



### Maureen Nel

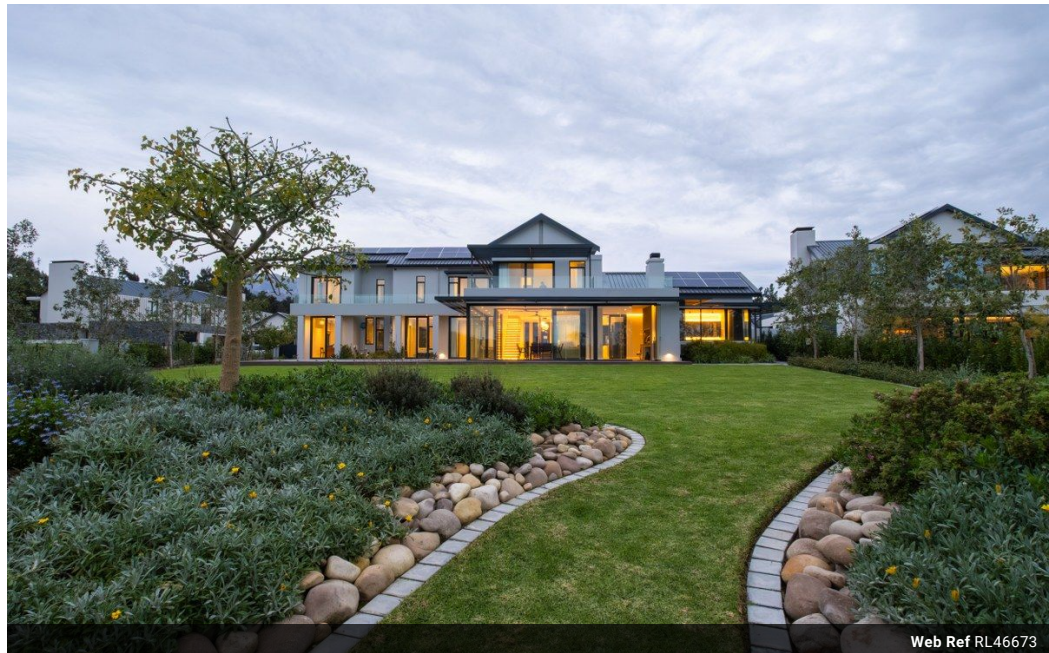
Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 080 586 7)  
082 449 0900

maureen.dw@harcourts.co.za

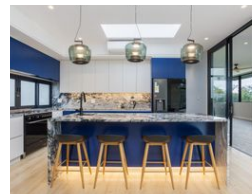
Contact Harcourts Winelands

021 8828136

281 Main Road  
Paarl  
7600



Web Ref RL46673



## R27,000,000

**Monthly Bond Repayment** R269,562.57

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R3,182,826.00 **Bond Costs** R132,285.00

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



5



5



2

### Elegant Riverside Living in the Prestigious River Farm on Val de Vie Estate

This newly built masterpiece is perfectly positioned in the exclusive River Farm neighbourhood of Val de Vie Estate, bordering the tranquil Berg River and framed by vineyards with uninterrupted views of Paarl Rock. A home of exceptional quality and design, it offers refined family living over two expansive levels.

The ground floor is designed for effortless flow and entertaining, featuring a spacious open-plan kitchen filled with natural light, a dining area with a fireplace, a relaxed TV lounge, and an elegant entertainment space with a second lounge and sophisticated wine bar. Frameless stacking doors open seamlessly to the landscaped garden, sparkling swimming pool, and a private outdoor shower –creating a seamless indoor-outdoor lifestyle. Versatile living areas allow you to tailor the space to your family's unique needs...

### Features

#### Pets Allowed

Yes

#### Interior

Bedrooms

5

Bathrooms

5

Kitchens

1

Recep. Rooms

5

Furnished

No

#### Exterior

Garages

2

Carports / Parkings

2

Security

Yes

Pool

Yes

Views

True

#### Sizes

Floor Size

463m<sup>2</sup>

Land Size

1,831m<sup>2</sup>

