



Where Lifestyle and Nature Meet

- Transfer costs included
- 100% pre-approved bonds available
- 24 Hour security with perimeter fencing and access controlled gatehouse
- Lifestyle Center with access to medical care, and a children's play area
- High demand for both long-term and short-term rentals
- Load Shedding Backup system with seamless, automatic switchover
- Quality appliances by Bosch and premium sanitary ware by Hansgrohe
- Fiber ready

Why Invest?



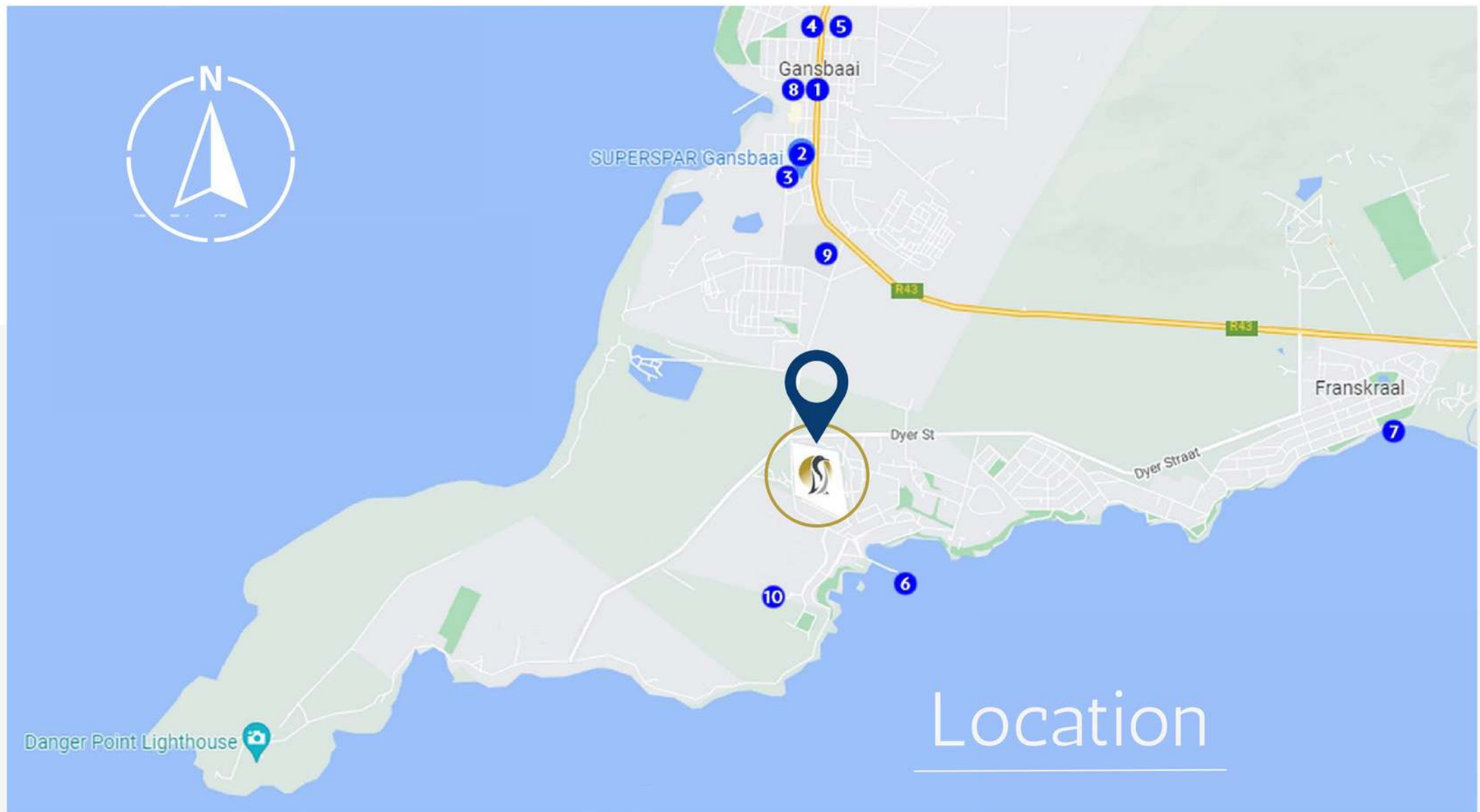
A Place to call Home

Kleinbaai Lifestyle Estate is located in the Overberg region, approximately 46 km from Hermanus. Kleinbaai is much more than a scenic coastal village offering world-renowned attractions like shark diving and whale watching. It offers all the value of a well-run town managed by the top-performing Overstrand local authority. The Estate offers a lifestyle of security and tranquility, where family, nature, and well-being guide the rhythm of life.

Nature.Community.Tranquility

Enjoy a carefree, secure lifestyle filled with scenic coastal walks and absorbing the nature-filled attractions of the surrounding areas. Become part of a friendly community that enjoys sundowners by the sea, local markets and bazaars, and a slower pace of life.





1	Gansbaai Central	3.5 km
2	Great White Shopping Mall	2.7 km
3	Clicks Pharmacy	2.6 km
4	Police Station	3.7 km
5	Future Hospital	3.7 km

6	Kleinbaai Harbour	1 km
7	Franskraal Beach	7 km
8	Primary School	3.5 km
9	High School	1.7 km
10	Gansbaai Golf Club	1.3 km

Site Development Plan



TYPE A



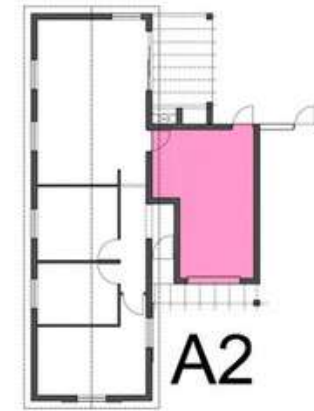
TYPE A

From R 1 785 000 - R2 260 000

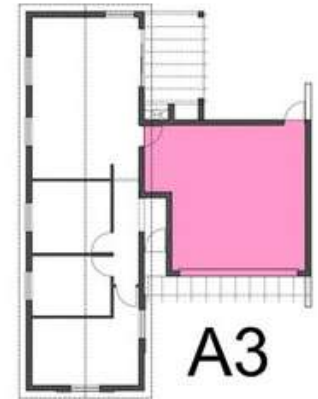
- 2 or 3 Bedrooms
 - 1 Bathroom
 - Pergola or Single or Double Garage
 - Dwelling: 80m² – 93m²
- *Optional Extras:
 - Split Bathroom (2x Ensuite)
 - Covered stoep
 - Enclosed stoep



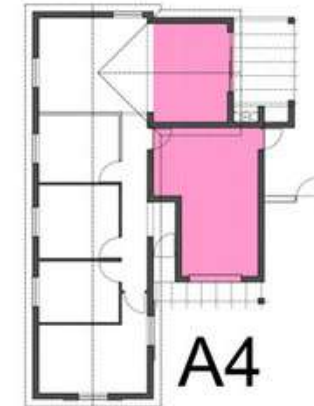
A1: 2Bed | Pergola



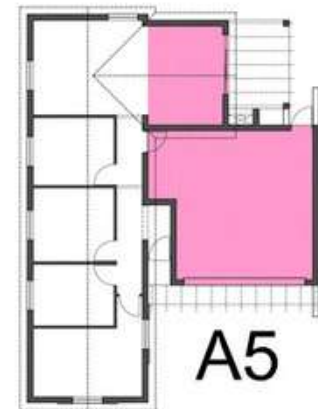
A2: 2Bed | SG



A3: 2Bed | DG



A4: 3Bed | SG



A5: 3Bed | DG

TYPE B



TYPE B

From R 1 895 000 - R 2 380 000

- 2 or 3 Bedrooms
- 1 Bathroom
- Pergola or Single or Double Garage
- Dwelling: 88m² – 102m²

*Optional Extras:

- Split Bathroom (2x Ensuite)
- Covered stoep
- Enclosed stoep

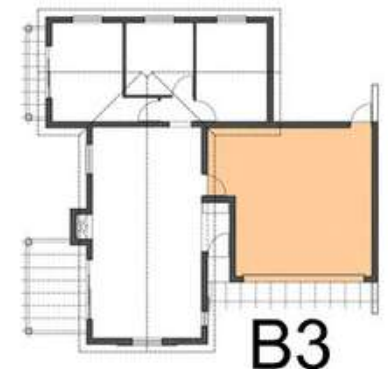
B1



B1: 2Bed | Pergola



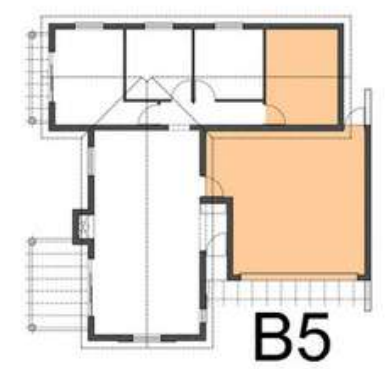
B2: 2Bed | SG



B3: 2Bed | DG



B4: 3Bed | SG



B5: 3Bed | DG

TYPE C



TYPE C

From R 1 835 000 - R 2 415 000

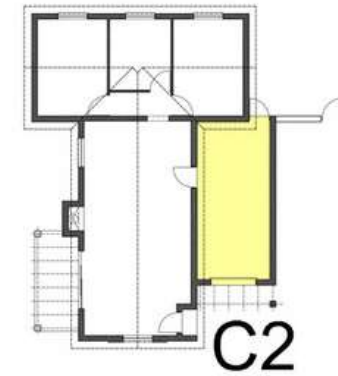
- 2 or 3 Bedrooms
- 1 or 1.5 Bathrooms
- Pergola or Single or Double Garage
- Dwelling: 85m² – 104m²

*Optional Extras:

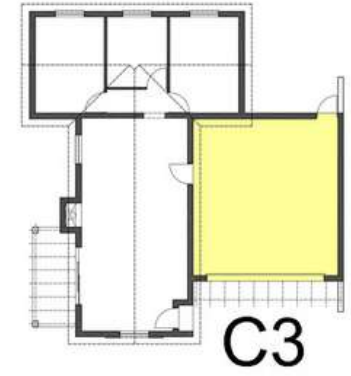
- Split Bathroom (2x Ensuite)
- Covered stoep
- Enclosed stoep



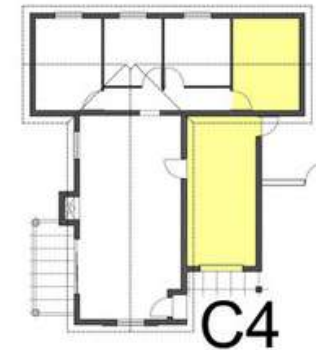
C1: 2Bed | Pergola



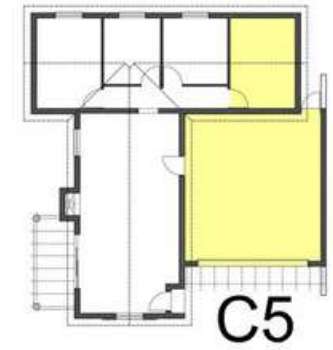
C2: 2Bed | SG



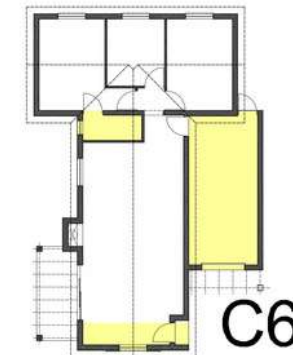
C3: 2Bed | DG



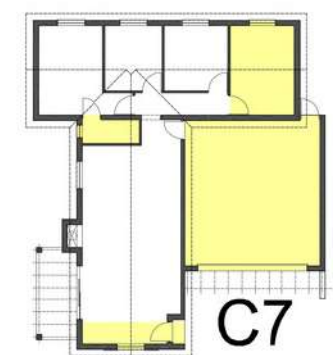
C4: 3Bed | SG



C5: 3Bed | DG



C6: 2Bed | 1.5 Bath | SG



C7: 3Bed | 1.5 Bath | DG

TYPE D



TYPE D

From R 1 780 000 - R 2 330 000

- 2 or 3 Bedrooms
- 1 or 1.5 Bathrooms
- Pergola or Single or Double Garage
- Dwelling: 80m² – 100m²

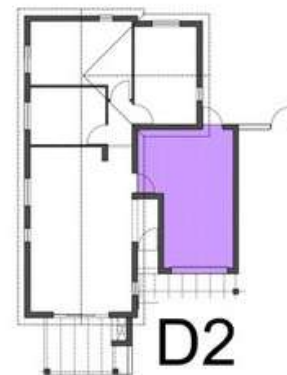
*Optional Extras:

- Split Bathroom (2x Ensuite)
- Covered stoep
- Enclosed stoep



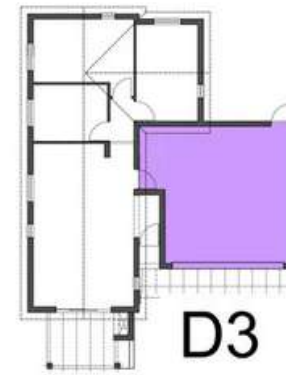
D1

D1: 2Bed | Pergola



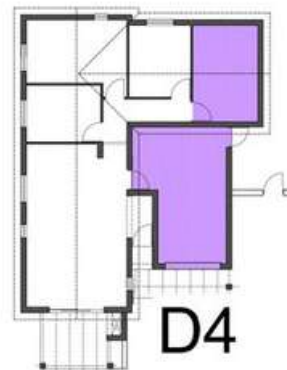
D2

D2: 2Bed | SG



D3

D3: 2Bed | DG



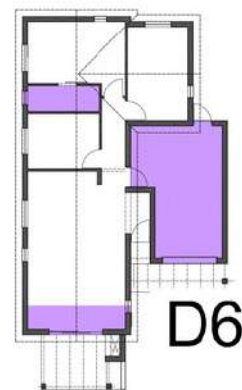
D4

D4: 3Bed | SG



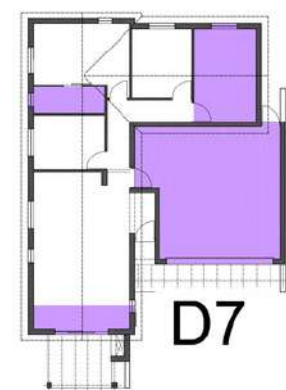
D5

D5: 3Bed | DG



D6

D6: 2Bed | 1.5 Bath | SG



D7

D7: 3Bed | 1.5 Bath | DG

TYPE E



TYPE E

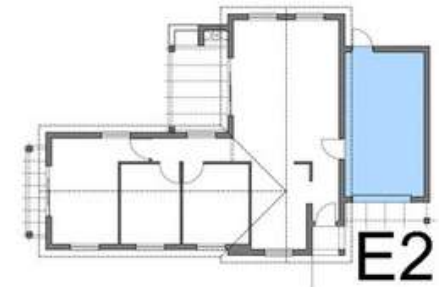
From R 1 870 000 - R 2 340 000

- 2 or 3 Bedrooms
- 1 Bathroom
- Pergola or Single or Double Garage
- Dwelling: 86m² – 100m²

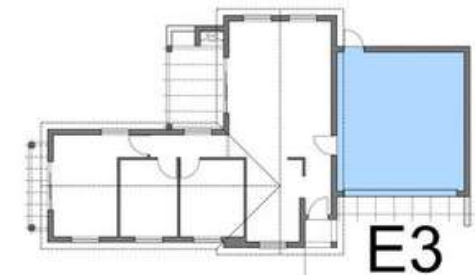
- *Optional Extras:
- Split Bathroom (2x Ensuite)
 - Covered stoep
 - Enclosed stoep



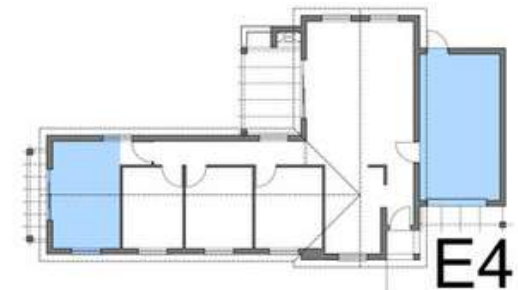
E1: 2Bed | Pergola



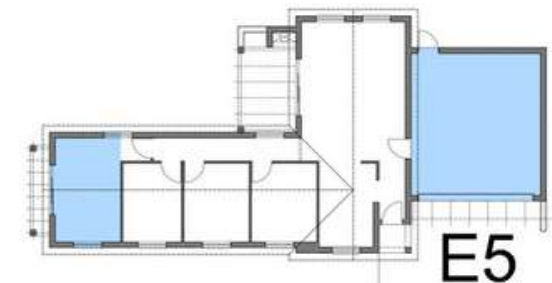
E2: 2Bed | SG



E3: 2Bed | DG



E4: 3Bed | SG



E5: 3Bed | DG

TYPE F



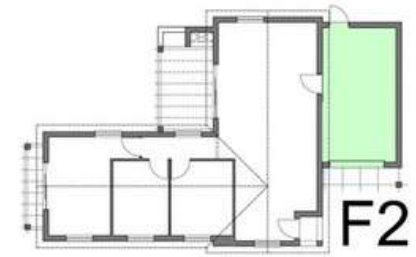
TYPE F

From R 1 870 000 - R 2 355 000

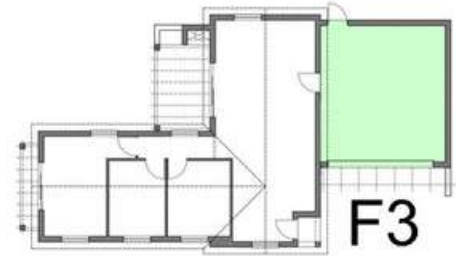
- 2 or 3 Bedrooms
 - 1 Bathroom
 - Pergola or Single or Double Garage
 - Dwelling: 86m² – 99m²
- *Optional Extras:
 - Split Bathroom (2x Ensuite)
 - Covered stoep
 - Enclosed stoep



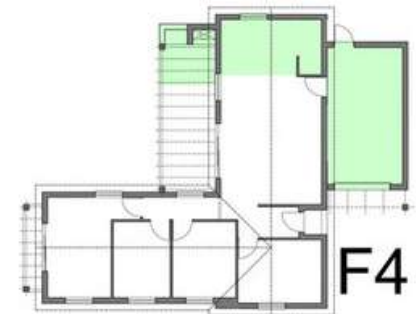
F1: 2Bed | Pergola



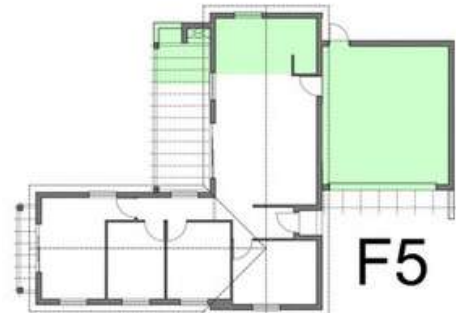
F2: 2Bed | SG



F3: 2Bed | DG



F4: 3Bed | SG



F5: 3Bed | DG

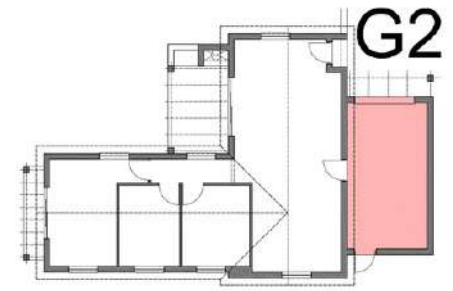
TYPE G



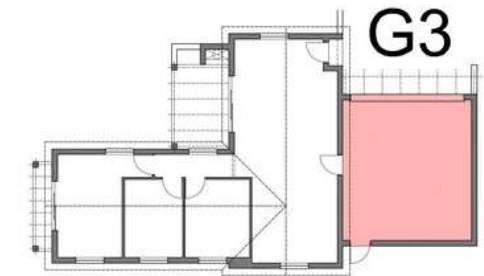
TYPE G

From R 1 870 000 - R 2 325 000

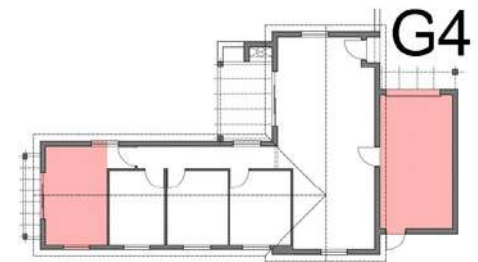
- 2 or 3 Bedrooms
 - 1 Bathroom
 - Pergola or Single or Double Garage
 - Dwelling: 86m² – 99m²
- *Optional Extras:
 - Split Bathroom (2x Ensuite)
 - Covered stoep
 - Enclosed stoep



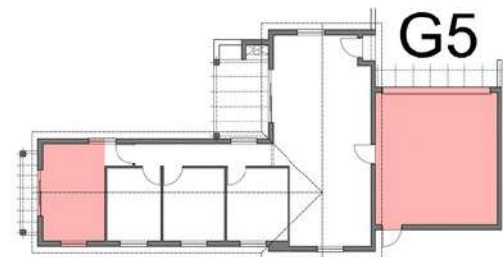
G2: 2Bed | SG



G3: 2Bed | DG



G4: 3Bed | SG



G5: 3Bed | DG



G1: 2Bed | Pergola

TYPE H



TYPE H

From R 1 870 000 - R 2 355 000

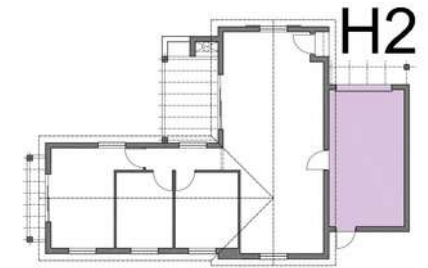
- 2 or 3 Bedrooms
- 1 Bathroom
- Pergola or Single or Double Garage
- Dwelling: 86m² – 99m²

*Optional Extras:

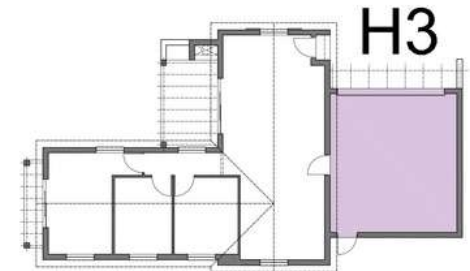
- Split Bathroom (2x Ensuite)
- Covered stoep
- Enclosed stoep



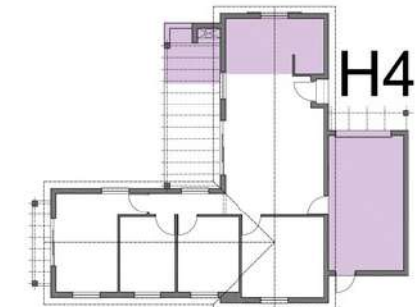
H1: 2Bed | Pergola



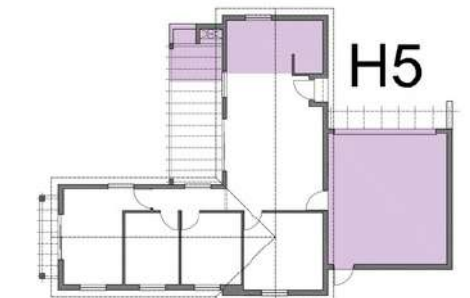
H2: 2Bed | SG



H3: 2Bed | DG



H4: 3Bed | SG



H5: 3Bed | DG



Stylish Interiors

Enjoy modern, stylish interiors with premium finishes, as well as quality appliances by Bosch and sanitary ware by Hansgrohe

Disclaimer: Displayed images are artistic impressions subject to change at the developer's discretion. The developer is not liable for any modifications.

Option A: Enlightened

Living Area and Kitchen: Floor tiles 60x60cm Matt Grey

Kitchen cupboards: Brookhill Fusion / Folkstone Grey

Kitchen countertop: Macadamia Eazi Quartz

Accent W all: Crete Shore

Bronze Supernova light fitting



Option B: Neutral Nordic

Living Area and Kitchen: Vinyl flooring Asian Ash

Kitchen cupboards: Haven / Super White

Kitchen countertop: Thunder Eazi Quartz

Accent Wall: Rhine Castle

Black Supernova light fitting

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PRICE LIST : 1 September 2023



UNIT DETAIL									PRICE			*OPTIONAL EXTRAS		
UNIT TYPE	BED ROOMS	BATH ROOMS	BUILT-IN BRAAI	PERGOLA/GARAGE	m ² UNIT SIZE	m ² STOEP SIZE	m ² PERGOLA/GARAGE	m ² TOTAL SIZE	LAND PRICE	BUILDING PRICE	TOTAL PRICE	SPLIT BATHROOM	STOEP COVERED	STOEP ENCLOSED
A1	2	1	Outside	Pergola	80	11	23	114	595 000	1 190 000	1 785 000	29 500	37 500	57 500
A2	2	1	Outside	Single	80	11	24	115	595 000	1 345 000	1 940 000	29 500	37 500	57 500
A3	2	1	Outside	Double	80	11	40	131	595 000	1 495 000	2 090 000	29 500	37 500	57 500
A4	3	1	Outside	Single	93	10	25	128	595 000	1 525 000	2 120 000	29 500	37 500	57 500
A5	3	1	Outside	Double	93	10	40	143	595 000	1 665 000	2 260 000	29 500	37 500	57 500
B1	2	1	Inside	Pergola	88	12	23	123	595 000	1 300 000	1 895 000	29 500	37 500	57 500
B2	2	1	Inside	Single	88	12	24	124	595 000	1 455 000	2 050 000	29 500	37 500	57 500
B3	2	1	Inside	Double	88	12	40	140	595 000	1 605 000	2 200 000	29 500	37 500	57 500
B4	3	1	Inside	Single	102	12	23	137	595 000	1 635 000	2 230 000	29 500	37 500	57 500
B5	3	1	Inside	Double	102	12	39	153	595 000	1 785 000	2 380 000	29 500	37 500	57 500
C1	2	1	Inside	Pergola	85	7	22	114	595 000	1 240 000	1 835 000	29 500	37 500	57 500
C2	2	1	Inside	Single	85	7	22	114	595 000	1 380 000	1 975 000	29 500	37 500	57 500
C3	2	1	Inside	Double	85	7	43	135	595 000	1 575 000	2 170 000	29 500	37 500	57 500
C4	3	1	Inside	Single	98	7	22	127	595 000	1 555 000	2 150 000	29 500	37 500	57 500
C5	3	1	Inside	Double	98	7	42	147	595 000	1 740 000	2 335 000	29 500	37 500	57 500
C6	2	1.5	Inside	Single	91	7	22	120	595 000	1 460 000	2 055 000	N/A	37 500	57 500
C7	3	1.5	Inside	Double	104	7	42	153	595 000	1 820 000	2 415 000	N/A	37 500	57 500
D1	2	1	Outside	Pergola	80	9	23	112	595 000	1 185 000	1 780 000	29 500	37 500	57 500
D2	2	1	Outside	Single	80	9	24	113	595 000	1 335 000	1 930 000	29 500	37 500	57 500
D3	2	1	Outside	Double	80	9	40	129	595 000	1 485 000	2 080 000	29 500	37 500	57 500
D4	3	1	Outside	Single	94	9	23	126	595 000	1 520 000	2 115 000	29 500	37 500	57 500
D5	3	1	Outside	Double	94	9	39	142	595 000	1 665 000	2 260 000	29 500	37 500	57 500
D6	2	1.5	Outside	Single	86	9	24	119	595 000	1 420 000	2 015 000	N/A	37 500	57 500
D7	3	1.5	Outside	Double	100	9	38	147	595 000	1 735 000	2 330 000	N/A	37 500	57 500

UNIT DETAIL									PRICE			*OPTIONAL EXTRAS		
UNIT TYPE	BED ROOMS	BATH ROOMS	BUILT-IN BRAAI	PERGOLA/GARAGE	m ² UNIT SIZE	m ² STOEP SIZE	m ² PERGOLA/GARAGE	m ² TOTAL SIZE	LAND PRICE	BUILDING PRICE	TOTAL PRICE	SPLIT BATHROOM	STOEP COVERED	STOEP ENCLOSED
E1	2	1	Outside	Pergola	86	14	20	120	595 000	1 275 000	1 870 000	29 500	37 500	57 500
E2	2	1	Outside	Single	86	14	23	123	595 000	1 425 000	2 020 000	29 500	37 500	57 500
E3	2	1	Outside	Double	86	14	37	137	595 000	1 555 000	2 150 000	29 500	37 500	57 500
E4	3	1	Outside	Single	100	14	23	137	595 000	1 615 000	2 210 000	29 500	37 500	57 500
E5	3	1	Outside	Double	100	14	37	151	595 000	1 745 000	2 340 000	29 500	37 500	57 500
F1	2	1	Outside	Pergola	86	14	20	120	595 000	1 275 000	1 870 000	29 500	37 500	57 500
F2	2	1	Outside	Single	86	14	23	123	595 000	1 425 000	2 020 000	29 500	37 500	57 500
F3	2	1	Outside	Double	86	14	37	137	595 000	1 555 000	2 150 000	29 500	37 500	57 500
F4	3	1	Outside	Single	99	21	23	143	595 000	1 630 000	2 225 000	29 500	72 500	112 500
F5	3	1	Outside	Double	99	21	37	157	595 000	1 760 000	2 355 000	29 500	72 500	112 500
G1	2	1	Outside	Pergola	86	14	20	120	595 000	1 275 000	1 870 000	29 500	37 500	57 500
G2	2	1	Outside	Single	86	14	23	123	595 000	1 425 000	2 020 000	29 500	37 500	57 500
G3	2	1	Outside	Double	86	14	37	137	595 000	1 555 000	2 150 000	29 500	37 500	57 500
G4	3	1	Outside	Single	99	14	23	136	595 000	1 610 000	2 205 000	29 500	37 500	57 500
G5	3	1	Outside	Double	99	14	37	150	595 000	1 730 000	2 325 000	29 500	37 500	57 500
H1	2	1	Outside	Pergola	86	14	20	120	595 000	1 275 000	1 870 000	29 500	37 500	57 500
H2	2	1	Outside	Single	86	14	23	123	595 000	1 425 000	2 020 000	29 500	37 500	57 500
H3	2	1	Outside	Double	86	14	37	137	595 000	1 555 000	2 150 000	29 500	37 500	57 500
H4	3	1	Outside	Single	99	21	23	143	595 000	1 630 000	2 225 000	29 500	72 500	112 500
H5	3	1	Outside	Double	99	21	37	157	595 000	1 760 000	2 355 000	29 500	72 500	112 500

Plan alterations (Minor)	2 650
Plan alterations (Major)	5 300
Pergola & paving (added to garage)	35 500
Solar (5kW + batteries)	85 000
Solar (5kW + batteries + 6 panels)	109 500



www.kleinbaaiestate.co.za

GREEFF



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Where it counts

LINDA BOTHA

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