

Pure Sea Boutique Lodge For Sale in Danger Point South Africa



Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
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Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	https://esalesinternational.com

Hirdetés részletei

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Elhelyezkedés

Ország:	South Africa
Irányítószám:	7220
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Leírás:

Pure Sea Boutique Lodge For Sale in Danger Point South Africa

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<https://www.youtube.com/watch?v=S6sZ3vMR9iU>

Pure Sea Boutique Lodge
Romansbaai Beach Estate
7220 Danger Point
South Africa

<https://www.pure-sea.co.za/>

The Pinnacle of Coastal Luxury: Pure Sea Boutique Lodge

Danger Point, South Africa | Offered at R135,000,000

In the world of luxury hospitality, there are properties that follow standards, and then there are properties



that set them. Pure Sea Boutique Lodge is an architectural masterpiece, currently shortlisted among the Top 50 Boutique Lodges worldwide. Nestled within the exclusive Romansbaai beach & Fynbos Estate, this is not merely a residence; it is a globally recognized sanctuary of 'barefoot luxury,' now available for acquisition as a premier turn-key business and coastal landmark.

A Vision of European Craftsmanship

Designed and built by its Belgian owner, Pure Sea represents an uncompromising fusion of European engineering and South African natural beauty. Build started in 2020 and operational since December 2022, the lodge was constructed to 'sky-high' standards, with the majority of high-end materials imported directly from Europe to ensure a level of detail rarely seen in the local market.

* Structural Excellence: Built with a massive foundation and 45-60 MPA industrial-grade concrete, featuring micro-cement walls & floors and off-shutter concrete ceilings.

* The Details: Outfitted with Italian Gessi taps, Geberit sanitary ware, and high-efficiency European windows.

* Off-Grid Sophistication: The estate is fully equipped for independence with a robust solar and battery backup system, a high-end generator, and a specialized water treatment plant.

The Accommodation: Four Elements of Luxury

This property is thoughtfully designed as a dual-functional estate, seamlessly blending a high-end guest wing with a luxurious private residence. The layout is split across two distinct levels to ensure maximum privacy for the owners while providing a world-class experience for visitors.

The Guest Level (Lower Floor)

The ground floor is dedicated entirely to hospitality and leisure, featuring an expansive open-plan lounge and dining area designed for entertaining. This level houses four prestigious, self-contained suites, each with its own unique character:

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The Khoi Suite

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The San Suite

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The Olokun Suite

*



The Namak Suite Guests on this level enjoy direct access to the private pool and outdoor amenities, creating a resort-style atmosphere.

The Private Residence (Upper Floor)

The top level functions as a comprehensive, standalone home accessed via an impressive welcome hall. This private sanctuary includes:

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The Master Wing: A sprawling master bedroom complete with an oversized walk-in dressing room.

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Accommodation: Two additional guest bedrooms, ideal for family or friends.

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Living Space: A generous living room and a dedicated office/desk nook for remote work.

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Culinary & Utility: A massive, gourmet chef's kitchen and a full-scale laundry room.

*

Outdoor Living: The interior flows out onto a massive terrace, offering elevated views and a significant footprint for alfresco dining and relaxation.

The Location: A Rare Geographic Advantage

Pure Sea occupies the most coveted plot in Romansbaai, a location originally reserved by the estate developer. What makes this site truly exceptional is its North-West orientation. While most South African coastal homes face the harsh winds of the south, Pure Sea enjoys a sheltered position with all-year-round sunsets over the water. The lodge is positioned on the 'front row,' offering private, direct access to a white sandy beach and turquoise waters that resemble a Mediterranean lagoon.

An Exclusive, High-Yield Business Model

Pure Sea is a thriving, turn-key enterprise with a sterling reputation among European travelers. It holds a unique competitive advantage:

* **Monopoly Status:** It is the only officially recognized and government-approved guesthouse in Romansbaai. Due to strict estate regulations, no further guesthouse licenses will be granted.

* **Proven Financials:** The business generates an annual turnover of approximately R9.5 million, with a



profit of R4.5 million .

* High Occupancy: The lodge is fully booked from October through March, with a 75-85% occupancy rate during the shoulder seasons.

Investment Benefits & Seamless Transfer

The sale is structured as a share transfer of the holding company , providing a massive tax advantage. By purchasing the shares rather than the fixed property, the buyer avoids approximately R20 million in Transfer Duty .

Included in the Sale:

- * The 3800 m2 estate and architectural masterpiece.
- * All bespoke European furniture, premium linens, and high-end kitchen equipment.
- * The Land Rover Defender , a signature part of the 'Pure Sea' brand experience.
- * Golf Cart with all attributes to do beach picnics
- * All government approvals and existing high-value booking channels.

The 'Why' Behind the Sale

While intended as a retirement project, the owner's entrepreneurial drive remains high. The family is relocating to Sydney, Australia, to invest in a massive 60-court tennis and padel federation. This transition presents a rare opportunity for a discerning investor to walk into a world-class, award-winning business in one of the safest and most beautiful locations in Africa.

Asking Price: R135,000,000

ABOUT THE AREA

Danger Point is a dramatic and historic peninsula located near the town of Gansbaai in the Western Cape of South Africa. Projecting into the Atlantic Ocean, it forms the southern tip of Walker Bay and was originally named 'Ponta de São Brandão' by the Portuguese explorer Bartholomeu Dias in 1488. The point is famous for its treacherous, submerged reefs and jagged rocks that have claimed more than 140 ships over the centuries, earning it a reputation as one of the most perilous stretches of coastline in the world.

The area is most famously associated with the tragic wreck of the HMS Birkenhead in 1852. While transporting British troops and their families, the iron-hulled vessel struck an uncharted rock just off Danger Point and sank rapidly. This disaster is historically significant as the origin of the 'Birkenhead Drill'—the protocol of 'women and children first'—as the soldiers stood fast on the deck to allow the lifeboats to depart safely. Today, a poignant memorial at the lighthouse commemorates the 440 lives lost in the frigid waters.

To combat the frequent maritime disasters, the Danger Point Lighthouse was commissioned and lit on January 1, 1895. Standing 18.3 meters tall, the white octagonal masonry tower sends out a powerful beam that can be seen 25 nautical miles out to sea. Visitors can climb the 99 steps to the gallery for a



breathtaking 360-degree view of the rugged coastline and the vast ocean beyond. The lighthouse remains fully operational today, serving as a vital navigational aid and a popular historical landmark for travelers exploring the Overberg region.

Beyond its somber history, Danger Point is a prime destination for nature lovers and adventure seekers. The surrounding waters are a global hotspot for Great White Sharks, and the nearby town of Gansbaai is considered the shark-cage diving capital of the world. Additionally, the point offers exceptional land-based whale watching during the southern winter and spring months, when Southern Right Whales frequent the bay to calve and mate. For those flying in, the nearest major airport is Cape Town International Airport (CPT), located approximately 160 kilometers (roughly a 2-hour drive) to the northwest.

MAIN FEATURES:

- * 1000m² of living space
- * 3800m² plot
- * 6 Bedrooms
- * 6 Bathrooms
- * Stunning Views
- * Private Parking (Double Garage)
- * Pool Heated & Poolhouse Store of 40m²
- * 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 and around 40 partner travel agents
- * Via Share Transfer — No Transfer Duty. Estimated cost R90000 to R100000

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Gyakori

Hálószobák:	6
Fürdőszobák:	6
Kész négyzetméter:	1000 nm
Telekméret:	3800 nm

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Contact information

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