



Where Lifestyle and Nature Meet

Why Invest?

- 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



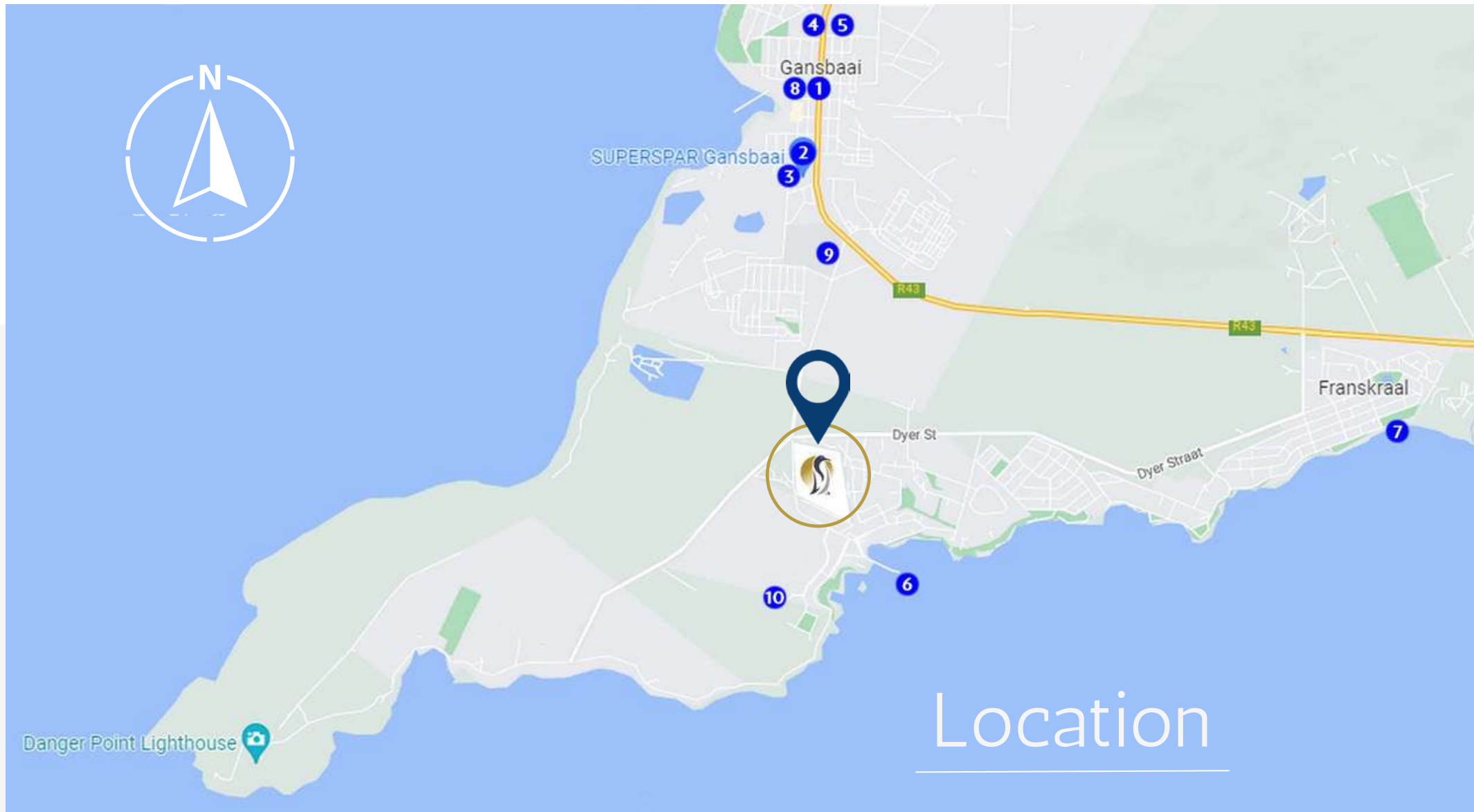
A Place to call Home

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.





Location

1	Gansbaai Central	3.5 km	6	Kleinbaai Harbour	1 km
2	Great White Shopping Mall	2.7 km	7	Franskraal Beach	7 km
3	Clicks Pharmacy	2.6 km	8	Primary School	3.5 km
4	Police Station	3.7 km	9	High School	1.7 km
5	Future Hospital	3.7 km	10	Gansbaai Golf Club	1.3 km

Site Development Plan



TYPE A



TYPE A

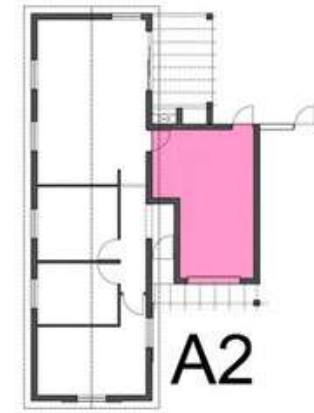
From R1 895,000 – R2 470,000

- 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



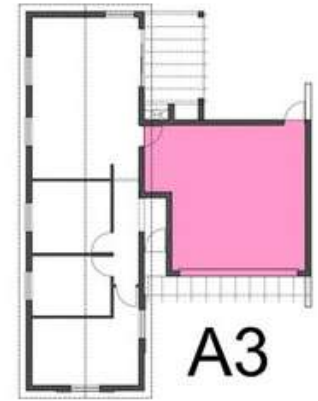
A1

A1: 2Bed | Pergola



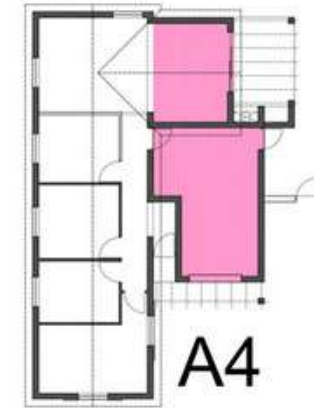
A2

A2: 2Bed | SG



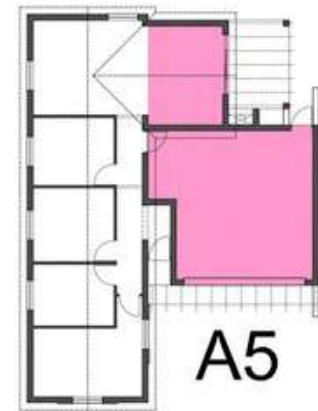
A3

A3: 2Bed | DG



A4

A4: 3Bed | SG



A5

A5: 3Bed | DG

TYPE B



TYPE B

From R2 050,000 – R2 520,000

- 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

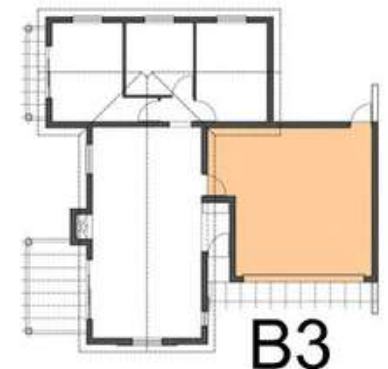
B1



B1: 2Bed | Pergola



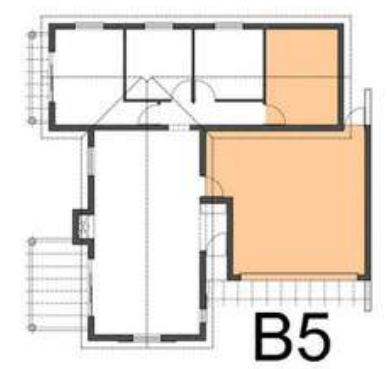
B2: 2Bed | SG



B3: 2Bed | DG



B4: 3Bed | SG



B5: 3Bed | DG

TYPE C



TYPE C

From R2 050,000 – R2 595,000

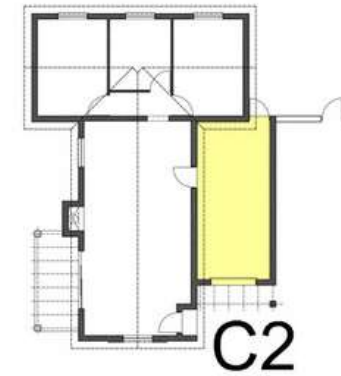
- 2 or 3 Bedrooms
- 1 or 1.5 Bathrooms
- Pergola or Single or Double Garage
- Dwelling: 85m² – 104m²

*Optional Extras:

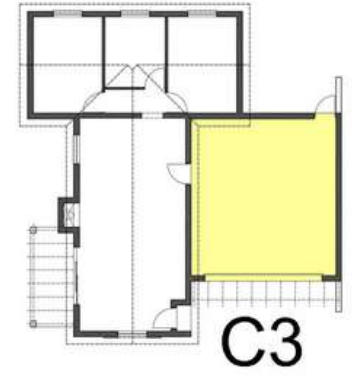
- Split Bathroom (2x Ensuite)
- Covered stoep
- Enclosed stoep



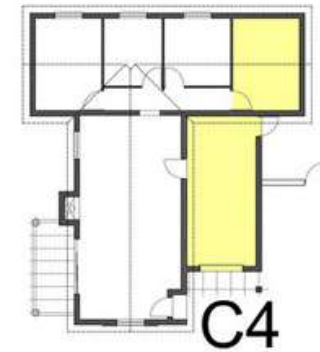
C1: 2Bed | Pergola



C2: 2Bed | SG



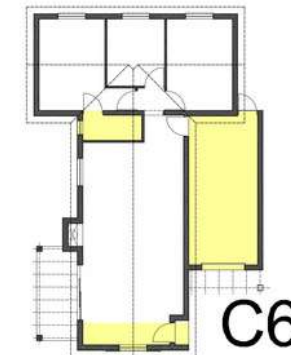
C3: 2Bed | DG



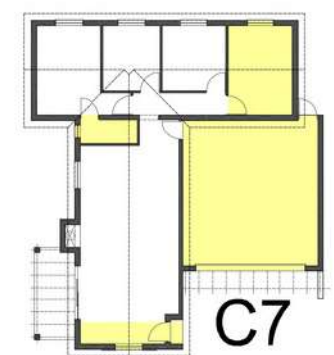
C4: 3Bed | SG



C5: 3Bed | DG



C6: 2Bed | 1.5 Bath | SG



C7: 3Bed | 1.5 Bath | DG

TYPE D



TYPE D

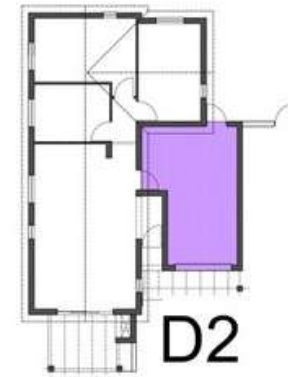
From R1 960,000 – R2 595,000

- 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



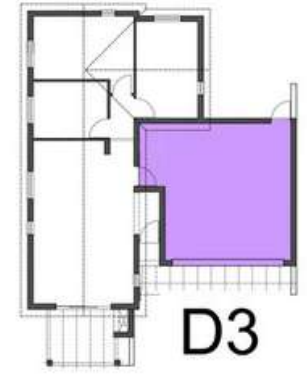
D1

D1: 2Bed | Pergola



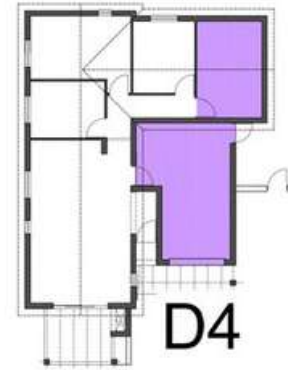
D2

D2: 2Bed | SG



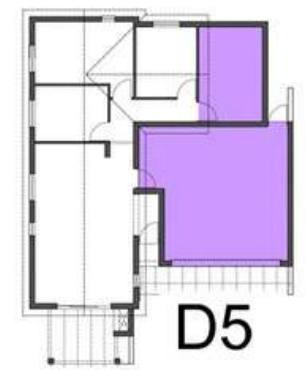
D3

D3: 2Bed | DG



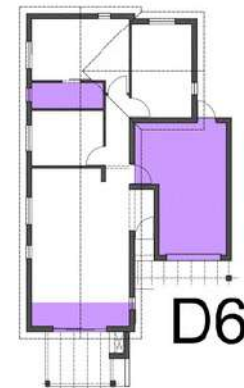
D4

D4: 3Bed | SG



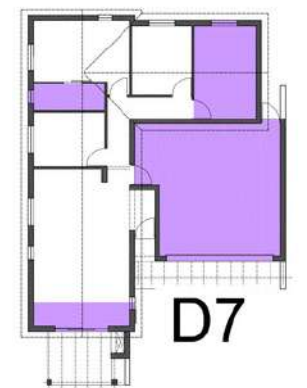
D5

D5: 3Bed | DG



D6

D6: 2Bed | 1.5 Bath | SG



D7

D7: 3Bed | 1.5 Bath | DG

TYPE E



TYPE E

From R1 960,000 – R2 520,000

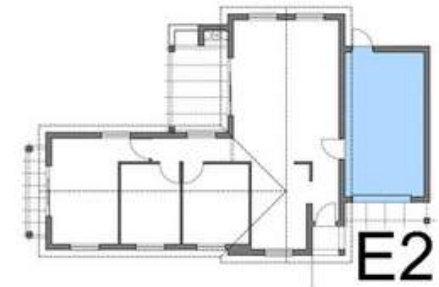
- 2 or 3 Bedrooms
- 1 Bathroom
- Pergola or Single or Double Garage
- Dwelling: 86m² – 100m²

*Optional Extras:

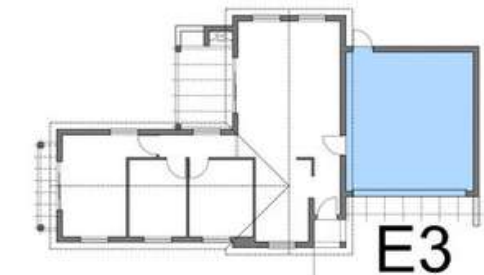
- Split Bathroom (2x Ensuite)
- Covered stoep
- Enclosed stoep



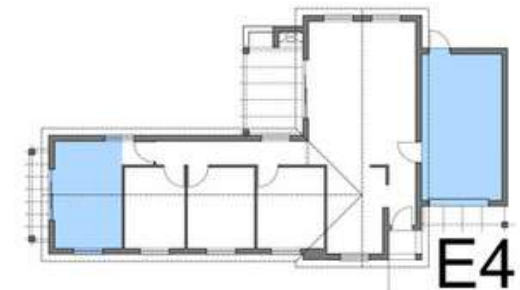
E1: 2Bed | Pergola



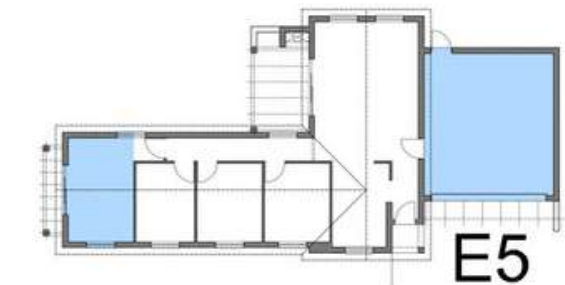
E2: 2Bed | SG



E3: 2Bed | DG



E4: 3Bed | SG



E5: 3Bed | DG

TYPE F



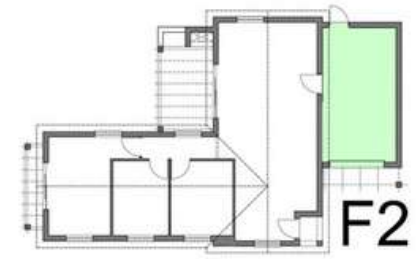
TYPE F

From R1 960,000 – R2 520,000

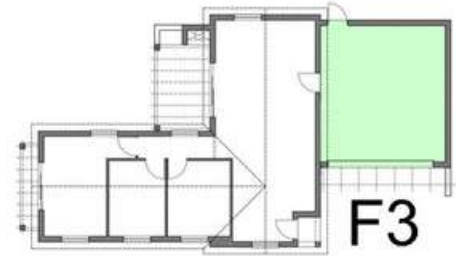
- 2 or 3 Bedrooms
 - 1 Bathroom
 - Pergola or Single or Double Garage
 - Dwelling: 86m² – 99m²
- *Optional Extras:
 - Split Bathroom (2x Ensuite)
 - Covered stoep
 - Enclosed stoep



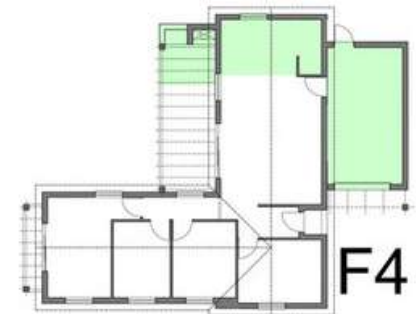
F1: 2Bed | Pergola



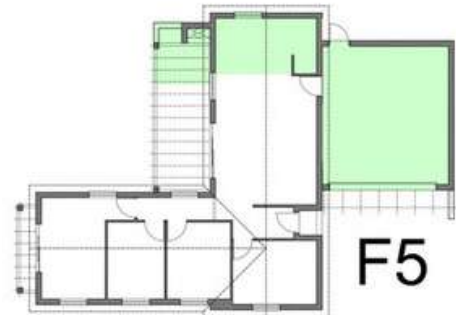
F2: 2Bed | SG



F3: 2Bed | DG



F4: 3Bed | SG



F5: 3Bed | DG

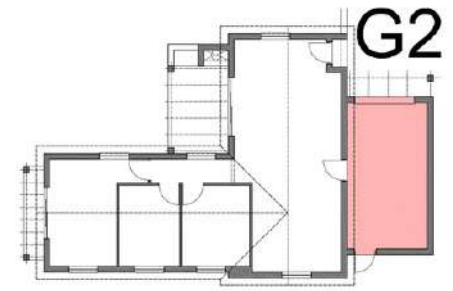
TYPE G



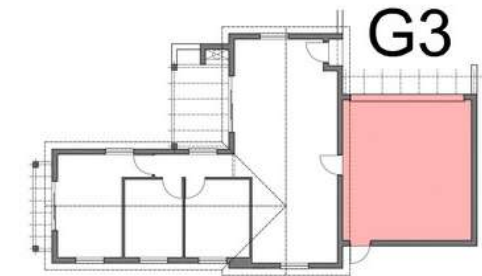
TYPE G

From R1 960,000 – R2 520,000

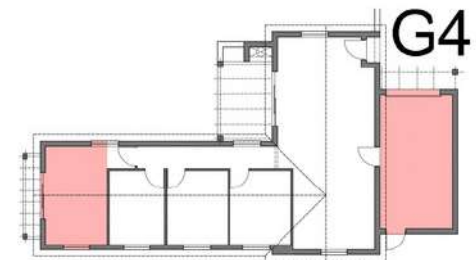
- 2 or 3 Bedrooms
 - 1 Bathroom
 - Pergola or Single or Double Garage
 - Dwelling: 86m² – 99m²
- *Optional Extras:
 - Split Bathroom (2x Ensuite)
 - Covered stoep
 - Enclosed stoep



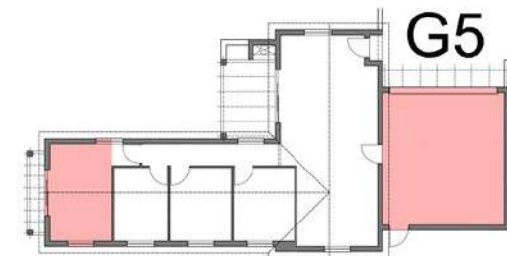
G2: 2Bed | SG



G3: 2Bed | DG



G4: 3Bed | SG



G5: 3Bed | DG



G1: 2Bed | Pergola

TYPE H



TYPE H

From R1 960,000 – R2 520,000

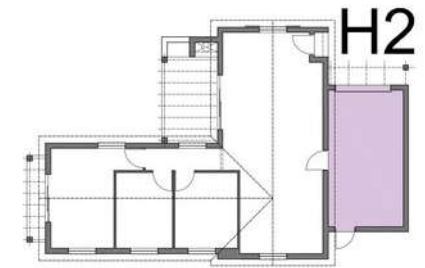
- 2 or 3 Bedrooms
- 1 Bathroom
- Pergola or Single or Double Garage
- Dwelling: 86m² – 99m²

*Optional Extras:

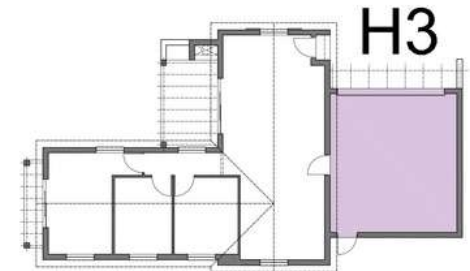
- Split Bathroom (2x Ensuite)
- Covered stoep
- Enclosed stoep



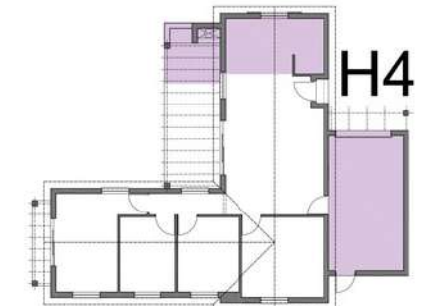
H1: 2Bed | Pergola



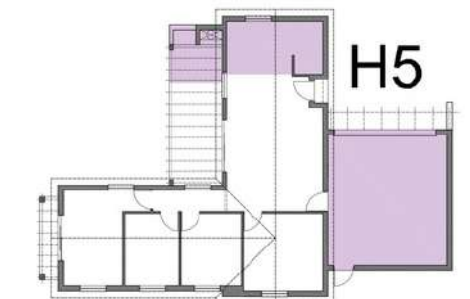
H2: 2Bed | SG



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 Wall: 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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1-Sep-24



UNIT DETAIL									PRICE		
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
A1	2	1	Outside	Pergola	80	11	23	114	625,000	1 895,000	1,895,000
A2	2	1	Outside	Single	80	11	24	115	625,000	1,525,000	2,150,000
A3	2	1	Outside	Double	80	11	40	131	625,000	1,695,000	2,320,000
A4	3	1	Outside	Single	93	10	25	128	625,000	1,795,000	2,420,000
A5	3	1	Outside	Double	93	10	40	143	625,000	1,845,000	2,470,000
B1	2	1	Inside	Pergola	88	12	23	123	625,000	1,425,000	2,050,000
B2	2	1	Inside	Single	88	12	24	124	625,000	1,615,000	2,240,000
B3	2	1	Inside	Double	88	12	40	140	625,000	1,725,000	2,350,000
B4	3	1	Inside	Single	102	12	23	137	625,000	1,775,000	2,400,000
B5	3	1	Inside	Double	102	12	39	153	625,000	1,895,000	2,520,000
C1	2	1	Inside	Pergola	85	7	22	114	625,000	1,425,000	2,050,000
C2	2	1	Inside	Single	85	7	22	114	625,000	1,525,000	2,150,000
C3	2	1	Inside	Double	85	7	43	135	625,000	1,725,000	2,350,000
C4	3	1	Inside	Single	98	7	22	127	625,000	1,775,000	2,400,000
C5	3	1	Inside	Double	98	7	42	147	625,000	1,895,000	2,520,000
C6	2	1.5	Inside	Single	91	7	22	120	625,000	1,705,000	2,330,000
C7	3	1.5	Inside	Double	104	7	42	153	625,000	1,970,000	2,595,000
D1	2	1	Outside	Pergola	80	9	23	112	625,000	1,335,000	1,960,000
D2	2	1	Outside	Single	80	9	24	113	625,000	1,525,000	2,150,000
D3	2	1	Outside	Double	80	9	40	129	625,000	1,725,000	2,350,000
D4	3	1	Outside	Single	94	9	23	126	625,000	1,775,000	2,400,000
D5	3	1	Outside	Double	94	9	39	142	625,000	1,895,000	2,520,000
D6	2	1.5	Outside	Single	86	9	24	119	625,000	1,705,000	2,330,000
D7	3	1.5	Outside	Double	100	9	38	147	625,000	1,970,000	2,595,000

UNIT DETAIL									PRICE		
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
E1	2	1	Outside	Pergola	86	14	20	120	625,000	1,335,000	1,960,000
E2	2	1	Outside	Single	86	14	23	123	625,000	1,565,000	2,190,000
E3	2	1	Outside	Double	86	14	37	137	625,000	1,695,000	2,320,000
E4	3	1	Outside	Single	100	14	23	137	625,000	1,775,000	2,400,000
E5	3	1	Outside	Double	100	14	37	151	625,000	1,895,000	2,520,000
F1	2	1	Outside	Pergola	86	14	20	120	625,000	1,335,000	1,960,000
F2	2	1	Outside	Single	86	14	23	123	625,000	1,565,000	2,190,000
F3	2	1	Outside	Double	86	14	37	137	625,000	1,695,000	2,320,000
F4	3	1	Outside	Single	99	21	23	143	625,000	1,775,000	2,400,000
F5	3	1	Outside	Double	99	21	37	157	625,000	1,895,000	2,520,000
G1	2	1	Outside	Pergola	86	14	20	120	625,000	1,335,000	1,960,000
G2	2	1	Outside	Single	86	14	23	123	625,000	1,565,000	2,190,000
G3	2	1	Outside	Double	86	14	37	137	625,000	1,695,000	2,320,000
G4	3	1	Outside	Single	99	14	23	136	625,000	1,775,000	2,400,000
G5	3	1	Outside	Double	99	14	37	150	625,000	1,895,000	2,520,000
H1	2	1	Outside	Pergola	86	14	20	120	625,000	1,335,000	1,960,000
H2	2	1	Outside	Single	86	14	23	123	625,000	1,565,000	2,190,000
H3	2	1	Outside	Double	86	14	37	137	625,000	1,695,000	2,320,000
H4	3	1	Outside	Single	99	21	23	143	625,000	1,775,000	2,400,000
H5	3	1	Outside	Double	99	21	37	157	625,000	1,895,000	2,520,000

Plan alterations (Minor)	R 2950
Plan alterations (Major)	R 5500
Patio - Tiles replace paving	R 1500/m2
Solar (3.6kW + 4.5kW batteries)	R 85,000
Solar (as above + 8 panels)	R 100,000
Ceiling Garage	R 29,500
Split bathroom	R 39,500
Patio covered	<14m2 R 49,500
Patio enclosed	<14m2 R 109,500



www.kleinbaaiestate.co.za

GREEFF



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Where it counts

LINDA BOTHA

☎ 082 950 3222

✉ linda@greeff.co.za