



## Stunning 3 Bed Home For Sale in Grotto Bay Western Cape South



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Experience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 526,361.74

### Location

Pays:	Afrique du Sud
État/Région/Province:	Western Cape
Adresse:	Flamingo Close
Indicatif régional:	7437
Soumis:	28/07/2023

### Description:

Stunning 3 Bed Home For Sale in Grotto Bay Western Cape South Africa

Esales Property ID: es5553739

### Property Location

120 Flamingo Close  
Grotto Bay  
7437  
Western Cape  
South Africa

### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living,



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South Africa is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Sea views, Secure living in Nature, only 1 hour from Cape Town

Introducing this beautiful Beach Home in an Exclusive Private Nature Reserve, only 50 minutes from Cape Town and 1 hour from the airport. This home has breath-taking sea views and an elegance that offers the ultimate in luxury, privacy and secure living.

The large open flow kitchen, lounge, dining room, and sunroom all face the sea, allowing for magnificent ocean views from every angle. The kitchen has a scullery and boasts modern finishes and includes an electric oven and gas hob unit with a built-in middle island.

There are 3 large, ensuite bedrooms with a guest bathroom. The main bedroom is a standout feature with its sea views and luxurious walk-in dressing room and a full bathroom that includes a clawfoot bath and walk-in shower.

This entertainer's dream home, has views from the deck which include a built-in barbecue and heated pool, all overlooking the well-established garden, sea, and fynbos greenbelt.

Fall in love with the sea views and exquisite African sunsets with nature surrounding this home. Aluminium windows and sliding doors not only ensure low maintenance but also, all year-round uninterrupted views of the ocean.

The double garage has electric doors for added convenience, and a fully automated garden irrigation system from your own wellpoint, ensures that the garden remains lush and well-maintained. Enjoy high-speed internet with fibre and 24-hour security that provides peace of mind in this 420 hectare paradise.

Levies include: security, roads, water and refuse and recycling removal.  
No cats allowed.

Full system with solar panels and inverter with battery to ensure 24/7 electricity.

This property is truly a rare gem that offers the best of both worlds: modern luxury living in the heart of a private nature reserve. Don't miss out on the opportunity to own this exquisite home. Contact us today.

## ABOUT THE AREA

Grotto Bay is a coastal private property in West Coast District Municipality in the Western Cape province of South Africa. It was declared a nature reserve in 2002. Covering about 378,000 hectares is located 45 minutes from Cape Town.

If it is nature you want to experience, then Grotto Bay is easily one of the closest towns to Cape Town in which to do so. Grotto Bay is situated in the West Coast region of the Western Cape, South Africa. The Grotto Bay Coastal and Nature Reserve is part of the Cape West Coast Biosphere Reserve. All Biospheres promote a balanced approach to the development of humans and the preservation of biodiversity in a particular region.



There are many activities to do in this area from walking along the endless beach or hiking within the Nature Reserve. Spending time in nature is the perfect way to relax after the hustle and bustle of city life. However small, Grotto Bay has quite a few accommodation options available from Guest Houses, Bed and Breakfasts to Self-catering units.

And if the beach and the beauty of the surrounding nature reserve are not enough to sustain you, then nearby Mamre, with its historical Moravian mission station, Darling and its accessible wine estates, or the gorgeous village of Philadelphia, make wonderful outings.

## MAiN FEATURES:

- 325m<sup>2</sup> of living space including garage
- 833m<sup>2</sup> plot
- Exclusive private nature reserve
- Breathtaking Sea views
- Elegant open plan home
- Secure living
- Fynbos
- 3 Large, Ensuite bedrooms
- Guest bathroom
- 4 Bathrooms in Total
- Sunroom
- Kitchen with scullery
- Main bedroom has a walk-in dressing room and full bathroom to include a clawfoot bath and walk in shower
- Large open flow kitchen, lounge, dining room and sunroom all face the sea
- Deck has a built-in barbeque and heater pool which look out onto the well established garden, sea and fynbos greenbelt
- Aluminium doors and windows
- Fully automated garden irrigation system
- Double garage with electric doors
- Fibre internet
- 24-hour Security
- Close to essential amenities like 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

Contact us today to buy or sell property in South Africa fast online

## Commun

Chambres: 3

Salle de bains: 4



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Pied carré fini: 325 m<sup>2</sup>

## Building details

Number of Garages: 2

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: [https://www.youtube.com/embed/dtSwhkZTK7A?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/dtSwhkZTK7A?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Contact information

IMLIX ID: IX4.693.265

