



Where Lifestyle and Nature Meet

Why Invest?

- No transfer duty
- 100% pre-approved bonds available
- 24 Hour security with perimeter fencing and access controlled gatehouse
- Lifestyle Center and a children's play area
- High demand for both long-term and short-term rentals
- Quality appliances by Bosch and premium sanitary ware by Hansgrohe
- Fiber ready

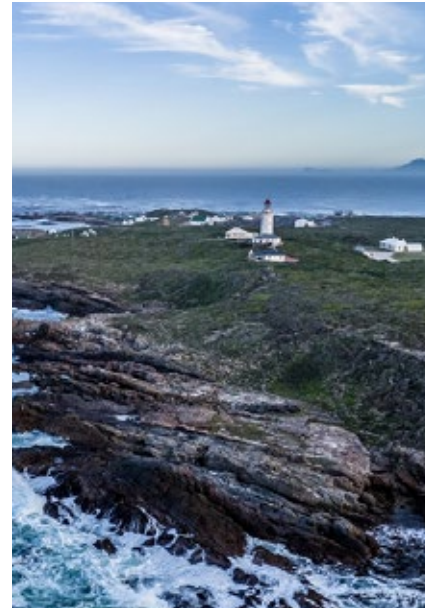


A Place to call Home

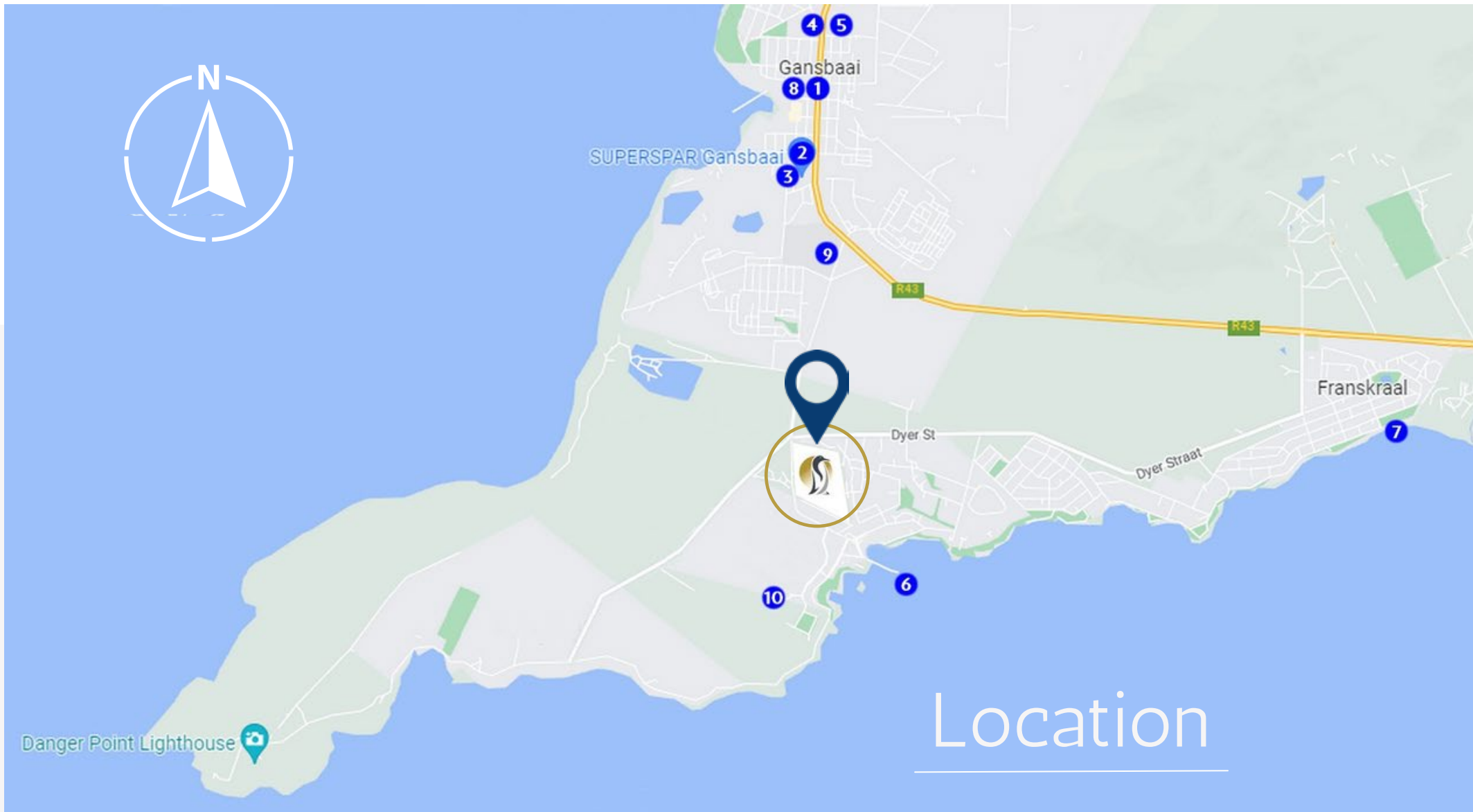
Kleinbaai Lifestyle Estate is located in the Overberg region, approximately 46 km from Hermanus. Kleinbaai is much more than a scenic coastal village offering world-renowned attractions like shark diving and whale watching. It offers all the value of a well-run town managed by the top-performing Overstrand local authority. The Estate offers a lifestyle of security and tranquility, where family, nature, and well-being guide the rhythm of life.

Nature.Community.Tranquility

Enjoy a carefree, secure lifestyle filled with scenic coastal walks and absorbing the nature-filled attractions of the surrounding areas. Become part of a friendly community that enjoys sundowners by the sea, local markets and bazaars, and a slower pace of life.







Location

1	Gansbaai Central	3.5 km	6	Kleinbaai Harbour	1 km
2	Great White Shopping Mall	2.7 km	7	Franskraal Beach	7 km
3	Clicks Pharmacy	2.6 km	8	Primary School	3.5 km
4	Police Station	3.7 km	9	High School	1.7 km
5	Future Hospital	3.7 km	10	Gansbaai Golf Club	1.3 km



Site Development Plan





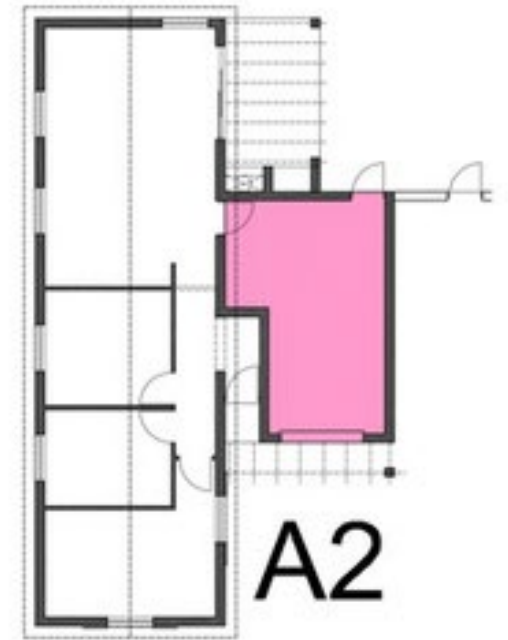


TYPE A

- 2 Bedrooms
 - 1 Bathroom
 - Single Garage
 - Dwelling: 80m²
- * Optional Extras:
 - Split Bathroom (2x Ensuite)
 - Covered stoep
 - Enclosed stoep



A1: 2Bed



A2: 2Bed | SG



TYPE B

- 2 or 3 Bedrooms
- 1 Bathroom
- Pergola or Single or Double Garage
- Dwelling: 88m² – 102m²

*Optional Extras:

- Split Bathroom (2x Ensuite)
- Covered stoep
- Enclosed stoep

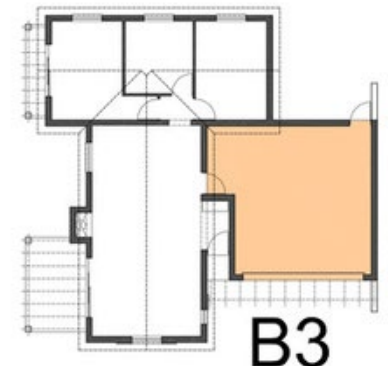
B1



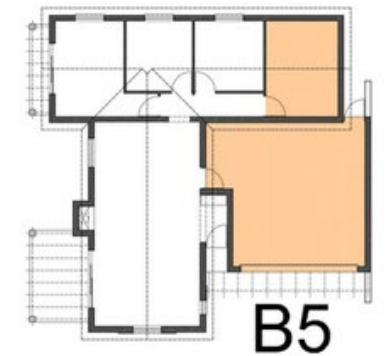
B1: 2Bed | Pergola



B2: 2Bed | SG



B3: 2Bed | DG



B5: 3Bed | DG



TYPE C

- 2 or 3 Bedrooms
- 1 or 1.5 Bathrooms
- Pergola or Single or Double Garage
- Dwelling: 85m² – 104m²

- *Optional Extras:
- Split Bathroom (2x Ensuite)
 - Covered stoep
 - Enclosed stoep



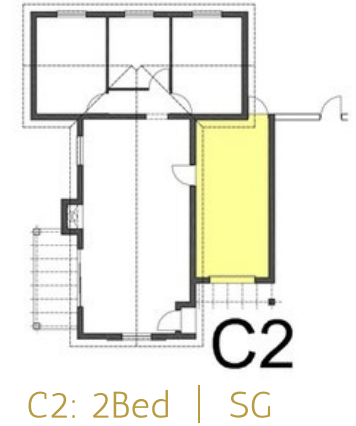
C1

C1: 2Bed | Pergola



C1

C1: 2Bed



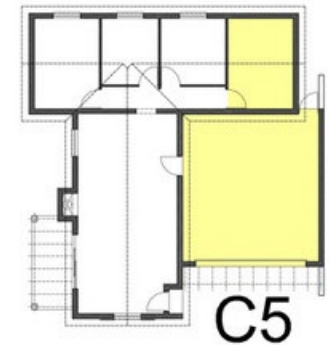
C2

C2: 2Bed | SG



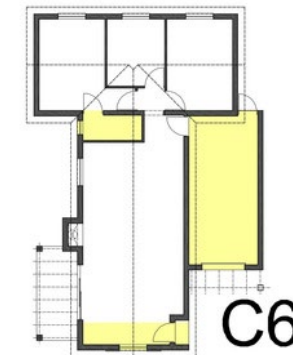
C3

C3: 2Bed | DG



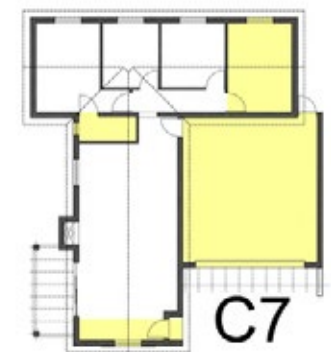
C5

C5: 3Bed | DG



C6

C6: 2Bed | 1.5 Bath | SG



C7

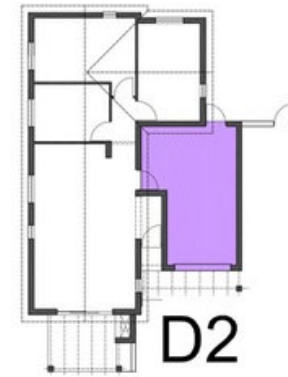
C7: 3Bed | 1.5 Bath | DG



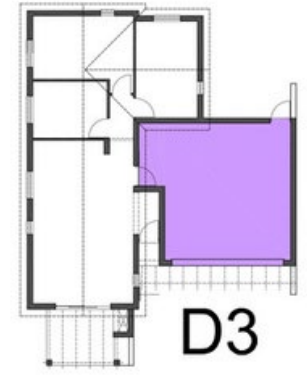
TYPE D

- 2 or 3 Bedrooms
- 1 or 1.5 Bathrooms
- Single or Double Garage
- Dwelling: 80m² – 100m²

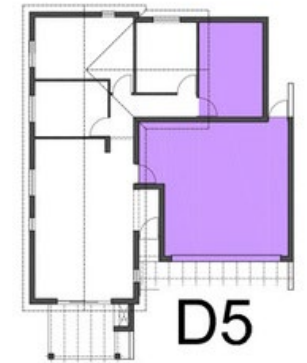
- *Optional Extras:
 - Split Bathroom (2x Ensuite)
 - Covered stoep
 - Enclosed stoep



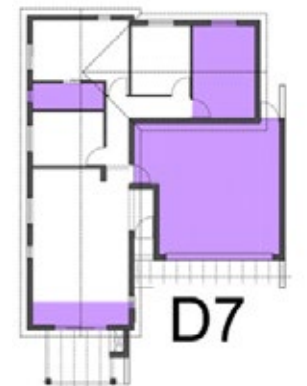
D2: 2Bed | SG



D3: 2Bed | DG



D5: 3Bed | DG



D7: 3Bed | 1.5 Bath | DG





TYPE E

- 2 Bedrooms
- 1 Bathroom
- Pergola
- Dwelling: 86m²

- * Optional Extras:
 - Split Bathroom (2x Ensuite)
 - Covered stoep
 - Enclosed stoep



E1: 2Bed | Pergola

Enjoy modern, stylish interiors with a selection of premium finishes, as well as quality appliances by Bosch and sanitary ware by Hansgrohe.



Disclaimer: Displayed interiors or artistic impressions subject to change at the developer's discretion. The developer is not liable for any modifications.

Join the Kleinbaai Lifestyle Estate





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LIFESTYLE ESTATE

www.kleinbaaiestate.co.za

GREEFF

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