

CAPE
WINELANDS
PROPERTIES

your dream home awaits

PART OF THE VAL DE VIE GROUP



YOUR
dream home
AWAITS

As part of the Val de Vie Group of Companies, Cape Winelands Properties (CWP), is committed to the same levels of excellence that have long been associated with Val de Vie Estate. Founded in 2006, CWP has incorporated numerous developments, resales, rentals and commercial properties in its portfolio.

Our experienced team is mandated to sell and facilitate numerous developments in the Cape Winelands and greater Cape Town, having in-depth knowledge of regional property trends.

To provide support to our clients, Cape Winelands Properties has positioned **three offices within Val de Vie Estate**, ensuring accessibility and convenience to visitors. These offices are located at The Yard Wellness Centre, The Berg River Gate, and the Pearl Valley Clubhouse.

These developments include:

- HARBOUR ARCH
- ZEELAND PIER
- 2 ON TABAK
- PAARL VALLEIJ LIFESTYLE ESTATE & FARM
- LA DEMEURE ESTATE
- RHEBOKSKLOOF ESATE
- THE RUBIK
- PATRYSVLEI

Cape Winelands Properties Sales Offices



The Yard Wellness Centre, Val de Vie Estate



The Pearl Valley Clubhouse, Val de Vie Estate



The Berg River Gate, Val de Vie Estate

OUR *vision*

Our commitment to excellence goes hand-in-hand with a set of core principles:

- Remain as a leading luxury property estate agency in the Cape Winelands and the greater Cape Town region
- Meet our client's needs as they search for the best in luxurious living
- Achieve maximum capital growth for our clients
- Revolutionise the property sales industry as we know it
- Nurture long-term relationships with our clients
- Conduct our business with the greatest of integrity, in accordance with the Estate Agency Affairs Board's code of conduct
- Improve the greater Winelands community by contributing to social upliftment and job creation
- Promote the Winelands as the leading region in South Africa for safe, spacious and luxurious family living

As a team we are committed to:

- Acting in your best interest at all times and respecting your time
- Providing genuine, personal service tailored to your needs
- Supplying comprehensive area statistics and information
- Offering effective finance solutions
- Ensuring that we stay ahead of the curve by offering you the latest service technology and methods
- Maintaining long-term service relationships as all our agents reside in the areas they service and participate in the community
- Remaining true brand ambassadors for the Cape Winelands and greater Cape Town region
- Carrying out effective marketing as pioneers in social media within the property market
- Targeted marketing to your buyer profile, within South Africa and internationally, ensuring market aims are reached
- Remaining a catalyst for above average capital growth
- Providing excellent services with an experienced in-house marketing team





ATTENTION *to detail*

OUR *Marketing* PLAN

Our marketing efforts are spearheaded by a highly skilled in-house team, under the leadership of Val de Vie Estate Marketing & Brand Director, Ryk Neethling.

This talented team is dedicated to ensuring your property receives the utmost attention and exposure, employing a comprehensive approach.

Additionally, we feature properties in strategic online campaigns, international property magazines and national publications.

WHEN ENTRUSTED WITH THE MARKETING OF YOUR PROPERTY FOR EITHER SALE OR RENTAL, WE FOLLOW A METICULOUS PROCESS THAT INCLUDES:

- **PROFESSIONAL PROPERTY PHOTOGRAPHY:** Our in-house content team captures the essence of your property through professional pictures and drone shots that highlight the key features and charm.
- **EYE-CATCHING BROCHURE CREATION:** Our team creates a brochure that showcases your property in its best light.
- **EXTENSIVE ONLINE EXPOSURE:** Your property will be listed as available on over eight local and international property websites, broadening its reach to a global audience of prospective buyers and tenants.
- **TAILORED MARKETING COLLATERAL:** Depending on your property's unique buyer profile, we design bespoke email marketing and printed marketing collateral, customised to target the most relevant audience.
- **STRATEGIC SOCIAL MEDIA PROMOTION:** Through our active presence on social media channels, such as Facebook and Instagram, we utilise targeted posts to generate leads and create meaningful engagement. Many successful sales have resulted from these efforts.
- **PERSONALISED CLIENT COMMUNICATION:** We employ individual messages to our existing client database, ensuring that your property receives direct attention from potential buyers or tenants within our network.
- **AI-DRIVEN META AND GOOGLE ADS:** To maximise online exposure and visibility, we use sophisticated AI-driven Meta and Google Ads, reaching potential clients actively searching for properties like yours.
- **BI-WEEKLY PROPERTY NEWSLETTER:** Our comprehensive property newsletter, published bi-weekly, keeps your property in the spotlight and in front of potential buyers and tenants.
- **ANNUAL CAPE LUXURY PROPERTIES ROADSHOW IN GAUTENG:** A prominent event that presents your property to a high-profile audience, increasing its chances of finding the perfect buyer.

CAPE LUXURY PROPERTIES

Roadshow

in partnership with
THE VAL DE VIE GROUP, THE URBANTREND GROUP AND BRENTHURST WEALTH

Pretoria
Pretoria Country Club
THURSDAY 22 JUNE
17:30

Johannesburg
Steyn City
FRIDAY 23 JUNE
17:30

SHOWCASING SIX DEVELOPMENTS

RHEBOKSKLOOF ESTATE

EVERGREEN ESTATE

2 T 2 ON TABAK

ZEELAND PIER

PAARL VALLEIJ

La Motte

ENJOY SOME OF THE FINEST WINES FROM THE VINEYARDS OF THE CAPE WINELANDS

La Motte

FAIRVIEW

L'HUGUENOT

URBANTREND

VAL DE VIE

CAPE WINELANDS PROPERTIES

2 T 2 ON TABAK

CREATING A BETTER WAY TO STAY

2 on Tabak is a modern, stylish and secure apartment complex, offering a unique living experience. The complex is designed to provide a high-quality lifestyle, with a focus on creating a sense of community and belonging. The complex is located in a prime location, offering easy access to all amenities and services. The complex is a perfect choice for those who want to live in a modern, stylish and secure environment.

MANAGEMENT SERVICES

At Cape Winelands Properties, we offer a range of management services to help you manage your property effectively. Our services include:

- SAVE AND SECURE** - We offer a range of services to help you save money and secure your investment.
- CLEAN AND MAINTAINED** - We offer a range of services to help you keep your property clean and maintained.
- EXPERTS IN THE FIELD** - We offer a range of services to help you manage your property effectively.

THE TOTALSTAY EXPERIENCE

At Cape Winelands Properties, we offer a range of services to help you manage your property effectively. Our services include:

- SAVE AND SECURE** - We offer a range of services to help you save money and secure your investment.
- CLEAN AND MAINTAINED** - We offer a range of services to help you keep your property clean and maintained.
- EXPERTS IN THE FIELD** - We offer a range of services to help you manage your property effectively.



HARBOUR ARCH LUXURY APARTMENTS

CAPE WINELANDS PROPERTIES
Part of the Val de Vie Group

CAPE WINELANDS PROPERTIES

Part of the Val de Vie Group

WESTERN CAPE'S BUY-TO-LET BOOM

The Western Cape's Property Market is Experiencing Unprecedented Growth in Buy-to-Let Investments

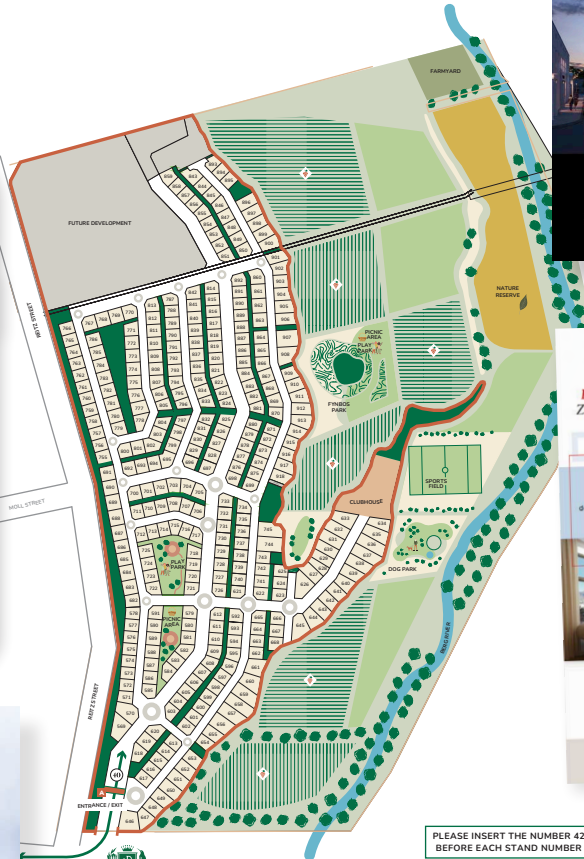
Investing in a buy-to-let property can be an excellent strategy for building wealth and securing a foothold in the market. Despite economic challenges, such as inflation and load shedding affecting certain industries, the property market is resilient and promising for buyers in 2023.

The Western Cape provides significant potential benefits for property investors. With its diverse and picturesque landscapes, the Western Cape has been experiencing increased levels of migration. This trend has suggested the demand for rental properties while providing increased rental yields.

Apartment with BUY-TO-LET POTENTIAL

2 T 2 ON TABAK

START YOUR JOURNEY



PLEASE INSERT THE NUMBER 42 BEFORE EACH STAND NUMBER

- RESIDENTIAL PERIMETER
- PARKING
- SPEED LIMIT
- NATURE RESERVE
- TREES
- VINEYARDS
- DOG PARK
- PICNIC AREA
- PLAY PARK

ESTATE STATISTICS

ESTATE • 43.3HA
VINEYARDS • 12.6HA
NATURE RESERVE • 3.2HA
SPORTS FIELD • 1.1HA
PYNBOS PARK • 0.7HA
DOG PARK • 0.5HA
BERG RIVER • 1.150M

DEVELOPMENTS (PTY) LTD
MANAGEMENT PROJECT

CLICK HERE TO LEARN MORE

2 T 2 ON TABAK

Situated in the heart of Southern Paarl

LIVE IN PAARL'S NEWEST DEVELOPMENT

CALLING ALL INVESTORS

Explore the benefits of investing at the Zeeland Pier Online Information Session

JOIN US

31 MAY 2023 | WEDNESDAY | 13:00 - 14:00

Join us for the Zeeland Pier Online Information Session, where we'll delve into the world of investing, explore the Launchbase process, and offer an exclusive Q&A session with the developer of Zeeland Pier.

MEETING LINK

Add to your calendar

DISCOVER MORE ONLINE

Zeeland-pier.co.za | sales@zeeland-pier.co.za

KAYLA +27 (0)79 508 1311 | SIMONÉ +27 728 9521 | ADRI-ANN +27 (0)78 632 8903

HARBOUR ARCH

2 BEDROOM APARTMENT

At Harbour Arch, we offer a range of services to help you manage your property effectively. Our services include:

- SAVE AND SECURE** - We offer a range of services to help you save money and secure your investment.
- CLEAN AND MAINTAINED** - We offer a range of services to help you keep your property clean and maintained.
- EXPERTS IN THE FIELD** - We offer a range of services to help you manage your property effectively.

VAL DE VIE MAGAZINE

A life worth living

Nature's Bounty

Discover the beauty of the Western Cape, from the mountains to the coast. The magazine features a range of articles, including a feature on the Pynbos Park and a guide to the best places to visit in the region.

RHEBOKSKLOOF ESTATE

inspired

by the traditions and history of the Paarl Winelands

Exclusive

Discover the beauty of the Western Cape, from the mountains to the coast. The magazine features a range of articles, including a feature on the Pynbos Park and a guide to the best places to visit in the region.

Launching November 2023

Rhebokskloof Estate presents a limited collection of only 25 stands, ranging from 1.2ha to 1.5ha. Stands starting from R4.50 million

CAPE WINELANDS PROPERTIES
Part of the Val de Vie Group



Why CHOOSE US

We go above and beyond to ensure your real estate journey is smooth and successful. Choosing us means gaining access to a comprehensive range of services and a high-profile network.

HERE IS WHAT MAKES US STAND OUT:

- Highly skilled in-house marketing team
- Long-standing relationship with the top schools in the Cape Winelands
- Home preparation expertise
- Three on-site sales offices strategically positioned across Val de Vie Estate
- Reputable professional suppliers (moving, home services, architects, interior designers, builders etc.)
- Inspections (electrical, gas and beetle certificate)
- Insurance solutions
- Energy efficiency expertise (solar and lithium battery back-ups)
- Rental services

AS A TEAM WE ARE COMMITTED TO:

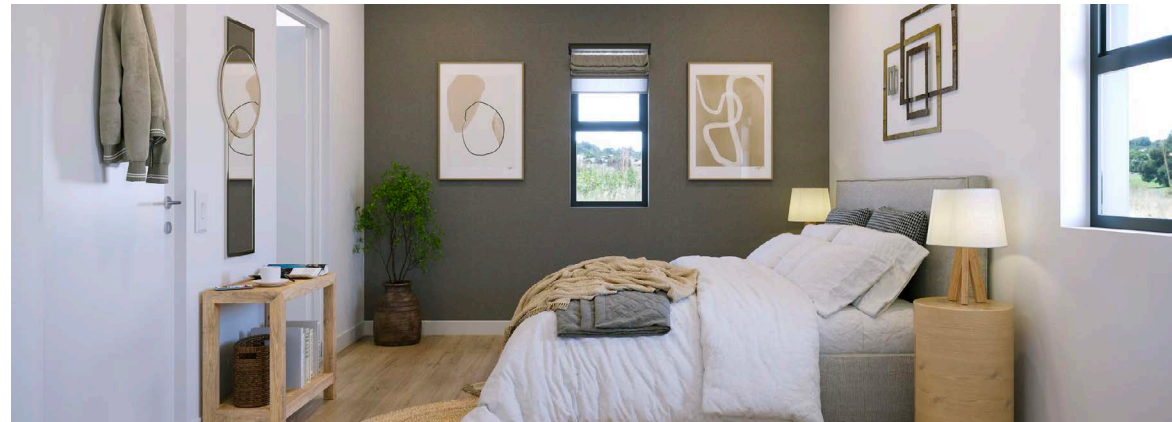
- Act in your best interests
- Respect your time
- Provide authentic and personalised service
- Maintain open communication
- Offer comprehensive information about the Paarl-Franschhoek Valley
- Provide effective finance solutions
- Embrace technology to enhance our services
- Cultivate long-term relationships
- Drive above-average capital growth
- Deliver excellent results through our experienced in-house marketing team

In-house **BOND ORIGINATOR**

Val de Vie Property Finance can help you secure the necessary financing for your dream home.

With our in-house bond origination services, we streamline the process of obtaining a home loan, providing you with expert guidance and support throughout.

Our longstanding partnerships with all major banks enable us to facilitate home loans on your behalf, regardless of whether you are buying, building, or planning improvements to your existing property. Whether your financing needs are straightforward or involve more complex lending scenarios, we have the expertise to tailor solutions that best suit your requirements. As independent home loan brokers, we prioritise the utmost discretion, confidentiality, and professionalism in every interaction.



A dedicated RENTALS TEAM

Our dedicated rentals team is committed to providing exceptional service and ensuring the best interests of both landlords and tenants throughout every step of the rental process.

Our thorough approach begins with carefully verifying all rental applications. As part of our promise to safeguard the interests of our landlords, we offer a complimentary four-month long-term income protection plan, providing an added layer of security.

For tenants, we collect a two-month deposit, which is then invested in an independent trust on behalf of the landlord, ensuring transparency and trust in the rental transaction.

To ensure transparency, all incoming and outgoing inspections are conducted by an independent company, providing an unbiased assessment of the property's condition. A user-friendly property maintenance system streamlines the fault reporting process, ensuring prompt resolution of any maintenance issues that may arise during the tenancy.





INTERNATIONAL *exposure*

Mayfair International Realty brings together top luxury real estate brokers and agents across the world.

As the first South African property company to join this exclusive network, Cape Winelands Properties showcases properties for sale on Mayfair International Realty's website, granting selected listings international exposure. Potential buyers looking for properties can visit Mayfair International Realty's London office, located at Cashel House, 15 Thayer Street, London, W1U 3JT.



MAYFAIR
International Realty

AN INTERNATIONAL ASSOCIATE OF
MAYFAIR INTERNATIONAL REALTY.

MEET *the team*



RENIER SWART
GROUP SALES DIRECTOR



RYK NEETHLING
MARKETING &
BRAND DIRECTOR



EGBERT MEYER
PROPERTY SPECIALIST



LINDIE GAIGHER
PROPERTY SPECIALIST



KAYLA DIAB
PROPERTY SPECIALIST



STANLEY BARNES
PROPERTY SPECIALIST

MEET *the team*

[CLICK HERE TO LEARN MORE](#)



LIZ SMITHERS
PROPERTY SPECIALIST



MARINIQUE VILJOEN
PROPERTY SPECIALIST



ILSJE DE BEER
PROPERTY SPECIALIST



SIGRID TOMLINSON
PROPERTY CONSULTANT



NADINE HAYWARD
PROPERTY CONSULTANT



WENDY ROVITO
PROPERTY CONSULTANT



CHANTELLE MARAIS
RENTAL AGENT



MARIZANNE RISCHBIETER
RENTAL AGENT



CAPE WINELANDS PROPERTIES
PART OF THE VAL DE VIE GROUP *your dream home awaits*

FOR FURTHER INFORMATION CONTACT CAPE WINELANDS PROPERTIES

+27 (0) 21 863 6105 | info@capewinlandsproperties.co.za

capewinlandsproperties.co.za