



## Luxury 5 Bed Villa For Sale In Port Owen South



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 406,524.05

### Τοποθεσία

Χώρα:	South Africa
Νομός/Περιοχή/Επαρχία:	Western Cape
Διεύθυνση:	Port Owen Dr
Ταχυδρομικός κωδικός:	7365
Δημοσιεύθηκε:	17/12/2024
Περιγραφή:	Luxury 5 Bed Villa For Sale In Port Owen South Africa

Esales Property ID: es5554034

36 Admiral Island Boulevard

Admiral Island Estate

Port Owen, Velddrif

Western Cape

7365

South Africa



This beautiful villa was fully renovated in 2022, including top of the line equipment and furniture and you will find that from the front door you are greeted by a spacious open plan kitchen with a breakfast nook and separate scullery and washroom. The breakfast nook comfortably seats 8+ people ensure quality time with family and friends.

The fully equipped kitchen includes gas oven, hob, plenty of fridge/freezer space, coffee options (Nespresso, plunger & percolator machines) with all kitchen utensils, cooking leads to a scullery with all appliances. A separate utility room homes a washing machine, tumble dryer, dishwasher, microwave oven, ice machine and air fryer water cooler, toaster and kettle.

The kitchen leads to a spacious living area consist of a lounge with an oversized fireplace ensuring this home is perfect even for the cozy winter break aways.

Separated by stacking doors, you have an indoor braai area with TV and dining area which seats 10 that opens up to a heated pool onto the outside patio. Outside is a well-designed braai pit to enjoy the perfect evenings under the blanket of stars of the milky way.

Four double bedrooms downstairs have en-suite bathrooms (one with bath). Upstairs leads to a loft area as a fifth double bedroom with private bathroom and balcony.

The garden contains local fauna and creates the backdrop to the surrounding area to ensure our guests appreciates the uniqueness and diversity of the beautiful Western Cape.

#### Luxurious Sanctuary:

This meticulously designed home is your haven for relaxation and celebration. Featuring four spacious en-suite bedrooms, an expansive loft with a balcony, and a modern open-plan kitchen, it caters perfectly to family gatherings and memorable moments. Light-filled living areas seamlessly flow onto a braai and games room, leading to a sheltered pool and firepit area – ideal for indoor-outdoor living. Sustainable living is embraced with 18 solar panels, an inverter, batteries, and water tanks ensuring off-grid independence.

#### Beyond the Property:

Beyond the exquisite home, the true gem lies in its connection to nature. Step outside and explore the meticulously landscaped garden showcasing indigenous flora. Witness the ever-changing beauty of the wetlands, teeming with diverse birdlife. Venture into the charming town of Velddrif for essential amenities, or embark on a day trip to the vibrant energy of Cape Town, just a 90-minute drive away.

Essentially Port Owen is as its name suggests – a port, with a marina and the accompanying lifestyle. A series of admittedly pretty cabanas and apartments would have a little to recommend them but a resort type feel, if it weren't for the surrounding wetlands and bird sanctuary that prevent it from being so. Instead a vlei and a network of canals give boats access to both the sea and the river, and boats of all descriptions are moored here, giving the marina a real feeling of peace and stillness. Rowing along the 3.2



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kilometres of private canals comes close to making this a little piece of heaven.

This exquisite home is more than just a property; it's an investment in an unparalleled lifestyle. Contact us today to learn more about owning a piece of paradise on Admiral Island Estate.

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## ABOUT THE AREA

The beautiful West Coast region is a necklace of loosely strung villages that hug the rough coastline north west of Cape Town. Port Owen lies just a little closer to the coast than Velddrif, where the R27 appears to peter out and the R399 continues at an abrupt right-angle inland.

St Helena Bay is a little west of here and Dwarskersbos lies just a little further up the coast. More often than not, Port Owen, St Helena Bay, Laiplek and Dwarskersbos are spoken about in one breath, as they lie so close together.

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The marina is developed right on the vlei, between Velddrif and Laaiplek, just where the Berg River flows into the sea, and this particular estuary is an important bird area and proposed RAMSAR site. Just opposite the Caltex petrol station there is a bird hide and boardwalk (the key is available from the Flamingo Koffiehuis).

More than 200 species of birds are viewable from the hide, which looks out onto intertidal mudflats and salt marshes where migratory waders include pelicans. The lower Berg River too is inundated with birds and is regarded as a 'hot spot' for rare waders like the little blue heron, Hudsonian godwit and lesser yellowlegs.

Definitely a place to hang your hat for a while!

## MAiN FEATURES:

- \* 380m<sup>2</sup> of living space
- \* 871m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 6 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private 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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## Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	6
Τελειωμένα τετραγωνικά πόδια:	380 τ.μ
Μέγεθος αυλής:	871 τ.μ

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.509.150

