

CAPE LIVING

ISSUE 2

Luxury Digi Mag

A TRULY INTERNATIONAL PREMIUM,
BESPOKE & LIFESTYLE-LED PROPERTY EXPERIENCE
FOR OVER 20 YEARS.

 FINE & COUNTRY

CAPE LUXURY LIVING

YOUR FINE & COUNTRY LUXURY LIVING DIGI MAG



Welcome to the second edition of Cape Luxury Living

It is a pleasure to welcome you to the second edition of Cape Luxury Living.

Following the success of our inaugural issue, we are delighted to continue this journey – celebrating the exceptional homes, remarkable places, and distinctive lifestyle that make the Cape one of the world's most desirable regions to live, invest, and explore.

In this edition, we bring you an inspiring selection of outstanding properties, along with captivating stories and expert insights that capture the spirit, sophistication, and diversity of life at the Cape.

At Fine & Country, we believe luxury is about more than beautiful homes; it's about the lifestyle they create and the experiences they enable. We hope this publication continues to reflect that philosophy and inspires your next move.

Thank you for being part of our story. We hope you enjoy this edition as much as we enjoyed creating it for you.

Richard Malyon

CEO | Fine & Country South Africa



designed for
GATHERINGS

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BUYERS GUIDE

TO PROPERTY FOR SALE IN STELLENBOSCH



Stellenbosch: Where Lifestyle Meets Legacy

Stellenbosch has a way of making everyday life feel considered. If you are eyeing property for sale in Stellenbosch, you are not simply buying a home in the Cape Winelands; you are choosing a lifestyle shaped by historic streets, mountain views, vineyards and a vibrant community.

Why Stellenbosch Appeals

Set in the heart of the Winelands, around 50 km from Cape Town, Stellenbosch combines countryside tranquillity with the energy of a university town. Its oak-lined streets, Cape Dutch architecture, restaurants and wine estates create a setting that feels established yet continually evolving. The surrounding mountains and nearby nature reserves add another dimension, with hiking, cycling and outdoor pursuits close at hand.



What Your Budget Buys

Property for sale in Stellenbosch ranges from apartments and lock-up-and-go homes close to town to spacious family properties, secure estates and more expansive homes surrounded by vineyards. Buyers seeking privacy and views can look towards the Winelands estates, while those wanting convenience may prefer established neighbourhoods within walking distance of the town centre.

[View the current Stellenbosch property offerings here.](#)

Presentation shapes
perception.



F&C

BUYERS GUIDE

BUYING PROPERTY IN SOUTH AFRICA AS A RESIDENT & NON-RESIDENT

South Africa is reputed to have one of the best deeds registration systems worldwide with an exceptional degree of accuracy and security of tenure being guaranteed.

Non-Residents:

There are no restrictions in respect of property ownership by non-residents.

Buying a property:

All contracts to acquire land must be in writing and be signed by both buyer and seller to be valid and legally binding. Contracts most commonly take the form of an Agreement of Sale or Offer to Purchase which, once accepted, constitutes an Agreement of Sale.

Transfer procedure:

The registration of a property transaction is handled by qualified legal practitioners known as a Conveyancer.

Buying costs:

The main costs payable by the Buyer are conveyancing fees and transfer duty that is payable to the Receiver of Revenue and which is calculated on the following formula, based on the purchase price:

R1 210 001 – R1 663 000	3% of the value above R1 210 000
R1 663 801 – R2 329 300	+ 6 % of the value exceeding R1 663 801
R2 329 301 – R2 994 800	+ 8% of the value exceeding R2 329 301
R2 944 801 – R13 310 000	+ 11% of the value exceeding R2 944 801
R13 310 000 and above	+ 13% of the value exceeding R13 310 000

Capital gains TAX:

SA residents and non-residents are liable for the payment of CGT on the disposal of immovable property. The rate depends on the seller's income tax bracket. There is a yearly rebate of R40 000 for natural persons.

How can foreign funds be brought into SA to buy property?

Foreign funds can be paid into any nominated bank account in South Africa. This account will usually be the trust account of the transferring attorney.

Can money be borrowed by non-residents in SA to purchase property?

Non-residents can borrow up to 50% of the purchase price of a property.

On the sale of the property, can the money be taken out of the country?

Yes, monies from a foreign source, and with any profit, may be repatriated in terms of SA Exchange Regulations.

YOUR FINE & COUNTRY

False Bay



FALSE BAY

SIMONS TOWN

R25 000 000

[VIEW HERE](#)



 15  7  11

WEB: 4328083

"Topsail House" an Iconic historical masterpiece in the heart of Simons Town

We are privileged to present this heritage architectural masterpiece, originally built in the 1850s by Italian craftsmen. Serene, beautifully established garden setting, overlooking the West Dockyard with an ever-changing active sea view including the yacht basin and Long Beach. Used as a convent primary school, complete with its own quaint chapel and used as such until 1970. It is currently used as backpacker accommodation (8 bedrooms) and 6 self-contained cottages. In addition, there is a tract of land (1647 m²) behind the building, with access from Forest Hill Road, which could be used for further development.

This unique property presents an exceptional opportunity for visionary developers or investors looking to breathe new life into a historic gem. With its rich history and stunning location, Topsail House could be transformed into a boutique hotel, luxury apartments, or a wellness retreat that capitalizes on the tranquil surroundings and breathtaking views.



FISH HOEK FALSE BAY

R 3,895,000

1 bed 1 sofa 1 bath WEB: 33279

A Rare Expression of Coastal Luxury

An Exclusive Collection on the Slopes of Fish Hoek Mountain. Perched high above the coastline in one of Fish Hoek's most coveted hillside settings, this exceptional architect-designed residence presents a rare opportunity to own a home where refined contemporary design, absolute privacy, and extraordinary natural beauty exist in perfect harmony.

[VIEW HERE](#)



FISH HOEK FALSE BAY

R 5,195,000

3 bed 2 sofa 3 bath WEB: 33425

Stunning Dual-Living Home with Breathtaking Sea & Mountain Views

Perched on the mountainside in sought-after Fish Hoek, this exceptional property offers the perfect combination of stylish family living, spectacular views and versatile dual-living accommodation. Designed to embrace its beautiful natural surroundings, the home combines the warmth and character of natural timber with modern finishes, generous entertainment spaces and a beautifully established indigenous garden.

[VIEW HERE](#)



FISH HOEK FALSE BAY

R 4,995,000

4 bed 2 sofa 4 bath WEB: 32993

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[VIEW HERE](#)



Exceptional Coastal Living with Income Potential – Beautifully Renovated Home.

Perfectly positioned in a new sectional title development, this beautifully renovated coastal home offers the ideal blend of luxury, flexibility, and investment potential. Whether you're looking for an elegant family residence, dual-living accommodation, or a high-performing income-generating property, this exceptional home ticks every box. This is a rare opportunity to secure a beautifully renovated coastal home offering lifestyle, security, and exceptional versatility.

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YOUR FINE & COUNTRY

Franschhoek



FRANSCHHOEK

[VIEW HERE](#)

R52 000 000



WEB: 3180937

Five Bedroom Luxury Home on Prestigious Fransch Hoek Estate

On Exclusive Mandate. Set on one of Franche Hoek Estate's exclusive 4,000 sqm Werfs, this exceptional residence embodies the elegant and refined lifestyle for which Franschhoek has become internationally renowned. Framed by magnificent mountain vistas and surrounded by beautifully established gardens, the home offers a rare balance between contemporary sophistication and relaxed Winelands living.

Designed with both comfort and entertaining in mind, the home unfolds through a series of generous interconnected living spaces filled with natural light and an immediate sense of tranquility. Expansive glass openings draw the surrounding landscape into the interiors, while seamless indoor-outdoor flow allows every aspect of the home to engage beautifully with the gardens, terraces, and mountain backdrop.



FRANSCHHOEK

R 49,995,000

[VIEW HERE](#)



WEB: 31462

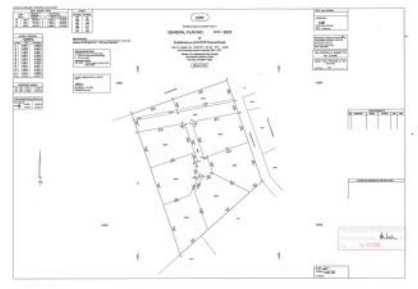
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Luxury, Security and Views.

The Essence of Franschhoek Living. This elegant home combines breath-taking 360 degree views over Franschhoek with all the benefits of secure living on the sought after Franschhoek Agricultural Estate.

Set on one of only 19 exclusive "werwe" of 4,000 square meters, this property showcases an exquisite 5 bedroom family home with a private tennis court and swimming pool amidst the most stunning English country garden - a true haven for bird lovers and a hidden sanctuary for its lucky new owners.



FRANSCHHOEK

R 14,000,000

[VIEW HERE](#)



WEB: 31990

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On Sole Mandate. La Demeure Residential Estate presents a unique opportunity to own one of only seven plots in this exclusive development. The site is positioned to take advantage of its elevation with breathtaking views across the valley and with a gorgeous mountain as a backdrop. The estate is nestled on the lower slopes of the Franschhoek Pass and offers the rare lifestyle of a wine farm, with the benefits of a secure, gated estate, all within easy walking distance Franschhoek High Street. Plot 3 is a generous 3,188 sqm, with a build footprint of 1200sqm. Price includes VAT. No transfer duties

FRANSCHHOEK

[VIEW HERE](#)

R 36,000,000



5 • 3 • 5 • WEB: 24492

Five bedroom luxurious family home within sought-after L'Avenue de Franschhoek Estate. The ultimate blend of comfort, luxury, and breath-taking views within a secure gated estate with private vineyards.

Expansive open-plan living areas showcase double volume spaces with exposed timber beams adding a natural touch to a creative interior scheme. Every detail has been considered with a single level floorplan that lends itself to social family living and a choice of comfortable formal and informal lounges with fireplaces, a feature bar area, large dining space and an inspirational designer kitchen fit for feast and festivities. Practical areas include a large walk-in pantry and a scullery/laundry plus the convenience of direct access through to double garages.



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FRANSCHHOEK

R 16,950,000

[VIEW HERE](#)

5 2 4 WEB: 33417

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Four/Five Bedroom Village Home

On Sole Mandate. Nestled in a quiet residential cul-de-sac, this delightful and spacious four/five-bedroom family home enjoys a sought-after setting with lush garden, large swimming pool and magnificent views of the Franschhoek mountains. The heart of this home is an impressive double-volume living area with a feature fireplace, creating a wonderful sense of space and light.



FRANSCHHOEK

R 4,995,000 inc VAT

[VIEW HERE](#)

1 1 1 WEB: 33501

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A Studio Pied-à-terre in the heart of Franschhoek.

Ideally positioned, this beautifully appointed studio/loft apartment offers a sophisticated blend of contemporary comfort and quintessential Winelands charm, and an enviable base from which to enjoy all that Franschhoek has to offer. The 40 sqm interior is intelligently designed, incorporating a well-equipped kitchen, stylish open-plan living and sleeping accommodation, a luxurious en-suite bathroom and a wood-burning fireplace.

FRANSCHHOEK

[VIEW HERE](#)

R 24,995,000



4 • 2 • 6 • WEB: 20518

Five bedroom luxurious family home within sought-after L'Avenue de Franschhoek Estate. The ultimate blend of comfort, luxury, and breath-taking views within a secure gated estate with private vineyards.

Expansive open-plan living areas showcase double volume spaces with exposed timber beams adding a natural touch to a creative interior scheme. Every detail has been considered with a single level floorplan that lends itself to social family living and a choice of comfortable formal and informal lounges with fireplaces, a feature bar area, large dining space and an inspirational designer kitchen fit for feast and festivities. Practical areas include a large walk-in pantry and a scullery/laundry plus the convenience of direct access through to double garages.



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Garden Route

KNYSNA

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R27 500 000



WEB: 33567

Private Lifestyle Estate on the doorstep of the Indigenous Knysna Forest.

This exceptional 32.45 hectare private lifestyle and agricultural holding is situated at the edge of the indigenous Knysna forest. Elevated above the surrounding valley, the property enjoys breathtaking views across the natural landscape towards the Outeniqua Mountains, while its substantial landholding, natural surroundings and quality game fencing create an extraordinary sense of privacy and seclusion.

This estate is distinguished as it delivers that rare combination of land, architecture, nature, self-sufficiency and established agricultural infrastructure. At its heart is a beautifully renovated six-bedroom residence of approximately 234m², enhanced by about 104m² of decking. The original farmhouse and contemporary wing form an attractive L-shaped home oriented to the landscape, offering five en-suite bathrooms, generous family and entertainment spaces, a modern kitchen with separate scullery and an additional kitchen.

YOUR FINE & COUNTRY

Helderberg

HELDERVUE

[VIEW HERE](#)

R10 725 000



 4  2  3.5

WEB: 5080714

A Refined Statement of Contemporary Luxury in Helderberg

Beautifully renovated from top to bottom, this exceptional residence in the sought-after suburb of Helderberg offers a wonderful combination of luxury, space, style and comfortable modern living.

Set on an impressive 1,000m² stand and offering approximately 312m² of beautifully designed living space, the home has been completely transformed with meticulous attention to detail. Every aspect of the property has been renovated with brand-new, high-end finishes, creating a home that exudes quality, sophistication and effortless contemporary living. From the moment you enter, there is an unmistakable sense of elegance, refinement and seamless flow.



BEL'AIRE SOMERSET WEST

R 9,600,000

[VIEW HERE](#)

4 3 4.5 WEB: 32890

Exceptional Multi-Level Luxury Residence with exquisite views in Bel'Aire Estate, Somerset West.

Positioned within the highly sought-after Bel'Aire Estate, this outstanding multi-level residence embodies refined estate living, combining architectural elegance, generous proportions, and exceptional versatility. Designed to maximise light, space, and uninterrupted views, this home offers a rare opportunity to secure a premium lifestyle in one of Somerset West's most desirable addresses.



SCHONENBERG SOMERSET WEST

R 11,740,000

[VIEW HERE](#)

4 3 2.5 WEB: 5016592

Elegant Single-Level Luxury on a Generous Corner Stand in Schonenberg Estate

Perfectly positioned on a substantial corner erf within the prestigious Schonenberg Estate, this distinguished single-level residence is a celebration of timeless elegance, exceptional craftsmanship and effortless family living. Lovingly designed and meticulously maintained, every detail of this remarkable home reflects quality, warmth and thoughtful attention to detail.



HARBOUR ISLAND GORDONS BAY

R 10,500,000

[VIEW HERE](#)

4 2 4.5 WEB: 33533

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Exclusive four-bedroom home with spectacular harbour views.

Situated in the exclusive Harbour Island, this impressive four-bedroom property offers spacious living, beautiful finishes and an exceptional waterfront lifestyle.

As you enter the home, you are welcomed into a large, open-plan living and entertainment area. Sliding doors open seamlessly onto an expansive patio, creating a wonderful indoor-outdoor entertainment space with spectacular views across the harbour.

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SOMERSET WEST

SCHONENBERG ESTATE

[VIEW HERE](#)

R 9,250,000



WEB: 33449

An Exceptional Corner Residence | Schonenberg Estate

Refined family living, effortless entertaining and timeless elegance. Positioned on a coveted corner within the prestigious Schonenberg Estate, this exceptional four-bedroom residence is a celebration of space, light and sophisticated contemporary living. From the moment of arrival, the home makes an impressive statement. Generously proportioned interiors unfold with an effortless sense of flow, creating a residence that is equally suited to elegant entertaining, relaxed family living and quiet moments of retreat.

A welcoming entrance hall introduces a versatile fourth bedroom or study, accompanied by a beautifully appointed bathroom with shower — an ideal arrangement for guests, extended family or those seeking a private home office.



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YOUR FINE & COUNTRY

Hermanus, Arabella & Hangklip-kleinnond



ROOI ELS

R16 950 000

[VIEW HERE](#)



WEB: 32517

Architect designed coastal masterpiece

This striking contemporary residence is perched on a coastal hillside, seamlessly blending minimalist architecture with breathtaking, uninterrupted panoramas of the ocean. Designed with clean lines, flat roofs, and expansive glass walls that disappear into cavity frames, the home offers effortless indoor-outdoor living. The first floor features an open-plan layout centered around a chef's kitchen equipped with premium appliances, including a five-burner gas hob, convection oven, microwave, and combination whirlpool oven. The island includes a food preparation basin with a filtered water tap. Scullery, pantry, and laundry areas connect directly to the automated double garage, providing convenient access, especially in rainy weather. A dedicated storeroom houses the solar geyser, a full solar-power system, an inverter backup, and security infrastructure.



WESTCLIFF HERMANUS

R 5,800,000

4 3 4 WEB: 33424

Dual living in a rustic, coastal gem. This beautiful, well-established home is a true gem, further enhanced by dual entrances from both Westcliff and Springfield Road, offering excellent on-foot access to the much-loved Cliff Path. Its charm and character make it an ideal choice for those looking for a unique and comfortable living space in a picturesque location.



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[VIEW HERE](#)



ONRUS HERMANUS

R 4,195,000

3 2 4 WEB: 33357

Inviting coastal home in sought after Onrus. This charming residence offers 3 bedrooms, 3.5 bathrooms, a study and 2 garages, blending classic character with practical living. Open plan living areas create the perfect setting for effortless entertaining with a covered outdoor braai area.



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KLEINMOND OVERBERG

R 3,450,000

3 2 2 WEB: 32915

[VIEW HERE](#)

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Newly Built, Kleinmond Living.

New, uncomplicated and ready for its first chapter. This three-bedroom, two-bathroom home combines modern open-plan living with practical touches: a separate scullery, single garage, pet-friendly garden, solar geyser and 5,000-litre backup water tank.

The real reason to move here is what awaits beyond your front door. In Kleinmond, mornings can begin beside the ocean and afternoons can be spent on the golf course, bowling green or tennis court.

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YOUR FINE & COUNTRY

Paarl Vinlands

PEARL VALLEY

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R29 990 000



WEB: 31236

5-Bedroom Contemporary Home Designed for Effortless Living

Exclusively marketed by Fine & Country, this exceptional property has to be seen. The double-volume entrance welcomes in natural light and sets the tone for a home that's been thoughtfully designed in every way. Downstairs is made for living and entertaining, with a seamless flow between the dining room, striking open-plan kitchen and a spacious lounge with a unique gas fireplace. The state-of-the-art kitchen is a chef's dream, featuring premium appliances, including integrated microwave, coffee machine, double ovens, and warming drawers, plus a 6-plate gas stove with two ovens, a separate scullery, a walk-in pantry, and double islands for prep and entertaining, complimented by elegant designer lighting throughout. All of this opens onto a central private patio with crystal blue pool, serving bar and entertainment area. A grand piano and games area lead to a walk-in wine cellar and guest cloakroom.

PEARL VALLEY

PAARL

VIEW HERE

R 19,500,000



 4  2  5 WEB: 32960

Timeless 4-bedroom home in Pearl Valley Golf & Country Estate

Marketed exclusively by Fine & Country and designed with modern family living in mind, every aspect of this home has been thoughtfully considered. Clean architectural lines, quality finishes and a timeless, neutral palette create an elegant backdrop that is both sophisticated and effortlessly welcoming.

Perfectly positioned on a generous north-west facing stand, this beautifully designed contemporary residence offers an exceptional lifestyle opportunity in one of Pearl Valley's most convenient and desirable locations.

Pearl Valley residents enjoy access to an exceptional collection of world-class leisure and sporting facilities.



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VERDEAU LIFESTYLE ESTATE

R 3,79m - R5,45m

[VIEW HERE](#)



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Set against a breathtaking backdrop of mountain ranges, Verdeau Lifestyle Estate invites you to experience refined, effortless living in the heart of the Winelands.

Designed for modern lifestyles, this exceptional estate offers a seamless blend of natural beauty, architectural elegance, and everyday convenience—perfect for individuals, couples, and families alike. Verdeau Lifestyle Estate presents a sophisticated collection of homes, positioned around the tranquil lower estate dam.



WELLINGTON ESTATE

R 1,32m - R4,25m

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Wellington Estate offers a seamless blend of luxury, nature, and care — crafted for those who value freedom today and reassurance for tomorrow.

Set against the majestic Groenberg Mountain and bordering the tranquil banks of the Leeuw River, Wellington Estate presents a rare opportunity to embrace a lifestyle defined by natural beauty, refined simplicity, and complete peace of mind.



PEARL VALLEY PAARL

[VIEW HERE](#)

R 36,900,000



WEB: 31032

Step Into Sophistication: A Dream Home Designed for Modern Living.

EXCLUSIVE JOINT MANDATE

If you're seeking a home with luxurious finishes, advanced security and energy-efficient systems, you've just found your dream property. Enter through the main gates and the solid Walnut front door to immediately sense the warmth and homeliness that sets this residence apart.



PEARL VALLEY PAARL

[VIEW HERE](#)

R 24,900,000



WEB: 33584

Elevated Luxury Framed by Breathtaking Mountain Views
Set against the dramatic backdrop of the Drakenstein and Simonsberg mountains, this exceptional residence in Val de Vie Estate offers a sophisticated interpretation of contemporary family living. Designed to balance architectural elegance with everyday functionality, the home is defined by generous proportions, abundant natural light and a refined palette of natural materials.

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- Global Access** - international referral network
- Support** - personalised on-going assistance
- Culture** - corporate brand, family feel

BUILDING AN EXTRAORDINARY BUSINESS

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Southern Suburbs

CONSTANTIA
CAPE TOWN

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F&C

CONSTANTIA

R11 950 000

[VIEW HERE](#)



WEB: 33433

MODERN & STYLISH FAMILY HOME IN IMMACULATE CONDITION, QUALITY FINISHES WITH ALL THE MODERN COMFORTS - EXCLUSIVE MANDATE

Beautifully presented family home in a quiet cul de sac, conveniently situated close to all the top schools, perfect for the entertainer and a wonderful stylish & spacious home. Perfect for the kids to play safely in the cul de sac. This beautiful, modern family home boasts 5 bedrooms, 4 bathrooms, separate guest loo, great work from home with it's own entrance / home office plus a spacious mezzanine studio, large double automated garages with direct access into the house. Additional off street parking, open plan reception and living areas all leads out to exceptional covered verandah / entertainment areas with built in braais (gas and wood burning) pizza oven and a beautiful and a sparkling pool.

YOUR FINE & COUNTRY

Stellenbosch

STELLENBOSCH

KOELENHOF

[VIEW HERE](#)

R 35,000,000



WEB: 33035

A Tuscan-Inspired Lifestyle Farm in the heart of the Cape Winelands, Stellenbosch, South Africa.

Perched high on the elevated slopes above Stellenbosch, this 4-hectare Tuscan-inspired lifestyle farm commands uninterrupted views across the Cape Winelands — with the championship Devonvale Golf Course unfolding at its foothill and the silhouette of Table Mountain, one of the Seven Natural Wonders of the World, framing the horizon beyond.

Positioned only minutes from the new Cape Winelands Airport (scheduled to begin operations in 2027) and within easy reach of the corridors linking Cape Town's V&A Waterfront, the world-class vineyards of Stellenbosch, and the town's rich cultural and heritage sites, this property offers rare convenience without compromising on privacy or sense of place. The bustling amenities of Stellenbosch's CBD are just minutes away.

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