

COMBIE LUXURY VILLA



WESTERN CAPE, CAPE TOWN, SOUTH AFRICA

4 Bedrooms/5 Bathrooms ▪ Sleeps 8 guests



This villa is situated in the middle of Camps Bay with an elevated view of the sea below from the open-plan living area and pool terrace. The entrance leads directly into this light-filled living area with a formal eight-seater dining table and a lounge decorated in creams and whites. Large, wraparound glass windows take in the view.

The compact kitchen is separated from the living area by an informal bar counter that has four modern bar stools for additional seating. Adjacent to the kitchen is the more formal dining area with its mahogany coloured square table and eight upholstered chairs. This dining area flows out onto an exterior wooden deck with steps leading down to the medium-sized pool on the sun-filled terrace. A gas barbeque, a wooden outdoor table with four chairs and a bench is provided, as well as sun loungers. This pool and entertaining area is adjacent to the largest bedroom on this level, which is great for parents who need to watch their children in the pool or for teens who will enjoy being on this floor while their parents enjoy the generous main suite on the floor below.

Most of the bedrooms and the living area are on the top floor, with the largest suite on the middle floor. The fifth bedroom is on the ground floor with its own off-street parking and a bathroom with a shower, which would be ideal for a family travelling with an au-pair. Two of the top-floor bedrooms have views: one leads directly onto the pool terrace, while the other has a small but private, enclosed terrace area outdoors with a view of the mountain. The middle and upper level rooms are all spacious and comfortable with wooden laminate flooring and plenty of cupboards. Additional sofas or armchairs are provided in the larger bedrooms.

The main suite downstairs has its own balcony and open plan en-suite bathroom with a generous oval bath and separate, glass-enclosed shower and loo cubicles. It's also ideal for grandparents or a second couple holidaying with a family. This middle-floor suite is the largest of all the bedrooms in the villa.

Air-conditioning and underfloor heating is provided throughout the villa. Parking for two cars is provided in a double garage behind the house and there is direct, secure access through the bedroom area on the upper level.

The house is conveniently situated on the slopes of Camps Bay, with easy access to the main route into the centre of Cape Town and quick access by car to the beach. The hip and happening beach front promenade is a moderate 15-minute walk downhill. There are plenty of restaurants to choose from in Camps Bay itself or just a short drive away in Kloof Street or central Cape Town.

PHOTO GALLERY



Living Area



Office



Dining Area



Master Suite



Master En-Suite Bath



Guest Suite I



Guest Suite II



Guest Suite III



Guest Bath III



Outside Dining



Pool View

Rates: All prices in South African Rand (ZAR) - visit www.XE.com for conversion.

| Season | Rates per Night | Rates per Week |
|--|-----------------|----------------|
| Peak (December 16 - January 8) | R8,900 | R62,300 |
| High (November 1 - December 15) | R5,300 | R37,100 |
| Mid (January 9 - May 2) | R4,900 | R34,300 |
| Low (October 1 - October 31) | R4,600 | R32,200 |
| Super Low (May 3 - September 30) | R3,000 | R21,000 |

****Check-In: 2PM. Check-Out: 11AM. Three night minimum stay required. Rates include taxes, service charges and cleaning fees. Housekeeping is provided Monday through Friday (excluding public holidays); and can be arranged for the weekend at additional cost. Rental deposit in the amount of 50% and refundable security deposit in the amount of 10% of the entire rental are due at time of booking. Children are welcomed at the owner's discretion. Pets are not allowed. Smoking is prohibited inside the villa. Please inquire if you require additional amenities included (i.e. car rental, chef hire, etc.).****

Note: Until confirmed, rates are subject to change without notice.