

Stellenbosch Winelands



Iconic landmark lifestyle property.



R 12 900 000

Web Ref: 11013

Location, views, flexibility, security.

PRICE: R 12 900 000 (EXCLUDING VAT)

SIZE: 1HA

This iconic landmark property of one hectare is situated within the famous Golden Triangle with some of the best views in the Western Cape Winelands. It offers unique opportunities to prospective buyers to establish a lifestyle estate or development as a tourism or agriculture related facility. Its location is ideal to link onto the tourism hub of the surrounding area or utilise as an executive lifestyle estate within easy reach of Stellenbosch, Somerset West and the Cape Town International Airport.

The Stellenbosch Municipality promotes the diversified use of farms and the establishment of tourist facilities and accommodation (more information can be supplied on request).

To a buyer looking to establish a lifestyle estate, it offers secure farm living without the responsibilities of a large section of land, yet within a few minutes' drive from a number of shopping centres.

The property is located on the newly tarred Stellenrust Road adjacent to the landmark Stone Pine forest of Louw's Bos – with direct access to the forest with its mountain bike trails. It has direct shared access from the Stellenrust road and also access via Audacia Boutique Red Wine Estate, which links with the Root 44 tourism hub. The location of the property just off the R44 and its various access points, places it in a position removed from most of the traffic noise while still benefitting from the thousands of cars travelling on the R44 daily.

Improvements on the property consist of two cottages and an ultra-modern shed with full services.

The impressive shed that is already a landmark in the area has been newly

Herman Basson Carstens

Telephone:

021 887 4740

Mobile:

082 664 6060

Whats App:

082 664 6060



Deon Carstens

Telephone:

021 887 4740

Mobile:

072 906 2717

Whats App:

072 906 2717



built to the highest standards. It has a lower level of 450 square meters and a mezzanine level of 225 square meters. The mezzanine level consists of an engineered concrete slab that has currently been partitioned off as office space and bathrooms that can be converted to living areas. The views from the large windows of the mezzanine level are spectacular. The massive windows on three sides of the shed provide an abundance of natural light, which will be ideal for an art studio. The building has full plumbing and services with bathrooms on the ground floor and mezzanine level. The walls are fully insulated.

The lower level of the shed has an impressive boutique sliding door on the one side and a large sliding door for a load bay area on the other side.

With the building of the shed, full ground works have been done with the shed area completely levelled, finished off by natural stone gabions on the higher levels and below the load bay. The purpose of the gabions is to protect the levelled land around the shed but also to be aesthetically pleasing to blend in with the natural environment surrounding the shed.

A full drainage and storm water system has been installed. The shed has full services – plumbing, electricity, sewerage and water. A fire fighting system has been installed, designed and approved by a fire engineer. A high-speed Internet connection is in place as well as telephone lines.

The shed currently has approval as an agricultural shed but could be converted to a residential dwelling by the submission of a building plan in accordance with the relevant legislation.

A highly sophisticated security system has been installed to protect the property without the need for physical fences or gates. It is similar to the security used by Denel and other multi-national companies to protect their assets. It consists of an elaborate system with stations at the four corners of the property with a *Virtual Parameter* that sends out several alerts whenever a person or vehicle crosses the invisible lines. The system is full-time connected via a high-speed Internet connection to alert the owners and the security company that patrols the surrounding farming area – it also provides live video feed. The stations at the corners of the property work in conjunction with the camera and alarm system at the shed. Altogether, the property is surveilled by a network of 16 security cameras.

The two cottages on the property respectively have two and three bedrooms each. They will be suitable as tourism accommodation, owner's accommodation, staff accommodation or offices for an approved business. One of the cottages has an independent alarm system. The household content of the cottages is also available for purchase separately.

Water on the property is available from the Stellenbosch Municipality, a borehole and Theewaterskloof. Electricity is supplied directly by Eskom.

Given its location and outstanding features, this property is ideal for an exclusive home, tourism business or a small farming operation. It will make

an excellent function venue, Agritourism centre, art centre or a venue where e.g. car collectors can enjoy the benefits of a huge display area with ample provision for accommodation.

Rooms:

Shed

2 Bedroom Cottage

3 Bedroom Cottage

Plot Size: ± 1 Ha