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For Sale at Rose Eedes Properties in Noordhoek!

FOR SALE AT ROSE EEDES PROPERTIES



Have Your Property Valued

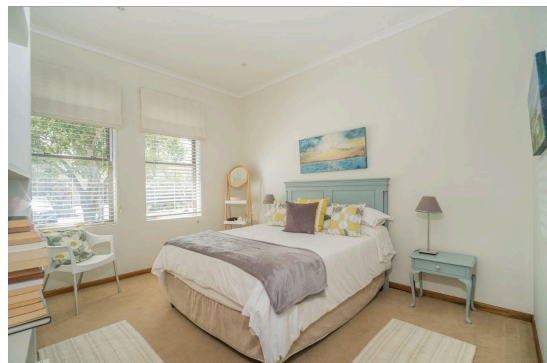
Interested in selling your property or finding out what it's worth? We provide free, no obligation Comparative Market Analysis.

FREE PROPERTY
COMPARATIVE MARKET
ANALYSIS

***For Sale in Lake Michelle Security & Eco-Estate,
Noordhoek!***

An Exceptional Experience Along the Waters of Lake Michelle!

FOR SALE IN NOORDHOEK



Olea Road, Lake Michelle, Noordhoek

R14 995 000

Erf Size: +/- 834 m2

Nestled beneath the foothills of the Silvermine Mountains, beneath the watchful eye of the Noordhoek lookout, lies an exceptional residence within the exclusive Lake Michelle Eco Estate. Framed by pristine waterways and indigenous wetlands, this remarkable home enjoys its own private jetty, offering a rare opportunity to embrace an extraordinary waterside lifestyle in one of the Cape's most sought-after natural settings.

Centred around a magnificent saltwater lake and extensive wetlands, Lake Michelle is a unique residential conservation estate bordering Table Mountain National Park. Surrounded by indigenous flora, abundant birdlife and diverse wildlife, it offers an extraordinary sense of space, tranquillity and connection with nature, while remaining conveniently close to the vibrant energy of Cape Town. This architecturally distinctive home is a celebration of contemporary design, refined craftsmanship and effortless comfort. Clean architectural lines, generous proportions and the considered use of premium materials create an interior that is both sophisticated and inviting.

Expansive glazed windows draw the natural beauty of the surrounding landscape deep into the home, bathing the double-volume living spaces in natural light. The open-plan arrangement encompasses an elegant dining area, a generous living room and a beautifully appointed kitchen, with a mezzanine-level art studio or study overlooking the central space.

To read more about this property please click on the red button below.

Stephanie Lebowitz: +27 (0)72 369 3717 | stephanie@roseeedes.co.za

VIDEO | FULL GALLERY

New on the Market - For Sale in Robertson Rural!
*A Rare Opportunity to Acquire a 50% Share in an Exceptional
320-Hectare Conservation Property Near McGregor in the*

Western Cape!

FOR SALE IN MCGREGOR



Steenbokvlakte, Robertson Rural

R11 167 500

House Size: +/-200 m2

Situated in the scenic eco-tourism corridor between McGregor and Robertson, Synergy Eldorado offers an extraordinary combination of wilderness, privacy, sustainable living and long-term conservation value.

The property encompasses pristine critically endangered Breede Shale Renosterveld, with the conservation framework having undergone formal review by CapeNature and the property securing Nature Reserve status.

The 50% Share Opportunity

This offering comprises a 50% undivided share in Synergy Eldorado Shareblock (Pty) Ltd, at R11,167,500.

To read more about this property please, click on the red button below.

Tamaryn Eedes: +27 (0)82 370 9459 | +27 (0)21 702 4072 | tamaryn@roseeedes.co.za |

James Sanderson Smith: +27 (0)82 413 4570 | +27 (0)21 702 4072 | james@roseeedes.co.za |

Melissa Clark: +27 (0)83 339 7984 | +27 (0)21 702 4072 | melissa@roseeedes.co.za

VIDEO | FULL GALLERY

For Sale in Simon's Town - Reduced to Sell!
A Slice of Paradise - Where Luxury Meets the Horizon!

FOR SALE IN SIMON'S TOWN



Victory Way, Simons Kloof, Simon's Town
R13 500 000 - Reduced
Erf Size: +/-728 m2

CAPTURE THE MAGIC THAT AWAITS YOU AT THIS EXTRAORDINARY LUXURY VILLA

Majestically perched on the slopes of the Simon's Town mountains, this contemporary 445 m² (4 790 ft sq) luxury villa offers a rare combination of privacy, architectural elegance, and breathtaking natural beauty. Designed to integrate seamlessly with its surroundings, the home frames uninterrupted panoramic views across the shimmering waters of False Bay toward the distant Hangklip Mountains.

From the moment you enter, you are immersed in a world of calm sophistication. Soaring double-volume ceilings, expansive glass façades, and a sleek fireplace define the open-plan living and dining areas, all centred around a gourmet chef's kitchen.

A private hydraulic lift provides effortless access to all levels, enhancing both comfort and accessibility. Spanning four thoughtfully designed levels, the villa offers exceptional versatility — ideal as a luxury residence or an exclusive holiday retreat.

To read more about this property please click on the red button below.

Stephanie Lebowitz: +27 (0)72 369 3717 | stephanie@roseeedes.co.za

VIDEO | FULL GALLERY

For Sale in The Craggs, Plettenberg Bay!

Where Story Book Charm Meets Sustainable Living. A Unique Eco-Lodge & Restaurant on 3,2 Hectares in the Craggs, Garden Route!

FOR SALE IN THE CRAGGS, PLETTENBERG BAY



*Farm 302/20, The Craggs, Plettenberg Bay
R8 995 000
Erf Size: +/-3,2 Ha*

Exclusive Sole Mandate

Tucked away in the lush, forested folds of The Craggs along the Garden Route, Villa Villekula is not just a property – it's a way of life. Equal parts sanctuary, storybook homestead, and soulful smallholding, this rare find offers the best of both worlds: a peaceful, off-the-grid existence with the added bonus of a thriving, turn-key business.

Surrounded by trees and bird-filled skies, the estate is home to a much-loved eco-lodge and destination restaurant, well known to both locals and travellers seeking something authentic. Think rustic elegance with a vintage twist: eclectic décor, wood-fired warmth, and a touch of whimsical charm that sets this space apart. The lodge accommodation is fully operational and already welcoming guests – styled with care and character, every room tells its own story.

At the heart of the property lies a fully equipped restaurant, beloved for its seasonal menus and warm, homestyle service. Friday evenings are a local tradition, where guests enjoy upmarket boerekos either buffet-style or as thoughtfully plated three-course meals. Daily-changing dishes – made from organic, garden-grown produce whenever possible – are shared via a popular and active Facebook page that draws in loyal patrons' week after week.

To read more about this property please click on the red button below.

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VIDEO | FULL GALLERY

Properties To Let

Marketplace Changes for Investor Owners

Cape Town Property Investors – Key Updates 2026



1. Airbnb Fee Change – Effective 15 September 2026

- Rates must increase by 15.5%
- Fees now charged directly to owners
- May impact competitiveness vs hotels



2. Proposed Cape Town Short Term Letting By-law

- Mandatory registration & display of number
- AI-powered compliance monitoring
- Commercial rates are 141% higher than residential rates for affected properties
- Extra administrative burden on owners



3. Knock-on Effects

- Higher operating costs reduce net returns
- Diminished income potential of properties will reduce market value
- Overall buyer demand for properties in Airbnb friendly buildings will be affected

Now is a good time to consider the future of your property.

Contact us for a comparative market analysis. We can provide a desktop report in most instances, and we can schedule an in-person viewing if you would like to take the conversation further.

Request your CMA: <https://www.roseeedes.co.za/template/PropertySeller.vm>

📞 Amanda Williamson: 082 093 5870
📞 Cecilia Hansen: 082 393 0298
📞 Larry Hnilicka: 071 944 4944



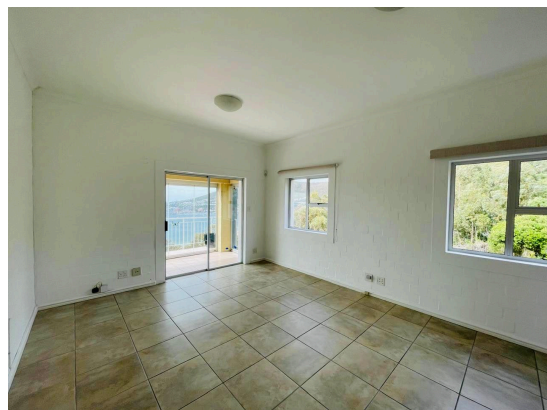
Office: 021 448 5537
www.roseeedes.co.za



CLICK HERE FOR
CMA

To Let in Simon's Town!
A Stunning Coastal Retreat Framed by Ocean, Harbour &
Mountain Views!
Occupation: Immediately on a 12-Month Lease.

TO LET IN SIMON'S TOWN



Bayview Heights, Redhill Road, Simon's Town

R22,000 /month

Stunning 2-Bedroom Apartment with Breathtaking Ocean & Mountain Views
Set in the sought-after coastal town of Simon's Town, this beautiful two-bedroom apartment offers spectacular ocean and mountain views.

The spacious apartment features two comfortable bedrooms and two full bathrooms both with bath and shower, making it ideal for relaxed coastal living. The well-appointed kitchen boasts elegant marble countertops, combining style and functionality for everyday living and entertaining.

One of the highlights of this wonderful home is the stunning enclosed balcony/sunroom. Filled with natural light, this versatile space can be enjoyed year-round — whether as a peaceful spot to unwind, a cosy reading area, or an additional living space, all while taking in the beautiful surrounding scenery.

With its exceptional views, generous living spaces, two full bathrooms, stylish kitchen and charming enclosed sunroom, this apartment presents a fantastic opportunity to enjoy comfortable living in one of Simon's Town's most picturesque coastal settings.

Electricity is prepaid and utilities are for the Tenant's account. This apartment is not pet friendly.

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VIDEO | FULL GALLERY

TO LET IN KNYSNA

TO LET IN KNYSNA



*The Oaks on Main - A Landmark
Commercial Opportunity in Knysna!
Occupation: Immediately on a 12-
Month Lease.*

*The Oaks on Main, Main Road, Knysna
R30 000 /month*

**** DOUBLE DEPOSIT & CREDIT
CHECK REQUIRED. R30 000 EXCL
VAT PER MONTH****

Situated on Knysna's iconic Main Road, The Oaks on Main is a historic landmark building that has been a recognisable part of the town for over a century. With its charming character, prominent position and vibrant surroundings, this unique property offers an exciting opportunity for a restaurant, café, office, boutique business or creative workspace. The property features a beautiful outdoor deck surrounded by artisan shops, restaurants and a coffee shop, creating a welcoming atmosphere in the heart of Knysna.

The Old House is the first building you encounter from the Main Road entrance, offering excellent visibility and a distinctive historic character.

To read more about this listing please click on the red button below.



*40m2 Commercial Shop to Let - The
Oaks on Main in Knysna!
Occupation: Immediately on a 12-
Month Lease.*

*The Oaks on Main, Main Road, Knysna
R7 000 /month*

**** DOUBLE DEPOSIT & CREDIT
CHECK REQUIRED. R7000 EXCL
VAT PER MONTH****

The Oaks on Main is a historic and well-known Knysna landmark, surrounded by artisan shops, restaurants and a coffee shop, with a beautiful shared deck area.

Looking for an affordable commercial space with character in a central Knysna location? One of the charming shops at The Oaks on Main is available to rent.

Size: 40 m²

Rental: R7000 per month + VAT

Location: The Oaks on Main, Knysna Main Road

Ideal For:

Small retail or boutique business, art or craft studio, small office, jewellery or speciality products, Creative or unique small-business concepts

To read more about this listing please click on the red button below.

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FULL GALLERY

VIDEO | FULL GALLERY

Rose Eedes Properties



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City Bowl: 021 424 5515
Westlake: 021 702 4072
Fish Hoek: 021 782 1016
Noordhoek: 082 453 5452
Plettenberg Bay: 082 370 9459

• 23 Station Road, Observatory, Cape Town, South Africa, 7925 •

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