



## Luxury 5 Bed Villa For Sale in Blue Water Creek Estate Zwavelpoort South Africa



### Informazioni sull'Agente

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Property Type:	Apartments
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 448,000

### Posizione

Nazione:	South Africa
Stato / Regione / Provincia:	Gauteng
Cap:	0169
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Descrizione:

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Blue Water Creek Cl, South Africa

The Pinnacle of Riverfront Luxury: A Masterpiece in Blue Water Creek Estate

In the heart of Zwavelpoort, where the rugged beauty of the Bronberg Mountains meets the sophisticated expansion of Pretoria Far East, lies an address that whispers of both prestige and peace. We are delighted to present an exceptional residential estate within the renowned Blue Water Creek Estate. This is not merely a house; it is a sprawling, 733 m2 architectural sanctuary situated on a massive 4,934 m2 riverfront stand. Designed for those who demand excellence, sustainability, and flexibility, this property represents a rare opportunity to secure a lifestyle defined by serenity and security.

A Vision of Versatile Living



What distinguishes this villa from any other in the region is its ingenious 'dual-living' configuration. The residence is masterfully engineered to function as two entirely self-sufficient homes, each boasting its own private entrance and dedicated garaging. This layout offers unparalleled potential for multi-generational families, providing adult children or elderly parents with a sense of independence and dignity while remaining within the family fold. Alternatively, it serves as a high-end guest wing or a premium income-generating opportunity, all while retaining the ability to be utilized as one expansive, unified family manor.

## The Upper Level: Sophistication in Every Detail

As you pass through the automated iron gates and approach the beautifully landscaped gardens, the home's grandeur becomes immediately apparent. The entrance level is designed to impress, starting with a grand entrance hall that carries a sophisticated library atmosphere—perfect for the intellectual soul or the avid collector.

Adjacent to the entrance is a spacious, private study. Outfitted with custom wooden shelving and a dedicated built-in workspace, it offers the ultimate environment for productivity. The heart of the home opens into a seamless flow of living, dining, and culinary spaces. The gourmet kitchen is a chef's dream, featuring sleek granite countertops, premium integrated appliances, and a substantial walk-in pantry to satisfy the most demanding culinary requirements.

Entertainment is woven into the DNA of this floor. A stylish built-in wooden and glass bar transitions the indoor living space to a cozy lounge featuring a modern wall unit, a gas fireplace, and an anthracite stove for those crisp Highveld winters. Large sliding doors invite you out onto an expansive patio where a private sauna and a sparkling swimming pool await. Here, you can relax while overlooking the tranquil creek that borders your property.

The accommodation on this level is nothing short of palatial. The primary suite is a true retreat, featuring a private balcony with breathtaking views, an en-suite bathroom with a deep soaking tub and large shower, and an extraordinary amount of built-in storage separate from the main sleeping area. Two additional bedrooms, both with full en-suite bathrooms, offer comfort for family, while a versatile fifth room serves perfectly as a nursery or secondary study. A magnificent guest suite with its own sliding doors and scenic views ensures that visitors experience the same five-star luxury as the homeowners.

## The Lower Level: Privacy and Autonomy

The lower level mirrors the quality of the upper floor but offers complete autonomy. It features its own fully equipped open-plan kitchen with granite finishes and a separate scullery, alongside a spacious lounge and dining area. This level is supported by two private garages with wooden electric doors and a guest toilet. A standout feature is the 36 m<sup>2</sup> multipurpose storeroom, which includes its own full bathroom, making it an ideal space for a home gym, workshop, or hobby studio.

## Eco-Conscious Independence & Security



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In keeping with modern demands, this home is a fortress of self-sufficiency. A comprehensive solar panel and inverter system ensures that your home remains powered regardless of the grid's status, while dual water tanks provide a reliable, constant water supply for the house and the automated irrigation system.

Security within Blue Water Creek Estate is second to none. With 24-hour guarded access, roaming security, and electric fencing, your family can enjoy the freedom of a bygone era. Imagine strolling along the estate's private creek or spending a quiet afternoon fishing at one of the two natural dams, all within the safe embrace of your community.

### Prime Location in Zwavelpoort

Located in the Pretoria Far East, Zwavelpoort offers the perfect balance of rural tranquility and urban convenience. The estate provides easy access to top-tier schools, high-end shopping at Woodlands Boulevard, and world-class medical facilities. For those who travel, the property is conveniently positioned near major transport routes, with O.R. Tambo International Airport serving as your gateway to the world, located just a 45-minute drive away.

### Property Specifications at a Glance:

- \* Land Size: 4,934 m<sup>2</sup>
- \* Floor Size: 733 m<sup>2</sup>
- \* Bedrooms: 5 (including massive Guest and Master suites)
- \* Bathrooms: 6 (4 En-suite)
- \* Garages: 5 (Electric)
- \* Key Amenities: Pool, Sauna, Library-style Entrance, Dual Kitchens, Domestic Quarters, and full Solar/Inverter backup.

This is a rare opportunity to own a piece of paradise in one of South Africa's most sought-after estates. We invite you to experience this remarkable residence firsthand.

### ABOUT THE AREA

Zwavelpoort is an idyllic, semi-rural suburb located in the scenic eastern outskirts of Pretoria, South Africa. It is characterized by its rolling hills and the prominent Bronberg Mountain range, which provides a dramatic natural backdrop for the many smallholdings and luxury estates in the area. The atmosphere here is one of quiet retreat, offering residents a 'country lifestyle' while remaining conveniently close to the urban amenities of Pretoria East, including high-end shopping centers like Woodlands Boulevard and Menlyn Maine.

The area is a hub for outdoor enthusiasts and nature lovers, well-known for its equestrian culture, mountain biking trails, and diverse birdlife. Many of the properties in Zwavelpoort are large plots or agricultural holdings, often featuring indigenous bushveld, private dams, and sprawling gardens. This unique blend of open space and proximity to the city has made it a highly sought-after location for those looking to escape the bustle of metropolitan life without sacrificing modern comforts.



Historically, Zwavelpoort has evolved from a primarily agricultural region into a sophisticated residential enclave. Today, it hosts several upscale gated communities, boutique guest houses, and popular event venues that capitalize on the area's tranquil beauty. Residents often prioritize sustainability and security, with many homes utilizing solar power and advanced security systems to maintain a self-sufficient and safe environment amidst the valley's natural splendor.

For international and domestic travel, the nearest major airport is O.R. Tambo International Airport (JNB) in Johannesburg, located approximately 45 to 55 kilometers away, typically a 35- to 45-minute drive depending on traffic. For private aviation or smaller domestic hops, Wonderboom National Airport (PRY) is situated about 25 kilometers to the north, while Lanseria International Airport (HLA) is also accessible, roughly 60 kilometers to the west.

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### **Comune**

Camere da letto:	5
Bagni:	6
Finito piedi quadrati:	733 mq
Dimensione del lotto:	4934 mq

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.287.689

