



PAARL VALLEIJ[®]
LIFESTYLE ESTATE & FARM

**YOUR
LIFE,**





**LIVED
WELL**

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

Phase Three marks the next chapter of Paarl Valleij Lifestyle Estate & Farm, building on the success of its first two phases. With many families already calling the Estate home, it has grown into a well-established community where neighbours connect, children play freely and residents enjoy the peace of mind that comes with advanced security systems and procedures.

Comprising 140 larger stands, Phase Three offers more space to build, with a selection of Plot & Plan homes and the option to purchase a stand and build with approved contractors. Positioned on some of the Estate's most sought-after areas, the stands provide additional space and beautiful views of the surrounding mountains, vineyards and natural landscape.

With thoughtful planning, a strong sense of place and everyday life at its core, Paarl Valleij Lifestyle Estate & Farm continues to set the benchmark for mid-sized estate living in Paarl. Phase Three gives new homeowners the opportunity to join this established community, with more room to create a home that suits the way they want to live.

PHASE ONE
LEVENSLIG



COMPLETED

PHASE TWO
LEVENSLIG



COMPLETED

PHASE THREE
PARKLAND



THE NEXT
CHAPTER



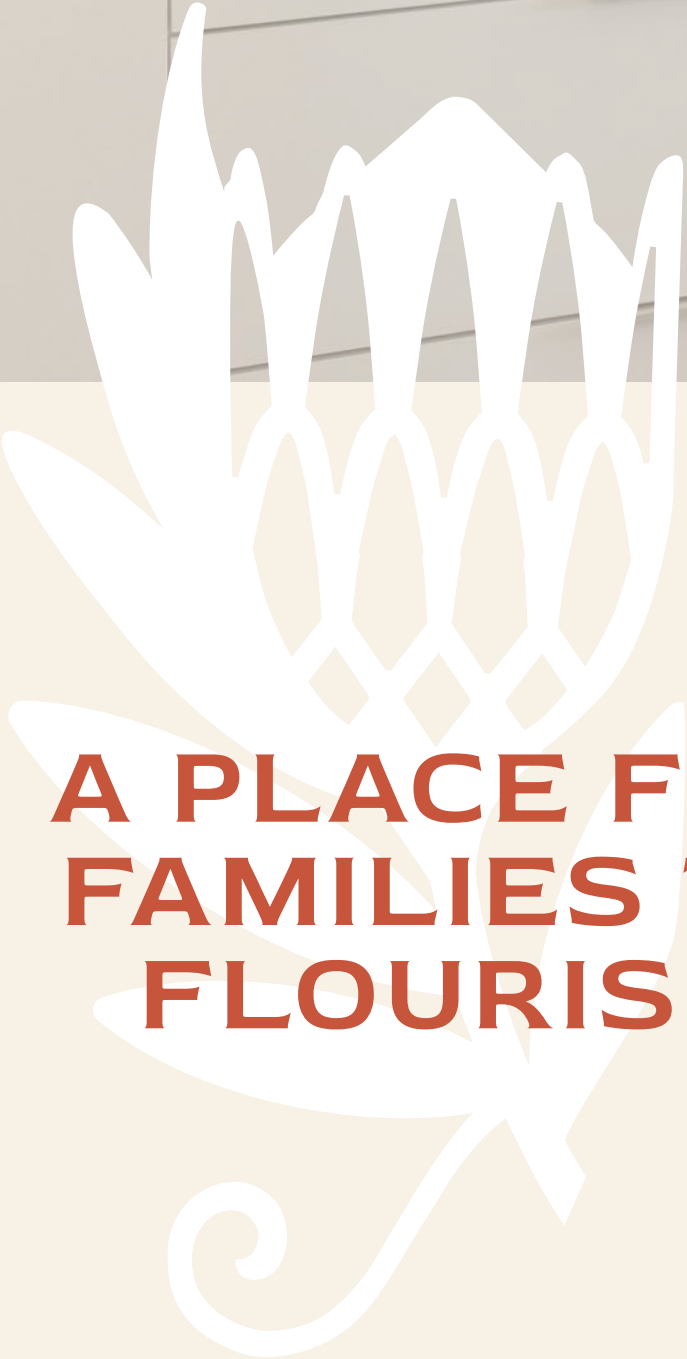
LOCATED IN NORTHERN PAARL

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.



CLUBHOUSE



GYM



NATURE
RESERVE



PLAY
PARKS



PADEL
COURT



WALKING
TRAILS



SPORTS
FIELD



POOL



DOG
PARK





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

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.

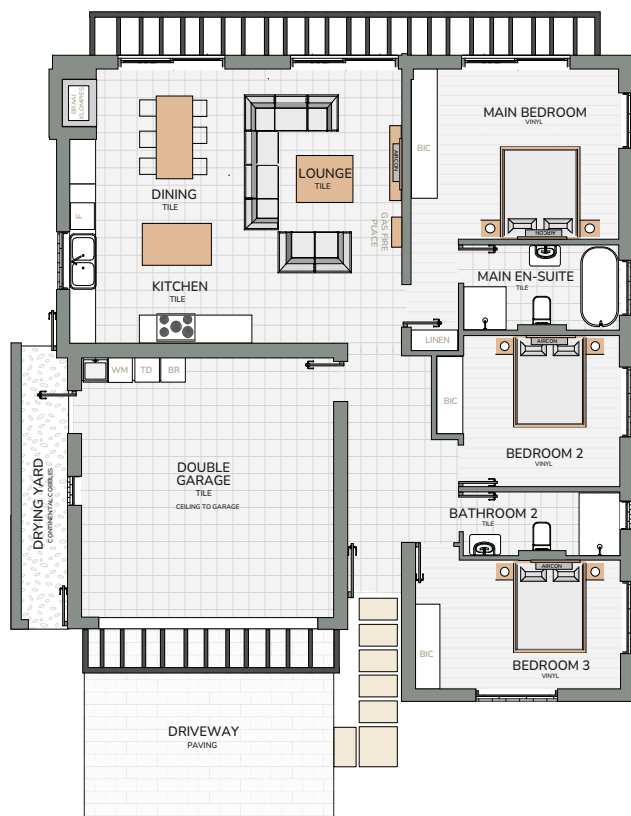
HOME STYLE YELLOW- BILLED KITE

YK

155m²
SINGLE STOREY
3 BEDROOM
2 BATHROOM

HOME FEATURES AND INCLUSIONS

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



ARTIST'S IMPRESSION

HOME STYLE AFRICAN HARRIER- HAWK

AH

205m²
DOUBLE STOREY
4 BEDROOM
3 BATHROOM



HOME FEATURES AND INCLUSIONS

- High-quality fixtures and fittings
- Built-in cupboards
- Air conditioning in living area and bedrooms
- Inverter with lithium battery back-up
- Installed WiFi router

GROUND FLOOR

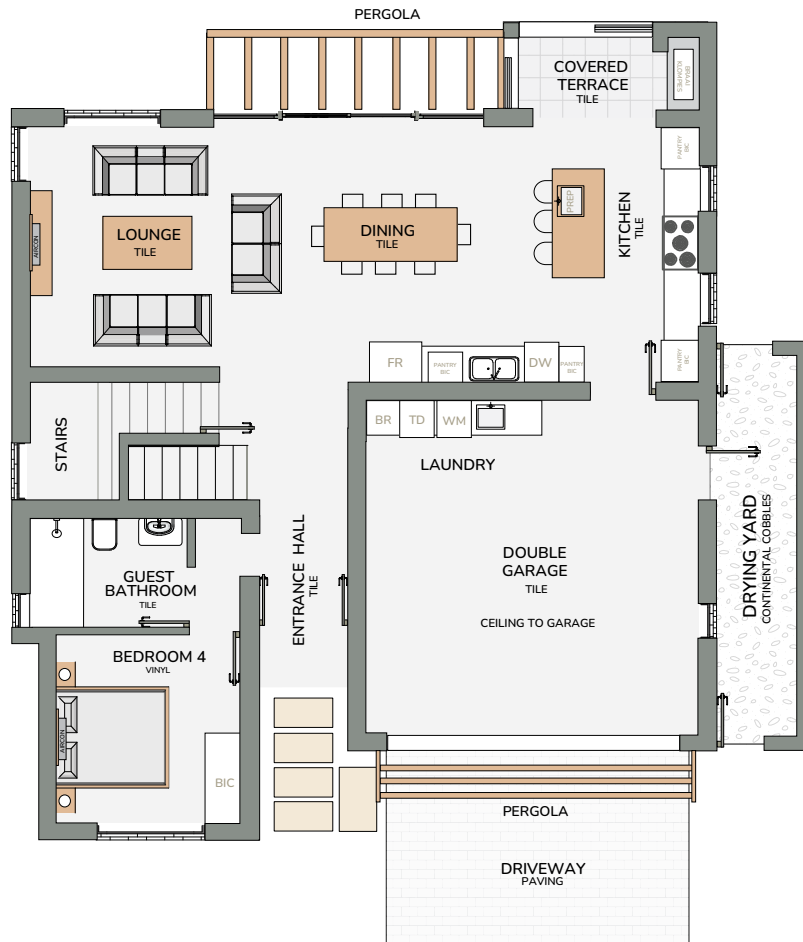
- Open plan kitchen, dining and lounge area
- Covered patio with braai
- Double garage

FIRST FLOOR

- Main bedroom with dressing room
- Main en-suite with shower and bath



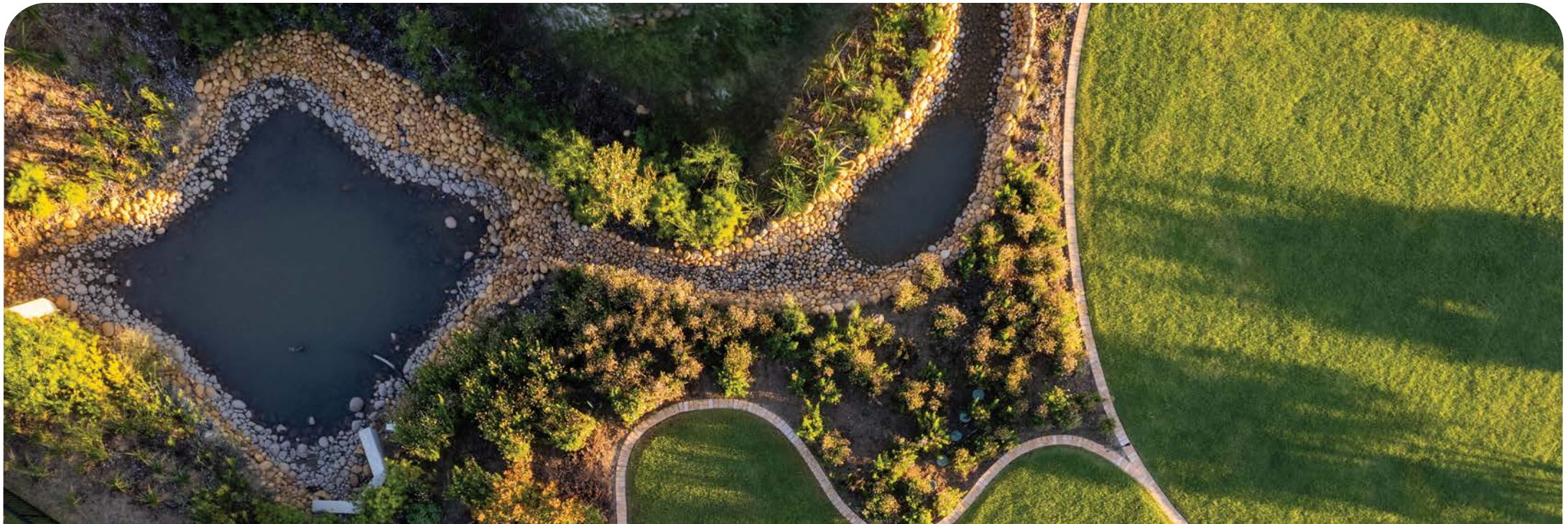
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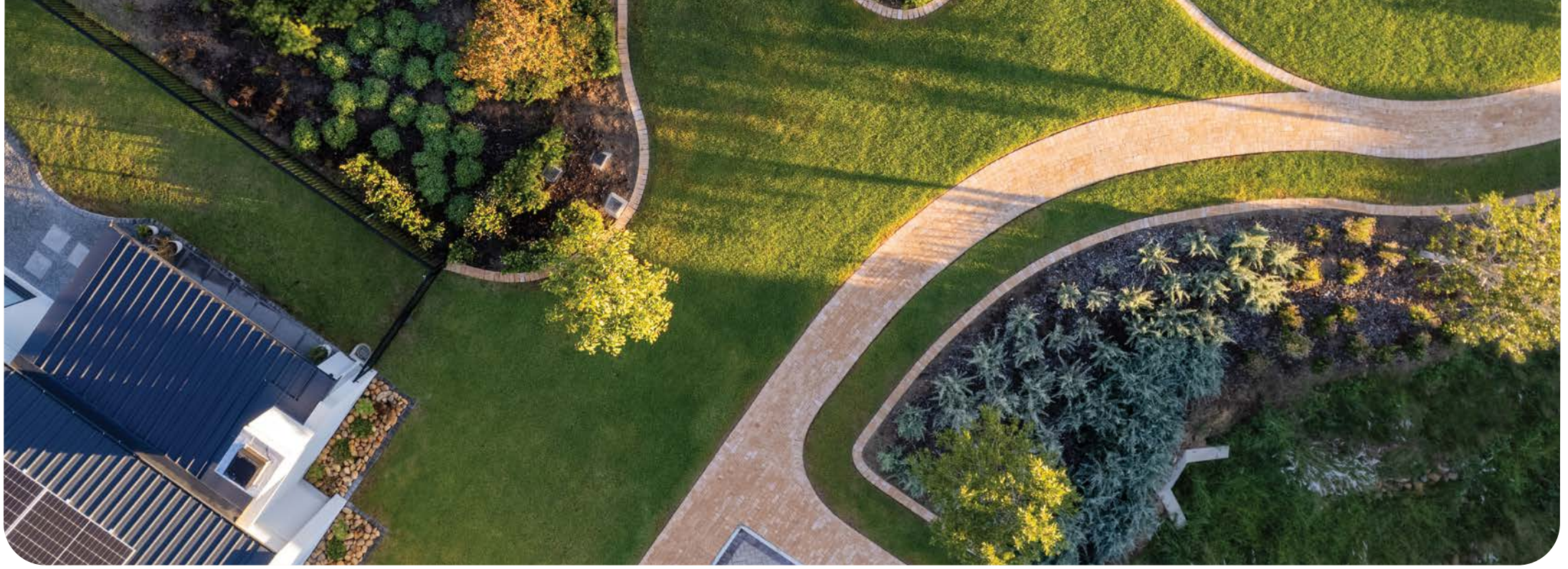


GROUND FLOOR FLOORPLAN



FIRST FLOOR FLOORPLAN





HOME STYLE BLUE CRANE

BC

259m²

DOUBLE STOREY
4 BEDROOM
4.5 BATHROOM



ARTIST'S IMPRESSION

HOME FEATURES AND INCLUSIONS

- High-quality fixtures and fittings
- Built-in cupboards
- Air conditioning in living area and bedrooms
- Inverter with lithium battery back-up
- Installed WiFi router

GROUND FLOOR

- Open plan kitchen, dining and lounge area
- Guest bathroom
- Gas fireplace
- Double garage
- Scullery

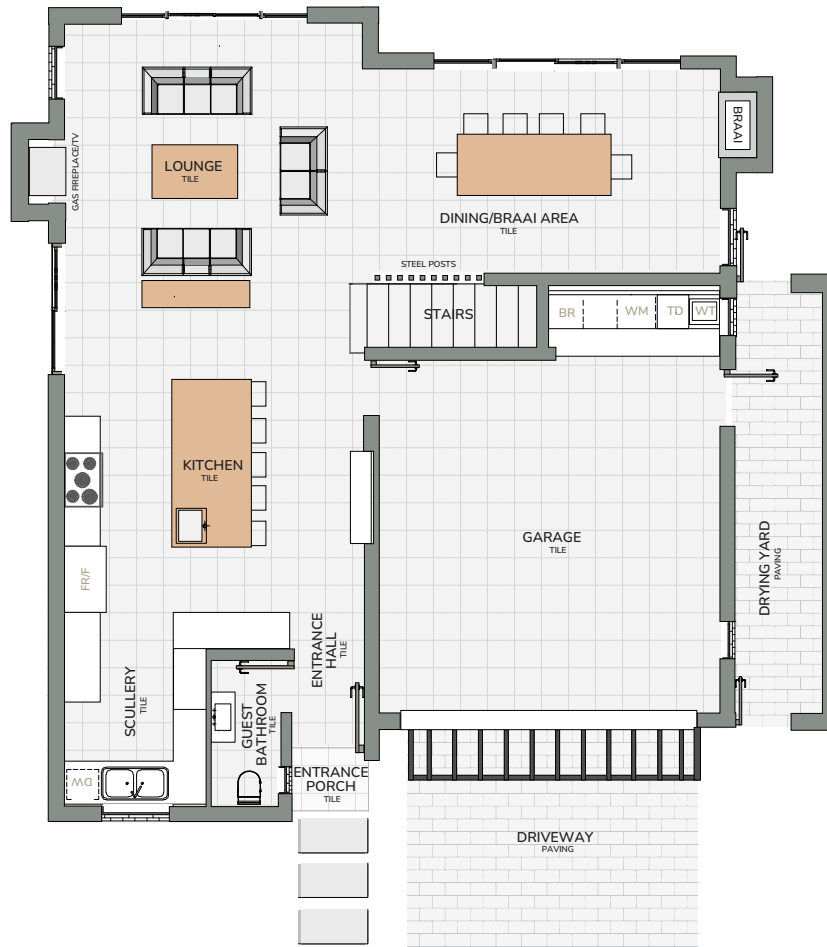
FIRST FLOOR

- Main en-suite with shower and bath
- Home office / fifth bedroom

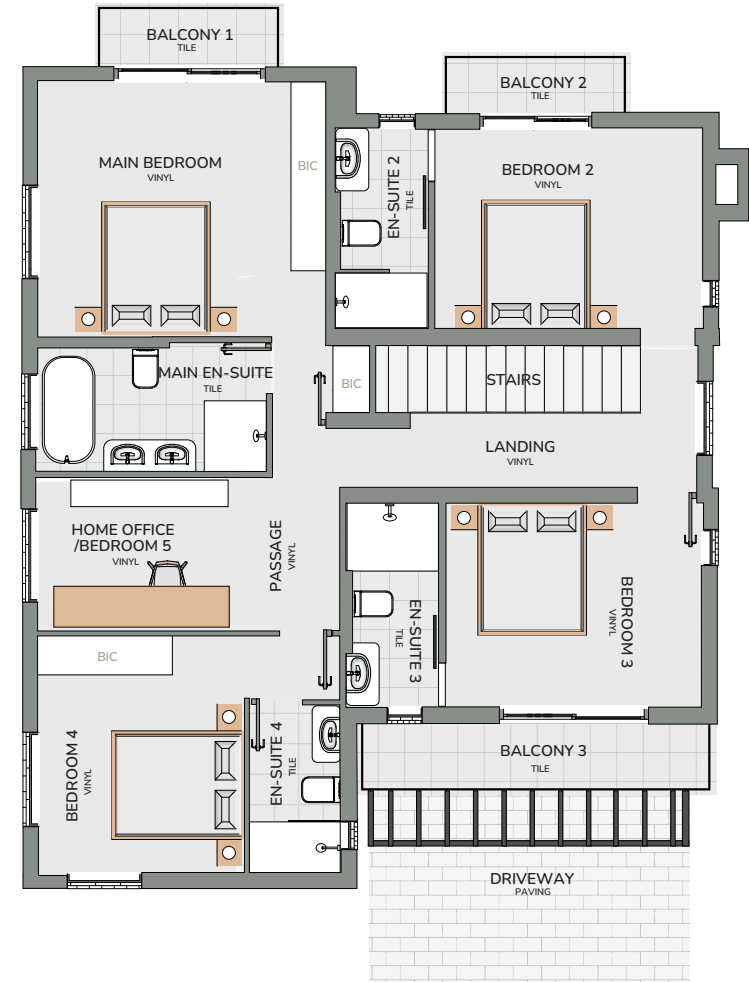


ARTIST'S IMPRESSION

BC



GROUND FLOOR FLOORPLAN



FIRST FLOOR FLOORPLAN



HOME STYLE OYSTERCATCHER

OC

221m²

SINGLE STOREY
3 BEDROOM
2.5 BATHROOM

HOME FEATURES AND INCLUSIONS

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



ARTIST'S IMPRESSION

HOME STYLE WEAVER

WV

253m²

DOUBLE STOREY
4 BEDROOM
4.5 BATHROOM

HOME FEATURES AND INCLUSIONS

- High-quality fixtures and fittings
- Built-in cupboards
- Air conditioning in living area and bedrooms
- Inverter with lithium battery back-up
- Installed WiFi router

GROUND FLOOR

- Open plan kitchen, dining and lounge area
- Guest bathroom
- Gas fireplace
- Double garage
- Scullery

FIRST FLOOR

- Main en-suite with shower and bath
- Study/pyjama lounge

WV



GROUND FLOOR FLOORPLAN



FIRST FLOOR FLOORPLAN

HOME STYLE SPURWING

SW

254m²

DOUBLE STOREY
5 BEDROOM
3.5 BATHROOM

HOME FEATURES AND INCLUSIONS

- High-quality fixtures and fittings
- Built-in cupboards
- Air conditioning in living area and bedrooms
- Inverter with lithium battery back-up
- Installed WiFi router

GROUND FLOOR

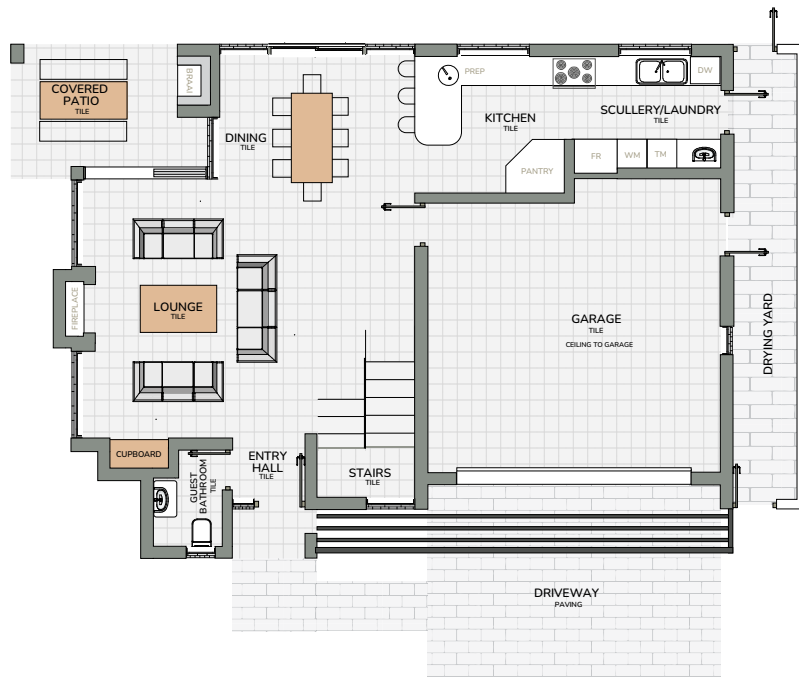
- Open plan kitchen, dining and lounge area
- Guest bathroom
- Gas fireplace
- Double garage
- Scullery

FIRST FLOOR

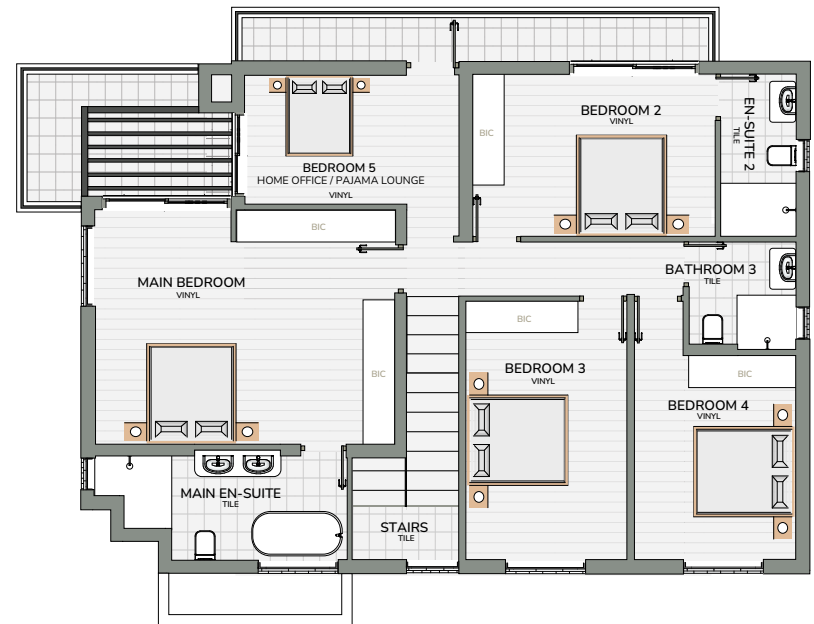
- Main en-suite with shower and bath
- Home office / fifth bedroom



SW



GROUND FLOOR FLOORPLAN



FIRST FLOOR FLOORPLAN

HOME STYLE FISH EAGLE

FE

266m²

SINGLE STOREY
4 BEDROOM
3 BATHROOM



HOME FEATURES AND INCLUSIONS

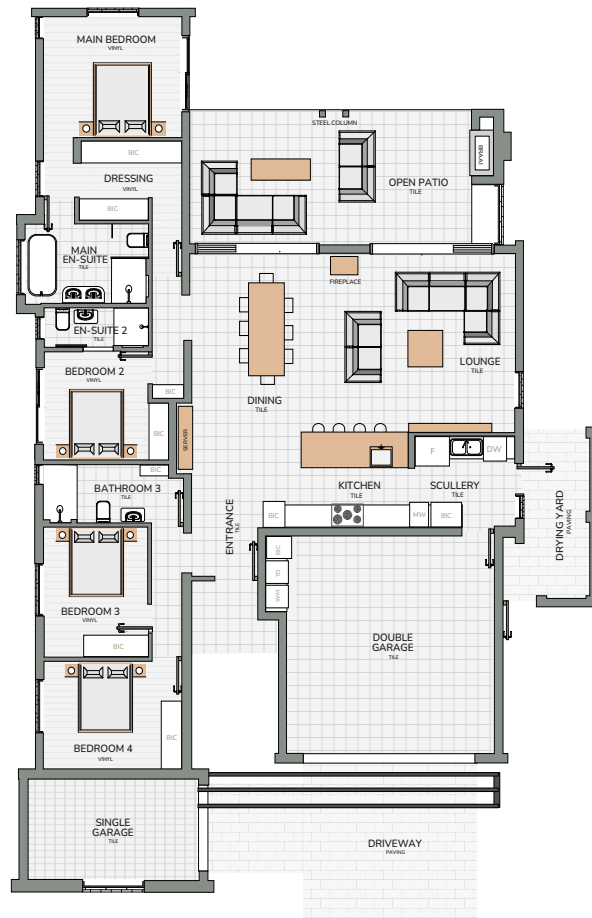
- Main en-suite with shower and bath
- Open plan kitchen, dining and lounge area
- Separate scullery/laundry
- Gas fireplace
- Air conditioning in living area and bedrooms
- High-quality fixtures and fittings
- Built-in cupboards
- Braai room
- Triple garage
- Inverter with lithium battery back-up
-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



ARTIST'S IMPRESSION

HOME STYLE BATELEUR

BT



270m²

SINGLE STOREY
4 BEDROOM
3 BATHROOM

HOME FEATURES AND INCLUSIONS

- Main bedroom with dressing room
- Main en-suite with shower and bath
- Open plan kitchen, dining and lounge area
- Scullery
- Gas fireplace
- Air conditioning in living area and bedrooms
- High-quality fixtures and fittings
- Built-in cupboards
- Open patio with braai
- Three garages
- Inverter with lithium battery back-up
- Installed WiFi router



ARTIST'S IMPRESSION

HOME STYLE BOUBOU

BB

275m²

DOUBLE STOREY
4 BEDROOM
4 BATHROOM

HOME FEATURES AND INCLUSIONS

- High-quality fixtures and fittings
- Built-in cupboards
- Air conditioning in living area and bedrooms
- Inverter with lithium battery back-up
- Installed WiFi router

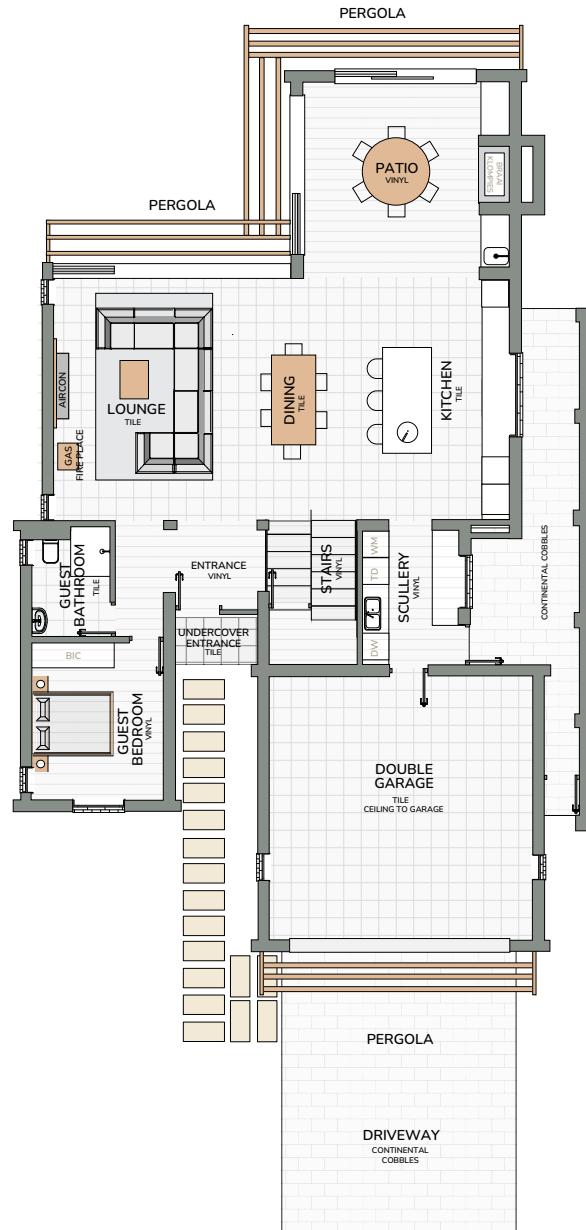
GROUND FLOOR

- Open plan kitchen, dining and lounge area
- Guest bathroom
- Gas fireplace
- Double garage
- Scullery

FIRST FLOOR

- Main en-suite with shower and bath
- Pyjama lounge

BB



GROUND FLOOR FLOORPLAN



FIRST FLOOR FLOORPLAN



PAARL VALLEIJ®

LIFESTYLE ESTATE & FARM





PAARL VALLEIJ DEVELOPMENTS (PTY) LTD

A VAL DE VIE MANAGEMENT PROJECT

PLEASE INSERT THE NUMBER 42 BEFORE
LEVENSLIG STAND NUMBERS, 45
BEFORE PARKLAND STAND NUMBERS AND
46 BEFORE THE LAKES STAND NUMBERS.

- PHASE ONE | LEVENSLIG
- PHASE TWO | LEVENSLIG
- PHASE THREE | PARKLAND
- PHASE FOUR | VISTA

ESTATE STATISTICS

ESTATE: 43,3 HA
NATURE PARK: 9,5 HA
VINEYARDS: 5,8 HA
NATURE RESERVE: 0,7 HA
SPORTS FIELD: 0,9 HA
FYNBOS PARK: 0,7 HA
DOG PARK: 0,6 HA
BERG RIVER: 1150M

- CAPE WINELANDS PROPERTIES SALES OFFICE
- CONTRACTORS' GATE
- RETENTION POND
- RESIDENTIAL PERIMETER
- BERM
- PARKING
- SPEED LIMIT
- CLUBHOUSE
- NATURE PARK
- NATURE RESERVE
- TREES
- VINEYARDS
- DOG PARK
- PICNIC AREA
- SWIMMING POOL
- PADEL COURT





**RICHER IN
EVERY WAY**



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.

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



WELLBEING

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

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

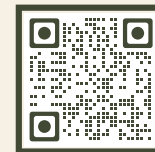


8 mins	Windmeul
16 mins	Wellington
34 mins	Riebeeck-Kasteel
36 mins	Malmesbury
37 mins	Stellenbosch
45 mins	Franschhoek
46 mins	Cape Town International Airport
61 mins	Ceres
89 mins	Langebaan

DISCOVER



**A GLIMPSE OF LIFE
IN THE WINELANDS**



SCAN HERE
TO DISCOVER
THE AREA

SECURITY

Paarl Valleij 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 | +27 (0)21 730 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**





**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