



## Luxury 3 Bed Villa For Sale in Durbanville Cape Town Western Cape South Africa



### Agenten-Info

|                         |   |
|-------------------------|---|
| Name:                   | Niall Madden  |
| Name der Firma:         | Esales Property Limited   |
| Land:                   | Vereinigtes Königreich  |
| Erfahrung seit:         | 2002  |
| Art der Dienstleistung: | Immobilien verkaufen  |
| Spezialgebiete:         |   |
| Art der Immobilie:      | Wohnungen   |
| Telefon:                |   |
| Sprachen:               | English   |
| Webseite:               | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 502,737.51 |

### Standort

|                       |              |
|-----------------------|--------------|
| Land:                 | Südafrika    |
| Staat/Region/Provinz: | Western Cape |
| Stadt:                | Durbanville  |
| Postleitzahl:         | 7550         |
| Veröffentlicht:       | 10.06.2026   |

Beschreibung:

Luxury 3 Bed Villa For Sale in Durbanville Cape Town Western Cape South Africa

Esales Property ID: es5555077

Luxury 3-Bed Country Lifestyle Estate For Sale | Halali, Durbanville, South Africa

Price ZAR 8 195 000

Nestled in the established and highly sought-after suburb of Halali, Durbanville, this extraordinary freehold residence offers far more than simply a home—it delivers a lifestyle of security, tranquility, and effortless luxury. Perfectly positioned against the peaceful, undulating farmlands of Groot Phesantekraal, the property beautifully captures the look and feel of an exclusive country estate while remaining remarkably close to every modern city convenience.

This architectural double-storey family home features beautifully designed living spaces filled with rich



character and an abundance of natural light throughout, creating an instantly warm, welcoming atmosphere. It is a sanctuary where mornings begin with birdsong and breathtaking sunrise views over the distant Du Toitskloof Mountains, and where evenings unfold slowly around an open firepit beneath mature trees while owls call softly in the background.

## Dual-Level Architectural Layout

The home's innovative layout has been inverted to maximize the stunning natural vistas and create distinct zones for both lively entertainment and quiet privacy.

## The First-Floor Living Sanctuary

The upper level forms the true heart of the daily home, framed by panoramic windows that celebrate the surrounding agricultural landscape.

- \* **The Farmhouse Kitchen:** A beautifully designed culinary space equipped with a large central island, gas hob, two premium eye-level ovens, and a separate scullery and walk-in pantry for seamless convenience.
- \* **The Entertainment Zones:** An expansive open-plan family room and dining room flow seamlessly into an integrated indoor braai area. This entire space transitions through wide glass doors to a deep, covered outdoor entertainment patio.
- \* **Accommodations:** Two spacious, light-filled bedrooms and two bathrooms occupy this level, serving as a private family wing.

## The Ground-Floor Independent Suite & Workspace

The lower level is designed for ultimate flexibility, catering perfectly to multi-generational living, guests, or corporate remote work.

- \* **The Executive Home Office:** A dedicated, spacious office setup offering a quiet environment separated from the main living zones.
- \* **Guest Suite:** A large third bedroom and a full third bathroom offer independence and absolute privacy.
- \* **Direct Access Garaging:** The level connects directly to the automated double garage, which features extra secure parking bays on the driveway.

## An Entertainer's & Gardener's Dream

The outdoor spaces are meticulously engineered for year-round entertaining and eco-conscious, sustainable living. The grounds feature a built-in braai, a dedicated firepit zone, and a custom wood-fired pizza oven overlooking a magnificent solar-heated swimming pool.

For the gardening enthusiast, the terraced gardens include established, functional vegetable tunnels, mature trees, a wooden garden shed, and a practical utility area. The lush, established landscaping is entirely supported by an automated irrigation system connected to a massive \$10,500\text{-litre} water storage tank network, supplied by a shared borehole and a rainwater harvesting system.



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## State-of-the-Art Infrastructure & Security

Embracing modern self-sufficiency, the property is fully equipped to run independently of the municipal grid during disruptions. It boasts a high-end Victron 8kVA inverter system, paired with 15 kWh lithium battery storage and eight high-efficiency solar panels.

Personal security is handled by a comprehensive, multi-layered system, including an advanced perimeter alarm network fully linked to 24-hour local armed response, robust security gates, and perimeter electric fencing.

## Prime Durbanville Location & Connectivity

While the property feels like a private countryside retreat, it enjoys a premium location within one of Cape Town's most desirable lifestyle and educational nodes:

- \* **Wine & Dining:** Only 5 minutes from the renowned Durbanville Wine Route, granting immediate access to award-winning historic estates, tasting rooms, and world-class restaurants.
- \* **Medical Facilities:** Approximately 2 km from Durbanville Mediclinic, a premier private hospital surrounded by elite medical specialists, doctors, and dental practices.
- \* **Leisure & Sport:** Situated just 6 km from the Aurora horse racing practice track, and a convenient 20-minute drive from the Atlantic Seaboard and Cape Town's iconic coastal beaches.
- \* **Elite Schooling:** The estate is in close proximity to premier private educational options, including Reddam House Durbanville and El Shaddai Christian School. It is also zoned for some of the strongest public academic institutions in the Western Cape, such as Fairmont High School (highly regarded English-medium) and Durbanville High School (one of the oldest and most respected schools in the region).

For international transit, Cape Town International Airport (CPT) is located approximately 35 kilometers away, offering quick expressway access for corporate commuters and global travelers.

Durbanville is one of the most sought-after residential areas in the Northern Suburbs of Cape Town. Located approximately 30 km from the city centre, it combines an upmarket suburban lifestyle with the charm of vineyards, open spaces, and a strong family-oriented community.

## Why People Choose Durbanville

Residents are attracted to Durbanville because of:

- \* Excellent schools
- \* Large residential properties and secure estates
- \* Proximity to wine farms and outdoor activities
- \* Quality healthcare facilities
- \* Lower congestion than many southern suburbs
- \* Strong property value growth
- \* Family-friendly environment with parks and greenbelts



Recent community discussions consistently describe Durbanville as clean, safe, spacious, and ideal for families, while offering easy access to wine estates and outdoor recreation.

## Property Market

Popular residential areas include:

- \* Vierlanden
- \* Kenridge
- \* Eversdal
- \* Sonstraal
- \* Aurora
- \* Durbanville Hills
- \* D'Urbanvale
- \* Uitzicht
- \* Goedemoed
- \* Protea Valley

Properties range from modern estate homes to large family homes on plots exceeding 1,000m<sup>2</sup>. Durbanville remains one of the strongest-performing residential markets in the Northern Suburbs.

## Schools

Durbanville is renowned for its schooling options.

### International & Private Schools

- \* Reddam House Durbanville
- \* Tate International School
- \* Academy of Global Curriculum School
- \* Chesterhouse

### Top Public Schools

- \* Durbanville High School
- \* Fairmont High School
- \* Durbanville Primary School
- \* Kenridge Primary School
- \* Eversdal Primary School

Many families relocate specifically for access to these schools.

## Healthcare

The area's primary private hospital is:



## Mediclinic Durbanville Hospital

086 155 7772

Features include:

- \* 24-hour emergency centre
- \* Maternity services
- \* Surgical theatres
- \* Specialist medical practitioners
- \* Oncology, cardiology and orthopaedic services

Emergency care is available through the dedicated casualty department:

- \* Mediclinic Durbanville – Casualty Unit

This facility is one of the major reasons families and retirees choose the area.

## Shopping & Amenities

Major shopping centres include:

- \* Tygervalley Shopping Centre
- \* Cape Gate Shopping Centre
- \* Durbanville Village Square
- \* Graanendal Shopping Centre

Residents enjoy a wide selection of restaurants, coffee shops, gyms, medical suites, and professional services.

## Wine Farms & Lifestyle

The Durbanville Wine Valley is one of the Western Cape's premier wine regions, known particularly for Sauvignon Blanc due to its cool coastal climate.

Popular estates include:

- \* Durbanville Hills Winery
- \* Meerendal Wine Estate
- \* Diemersdal Wine Estate
- \* D'Aria Winery
- \* Klein Roosboom Boutique Winery
- \* De Grendel Wine Estate and Restaurant
- \* Canto Boutique Wines



\* Hillcrest Estate

These estates offer wine tasting, restaurants, trail running, mountain biking, and family events throughout the year.

## Outdoor Activities

Durbanville is ideal for active families:

- \* Mountain biking at Meerendal
- \* Trail running on wine farms
- \* Golf at Durbanville Golf Club
- \* Hiking in Tygerberg Nature Reserve
- \* Horse riding and polo
- \* Parkrun events

## Commuting

Approximate travel times:

### Destination Travel Time

Cape Town CBD 25–40 minutes

Century City 20–30 minutes

Bellville 10–15 minutes

Stellenbosch 25–35 minutes

Cape Town International Airport 20–25 minutes

Bloubergstrand 20–25 minutes

Traffic can be heavy during peak periods for commuters travelling to the CBD.

## Summary

Durbanville is particularly attractive to:

- ✓ Families with school-going children
- ✓ Professionals seeking larger homes and gardens
- ✓ Retirees looking for quality healthcare nearby
- ✓ Wine and outdoor enthusiasts
- ✓ Buyers wanting a secure suburban lifestyle close to Cape Town

For many residents, Durbanville offers a balance between the convenience of city living and the lifestyle of the Cape Winelands, making it one of the most desirable residential areas in the Northern Suburbs.

## MAiN FEATURES:



- 
- \* 331m<sup>2</sup> of living space
  - \* 1047m<sup>2</sup> plot
  - \* 3 Bedrooms
  - \* 3 Bathrooms
  - \* Stunning Views
  - \* Private Parking
  - \* Pool
  - \* Close to essential amenities such as supermarkets and pharmacies
  - \* Close to many excellent bars and restaurants
  - \* Great base from which to discover other fantastic areas of South Africa
  - \* Many excellent sports facilities, walking and cycling areas nearby
  - \* Rental Potential through Airbnb and Booking.com

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## **Allgemein**

|                          |                     |
|--------------------------|---------------------|
| Schlafzimmer:            | 3                   |
| Badezimmer:              | 3                   |
| Fertige m <sup>2</sup> : | 331 m <sup>2</sup>  |
| Grundstücksgröße:        | 1047 m <sup>2</sup> |

## **Mietbedingungen**

Verfügbar ab:

