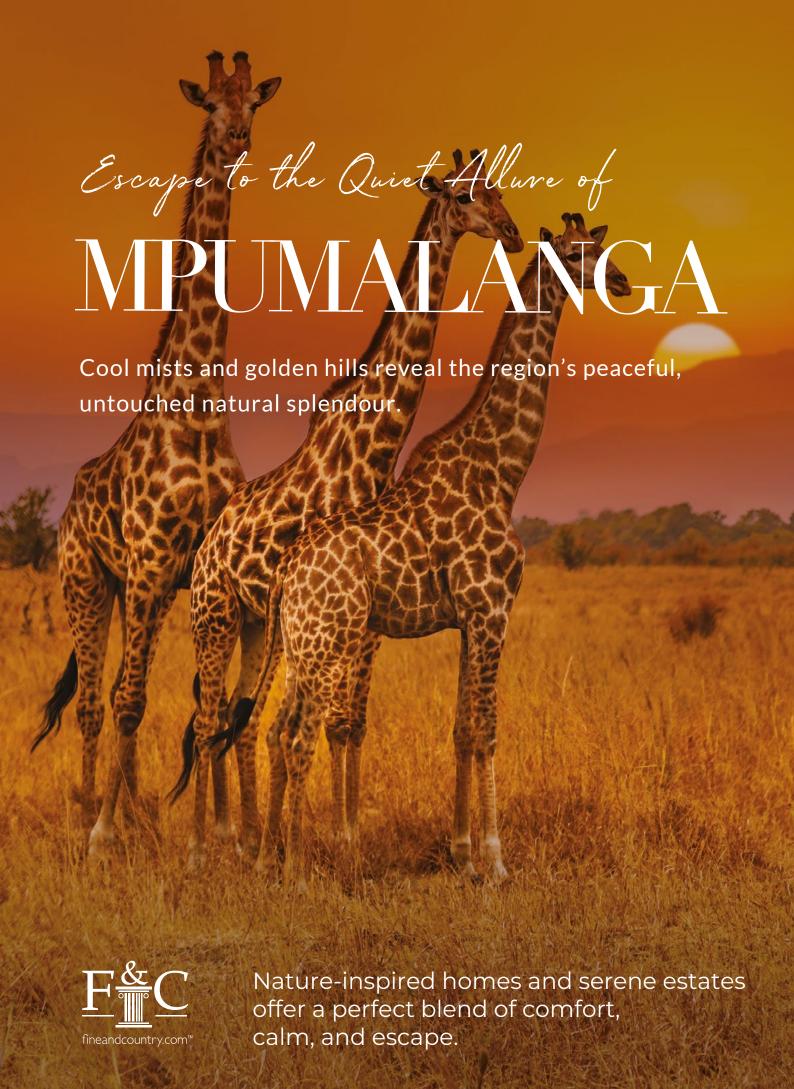
WATERKLOOF HEIGHTS PRETORIA

R 5,000,000



Discover modern luxury in this north-facing 3-bedroom cluster home, perfectly positioned in a secure, upmarket complex. Designed for easy, stylish living, it features a spacious open-plan lounge and dining area flowing to a covered patio with built-in braai—ideal for relaxed entertaining. The gourmet kitchen offers premium finishes, a central island, and separate scullery with direct garage access. All 3 bedrooms are en-suite, including a main suite with walk-in dressing room and private balcony. Extras include fibre, inverter, prepaid electricity, automated irrigation, and top-tier security.

fineandcountry.com





NELSPRUIT MPUMALANGA

R 4,500,000

3 • 2 • WEB: 3934072









MALELANE MPUMALANGA

R 2,350,000

4 • E 1 • 3 • WEB: 4115589

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perfect for young couples seeking peace or semiretired couples embracing a slower lifestyle. With endless possibilities, envision it as your private sanctuary, thriving guest house, or lucrative Airbnb. Nestled in nature, this property invites you to unwind and connect with the great outdoors. Whether seeking solitude or adventure, this dream retreat awaits your personal touch. Make it yours and start living the peaceful life you've always desired in the heart of Mpumalanga's stunning mountains.





This beautifully renovated residence offers comfort, style, and entertainment in a peaceful cul-de-sac. The fully fenced 1000m² stand is pet-friendly and move-in ready. Recent upgrades include new flooring, bathrooms, kitchen, and fresh paint. The home features 3 bedrooms, 2 bathrooms, and a private guest room. An openplan living area flows into two patios, perfect for entertaining. Additional features include a pool, spacious garden, hidden scullery, outside laundry, double garage, and secure store room. Ideal for families and visitors, this home provides ample space, comfort, and style, making it a perfect

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VINETA **SWAKOPMUND**

NAD 3,150,000







NAD 2,550,000









This 3-bed penthouse offers smart design and sleek style.

Features include a granite kitchen with scullery, indoor & outdoor BBQs, wraparound balcony, double-volume living space, and direct lift access.

Extras: Central vacuum system, alarm, blinds, double garage, and furnished option. Prime location near Body24 Gym, Medi-Clinic & The Dome.





Bright and beautifully designed, this 3-bed penthouse offers modern luxury and practical flow. Enjoy a sleek open-plan kitchen with scullery, a central office/family space with double-volume ceilings, and a sunny balcony.

The spacious main suite has balcony access and a full en-suite, with two guest bedrooms nearby. Ideal for professionals, families, or investors seeking comfort and convenience.

Extras: Aircon, central vacuum, alarm, built-in braai, blinds, and 24-hour access.

62

KLEIN WINDHOEK

WINDHOEK **NAMIBIA**

NAD 7,350,000









Nestled in the prestigious Klein-Windhoek neighbourhood of Windhoek.

This sprawling 695sqm residence masterfully combines sophisticated openconcept living spaces with extraordinary entertainment features, creating the perfect balance of elegance and recreation.

Enjoy exclusive amenities rarely found in private homes, including your personal indoor squash court for active lifestyles, while the refreshing pool set within lush 1,925sqm grounds offers the perfect retreat after a busy day.

Retreat upstairs to soak in the panoramic views from the expansive balcony.





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From open farmland to stylish homes, this region holds timeless value for every buyer.

WILDLIFE ESTATE

MELFORT **ZIMBABWE**

Offers from USD 352,000







4.4 hectares

WEB: 4210919

Fine & Country International Realty presents an extraordinary opportunity to indulge in a unique and unforgettable lifestyle within the private Agriculture Eco-Residential Estate of Melfort. Nestled within the city bounds of Harare, this exceptional development seamlessly integrates the natural beauty of its surroundings with luxurious architectural designs, crafted by world-renowned architect Nico Van Der Meulen. Each bespoke property in this curated community will encapsulate a lifestyle that is the epitome of luxury, grandeur, style, class, and distinction. With an abundance of plains game wildlife, every daily experience within the estate is bound to be unique. Starting from 4.4 hectares, the Pricing depends on the category of plot selected Roan, Sable, and Nyala, enquire from our Sales team for more details.







HIGHLANDS **HARARE**

USD 80,000









Modern apartment living in the premier suburb of Highlands! Discover stylish and contemporary apartment living within Sloane Street, which offers a limited release of modern apartments perfect for homeowners and investors seeking long-term value. Offering thoughtfully designed spaces with natural light, modern comforts for peace of mind. Mere minutes from Highland Park precinct, schools and medical facilities – a perfect blend of comfort, connectivity and convenience. Begin your real estate journey at Sloane with an investment of \$80,000.



MARLBOROUGH **HARARE**

USD 240,000

3 • 1 • 3 • WEB: 4206160

Karen Nyenga Principal Agent +(263) 775 885 975 karen.n@fineandcountry.com







V Residence is a new upmarket community coming up in Marlborough with a focus on secured gated living offering opulent, Luxurious Features, all showcased in the 3 spacious bedrooms with 3 modern bathrooms, Open-plan kitchen, dining, and living areas. The lounge opens up to an Outdoor patio and private garden for relaxation, additionally there is access to a private Rooftop terrace with stunning aerial views of the complex and neighbourhood. Vistara is the Single storey option design with High-quality products and finishes throughout, selling at \$240,000, with an attractive offer for Early bird investors available for flexible payment terms of up to 12 months.



CHISIPITE **HARARE**

USD 425,000

4 • 1 • 3 • WEB: 4206081









At a Glance this one of a kind community has a total of 8 Double-storey townhouses each comprised of 4 Bedrooms | 3 Bathrooms, Open-plan kitchen, dining & lounge area, Separate scullery & private garden and 2 dedicated parking bays per unit. Located on the cusp of Chisipite and Highlands, Harare's most desirable residential northern suburbs, Walking distance to dining favourites: Khaya Nyama Wombles, Shangri-La Restaurant, Queen of Hearts, Quick access to Chisipite, Borrowdale, and CBD, Close to top schools, gyms, wellness centres, and boutique shopping experiences courtesy of Highland Park.



VAINONA **HARARE**

USD 160,000

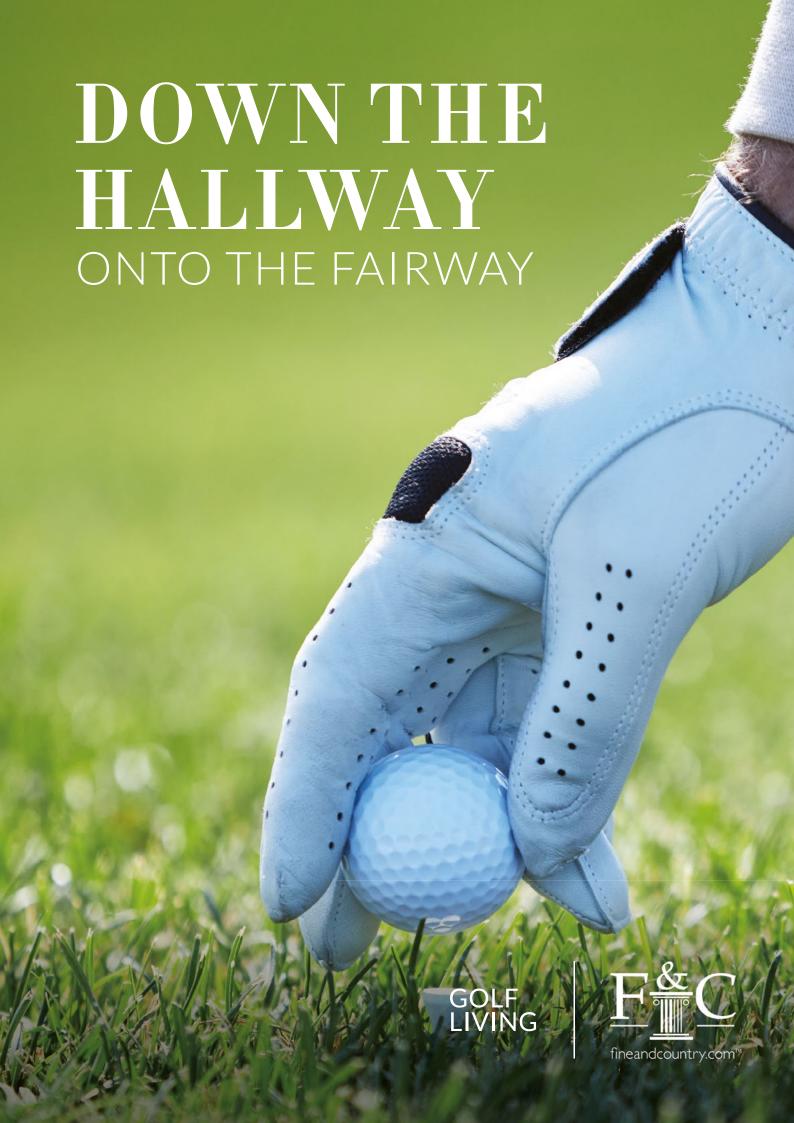
2 • E 1 • - 2 • WEB: 4201732

Tashinga Denga Agent +(263) 785 457 207 Tashinga.d@fineandcountry.com





The entire complex houses 36 units which each measure 89m2 of living space. Here is your opportunity to own a well-designed apartment of 2 bedrooms, 2 bathrooms, open plan kitchen, living area and spacious balcony. Each apartment has been allocated 2 parking bays meaning residents and guests have secured off street parking. Thames Apartments are a new take on real estate offering in Harare, conveniently located 5 minute drive from Sam Levy shopping centre, a unique contemporary design, priced at an attractive and affordable \$160,000 inclusive of VAT, with payment terms available up to December 2025.



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GAUTENG

♥HARARE

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