



**Varrie Swanepoel**  
072 359 3168  
varrie.s@harcourts.co.za

Contact Harcourts Winelands

021 8828136

281 Main Road  
Paarl  
7600

NEW



R17,400,000

**Monthly Bond Repayment** R176,649.84

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R1,917,984.00 **Bond Costs** R118,035.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

 4  4  3

Stunning 4-Bedroom Luxury Home For Sale in The Acres , Pearl Valley Golf & Country Estate

Newly built Louis Phillips Designer Home For Sale in The Acres, Pearl Valley

Welcome to a home that does more than just house you.

Perfectly positioned in The Acres at Pearl Valley, this elegantly designed single-storey masterpiece invites you to live each day immersed in comfort, functionality, and thoughtful luxury—all with uninterrupted mountain views.

Step inside and be greeted by expansive double-volume living spaces where refinement is felt in every detail. The lounge and dining areas flow effortlessly into a designer kitchen and separate scullery.

A welcoming lounge with a log-burning fireplace and a high-spec Blum designer kitchen—equipped with a full wine bar display, drinks fridge, and coffee station—form the heart of the home.

An entertainment room with an indoor BBQ leads through expansive glass sliding doors...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	4
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	3
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	371m <sup>2</sup>
Land Size	750m <sup>2</sup>

#### Extras

Boomed Area Architect Designed Built in Wardrobes Irrigation System Fibre Country Living Partially Fenced

