



VAL DE VIE  
ANNO 1783

CONSTRUCTION

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DEVELOPER PRODUCTS

## DEVELOPER PRODUCTS INDEX

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**05**

OUR LOCATION

---

**06**

VAL DE VIE ESTATE

---

**09**

VAL DE VIE LIFESTYLE

---

**10**

OUR SECURITY

**12**

VAL DE VIE  
INVESTMENTS

---

**13**

VAL DE VIE  
CONSTRUCTION

---

**14**

DESIGN & FINISHES

---

**16**

MOURVERDRE

**24**

BORDEAUX

---

**34**

THE OAKS

---

**50**

STEFAN ANTONI  
SIGNATURE SERIES

---

**60**

THE VINES

**66**

PROJECT  
CONTRACTORS

---

**67**

LA VUE I & II MAP





## *Location*

Surrounded by three awe-inspiring mountain ranges, Val de Vie Estate falls within the Paarl-Franschhoek Valley, where historic farms and the natural splendour of the Cape Floral Kingdom beckon visitors from across the globe. Residents and visitors to the region are spoilt for choice with award-winning restaurants and world-famous wine farms. The historic town of Paarl boasts a selection of prestigious schools, including Courtrai Primary, Noordeind Primary, Paarl Gimnasium, Paarl Boys' High, La Rochelle Girls', Girls' High as well as Bridge House located in Franschhoek.

A new bridge crossing the Berg River links the estate to the R45 Simondium Road, drastically reducing traveling time to Stellenbosch, Stellenbosch University, Paul Roos Gimnasium, Paarl CBD and Cape Town. Val de Vie Estate's proximity to Cape Town International Airport and the Mother City itself, both less than 30 minutes away, makes it a prime location to access some of the Western Cape's finest offerings. This includes a wide selection of shopping malls, pristine beaches and scenic parks. Other nearby amenities include Paarl Mall – only 6 kilometres from the entrance gate, as well as Mediclinic Paarl and Paarl Provincial Hospital – both less than 10 minutes away.

*Welcome To*  
VAL DE VIE ESTATE

Dating back to 1783, Val de Vie Estate is rich in history and forms part of a larger World Heritage Site. Elegant housing has been modelled on French Provençal and Cape Vernacular styles, successfully combining its historic charm with a modern, secure lifestyle. The secure lifestyle at Val de Vie Estate is maintained with state-of-the-art technology and 24-hour response teams. Ensuring peace of mind for every resident is paramount to the management of the estate. Val de Vie Estate encapsulates luxury and comfortable family living and has been ranked by New World Wealth as the top residential estate in South Africa in 2015, 2016 and 2017. Efficient planning and use of space are key aspects that were factored into the design of the estate. Every square metre is carefully considered and optimised based on external views and the environment. Landscaping between homes add to the country-feel of the estate whilst providing a stronger sense of privacy.







*The Val de Vie*

## ESTATE LIFESTYLE

At Val de Vie Estate you'll discover a vast range of lifestyle offerings and outdoor activities catering to a diverse group of homeowners with different interests and pastimes. Val de Vie Estate is home to a Jack Nicklaus Signature golf course, The Polo Club restaurant, The Deli at The Yard, The Valley restaurant, pristine polo fields, Camelot Spa, vineyards, orchards, equestrian facilities, the L'Huguenot wine cellar, The Pearl Valley Hotel by Mantis, swimming pools, lifestyle centres with state of the art gym equipment, Fleet coffee roastery and miles of trails to explore on foot, bike or horseback. The estate regularly attracts guests from around the world for celebrated

events such as the Veuve Clicquot Masters Polo, Cintron Pink Polo and the Sentebale Royal Salute Polo Cup, while the Sunday Summer Markets and Polo Brunches are popular occasions for residents and locals during the summer months. Val de Vie Estate hosts the Absa Cape Epic Grand Finale, the world's leading mountain bike stage race. A long-term partnership has secured Val de Vie Estate's lush green polo fields as the finish of the final stage of this event and is a welcome refuge for riders taking part in this grueling 700 kilometre race that traverses across the Western Cape.

# *The ultimate* PEACE OF MIND

Security is a top priority throughout the estate and Val de Vie Estate is proud to have received the award for Safest House in Africa at the International Property Awards for its Polo House. Val de Vie's 11.2 kilometre perimeter is protected by a 2 metre high wrought-iron fence with underdig razor wire, concrete plinths and full electric fence all covered by 97 intelligent analytical Bosch thermal cameras. This fence serves as the base deterrent for criminal activities making it extremely difficult for perpetrators to gain access. Breach attempts trigger alarms in the Val de Vie control room as well as at our off-site monitoring centre, allowing investigations via our CCTV network and our on-site patrol officers.

Val de Vie Estate has six main access points. These points provide entrance via 32 vehicle access and exit lanes and turnstiles for residents and contract workers. Strict access control measures are in place at these points and each point is monitored with an array of cameras. One of the first estates in South Africa that implemented biometric-access control measures, Val de Vie Estate allows for tracking of entrance/exit, and movement of persons - a highly useful control measure. Residents are further safeguarded from unauthorised visitors via automated booms that control access to residential villages.





Val de Vie promises to uphold:

- A deep understanding that safety and security is vital to every homeowner
- Evolving security measures
- Regular, unplanned security stress testing
- Thermal camera perimeter protection
- Restricted access times and areas for contractors and other controlled visitors
- Physical barriers: 2 metre high wrought-iron fence, concrete plinths, full electrified fence and anti-dig razor wire
- Intelligent video analytics
- Supporting electrical and IT network infrastructure
- Fibre Optic Connection (FTTP) 25MB upload and download capacity
- Internal PTZ camera protection
- Off-site monitoring centre, video recording and analysis
- Biometric homeowner access control
- Personal Access Code (PAC) entry system for authorised tenants and resident's visitors
- Strict enforcement of rules for dangerous pets
- Handheld fully integrated electronic scanning and decrypting of visitor vehicle license discs and driver's licenses
- Contractor criminal record checks
- On-site security reaction teams
- Tactical armed reaction unit operating outside the borders of the estate
- Dedicated security emergency number
- Medical emergency service
- Community safety involvement and intelligence
- Speed limit (40km/h) calming measures including electronic speed boards and road design



## VAL DE VIE INVESTMENTS

Val de Vie Investments is a property development and investment company which was conceived from the successful development of the internationally acclaimed Val de Vie Estate - a R10 billion property development in its final phase. The residential estate was launched in 2006.

Val de Vie Investments is grounded to their core principles of excellence and quality; focusing on finding the perfect balance between lifestyle, social development and sustainable practices. The development team is a dynamic culmination of highly experienced property experts, skilled in all aspects of development; property finance, management, marketing and sales.

The innovative team harness their collective entrepreneurial acumen to create and develop opportunities in the luxury residential property market, covering a broad spectrum of products. We believe in sustainable developments in which investors can achieve long-term capital growth in a safe and secure place where residents can live out their individual dreams.



Val de Vie Estate proudly holds several titles from the prestigious International Property Awards, namely:

- Best Multiple Unit Development in South Africa 2013
- Best Single Unit Development in South Africa 2014
- Safest Home Award in South Africa 2015
- Best Multiple Unit Development in South Africa 2013
- Best Residential Property in Africa 2016 & 2017

These awards are hosted annually in various locations around the world and they are open to residential as well as commercial candidates who honour outstanding achievements in the property and real estate industry.



## CONSTRUCTION

### VAL DE VIE CONSTRUCTION

With over 200 luxury homes completed on Val de Vie Estate, Val de Vie Construction prides itself on upholding a standard of sheer luxury, superior quality and finishes, flexibility, complete transparency and consistent client communication. Val de Vie Construction takes great care in ensuring that we partner with only the best consultants, such as SAOTA and Stefan Antoni. We place meticulous focus on quality control and customer satisfaction to build beautiful homes in the Valley of Life.

### THE DIRECTORS

#### **Sarel Rossouw**

Sarel Rossouw is the Financial Director of the Val de Vie Group of Companies. He has a wide-ranging background in auditing, finance, financial management, corporate governance, tax and reporting. He joined Val de Vie in 2008 and is a qualified CA(SA). He holds the position as Chief Financial Officer of all companies in the group and is able to take care of the full financial cycle, from feasibility, finance and cash flow management to reporting.

#### **Renier Swart**

Renier Swart is the Sales Director of the Val de Vie Group of Companies and the Chairman of Security and Infrastructure subcommittees of Val de Vie Estate. He is also Chairman and Shareholder of the Star Motor Group. His qualifications include BCom Accounting Honours and CTA (University of Pretoria), BProc (UNISA) and CA (SA). Renier joined Nissan SA in 1996 after completing his articles with PricewaterhouseCoopers. Prior to joining Val de Vie Estate, Renier successfully completed several large commercial property developments. His Valentia Manor house won the prestigious Best Residential Property in Africa award for 2016. His ability to implement a sales strategy was successfully honed in the motor industry and he oversees all property sales at Val de Vie Estate.

#### **Kobus Rossouw - Chief Operations Officer**

Kobus Rossouw has more than twenty years experience in the design and construction field with a National Diploma in Architecture. Over his career, he has been involved in the planning, design, development and construction of many houses, town houses, offices as well as sectional title projects. Since he joined the Val de Vie family in 2011, he has helped preserve and improve the quality of the estate's new expansion.

# *Design* & FINISHES

## DESIGN

The character of all homes bear the signature of crafting captivating, contemporary interiors that incorporate the beauty of the surrounding landscape. Clerestory windows and glass sliding doors draw in an abundance of natural light and showcase the exquisite views of the surrounding Paarl-Franschhoek Valley. The open-plan layout of each home is an entertainer's dream and has been created to nurture shared moments between family and friends.

Natural materials such as exposed timber rafters, off-shutter concrete and natural stonework, create a contrast with crisp, white plastered walls and modern joinery for a balance of textures that radiates comfort and sophistication. Large glass sliding doors open out onto green courtyards creating a seamless flow between elegant interiors and lush outdoor countryside.

## PLOT & PLAN TURNKEY HOMES

Val de Vie Construction package prices include the following: Architect's fee, Landscape design fee, HOA scrutiny fees (house and landscape), Drakenstein plan scrutiny fee, NHBRC enrollment fee, Engineer's fee, Land Surveyor's fee, Health & Safety fee, Drakenstein occupation fee and HOA building levies.

## FINISHES

- Automated garage doors • Automated irrigated garden • Backyard wall
- Built-in braai • Daikin inverted air conditioners in main bedroom and lounge area • Energy saving LED lights • Engineered stone kitchen tops • Europlugs
- Geberit concealed cisterns • Hansgrohe taps • Hard body 600mm x 600mm glazed porcelain tiles • Heat pump and tank for water heating • High speed fibre connection to the stand • Smart home automation (starter kit) • Smeg 900mm hob and free standing electric oven with carbon filter extractor • Soft close drawers in the kitchen • Wall mounted 1500mm washing line • White duco sprayed kitchen cupboards • Windows and doors (excluding the front door) double glazed German uPVC frames and hardware technology

**Optional Finishes:** Solar energy plant including lithium batteries • Water features • Swimming pool • Wooden deck • Jacuzzi • Fire pit with pergola screening • Golf cart garage • Ceiling bulkheads • Boundary walls / fence • Wine display • Grey water system • Central vacuum • Synthetic turf











*Live your dream*

## MOURVERDRE AT VAL DE VIE ESTATE

Modern and immaculate homes boasting spacious living areas and high ceilings are perfect for entertaining family and friends. Open plan living areas have doors that open onto a covered patio with a wooden deck that surrounds the sparkling pool and boma. There is a large family room with a fireplace for cold winter evenings and spacious bedrooms with built-in cupboards and en-suite bathrooms.

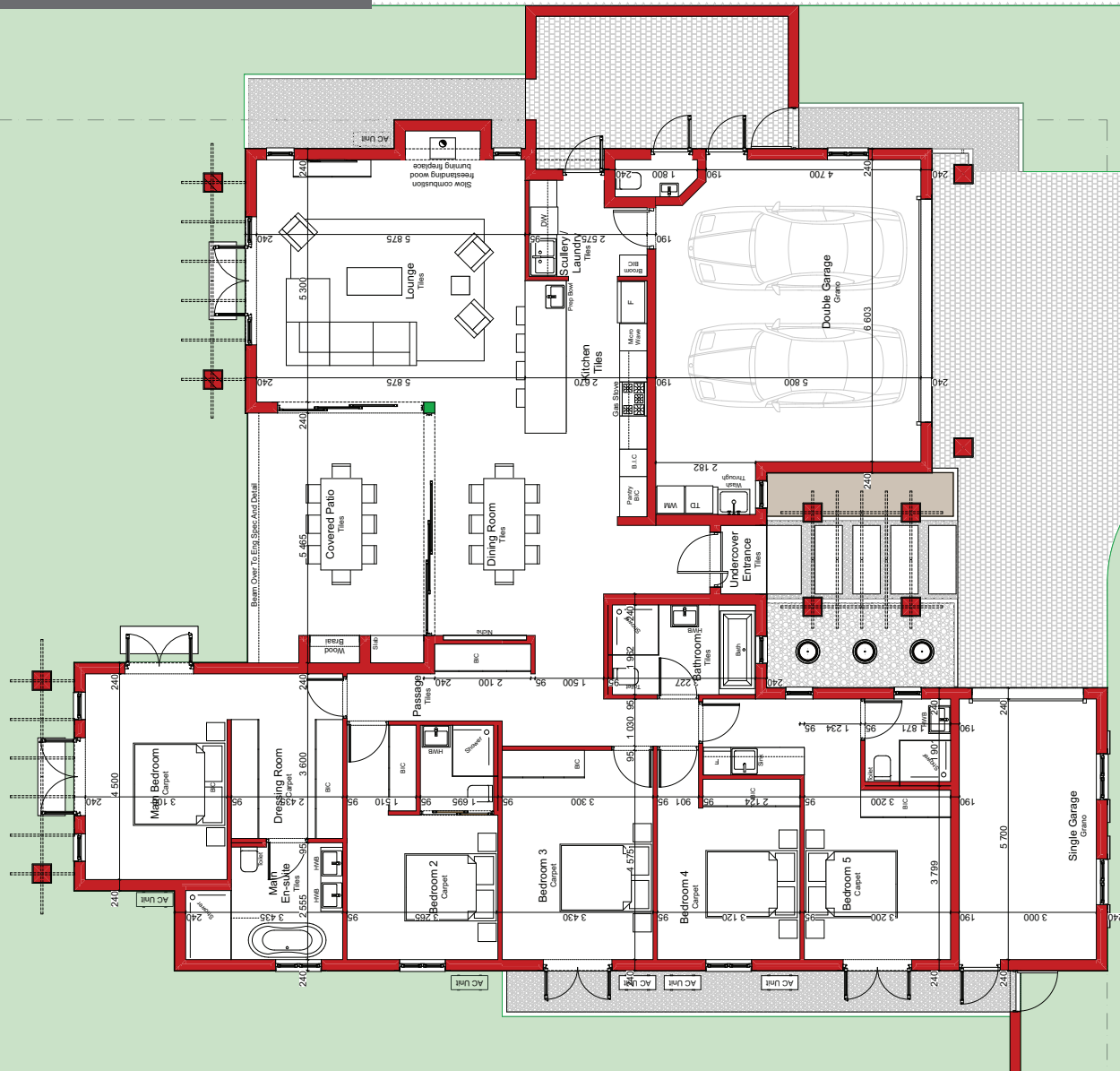
The main bedroom leads into an en-suite bathroom with double basins, toilet, shower and bath. A beautiful kitchen including a gas hob, electric oven, extractor fan, granite tops and a large scullery with ample space. Direct access to the home is gained through an automated garage.

**Mourverdre**  
Type 1 - Single Storey

BEDROOMS	5
BATHROOMS	4
GARAGES	3
HOUSE SIZE	297m <sup>2</sup>



GROUND FLOOR PLAN | SCALE 1:100



## Mourverdre

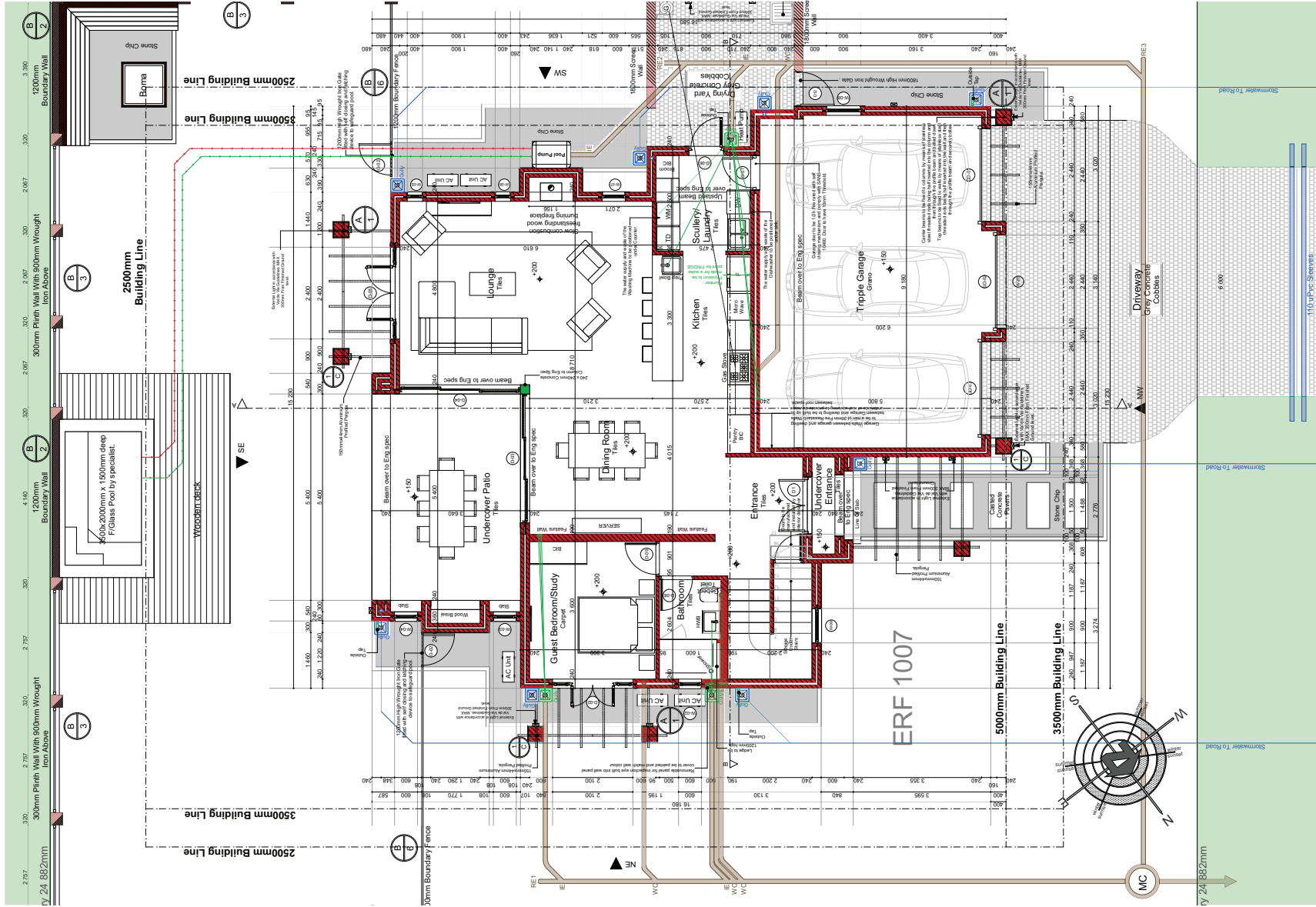
Type 2 - Double Storey

BEDROOMS	4
BATHROOMS	4
GARAGES	3
HOUSE SIZE	300m <sup>2</sup>

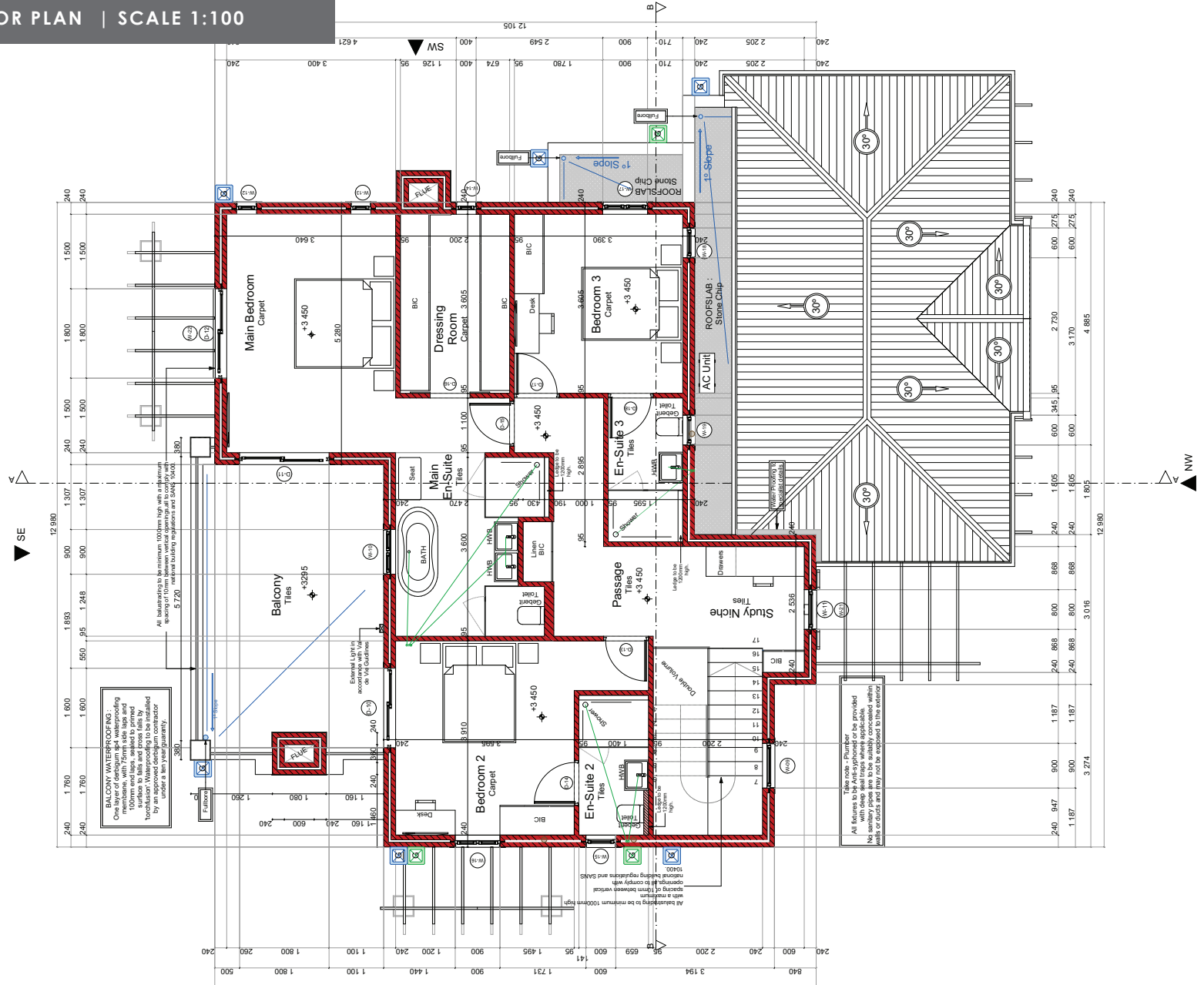




GROUND FLOOR PLAN | SCALE 1:100



FIRST FLOOR PLAN | SCALE 1:100





Artists impression of the classic style



Artists impression of the rustic style



Artists impression of the modern style



*Country living at its finest...*

## BORDEAUX AT VAL DE VIE ESTATE

Bordeaux homes are designed for those in search of secure lock up and go, low maintenance living. Bordeaux homes offer an open plan kitchen, a freestanding closed system wood burning combustion fire place, a kitchen island and separate scullery. To add even more comfort and space, the design offers open trusses to the living areas which flow into an undercover patio with a built-in braai; perfect for relaxing and overlooking the swimming pool and wooden deck.

The lovely Bordeaux plot and plan homes offer generously proportioned bedrooms with built-in cupboards and all en-suite bathrooms with modern, tasteful fittings. Superb quality finishes include double glazed aluminium windows and stack away doors; along with a choice of modern cupboards, tiles and carpets.

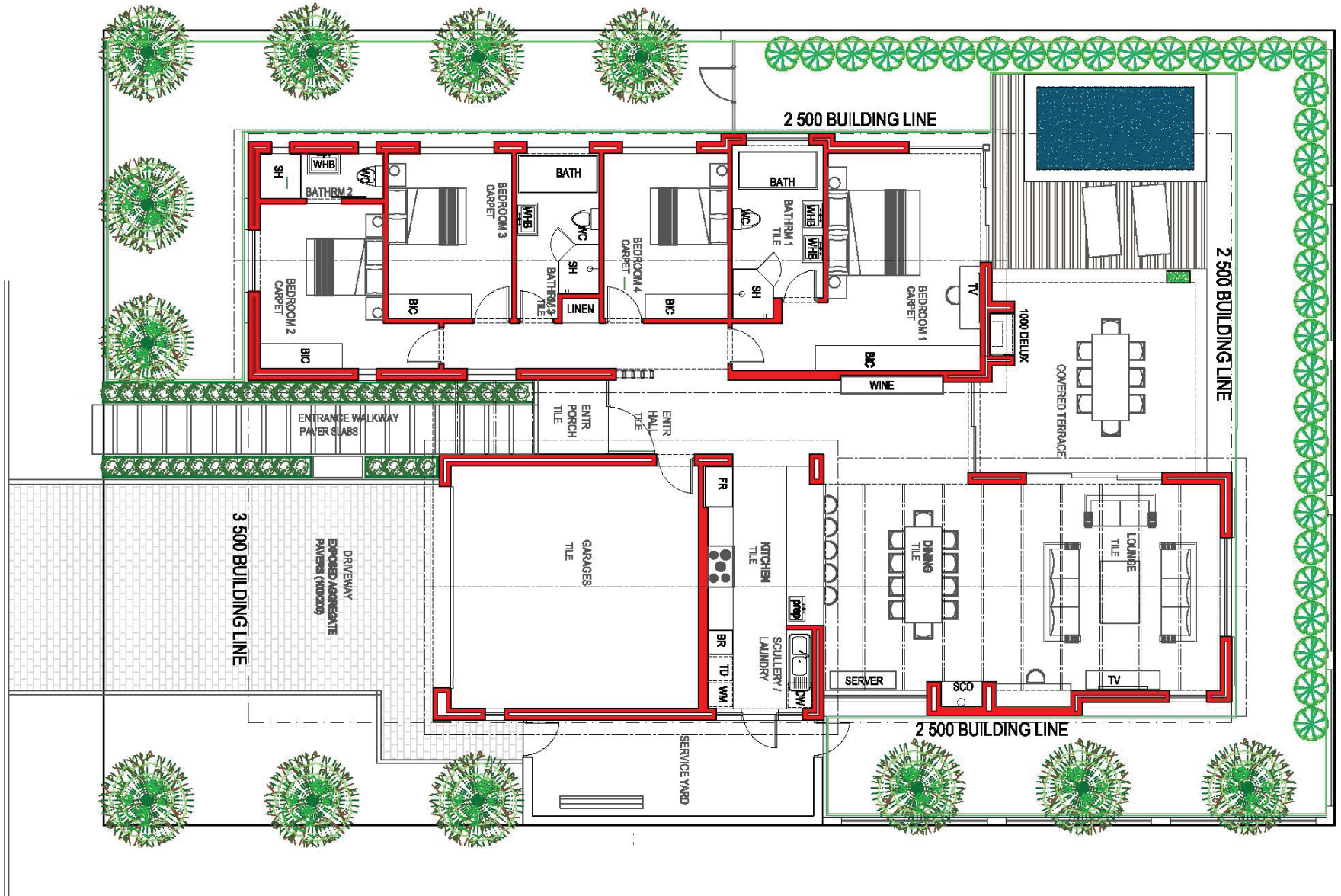
**Bordeaux**  
Type1 - Single Storey

BEDROOMS	4
BATHROOMS	3
GARAGES	2
HOUSE SIZE	270m <sup>2</sup>



Artists impression of the modern style

GROUND FLOOR PLAN | SCALE 1:100







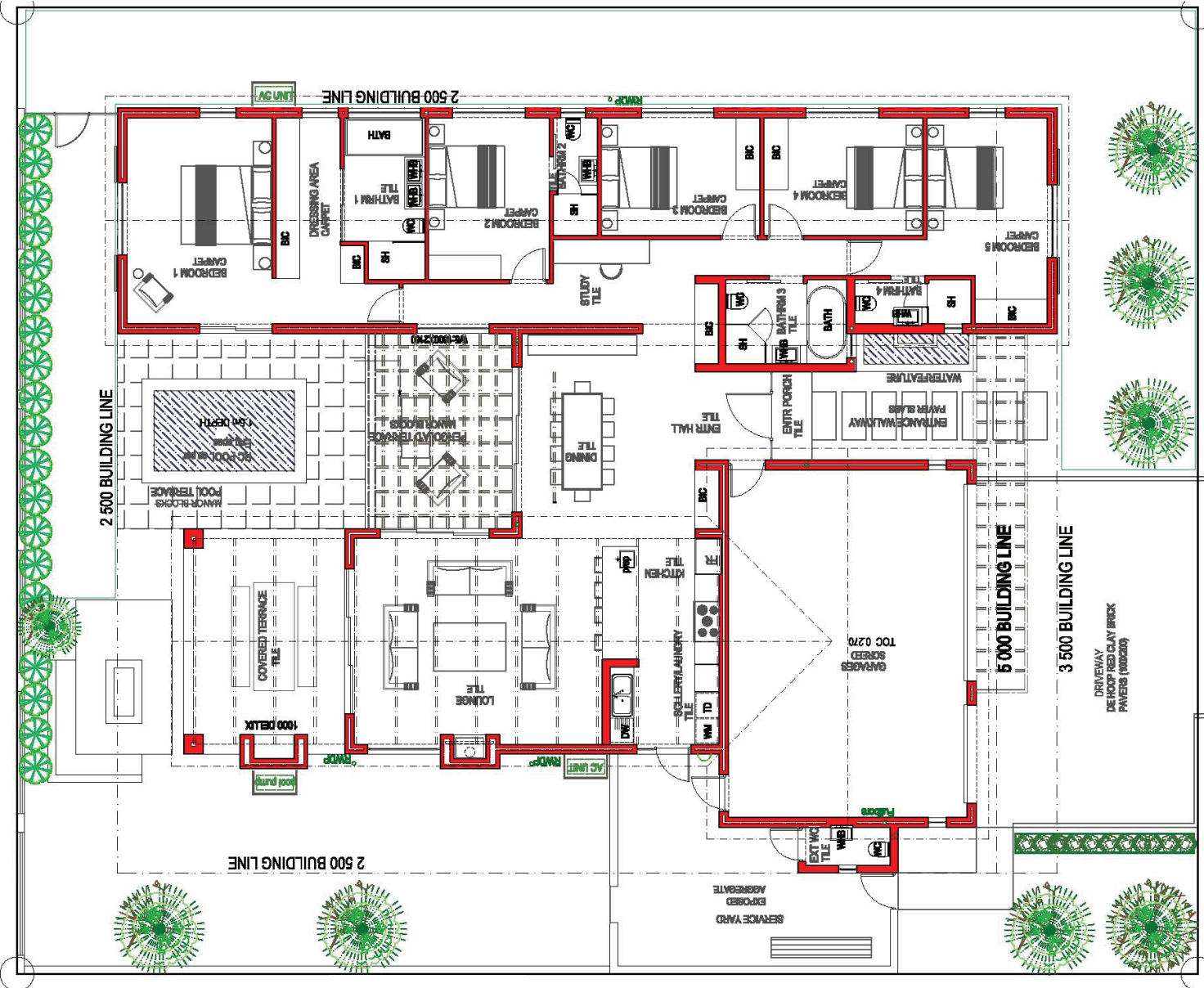
**Bordeaux**  
Type 2 - Single Storey

BEDROOMS	5
BATHROOMS	4
GARAGES	3
HOUSE SIZE	300m <sup>2</sup>



Artists impression of the rustic style

GROUND FLOOR PLAN | SCALE 1:100











## THE OAKS AT VAL DE VIE ESTATE

In partnership with Vanderbilt Construction, the home of your dreams awaits your selection from a portfolio of four tastefully designed floor plans, collectively known as The Oaks. This unique property offering eliminates the need to start the design process from scratch, saving you both time and money in the development of your home on one of Val de Vie Estate's newly launched plots. The designs also allow room for customisation to ensure that your requirements are met and that the end product is perfectly in line with your expectations. Spacious bedrooms, open plan living areas, modern kitchen design and cloakrooms make each home the perfect family and entertainment home.

Options available at Val de Vie: 1, 2, 3, 4

Options available at Pearl Valley: 5, 6

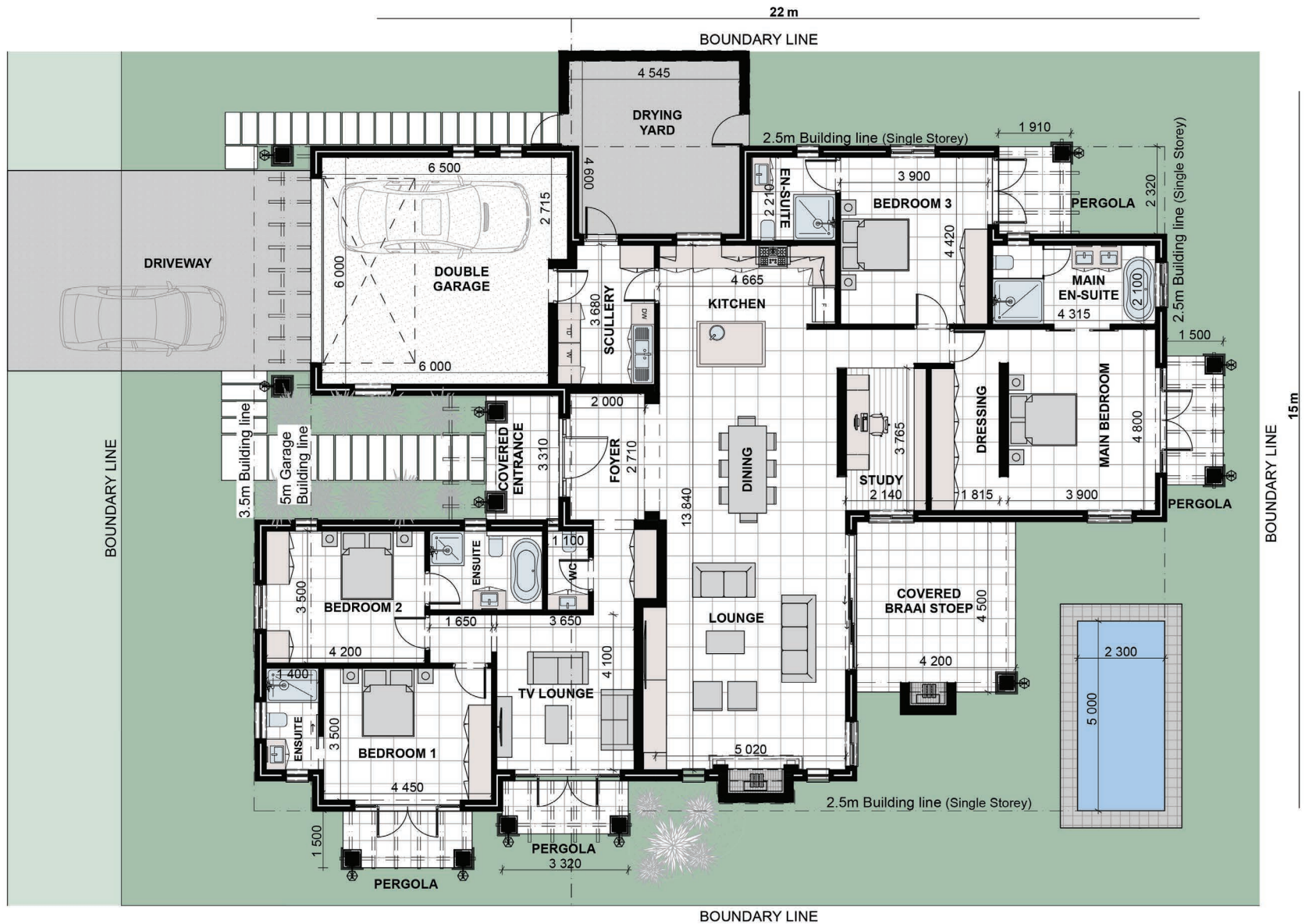


**The Oaks**  
Type 1 - Single Storey

BEDROOMS	4
BATHROOMS	4
CLOAKROOM	1
STUDY	1
GARAGES	2
HOUSE SIZE	320m <sup>2</sup>



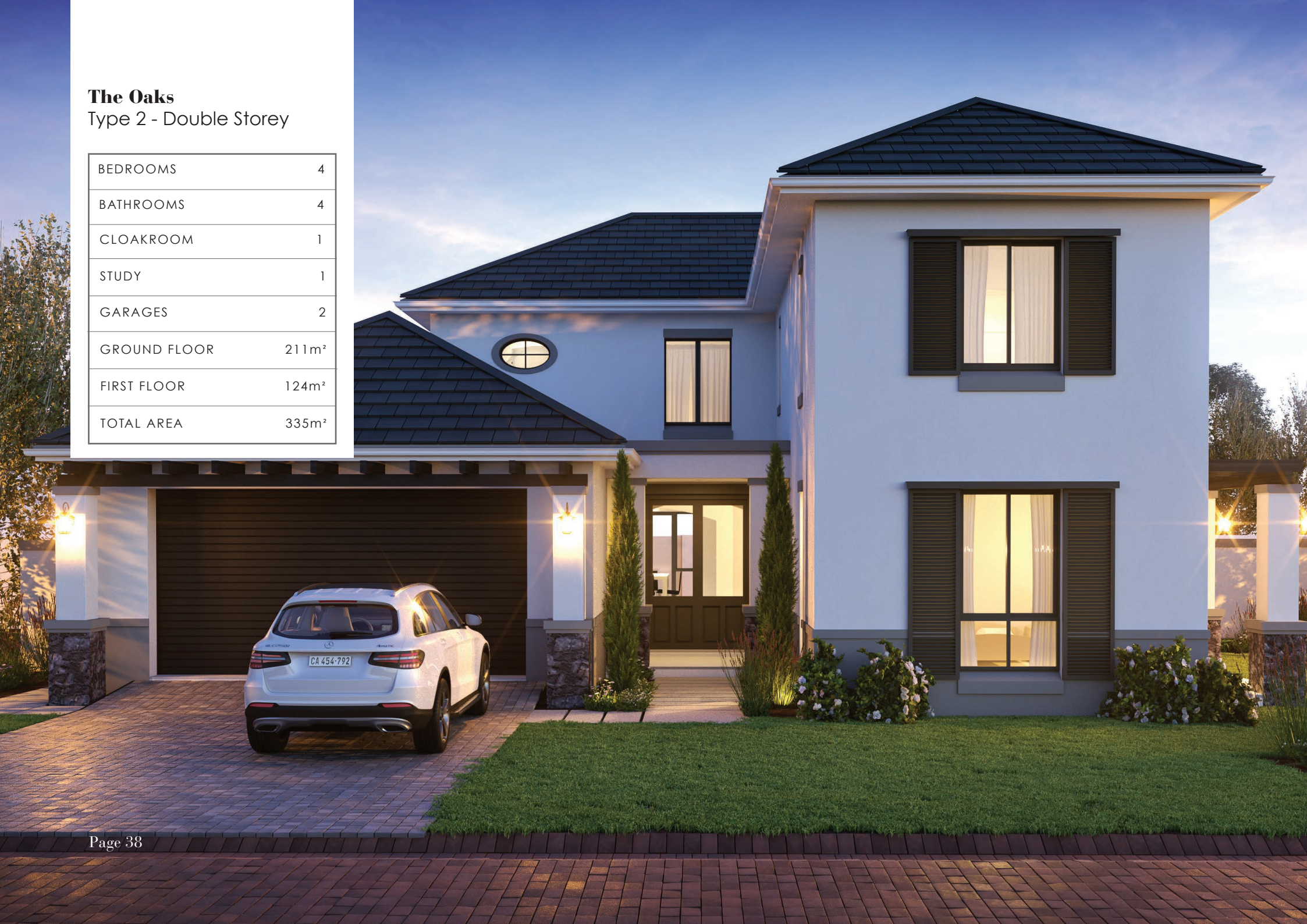
**GROUND FLOOR PLAN | SCALE 1:100**



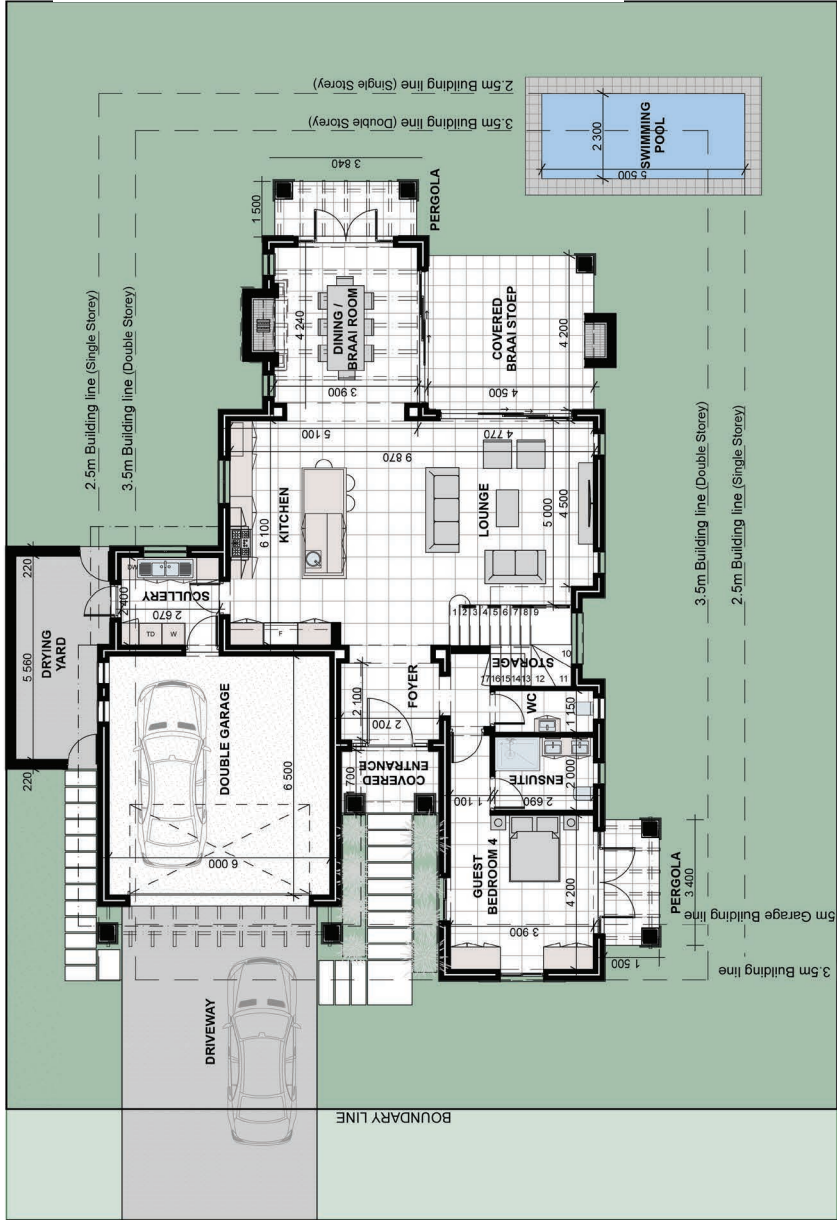
## The Oaks

Type 2 - Double Storey

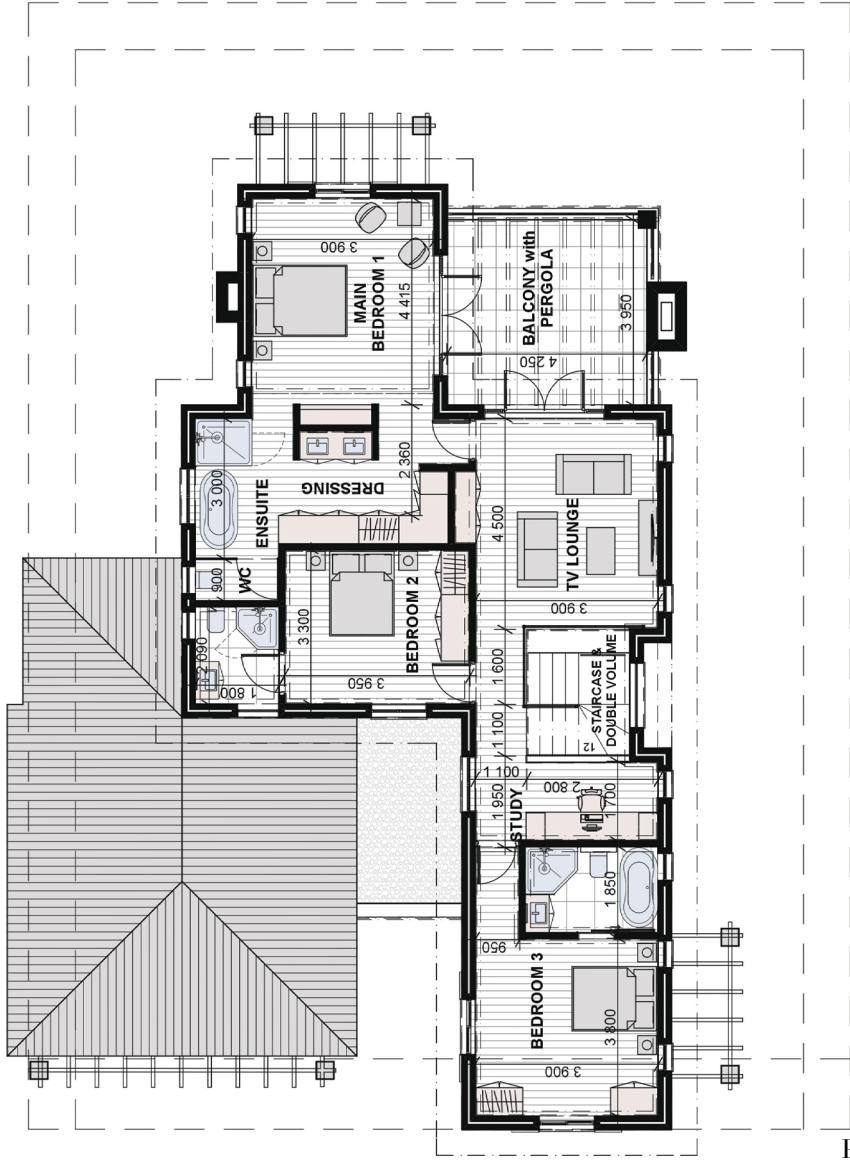
BEDROOMS	4
BATHROOMS	4
CLOAKROOM	1
STUDY	1
GARAGES	2
GROUND FLOOR	211m <sup>2</sup>
FIRST FLOOR	124m <sup>2</sup>
TOTAL AREA	335m <sup>2</sup>



GROUND FLOOR PLAN | SCALE 1:100



FIRST FLOOR PLAN | SCALE 1:100



## The Oaks

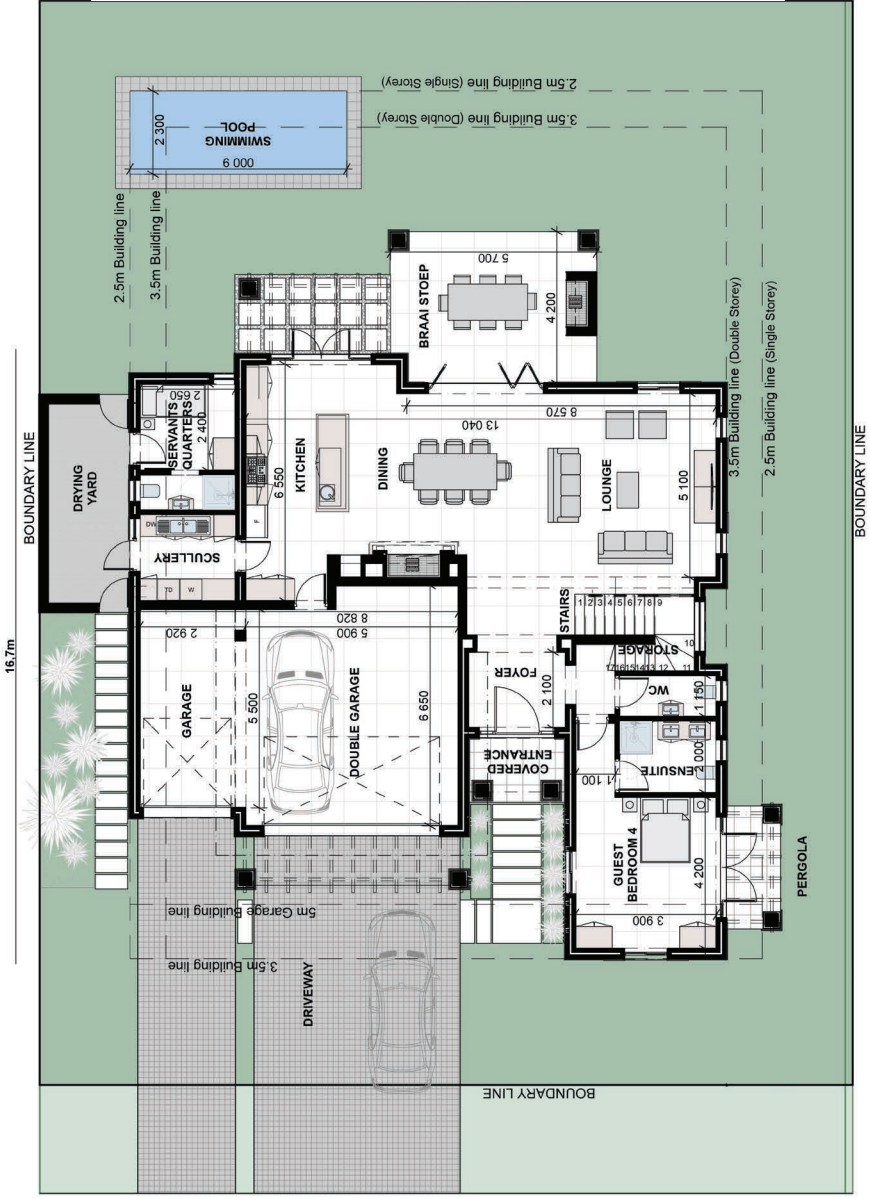
### Type 3 - Double Storey

BEDROOMS	4
BATHROOMS	4
CLOAKROOM	1
STUDY	1
GARAGES	3
GROUND FLOOR	244m <sup>2</sup>
FIRST FLOOR	134m <sup>2</sup>
TOTAL AREA	378m <sup>2</sup>

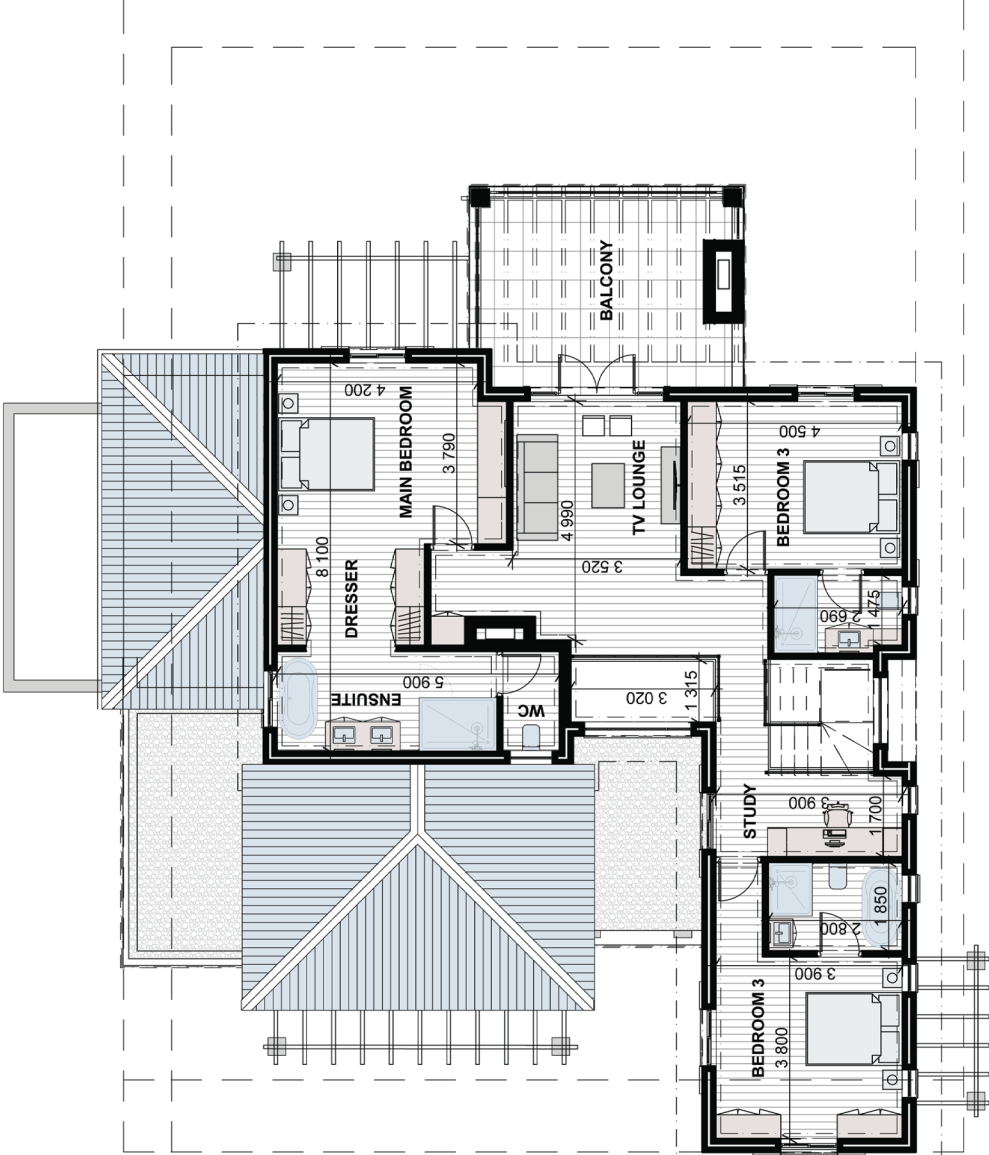




**GROUND FLOOR PLAN | SCALE 1:100**



**FIRST FLOOR PLAN | SCALE 1:100**





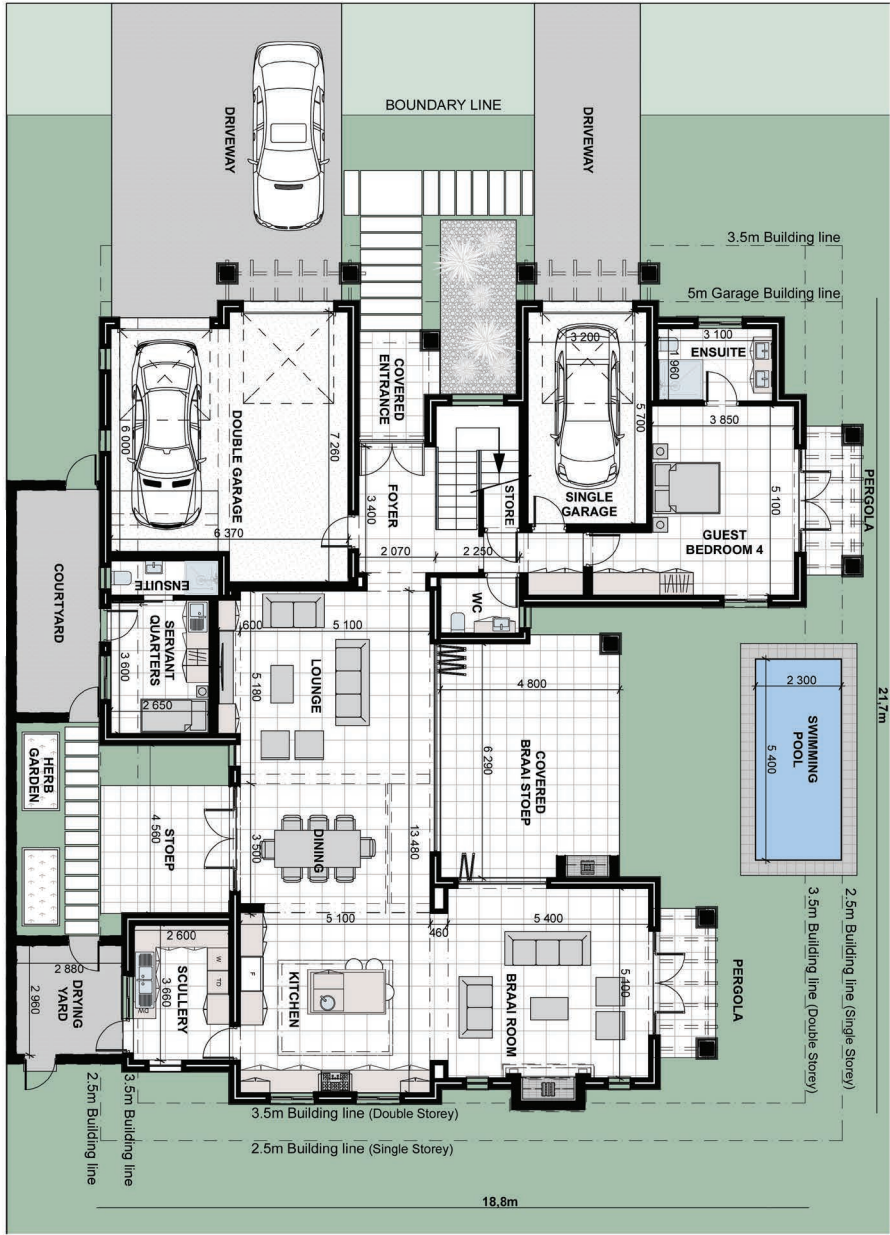


**The Oaks**  
Type 4 - Double Storey

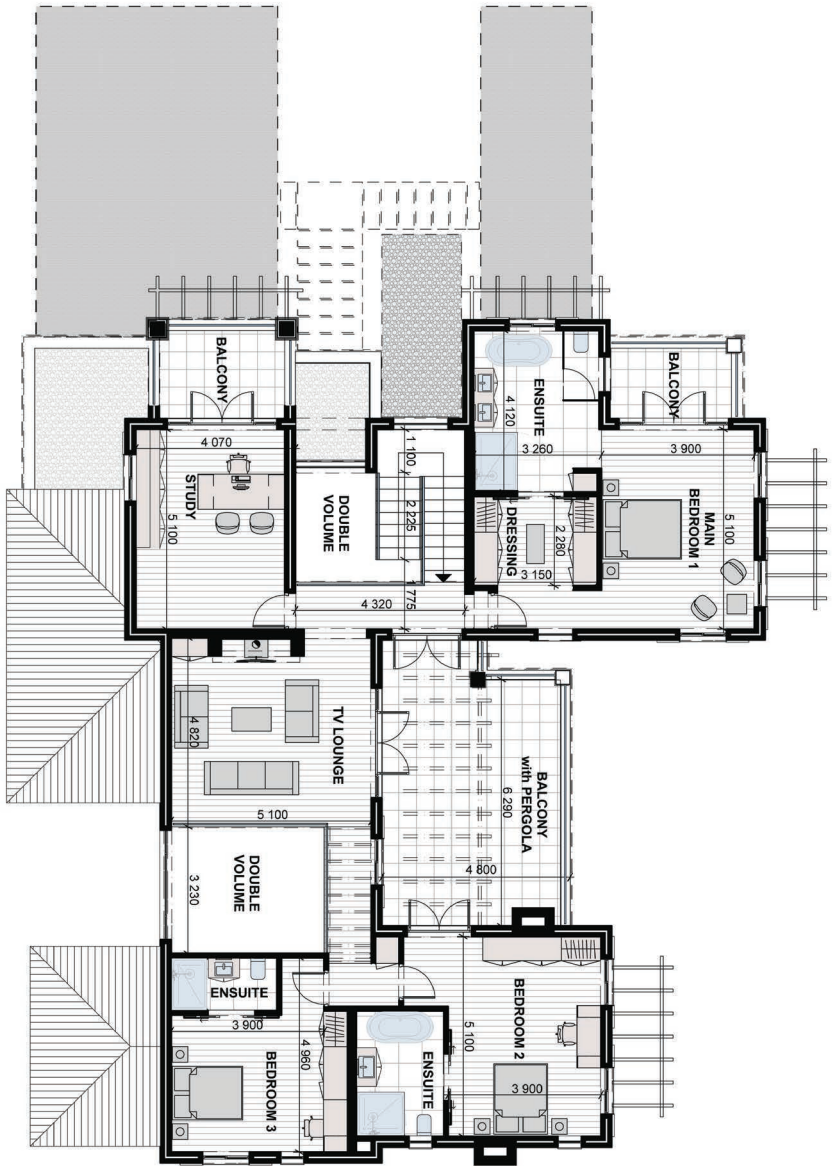
BEDROOMS	4
BATHROOMS	4
CLOAKROOM	1
STUDY	1
GARAGES	2
GROUND FLOOR	310m <sup>2</sup>
FIRST FLOOR	190m <sup>2</sup>
TOTAL AREA	500m <sup>2</sup>



**GROUND FLOOR PLAN | SCALE 1:100**



**FIRST FLOOR PLAN | SCALE 1:100**

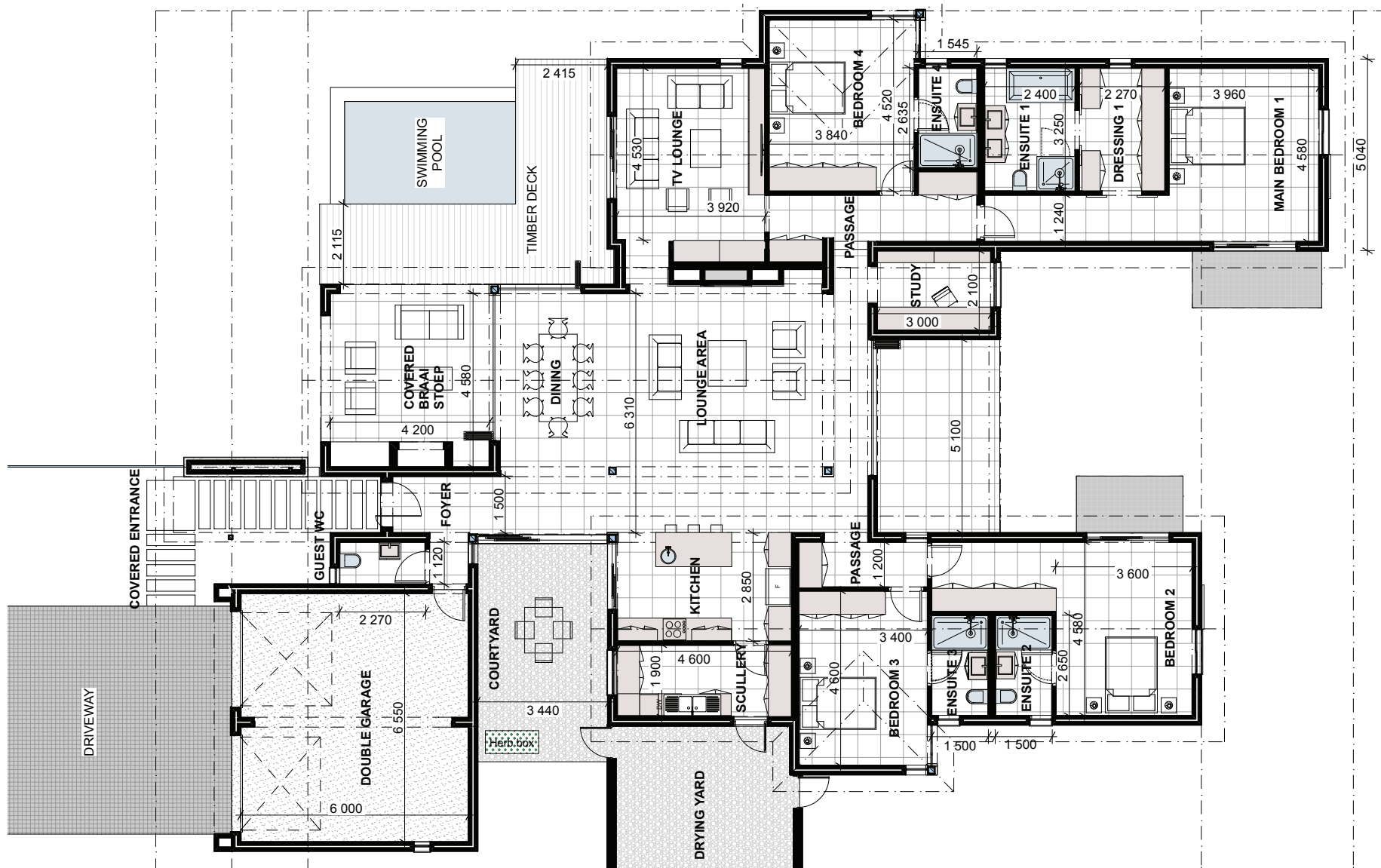


**The Oaks**  
Type 5 - Single Storey

BEDROOMS	4
BATHROOMS	4
CLOAKROOM	1
STUDY	1
GARAGES	2
HOUSE SIZE	344m <sup>2</sup>



GROUND FLOOR PLAN | SCALE 1:100



## The Oaks

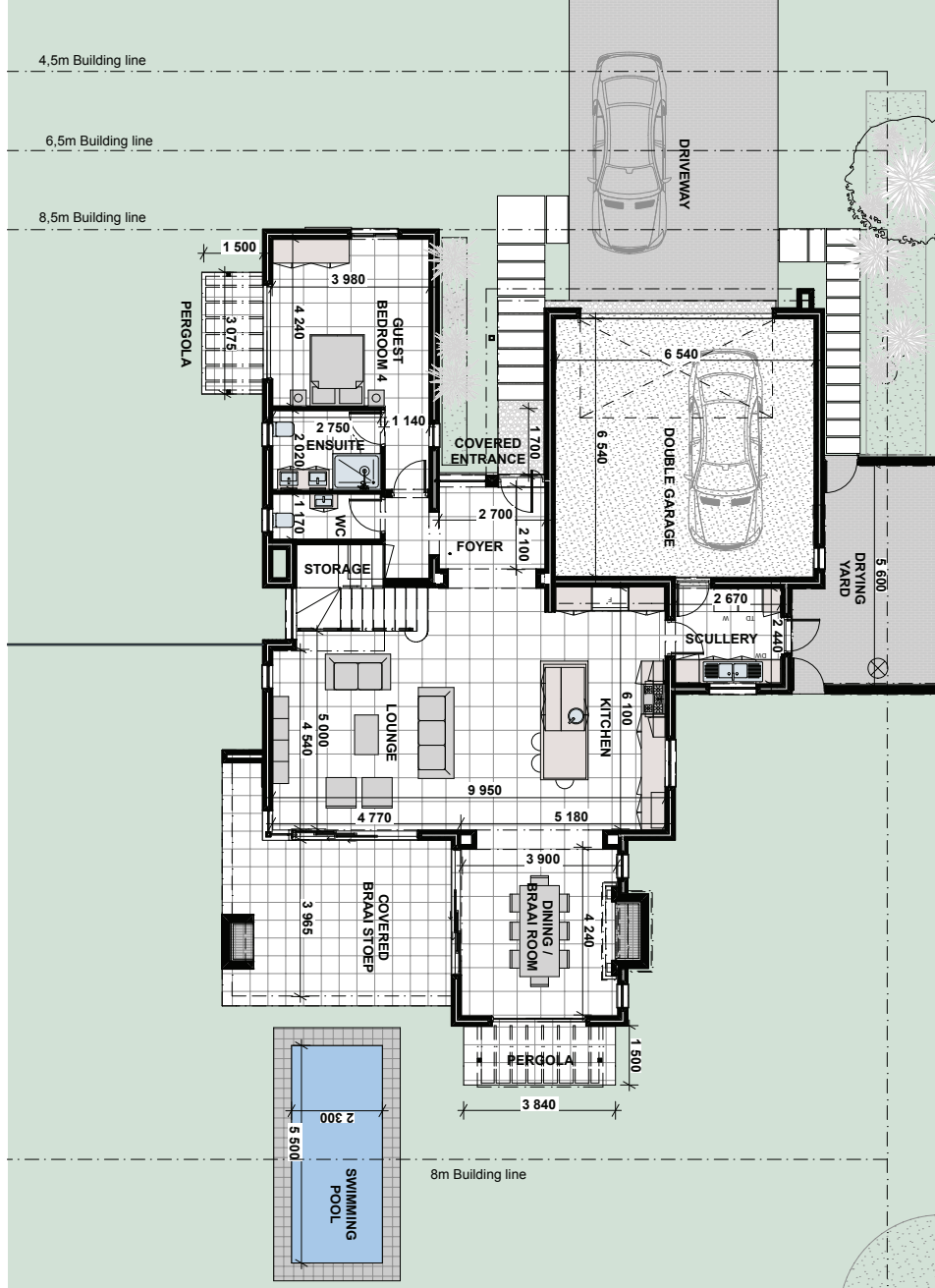
Type 6 - Double Storey

BEDROOMS	4
BATHROOMS	4
CLOAKROOM	1
STUDY	1
GARAGES	2
GROUND FLOOR	225m <sup>2</sup>
FIRST FLOOR	125m <sup>2</sup>
TOTAL AREA	350m <sup>2</sup>

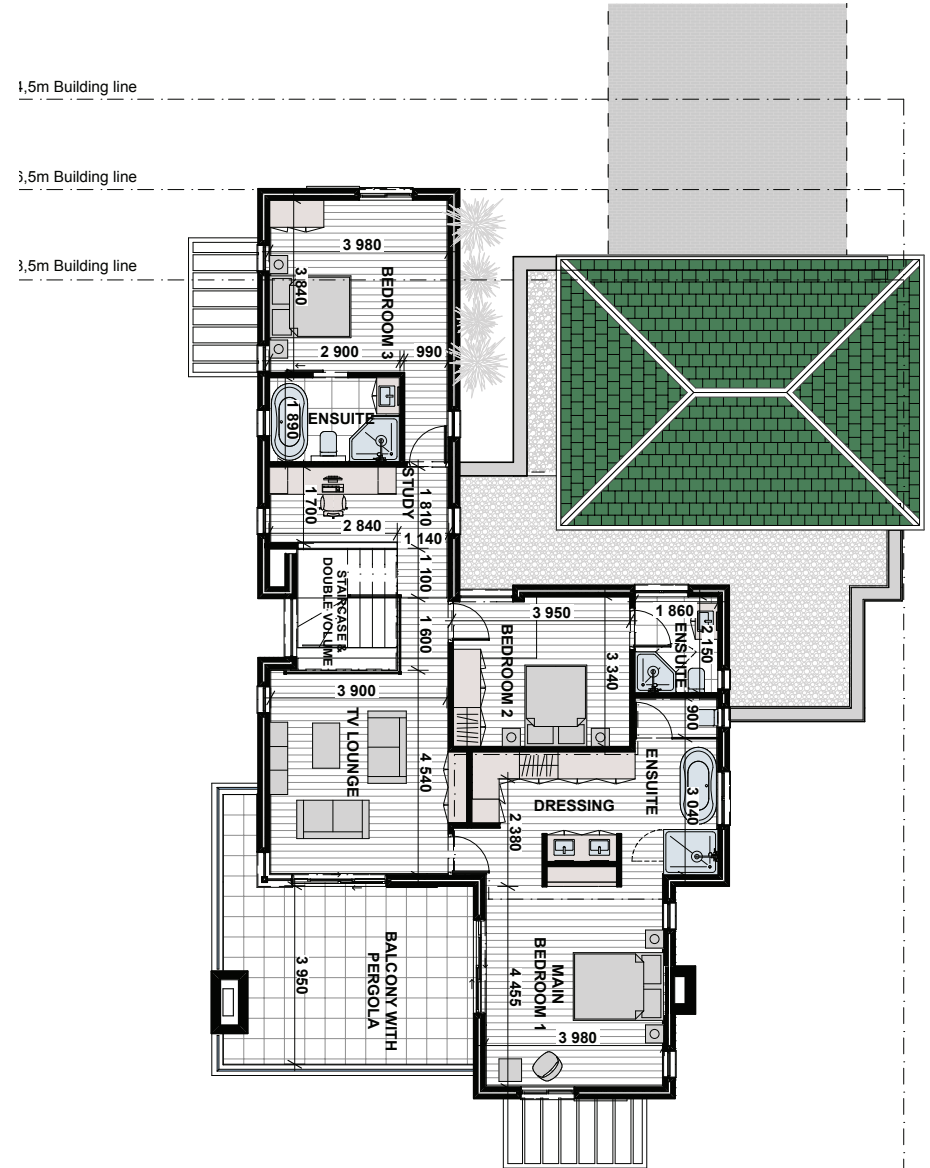




**GROUND FLOOR PLAN | SCALE 1:100**



**FIRST FLOOR PLAN | SCALE 1:100**



STEFAN  
ANTONI  
*Signature Series*





*Introducing*

## STEFAN ANTONI SIGNATURE SERIES

In partnership with one of South Africa's most celebrated architects, Val de Vie Estate presents a new luxurious plot and plan design offering. Property investors can now pair any developer stand on the greater Val de Vie Estate with an exclusive Stefan Antoni Signature Series design including either a 342m<sup>2</sup> single storey, a 370m<sup>2</sup> single storey or a 486m<sup>2</sup> double storey home. All of the house options come with a pool as a standard. This all-inclusive offering provides buyers with an exquisite stand, a sophisticated contemporary design and a respected contractor to build their dream home.

The Stefan Antoni Signature Series homes celebrate the best that South Africa has to offer in terms of residential, urban and estate design. Stefan Antoni's designs have gained global recognition and his iconic buildings can be found in Los Angeles, the Bahamas, Turkey and St. Tropez. In a previous successful partnership with the estate, Stefan Antoni was responsible for designing the highly praised Val de Vie Polo Village, a development that was the recipient of numerous accolades at the prestigious International Property Awards. He is regarded as one of a number of architects who has contributed to setting a new standard of high-end design and professionalism in South Africa.

Options available on Val de Vie: Type 1

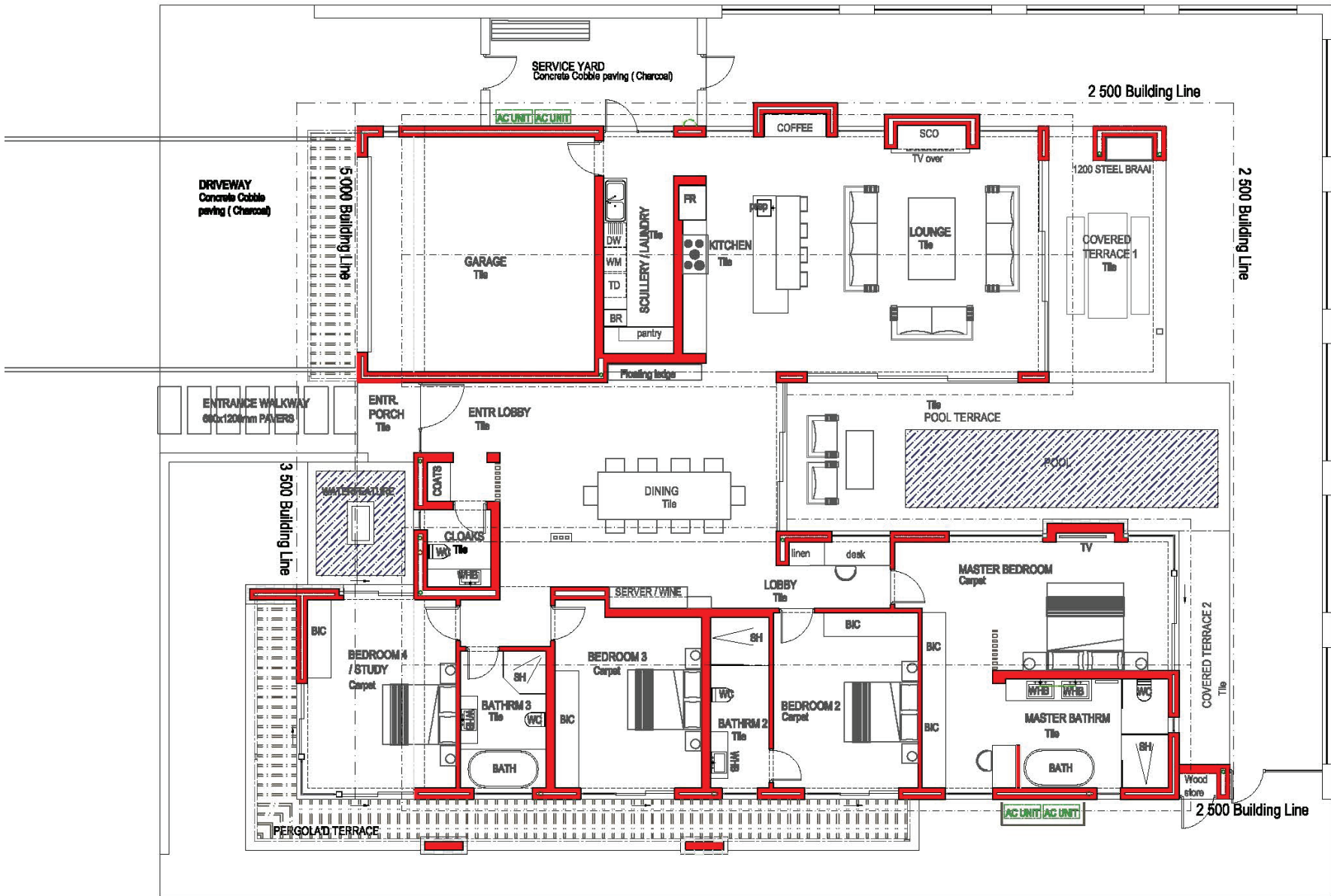
Options available on Pearl Valley: Type 2 & 3

**Stefan Antoni**  
**Signature Series**  
Type 1 - Single Storey

BEDROOMS	4
BATHROOMS	3
CLOAKROOM	1
GARAGES	2
HOUSE SIZE	342m <sup>2</sup>



**GROUND FLOOR PLAN | SCALE 1:100**

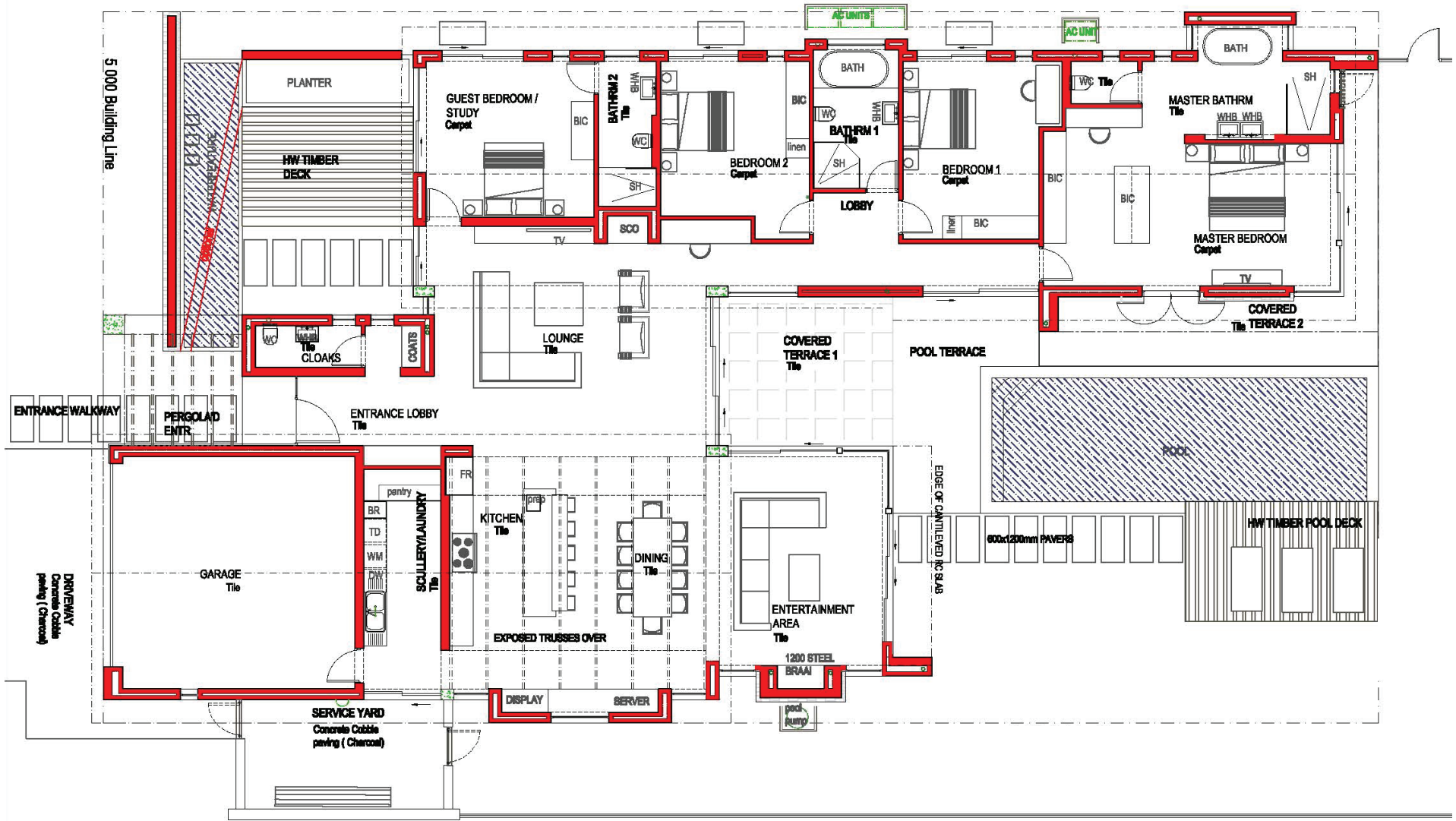


**Stefan Antoni**  
**Signature Series**  
Type 2 - Single Storey

BEDROOMS	4
BATHROOMS	3
CLOAKROOM	1
GARAGES	2
HOUSE SIZE	370m <sup>2</sup>



**GROUND FLOOR PLAN | SCALE 1:100**







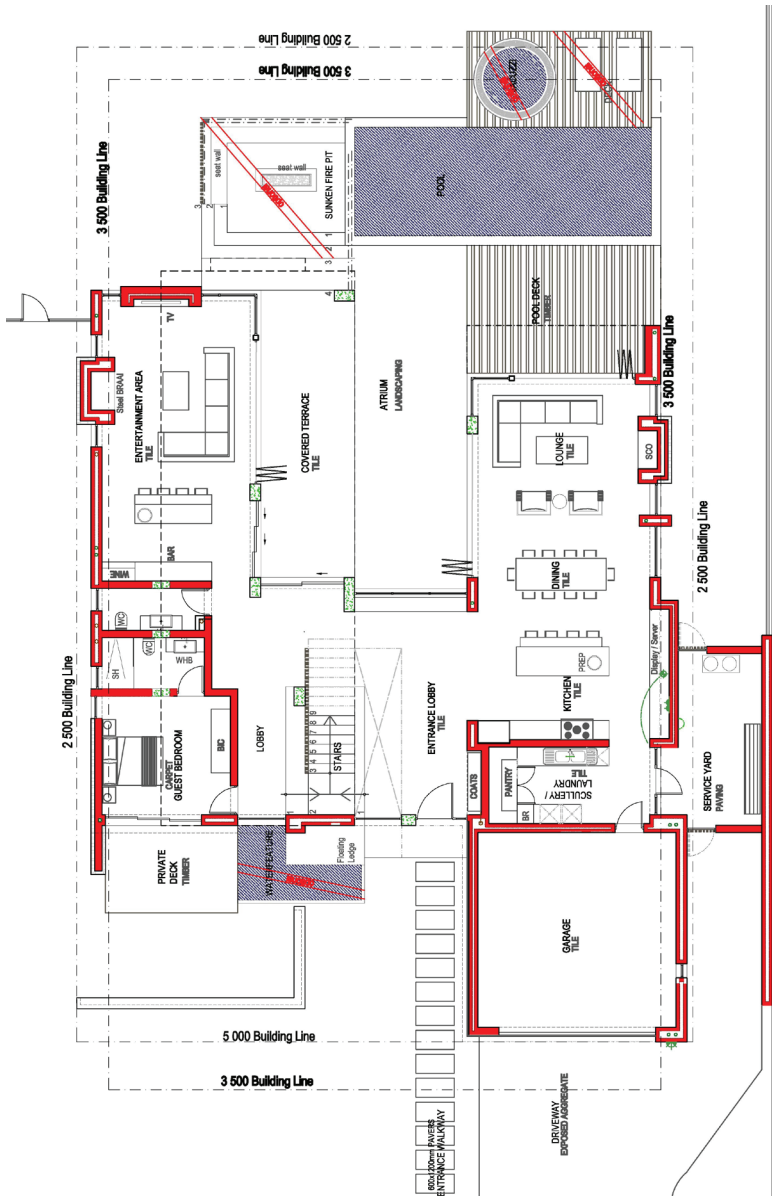


**Stefan Antoni**  
**Signature Series**  
Type 3 - Double Storey

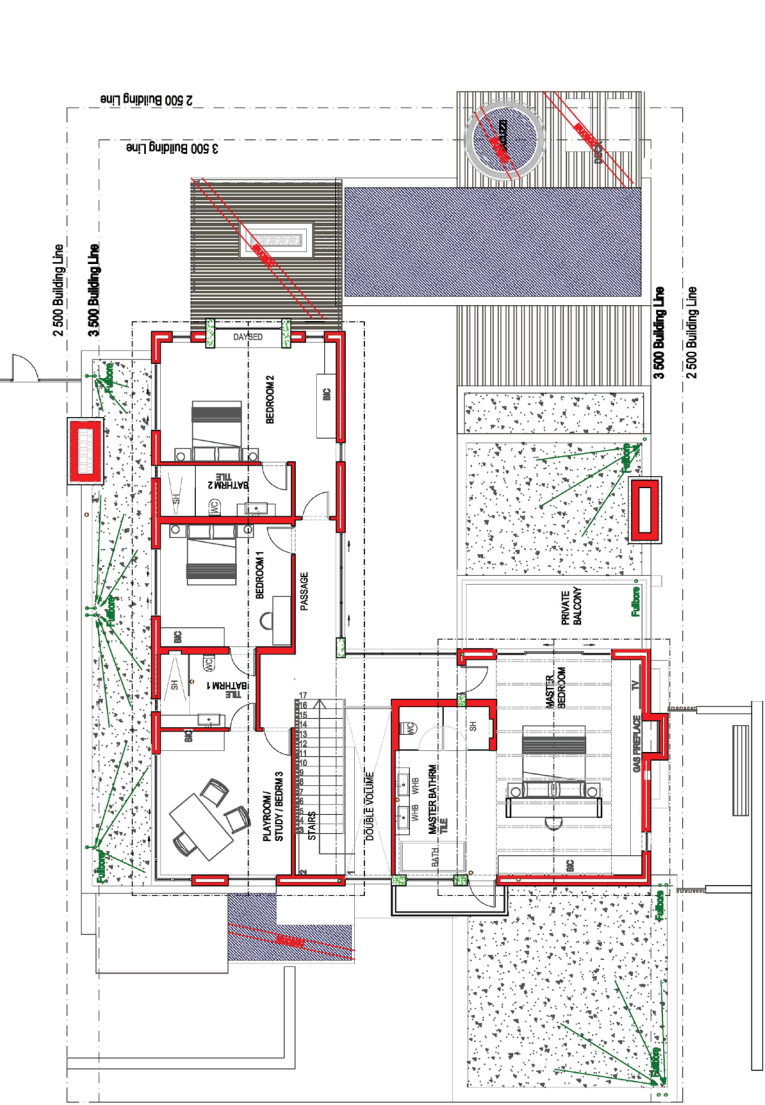
BEDROOMS	5
BATHROOMS	4
CLOAKROOM	1
GARAGES	2
HOUSE SIZE	486m <sup>2</sup>



GROUND FLOOR PLAN | SCALE 1:100



FIRST FLOOR PLAN | SCALE 1:100







*Discover a life worth living at*  
**THE VINES**

Every aspect of The Vines ensures an excellent lifestyle and contemporary, comfortable design. More than just a modern development, The Vines offers you access to outdoor activities and country living on your doorstep. Every square metre in The Vines homes was considered and optimised

based on surrounding views, the environment and the home's natural flow. The layout of the front and back of the homes and the unique landscaping between homes add to the picturesque village setting and creates a sense of community.



## THE ULTIMATE IN CONTEMPORARY, COMFORTABLE DESIGN.

Effective planning and the use of space were key components that were factored into the design of these homes, allowing for comfortable luxury and family living.

Privacy was a priority in terms of the design and finishes. All unit types were considered and laid out for easy living in both the front and back of the homes. The unique landscaping between homes also adds to the picturesque village setting and creates a stronger sense of privacy.







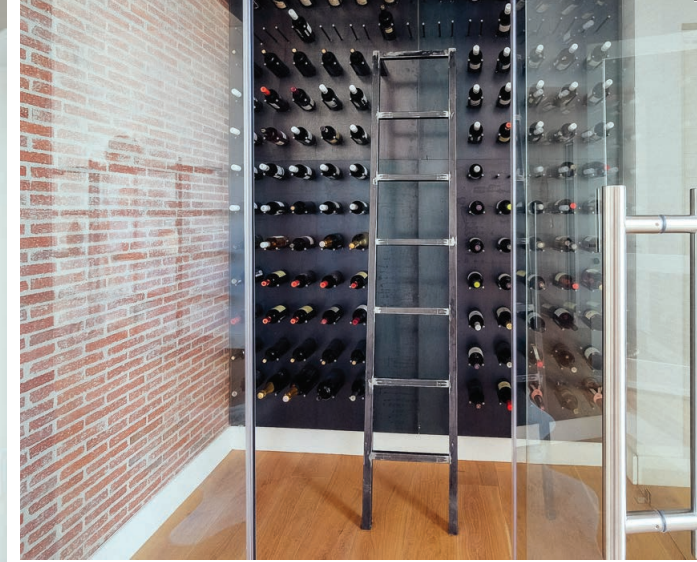
# PROJECT CONTRACTORS



ARRCC







Green Way Interiors is an environmentally conscious manufacturing studio with a creative approach to industrial design and interiors. Established in 2007, GWI has been trusted with many Val de Vie homes, as well as the design and installation of the Polo Pavilion bar and the Polo Shop. Based in Paarl, GWI offers fitted kitchen and bedroom cupboards, bespoke furniture, highly customised solutions and attention to detail.



green way  
INTERIORS<sup>PTY (LTD)</sup>

# Easigrass gains ground in estates

The ongoing maintenance and water requirements of traditional lawns has seen an increase in demand for Easigrass – an artificial grass solution made from recycled material – within Western Cape estates.

“Estate living has numerous benefits, but lawn maintenance proves quite a costly and challenging undertaking for many residents,” said Easigrass National Account Manager, Trigger Truniger. “The majority of our clients are restricted by a small labour pool and often the challenges of organising someone to tend to the lawn outweighs the overall benefits. More often than not, the challenge is not the skill of the labour, but the time and costs associated in ensuring your garden looks splendid all year round.”

In addition to the labour challenges, traditional lawns require constant watering – 8 to 12 times the amount of water needed to maintain flower beds. With global weather changes and increased droughts – as is being experienced in the Western Cape – water saving measures are essential.

“By installing Easigrass, you are able to

eradicate the inconvenience of garden services and also freeing up time and money to concentrate on flower beds or other décor concepts,” said Truniger.

He said that residents are discovering that Easigrass is a cost-effective, low maintenance option which offers an aesthetic outdoor solution. The only maintenance required is giving Easigrass a clean with a hard bristle broom from time-to-time to restore it to its original condition. Easigrass Cape Town even offers clients an annual maintenance which includes brushing the lawn and replenishing the silica sand.

The green turf requires no expensive equipment such as lawnmowers and it comes with an eight-year guarantee and 20-year lifespan if maintained by a local Easigrass partner. Its warranties are backed up by Van Dyck Floors, as well as Easigrass International ensuring clients years or satisfaction. For those living in pet-friendly estates, there is the Easi-Pong range which will neutralise any animal-related odours. This hard-wearing product is also perfect for families with



young children and has proved popular in many play areas.

A representative from Easigrass Cape Town will come out to assess the property, measure the area, check the garden, drainage system and provide a free, no-obligation quote on the best turf application within 24 hours. If there is any issue with drainage, the Easi-System will remedy this.

Easigrass Cape Town has been successfully transforming gardens in estates such as Val de Vie, Pearl Valley, Boschenmeer Golf Estate, Atlantic Beach Country Club

and Silverhurst Estate for several years,” said Truniger.

“We are well aware of the regulations which all estate residents must adhere to with regards to landscaping and installation which is why we handle all necessary estate approvals, to give residents peace of mind.”

## Contact Us

Contact Easigrass Cape Town:

☎ : 021 988 4515

✉ : capetown@easigrass.co.za



# 3 Reasons to go Solar at Val de Vie

- ✓ Val de Vie gets more than 2500 hours of sunshine per year
- ✓ Val de Vie residents can sell excess electricity to the estate
- ✓ Most systems pay for themselves within 5 years



## ENERGY PARTNERS HOME SOLUTIONS CAN PROVIDE YOU WITH SIGNIFICANT ENERGY SAVINGS.

We bring our award-winning solutions to the residential market by combining state-of-the-art energy technology, solar PV systems and industry expertise to help clients reduce their electricity bills by up to 70%. We also offer flexible financing options and our systems are modular, so you can start small and add on over time.

Contact us now and we will arrange one of our experts to come and provide you with a no-obligation assessment and customised design for your specific requirements.

For more information visit [www.poweryourself.co.za](http://www.poweryourself.co.za) or contact 0861 000 606.

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