



PROPERTIES



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E & OE

CONSTANTIA - FROM R34,950,000 VILLA BEL OMBRE: A HAVEN OF SERENITY



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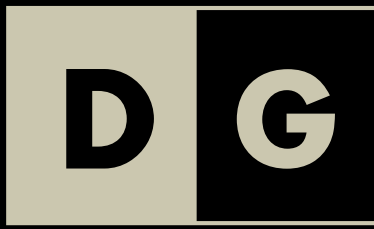
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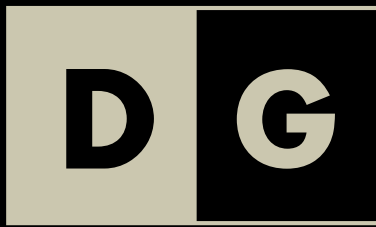
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P R O P E R T I E S

Villa Bel Ombre: A Haven of Serenity

VILLA BEL OMBRE - CONSTANTIA 4 VILLAS - Priced from R34.950 Million (Incl. VAT - no transfer duty) Villa - Land size - 2275 sqm Villa - Land size - 2027 sqm Villa - Land size - 1696 sqm Unit 4 - SOLD Nestled in the lush enclave of Bel Ombre, Constantia Upper, Villa Bel Ombre is an exclusive eco-residential estate comprising 4 bespoke homes. Designed by award-winning architect Julius Burmeister van der Merwe, the estate embodies a seamless blend of security, privacy, and sophisticated design. This estate stands out with its defining features, including sustainable Nordic Ash timber cladding, which combines natural beauty with eco-friendly benefits. Durable and low-maintenance, it transforms the exteriors while embodying serenity and chic architectural style. The spacious residences, equipped with modern conveniences, blend bold façades with softer interior lines, creating a tranquil sanctuary from the outside world. House 1 and 2 share the same configuration while house 3 and 4 have their own unique layout. The key features across all 4 homes include: * An open living area with lounge, dining section, kitchen, and wine cellar. Wrap around terraces creating breathable indoor-outdoor flow. Main patio overlooking the private swimming pool offering a built-in bar & braai. * Modern kitchen with pantry, scullery & mud room. * Guest bedroom with en-suite bathroom. * Study, gym | playroom & guest cloakroom. * Double garage leading to staff accommodation comprising common room, 2 bedrooms & bathroom. * Direct access to dual entrance laundry room. On the first floor: * Primary bedroom suite with walk-in closet and full bathroom. * Bedrooms 2 and 3 with en-suite bathrooms. * Pyjama lounge with kitchenette. * Utilities room. * Each 2nd-floor room has access to shaded balcony areas with sweeping views. Architectural Highlights: • Sustainable Elegance: Nordic Ash timber cladding enhances durability and adds timeless charm. • Indoor-Outdoor Flow: Generous terraces, shaded balconies, and open-plan living spaces create a harmonious connection with nature. • Modern Conveniences: Ultra-modern kitchens, wine cellars, gyms, and private pools ensure contemporary luxury. • Durable Finishes: Oggie Oak flooring, high-end sanitary ware, and professional landscaping underscore the estate's commitment to quality. Community and Surroundings: Bel Ombre's tranquil setting offers verdant greenery, rich heritage, and a connected community engaged in environmental initiatives. Nearby attractions include Kirstenbosch Gardens, world-class wine farms, and pristine beaches, while excellent schools and shopping centers are within close reach. Discover Villa Bel Ombre - These homes epitomize refined living amidst nature. Experience exclusivity, serenity, and timeless beauty at Villa Bel Ombre – where the...



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