View in browser

ROSE EEDES

PROPERTIES

# *New on the Market - 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

---

## *New on the Market Continued - For Sale in Chapman's Peak, Noordhoek!*

*A Unique Coastal Sanctuary in Noordhoek!*

# FOR SALE IN NOORDHOEK











*Disa Road, Chapman's Peak, Noordhoek*

*R21 500 000*

***Erf Size: +/- 1 088 m2***

Situated in the highly sought-after coastal enclave of Noordhoek, this exceptional Chapman's Peak sanctuary offers a rare blend of artistic expression, rustic charm and contemporary sophistication.

Dramatically positioned on a sand dune, the residence enjoys breath-taking panoramic views of the ocean and surrounding mountains. Just a short stroll from the beach and within easy walking distance of local restaurants, it offers an enviable coastal lifestyle in one of Cape Town's most desirable seaside settings. Bathed in natural light, the home features generously proportioned rooms that create an inviting sense of space, openness and tranquillity. The entire upper level is devoted to an impressive master suite, complete with a spacious private balcony from which to admire the spectacular ocean and mountain vistas.

Boldly avant-garde in design, the home artfully combines reclaimed timber, organic textures and industrial elements with distinctive artistic touches. The result is a residence with undeniable character and a striking visual identity, seamlessly balancing contemporary style with warmth and comfort. Truly one of a kind, this is a home that stands apart from the ordinary.

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

Rose Eedes: +27 (0)82 453 5452 | rose@roseeedes.co.za |
Mitchel Hatton-Jones: +27 (0)74 724 5335 | mitch@roseeedes.co.za

VIDEO | FULL GALLERY

---

## *For Sale in Plettenberg Bay Rural!*

*Turnkey Homestead in Established Eco Village - Cash Buyer Wanted!*

**FOR SALE IN PLETTENBERG BAY RURAL**











*Roode Muur, Plettenberg Bay Rural*

*R3 950 000*

***House Size: +/-2.6 Ha***

Shared Farm Estate–Style agricultural property — Cash Offers Only.

Your portion features a delightful 3-bedroom home with original Blackwood flooring, complemented by 2.5 hectares of pasture/arable land, a chicken coop, and a milking shed — perfectly suited to self-sufficient farming. Please note that the residential dwellings are slightly separate from the agricultural and grazing land.

Escape to nature and embrace sustainable living on this plug-and-play homestead, complete with abundant fresh mountain spring water and a beautiful flowing dam — perfect for swimming or irrigation.

This well-established 94-hectare Eco Village offers an incredible opportunity to move in and start farming immediately, with all essential living and agricultural infrastructure already in place.

The Home Features:
Wood-fired jacuzzi
Outdoor shower
Stunning views of the Tsitsikamma Mountain Range
Hydro-fire wood stove connected to central heating (radiators throughout the home and heated towel rails)
Original Blackwood floors
Established and protected vegetable garden
3 x 6 insulated storage shed

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 Crags, Plettenberg Bay!*

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

# FOR SALE IN THE CRAGS, PLETTENBERG BAY











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

Exclusive Sole Mandate

Tucked away in the lush, forested folds of The Crags 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.

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

VIDEO | FULL GALLERY

---

# *Properties To Let*

ROSE EEDES
PROPERTIES

# 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.

\

Jacqui Rautenbach: +27 (0)79 593 7955 | +27 (0)21 782 1016 | jacqui@roseeedes.co.za

## 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 LET IN KNYSNA



*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.

Tamaryn Eedes: +27 (0)82 370 9459 |
tamaryn@roseeedes.co.za |
Melissa Clark: +27 (0)83 339 7984 |
melissa@roseeedes.co.za

VIDEO | FULL GALLERY

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

Tamaryn Eedes: +27 (0)82 370 9459 |
tamaryn@roseeedes.co.za |
Melissa Clark: +27 (0)83 339 7984 |
melissa@roseeedes.co.za

FULL GALLERY

## Rose Eedes Properties

@roseeedesproperties
rose@roseeedes.co.za

Observatory: 021 448 5537
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 •

If you wish to unsubscribe from our newsletter, click here