



PAARL VALLEIJ®
LIFESTYLE ESTATE & FARM

BESPOKE HOMES



YOUR LIFE, LIVED WELL



LOCATION

Paarl Valleij Lifestyle Estate & Farm is located in the northern part of Paarl, bringing its residents the year-round splendour of the Cape Winelands.



Magnificent views of the Drakenstein Mountain Range, established vineyards and the meandering Berg River make this corner of Paarl the special place it is.

A PLACE FOR FAMILIES TO **FLOURISH**

For many years, the ground on which Paarl Valleij Lifestyle Estate & Farm is situated has been cultivated by generations of family farmers.

Previously comprising four separate farms, it will now be a place for families to flourish. The surrounding landscape is not only beautiful, but offers the simple pleasure of a life lived outdoors. Homes in the three towns of Paarl, Franschhoek and Stellenbosch in the Western Cape, which are collectively known as the 'golden triangle' are highly sought-after and represent one of the fastest growing areas in South Africa.

At Paarl Valleij Lifestyle Estate & Farm children can roam and explore the beautiful, green spaces – which make up over half of the Estate's footprint and include play parks and picnic areas. Carefully selected greenbelt areas, planted with indigenous flowers, trees and shrubs, and a nature reserve, provide the perfect place to cultivate a love of nature and a respect for the environment, as well as an opportunity to observe and contemplate.



HOUSES DESIGNED FOR LIFE

The urban design, architectural planning, and Estate landscaping of Paarl Valleij Lifestyle Estate & Farm, has been thoughtfully considered and inspired by the surrounding Paarl landscape.



No detail has been overlooked when considering the strategic planning and future-proofing of the Estate. With carefully selected greenbelt areas, planted with indigenous flowers, trees, and shrubs, along with nature parks and a nature reserve, it provides the perfect place to cultivate a love for nature and a respect for the environment. Most importantly, Paarl Valleij Lifestyle Estate & Farm offers the very best security systems and procedures to ensure you and your family feel safe and secure.



KINGFISHER HOME STYLE

PERFECT FOR THE
FIRST-TIME HOMEOWNER

ERF 624 | 111m² | R4 250 000 INCL VAT

BEDROOMS	2
BATHROOM	1
GARAGES	1
SIZE	111m ²
ERF SIZE	255m ²

INCLUDED EXTRAS

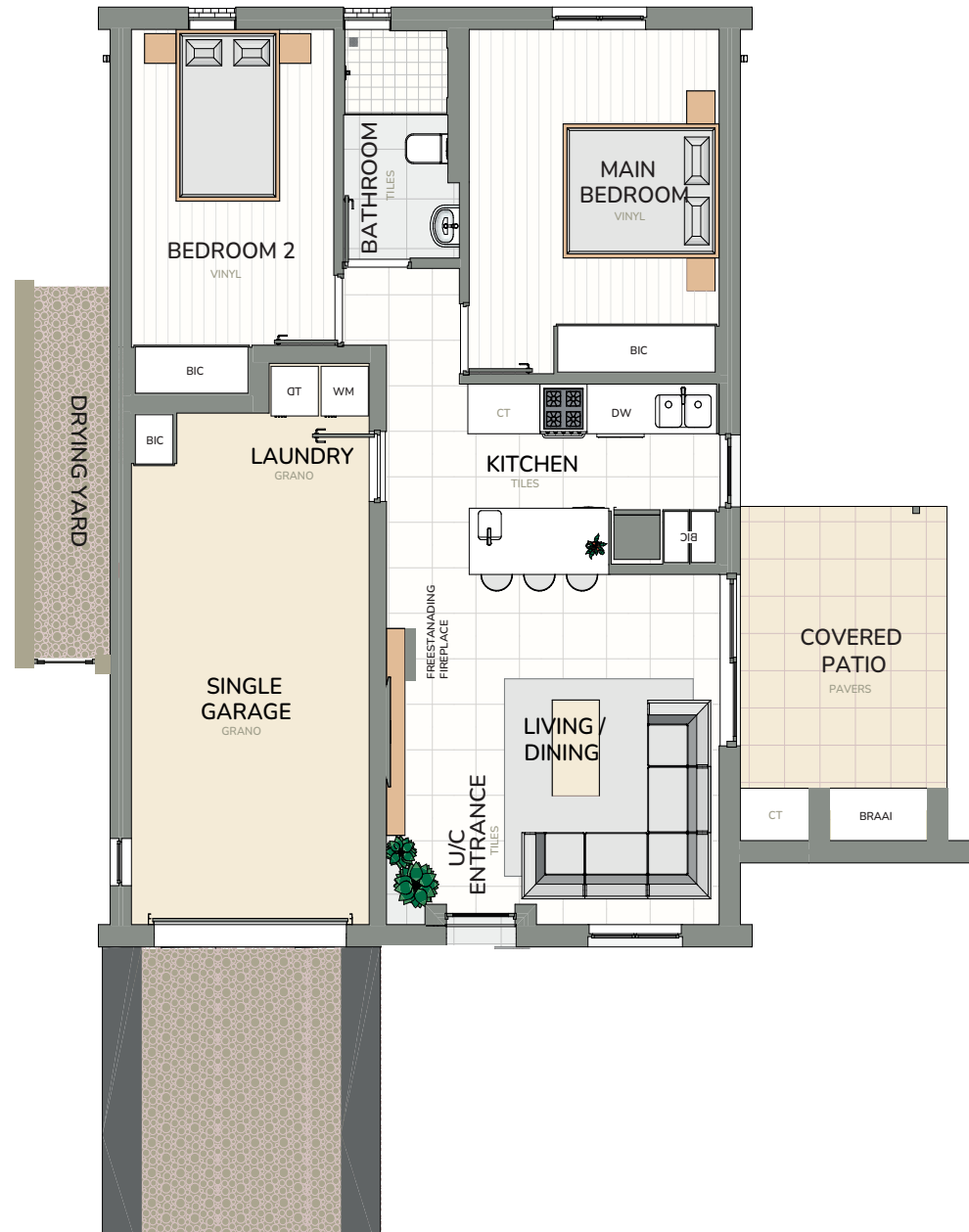
- Aircon in living room & main bedroom
- 5kW inverter and lithium battery back up
- Installed Wi-Fi router
- Mild steel braai insert
- Vinyl to all areas

ERF
624

KINGFISHER HOME STYLE

SINGLE-STOREY FLOORPLAN

Please note: The developer retains the right to alter/change plans without notice.







BESPOKE HOME STYLE

PERFECT FOR NEWLY-WEDS

ERF 667 | 153m² | R4 950 000_{EXCL TRANSFER DUTY}

BEDROOMS	3
BATHROOM	2
GARAGE	2
SIZE	153m ²
ERF SIZE	263m ²

INCLUDED EXTRAS

- Double paved driveway
- Airconditioning in living area & bedrooms
- Vinyl in bedrooms
- Alluminium pergola to front
- Garden fencing
- 5kW inverter with lithium battery back-up
- Installed WiFi router

ERF
667

BESPOKE HOME STYLE SINGLE-STOREY FLOORPLAN

Please note: The developer retains the right to alter/change plans without notice.



BESPOKE HOME STYLE

PERFECT FOR NEWLY-WEDS

ERF 737 | 150m² | R5 550 000 INCL VAT

BEDROOMS	3
BATHROOM	2
GARAGE	2
SIZE	150m ²
ERF SIZE	256m ²

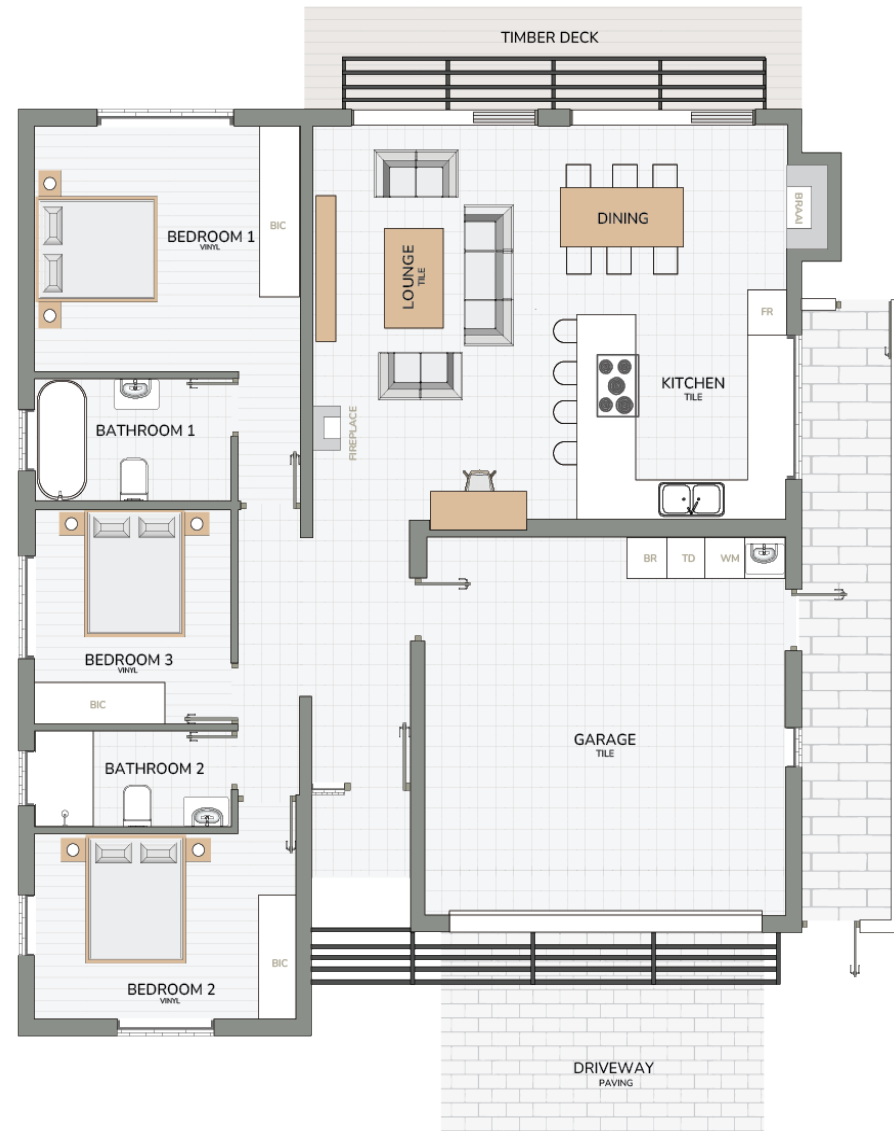
INCLUDED EXTRAS

- Double paved driveway
- Airconditioning in living area & bedrooms
- Vinyl in bedrooms
- Alluminium pergola to front
- Garden fencing
- 5kW inverter with lithium battery back-up
- Installed WiFi router

ERF
737

BESPOKE HOME STYLE SINGLE-STOREY FLOORPLAN

Please note: The developer retains the right to alter/change plans without notice.





BESPOKE HOME STYLE

PERFECT FOR NEWLY WEDS

ERF 627 | 147m² | R5 950 000 EXCL TRANSFER DUTY

BEDROOMS	3
BATHROOMS	2
GARAGE	2
SIZE	147m ²
ERF SIZE	422m ²

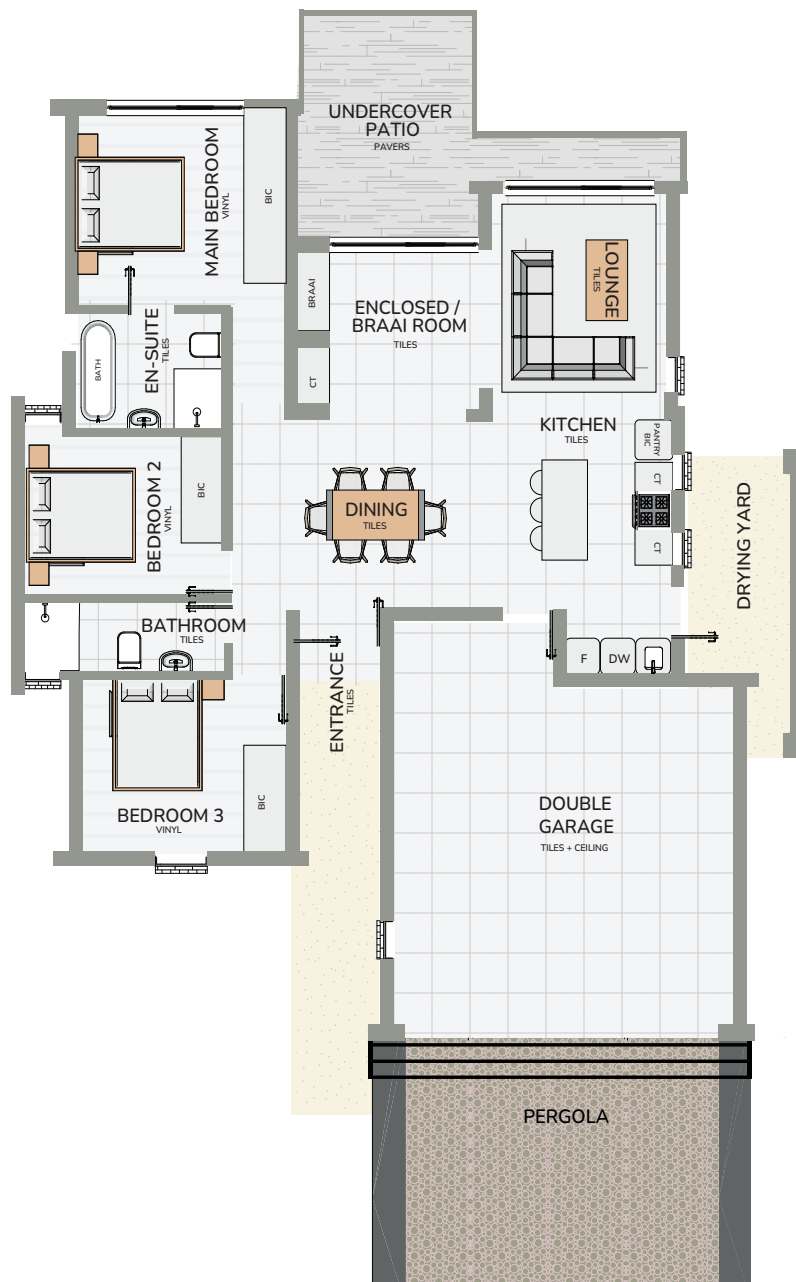
INCLUDED EXTRAS

- Aircon in living room & main bedroom
- Aluminum pergola to front
- Additional cabinetry in Garage
- Garden fencing
- Vinyl in Bedrooms
- Double paved driveway
- 5kW inverter and lithium battery back up
- Installed Wi-Fi router
- Mild steel braai insert

ERF
627

BESPOKE HOME STYLE SINGLE-STOREY FLOORPLAN

Please note: The developer retains the right to alter/change plans without notice.







BESPOKE HOME STYLE

PERFECT FOR NEWLY-WEDS

ERF 598 | 166m² | R5 999 000 INCL TRANSFER DUTY

BEDROOMS	3
BATHROOM	2
GARAGE	2
SIZE	166m ²
ERF SIZE	263m ²

INCLUDED EXTRAS

- Double paved driveway
- Airconditioning in living area & bedrooms
- Vinyl in bedrooms
- Alluminium pergola to front
- Garden fencing
- 5kW inverter with lithium battery back-up
- Installed WiFi router

ERF
598

BESPOKE HOME STYLE SINGLE-STOREY FLOORPLAN

Please note: The developer retains the right to alter/change plans without notice.





BESPOKE HOME STYLE

PERFECT FOR NEWLY-WEDS

ERF 597 | 166m² | R5 999 000 INCL TRANSFER DUTY

BEDROOMS	3
BATHROOM	2
GARAGE	2
SIZE	166m ²
ERF SIZE	263m ²

INCLUDED EXTRAS

- Double paved driveway
- Airconditioning in living area & bedrooms
- Vinyl in bedrooms
- Alluminium pergola to front
- Garden fencing
- 5kW inverter with lithium battery back-up
- Installed WiFi router

ERF
597

BESPOKE HOME STYLE SINGLE-STOREY FLOORPLAN

Please note: The developer retains the right to alter/change plans without notice.





BESPOKE HOME STYLE

PERFECT FOR NEWLY-WEDS

ERF 592 | 175m² | R6 195 000 INCL TRANSFER DUTY

BEDROOMS	3
BATHROOM	2
GARAGE	2
SIZE	175m ²
ERF SIZE	270m ²

INCLUDED EXTRAS

- Double paved driveway
- Airconditioning in living area & bedrooms
- Vinyl in bedrooms
- Aluminium pergola to front
- Garden fencing
- 5kW inverter with lithium battery back-up
- Installed WiFi router

ERF
592

BESPOKE HOME STYLE SINGLE-STOREY FLOORPLAN

Please note: The developer retains the right to alter/change plans without notice.





BESPOKE HOME STYLE

PERFECT FOR NEWLY WEDS

ERF 602 | 179m² | R6 399 000 INCL TRANSFER DUTY

BEDROOMS	3
BATHROOMS	2
GARAGE	2
SIZE	179m ²
ERF SIZE	278m ²

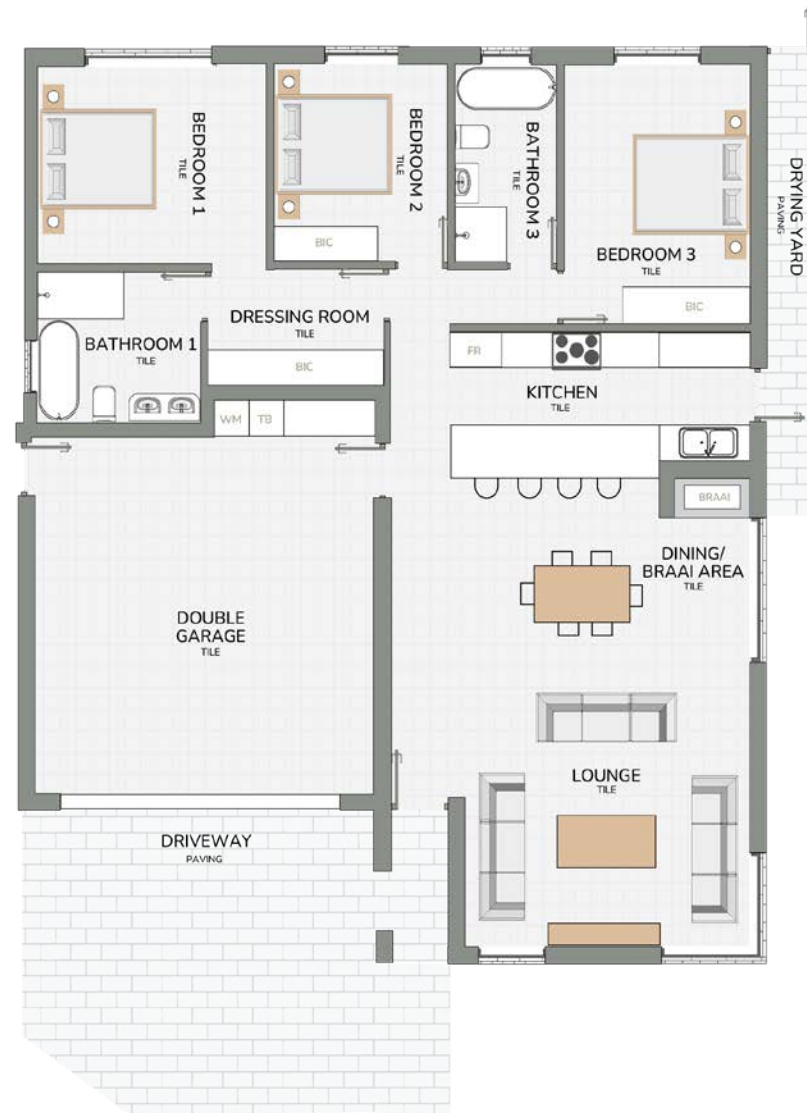
INCLUDED EXTRAS

- Aircon in living room & main bedroom
- Aluminum pergola to front
- Additional cabinetry in Garage
- Garden fencing
- Double paved driveway
- 5kW inverter and lithium battery back up
- Installed Wi-Fi router
- Mild steel braai insert

ERF
602

BESPOKE HOME STYLE SINGLE-STOREY FLOORPLAN

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BESPOKE HOME STYLE

PERFECT FOR A FAMILY

ERF 578 | 200m² | R6 500 000 EXCL TRANSFER DUTY

BEDROOMS	3
BATHROOMS	3
GARAGE	2
SIZE	200m ²
ERF SIZE	277m ²

INCLUDED EXTRAS

- Scullery/ laundry
- Study
- Built-in Braai
- Pergola

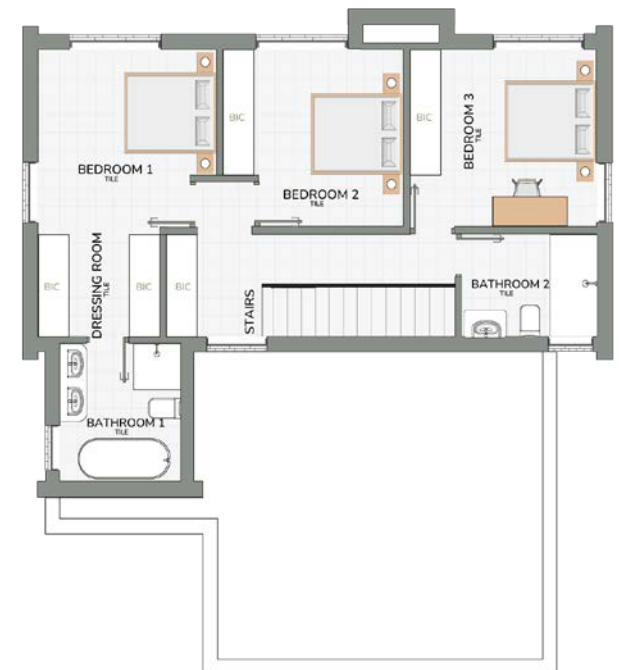
ERF
578

BESPOKE HOME STYLE DOUBLE-STOREY FLOORPLAN

Please note: The developer retains the right to alter/change plans without notice.



GROUND FLOOR



FIRST FLOOR



BESPOKE HOME STYLE

PERFECT FOR LARGE FAMILIES

ERF 701 | 235m² | R6 820 000 EXCL TRANSFER DUTY

BEDROOMS	4
BATHROOMS	4.5
GARAGE	2
SIZE	235m ²
ERF SIZE	285m ²

INCLUDED EXTRAS

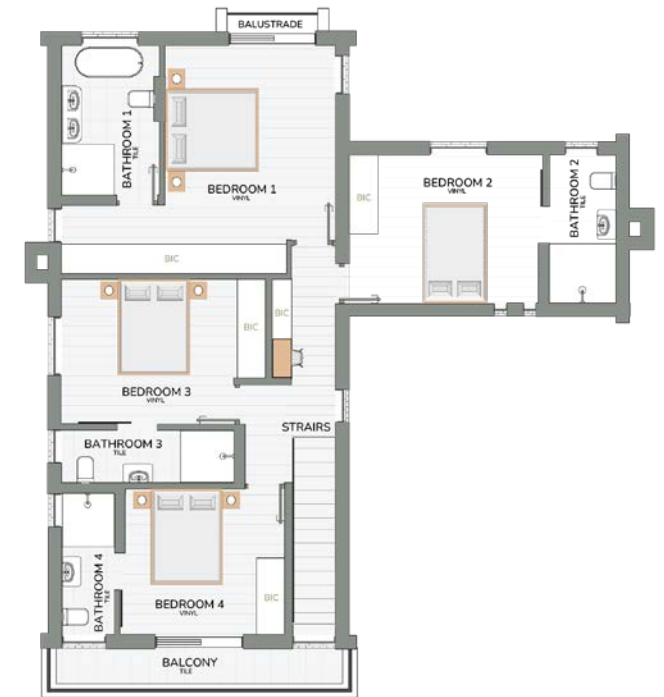
- Scullery/ laundry
- Pool
- Fireplace
- Built-in Braai
- Hans Grohe Sanitary Ware
- Engineered Stone Tops
- Air conditioning in all bedrooms and the living area
- Herringbone Vinyl throughout
- 3KW inverter with lithium battery backup

BESPOKE HOME STYLE DOUBLE-STOREY FLOORPLAN

Please note: The developer retains the right to alter/change plans without notice.



GROUND FLOOR



FIRST FLOOR



BESPOKE HOME STYLE

PERFECT FOR LARGE FAMILIES

ERF 702 | 235m² | R6 820 000 EXCL TRANSFER DUTY

BEDROOMS	4
BATHROOMS	4.5
GARAGE	2
SIZE	235m ²
ERF SIZE	285m ²

INCLUDED EXTRAS

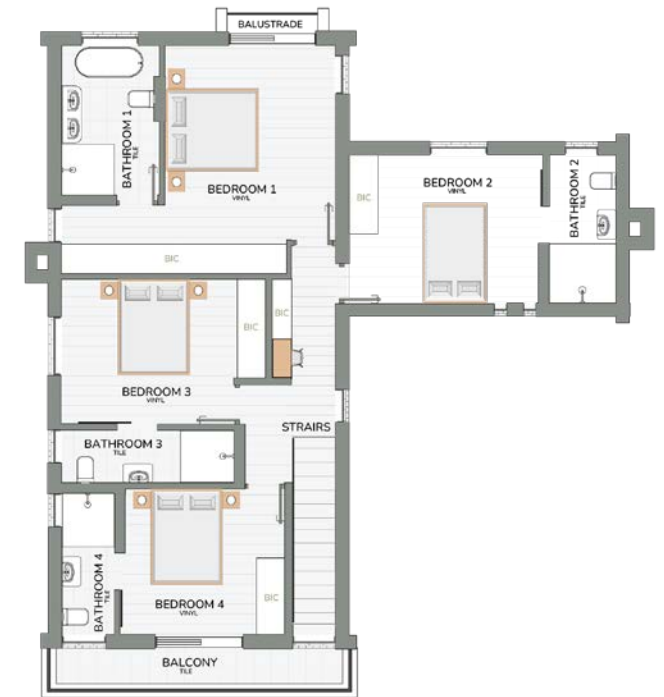
- Scullery/ laundry
- Pool
- Fireplace
- Built-in Braai
- Hans Grohe Sanitary Ware
- Engineered Stone Tops
- Air conditioning in all bedrooms and the living area
- Herringbone Vinyl throughout
- 3KW inverter with lithium battery backup

BESPOKE HOME STYLE DOUBLE-STOREY FLOORPLAN

Please note: The developer retains the right to alter/change plans without notice.



GROUND FLOOR



FIRST FLOOR



BESPOKE HOME STYLE

PERFECT FOR LARGE FAMILIES

ERF 586 | 217m² | R7 350 000 EXCL TRANSFER DUTY

BEDROOMS	3
BATHROOMS	3
GARAGE	2
SIZE	217m ²
ERF SIZE	275m ²

INCLUDED EXTRAS

- Aircon in living room & main bedroom
- Aluminum pergola to front
- Additional cabinetry in Garage
- Garden fencing
- Vinyl in Bedrooms
- Double paved driveway
- 5kW inverter and lithium battery back up
- Installed Wi-Fi router
- Mild steel braai insert

BESPOKE HOME STYLE DOUBLE-STOREY FLOORPLAN

Please note: The developer retains the right to alter/change plans without notice.



GROUND FLOOR



FIRST FLOOR

BESPOKE HOME STYLE

PERFECT FOR LARGE FAMILIES

ERF 743 | 258m² | R8 500 000 EXCL TRANSFER DUTY

BEDROOMS	4
BATHROOMS	4
GARAGE	2
SIZE	258m ²
ERF SIZE	255m ²

INCLUDED EXTRAS

- Swimming pool and garden fencing
- 5kW inverter with lithium battery back-up
- Combustion fire place
- Airconditioning in living area and all bedrooms
- Installed Wifi router
- Hansgrophe taps and free standing bath
- Built in Giberit concealed cisterns
- Vinyl flooring
- 1200x600 Tiles
- Smeg oven, hob and extractor
- Stainless steel braai insert

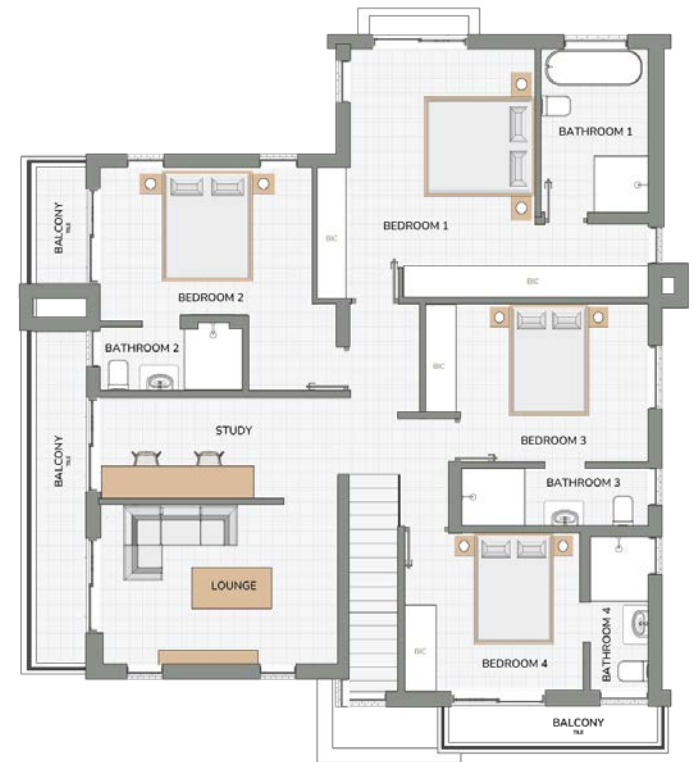
ERF
743

BESPOKE HOME STYLE DOUBLE-STOREY FLOORPLAN

Please note: The developer retains the right to alter/change plans without notice.



GROUND FLOOR



FIRST FLOOR

BESPOKE HOME STYLE

PERFECT FOR LARGE FAMILIES

ERF 635 | 275m² | R9 500 000 EXCL TRANSFER DUTY

BEDROOMS	4
BATHROOMS	4
GARAGE	2
SIZE	275m ²
ERF SIZE	445m ²

INCLUDED EXTRAS

- Swimming pool and garden fencing
- 5kW inverter with lithium battery back-up
- Combustion fire place
- Airconditioning in living area and all bedrooms
- Installed Wifi router
- Hansgrophe taps and free standing bath
- Built in Giberit concealed cisterns
- Vinyl flooring
- 1200x600 Tiles
- Smeg oven, hob and extractor
- Stainless steel braai insert

BESPOKE HOME STYLE DOUBLE-STOREY FLOORPLAN

Please note: The developer retains the right to alter/change plans without notice.



GROUND FLOOR



FIRST FLOOR

BESPOKE HOME STYLE

PERFECT FOR LARGE FAMILIES

ERF 645 | 289m² | R11 700 000 INCL VAT

BEDROOMS	4
BATHROOMS	4
GARAGE	2
SIZE	289m ²
ERF SIZE	528m ²

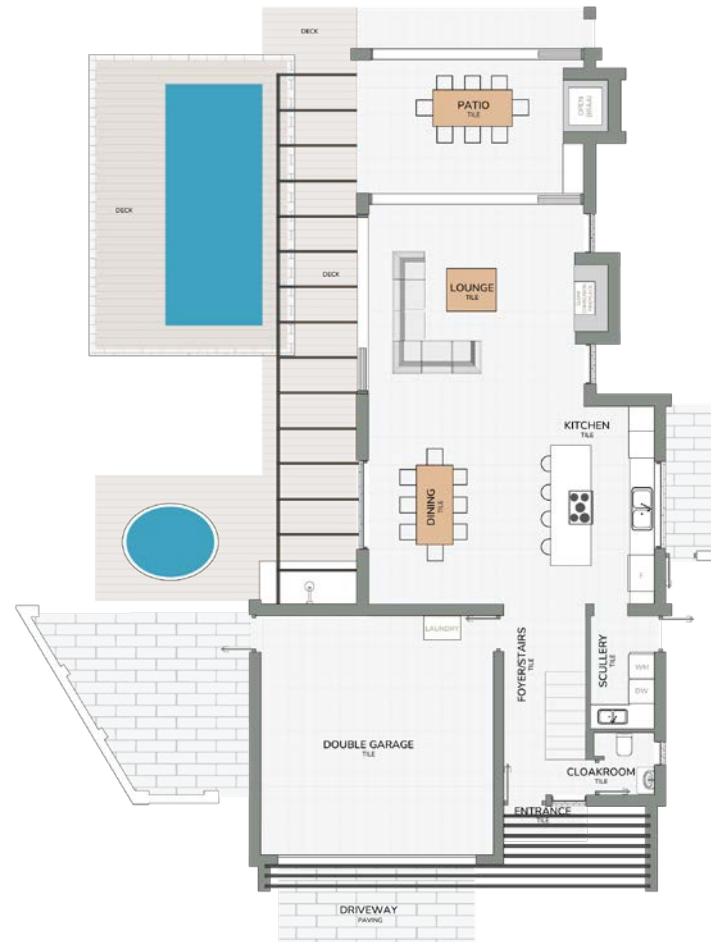
INCLUDED EXTRAS

- Integrated Samsung Appliance
- Engineered Quarts Fireplace
- Wine Storage Pool, Kolkol, and outdoor shower
- Ceasarstone Countertops
- Fireplace in Main Bedroom
- Scullery & Laundry
- Integrated Air-conditioning
- Available fully furnished

ERF
645

BESPOKE HOME STYLE DOUBLE-STOREY FLOORPLAN

Please note: The developer retains the right to alter/change plans without notice.



GROUND FLOOR



FIRST FLOOR



your dream home awaits

PART OF THE VAL DE VIE GROUP

Sales on Paarl Valleij Lifestyle Estate & Farm are handled
by the experienced team at Cape Winlands Properties.

A VAL DE VIE MANAGEMENT PROJECT

CONTACT US

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