



PAARL VALLEIJ[®]
LIFESTYLE ESTATE & FARM

YOUR LIFE,



CLUBHOUSE



GYM



POOL



NATURE
RESERVE



PADEL
COURT





LIVED WELL



WALKING
TRAILS



PLAY
PARKS



DOG
PARK



SPORTS
FIELD

THE NEXT CHAPTER IS HERE **AND RICHER IN EVERY WAY**

Phase Two introduces significant enhancements to the Estate, including strong investment value, improved home designs, a growing sense of community and a wide range of on-site amenities. The Estate has developed into community-oriented environment where neighbours connect and children play freely. All of this is made possible through the best security systems and procedures, providing residents with peace of mind.

Phase Two offers a range of stands, available as Plot & Plan or with the option to build with approved contractors. The Lakes introduces 14 Turnkey Bespoke Homes set around a body of water with views of the surrounding mountains. For those looking for more space, a limited release of larger stands and house types from Phase Three is now available.

With thoughtful planning, a strong sense of place, and everyday life at its core, Paarl Valleij Lifestyle Estate & Farm has established itself as the best mid-sized estate in Paarl.



PHASE TWO **LEVENSLIG**

50
STANDS

STAND ONLY OR
PLOT & PLAN



PHASE TWO **THE LAKES AT LEVENSLIG**

14 TURNKEY
BESPOKE HOMES



PHASE THREE **PARKLAND**

18
STANDS

STAND ONLY OR
PLOT & PLAN



LOCATED IN NORTHERN PAARL

Paarl Valleij Lifestyle Estate & Farm
brings its residents the year-round
splendour of the Cape Winelands.

PAARL
MOUNTAIN
NATURE RESERVE



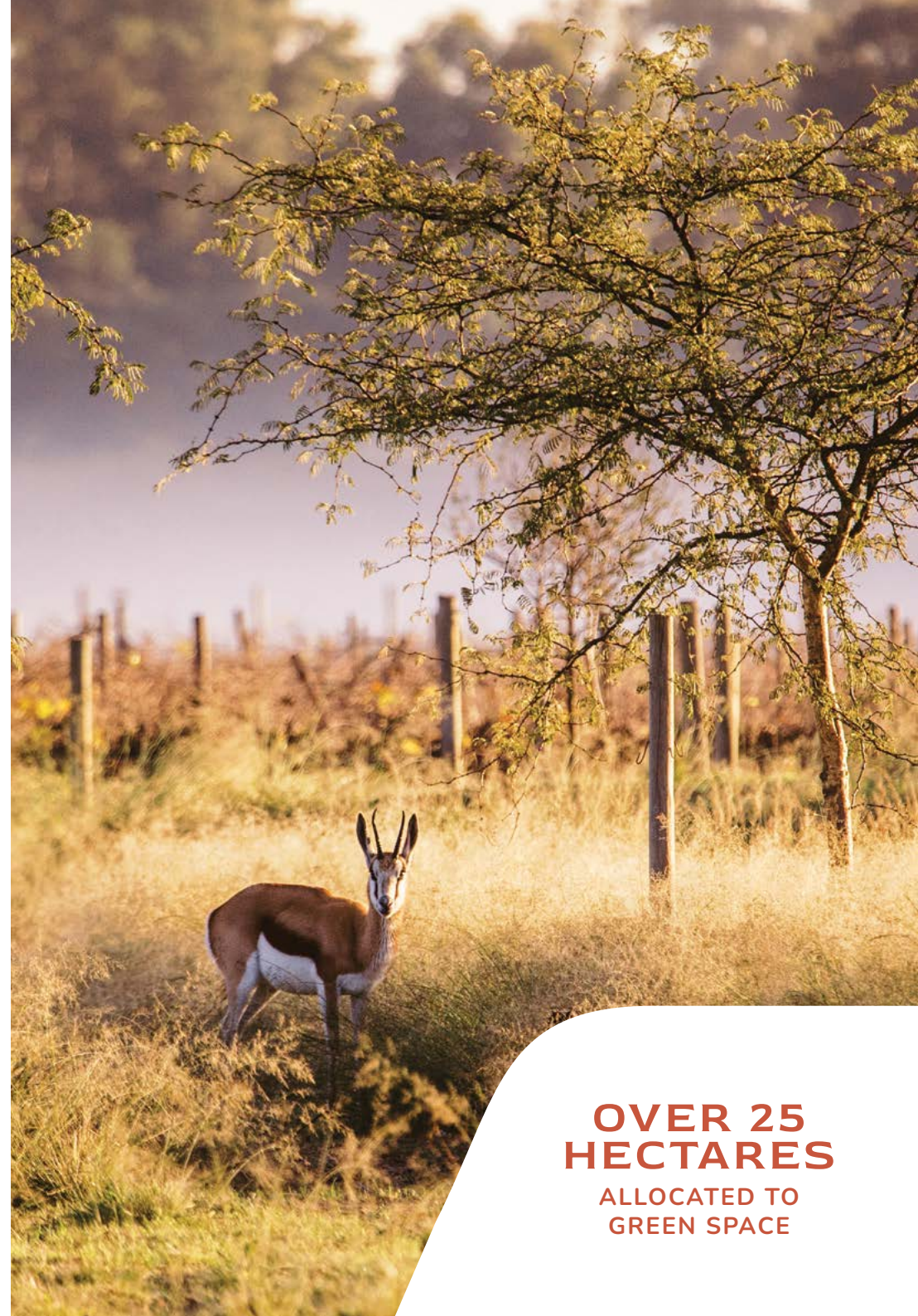




A PLACE FOR FAMILIES TO FLOURISH

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 and families 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.



**OVER 25
HECTARES**
ALLOCATED TO
GREEN SPACE



SAFE & SECURE

We invest in the very best security systems and procedures to ensure you and your family are kept safe and secure – supported by over 20 years of Val de Vie Management expertise.



A SENSE OF PLACE

A warm and welcoming community awaits, perfectly positioned in a town you can call home, close to excellent medical facilities and many highly-regarded schools, making it the perfect place to put down roots.



CLOSE TO NATURE

Step straight from your front door onto running and walking tracks, a padel court, a dog park, a gym and sports field, clubhouse, swimming pool, picnic areas, vineyards and play parks, all set against a beautiful backdrop.



PLANNING FOR THE FUTURE

A true hallmark of Val de Vie Management, no detail has been overlooked when considering the strategic planning and future-proofing of Paarl Valleij Lifestyle Estate & Farm.





The urban design, architectural planning, and 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 a nature park and a nature reserve, it provides the perfect place to cultivate a love for the outdoors 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.

**HOMES
DESIGNED
FOR LIFE**



THE CAPE WINELANDS

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 is now a place where families flourish. The surrounding landscape is not only beautiful, but offers the simple pleasure of a life lived outdoors.

HOME STYLE YELLOW- BILLED KITE

YK

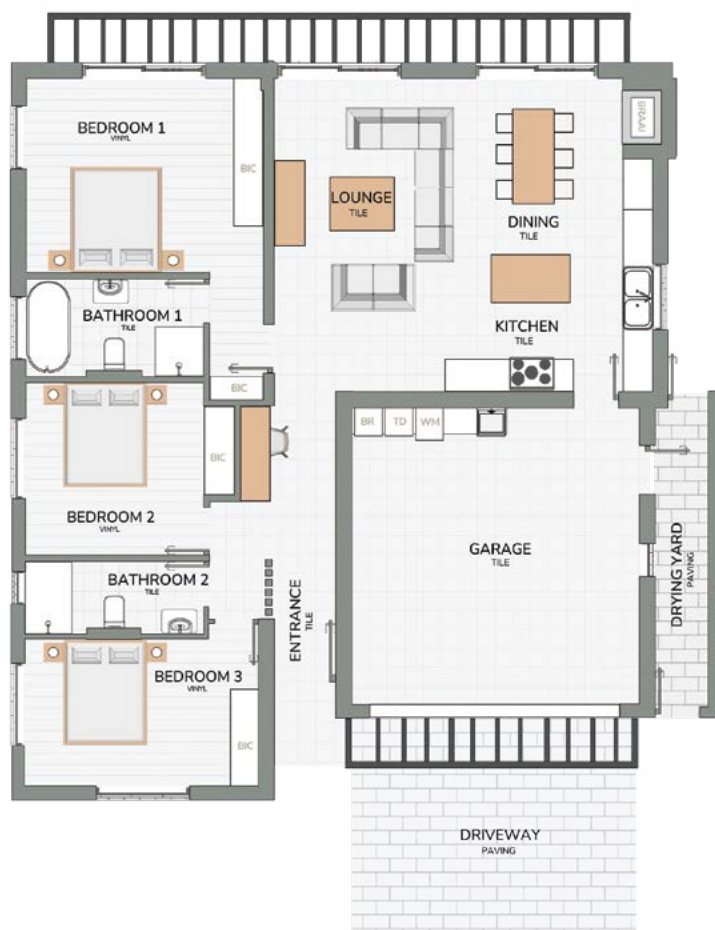
157m²

SINGLE STOREY

3 BEDROOM

2 BATHROOM

- Main en-suite with shower & bath
- Open plan kitchen, dining & lounge area
- Airconditioning in living area & bedrooms
- High-quality fixtures & fittings
- Built-in cupboards
- Double garage
- Inverter with lithium battery back-up
- Installed WiFi router



ARTIST'S IMPRESSION

HOME STYLE HERON

HE

PHASE TWO

168m²

DOUBLE STOREY
3 BEDROOM
2.5 BATHROOM

GROUND FLOOR

- Open plan kitchen, dining & lounge area
- Scullery
- Braai room
- Cloakroom
- Double garage
- Fireplace

FIRST FLOOR

- Main en-suite with shower & bath
- High-quality fixtures & fittings
- Built-in cupboards
- Airconditioning in living area & bedrooms
- Inverter with lithium battery back-up
- Installed WiFi router



HE



GROUND FLOOR FLOORPLAN



FIRST FLOOR FLOORPLAN

HOME STYLE AFRICAN HARRIER- HAWK

AH

PHASE TWO

205m²
DOUBLE STOREY
4 BEDROOM
3 BATHROOM



ARTIST'S IMPRESSION

GROUND FLOOR

- Open plan kitchen, dining & lounge area
- Covered patio with braai
- Double garage

FIRST FLOOR

- Main bedroom with dressing room
- Main en-suite with shower & bath
- High-quality fixtures & fittings
- Built-in cupboards
- Airconditioning in living area & bedrooms
- Inverter with lithium battery back-up
- Installed WiFi router

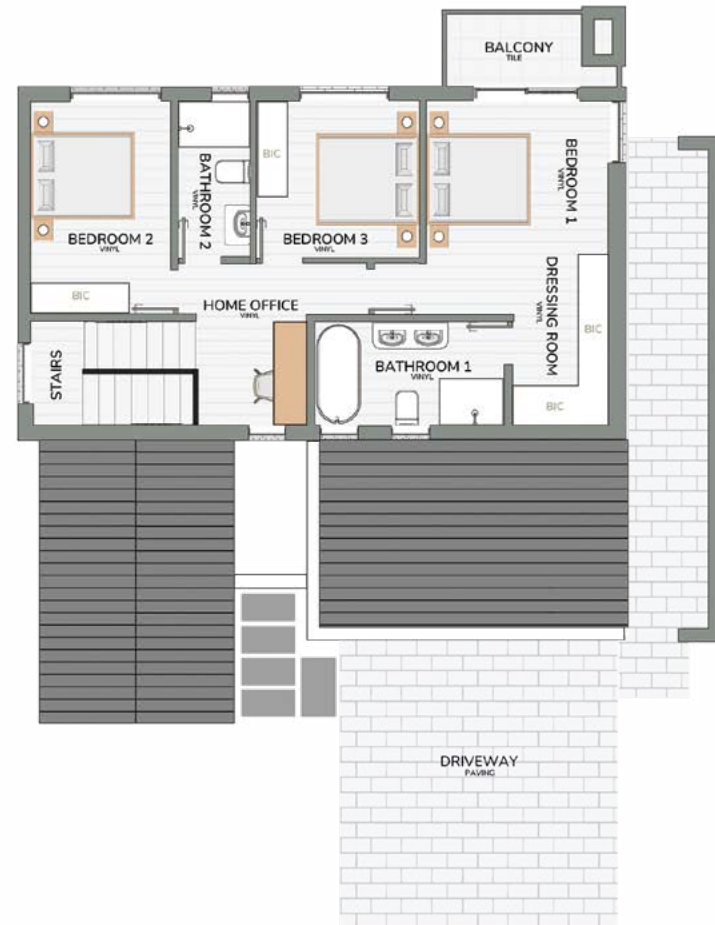


ARTIST'S IMPRESSION

AH



GROUND FLOOR FLOORPLAN



FIRST FLOOR FLOORPLAN





HOME STYLE BLUE CRANE

BC

PHASE TWO
& THREE

259m²

DOUBLE STOREY
4 BEDROOM
4.5 BATHROOM



ARTIST'S IMPRESSION

GROUND FLOOR

- Open plan kitchen, dining & lounge area
- Cloakroom
- Fireplace
- Double garage
- Scullery

FIRST FLOOR

- Main en-suite with shower & bath
- Home office/fifth bedroom
- High-quality fixtures & fittings
- Built-in cupboards
- Airconditioning in living area & bedrooms
- Inverter with lithium battery back-up
- Installed WiFi router



ARTIST'S IMPRESSION

BC



GROUND FLOOR FLOORPLAN



FIRST FLOOR FLOORPLAN



HOME STYLE OYSTERCATCHER

OC

221m²

SINGLE STOREY
3 BEDROOM
2.5 BATHROOM

- Main en-suite with shower & bath
- Open plan kitchen, dining & lounge area
- Separate scullery/laundry
- Fireplace
- Airconditioning in living area & bedrooms
- High-quality fixtures & fittings
- Built-in cupboards
- Covered patio with braai
- Double garage
- Inverter with lithium battery back-up
- Installed WiFi router



ARTIST'S IMPRESSION

HOME STYLE FISH EAGLE

FE

266m²

SINGLE STOREY
4 BEDROOM
3 BATHROOM

- Main en-suite with shower & bath
- Open plan kitchen, dining & lounge area
- Separate scullery/laundry
- Fireplace
- Airconditioning in living area & bedrooms
- High-quality fixtures & fittings
- Built-in cupboards
- Braai room
- Triple garage
- Inverter with lithium battery back-up
- Installed WiFi router



ARTIST'S IMPRESSION

HOME STYLE BATELEUR

BT



PHASE THREE

270m²

SINGLE STOREY
4 BEDROOM
3 BATHROOM

- Main bedroom with dressing room
- Main en-suite with shower & bath
- Open plan kitchen, dining & lounge area
- Scullery
- Fireplace
- Airconditioning in living area & bedrooms
- High-quality fixtures & fittings
- Built-in cupboards
- Open patio with braai
- Triple garage
- Inverter with lithium battery back-up
- Installed WiFi router



ARTIST'S IMPRESSION



**RICHER IN
EVERY WAY**



PAARL VALLEIJ®

LIFESTYLE ESTATE & FARM





LEARN

3 mins	Noord-Eind Primary School
5 mins	Paarl Gimnasium
8 mins	Paarl Gimnasium Primary School
9 mins	Noorder Paarl High School
9 mins	Labori High School
11 mins	Paarl Boys' High School
11 mins	Paarl Girls' High School
13 mins	La Rochelle Girls' High School



IN WALKING DISTANCE

Picnic areas & play parks | Dog park | Clubhouse
Gym | Swimming Pool | Walking & Running Routes
Mountain Bike & Cycling Trails | Padel Court

2 mins	Cure Day Clinic
3 mins	Paarl Mountain Nature Reserve
5 mins	Mediclinic Paarl
6 mins	Paarl Provincial Hospital
9 mins	Spescare Paarl

WELLBEING

SHOP, WINE & DINE

2 mins	Checkers
2 mins	Spar
4 mins	Lounah Café
5 mins	Optenhorst Shopping Centre
6 mins	Rembrandt Mall
7 mins	Under Oaks Wine Estate
8 mins	Nederburg Wine Estate
9 mins	Blacksmith's Kitchen
9 mins	Rhebokskloof Wine Estate
13 mins	Paarl Mall
13 mins	Drakenstein Sentrum
20 mins	Val de Vie Estate
34 mins	Cape Gate Lifestyle Centre



8 mins	Windmeul
16 mins	Wellington
34 mins	Riebeeck-Kasteel
36 mins	Malmesbury
37 mins	Stellenbosch
45 mins	Franschhoek
46 mins	Cape Town International Airport
61 mins	Ceres
89 mins	Langebaan

DISCOVER



SCENIC BEAUTY

Magnificent views of the Drakenstein mountain range, established vineyards and the meandering Berg River make this corner of Paarl the special place it is. Paarl Valleij Lifestyle Estate & Farm is also your gateway to the spectacular Swartland region and the scenic beauty of the West Coast.

SECURITY

Paarl Vallei Lifestyle Estate & Farm invests in the very **best security systems** and procedures to ensure you and your family are kept safe and secure.

- Technologically advanced security measures
- Regular and unplanned security stress testing
- Physical barriers consisting of a two-metre-high fully electrified fence and anti-dig razor wire
- Thermal cameras perimeter protection (total area coverage)
- Biometric access control and cell phone mobile access tags
- Intelligent video analytics
- Supporting electrical and IT network infrastructure
- Fibre Optic Connection (FTTX) 25MB upload and download capacity
- Off-site monitoring centre, video recording and analysis
- Biometric homeowner, contractor and visitor access control
- Personal Access Code (PAC) entry system for authorised tenants and resident's visitors
- Handheld integrated electronic scanning and decrypting of visitor vehicle license discs and driver's licenses
- Restricted access times and areas for contractors and other controlled visitors
- Contractor criminal record checks
- On-site security reaction teams
- Tactical armed reaction units operating outside the borders of the estate
- Medical emergency service







TIMELESS ARTISTRY

Coricraft Paarl, known for high-quality furniture and timeless design, can assist in furnishing your new home with a selection of locally made items.

CORICRAFT

S102 PAARL MALL
CECILIA STREET, PAARL 7646

paarl@coricraft.co.za | 021 730 0930



A VAL DE VIE MANAGEMENT PROJECT

Paarl Valleij Lifestyle Estate & Farm is a Val de Vie Management project, with all infrastructure and building work implemented by Val de Vie Construction. The Val de Vie brand is synonymous with quality and attention to detail, as well as offering excellent investment and capital growth opportunities.

Val de Vie Management brings **over 20 years of award-winning knowledge and expertise** to Paarl Valleij Lifestyle Estate & Farm – with a commitment to innovation and excellence.

Revolutionary energy management via a gas pipeline supply will ensure low costs to homeowners and inverters are installed in each property as standard. Estate-wide future-proofing measures ensure that no power is no problem.

Through Val de Vie Construction, you can enjoy access to the best local experts, ensuring a seamless home buying and building process, including land surveyors, conveyancing attorneys and bond originators.

In addition, a 1% contribution of all Paarl Valleij Lifestyle Estate & Farm developer sales and 5% of the HOA levies will be allocated to assist with the upliftment of the disadvantaged communities in the Winelands area surrounding the development through public benefit organisations.



As part of the Val de Vie Group of Companies, Cape Winelands Properties (CWP), is committed to the same levels of excellence that have long been associated with Val de Vie Estate.

With in-depth knowledge of regional property trends, our experienced team is the trusted agency mandated to facilitate Paarl Valleij Lifestyle Estate & Farm Development sales.

For more information, visit our on-site sales office or contact us on +27 (0)76 237 2380 or property@paarlvalleij.co.za.

YOUR DREAM HOME



ARTIST'S IMPRESSION



**IN
PAARL
AWAITS**



YOUR LIFE, LIVED WELL

Paarl Valleij Lifestyle Estate & Farm invites
you to a life you always imagined.

+27 (0)76 237 2380 | paarlvalleij.co.za