



**R1,999,000**

Web Ref 992974

## PROPERTY FEATURES

3 Bedrooms | 1.5 Bathroom | 1 TV Room | 1 Lounge | Security | Kitchen | 2 Garages | 2 Parking Spaces | Braai Facilities | Garden

## PLOT AND PLAN

PLOT AND PLAN - The developers of Aan de Wijnlanden have focused on providing modern homes with modern amenities for today's highly mobile and connected society. While the homes will be built to the highest standards and quality of finishes, they are also energy efficient and "smart". Every home will be connected to a future proofed Fibre to the Home network, providing each homeowner with modern broadband capabilities, enabling cable TV, ultra fast and reliable data (internet) connection, connection to the estate's state security system and a free inter-estate telephone system. With the Cape Town international airport less than 15 minutes away, the "smart" Aan de Wijnlanden village provides ideal homes for the new South African "flexi" worker that needs to work professionally from home, yet have easy access to other geographical areas, such as Gauteng. The estate provides equally for starter families and older "empty nesters" wishing to scale down their housing requirements. The large recreational complex will feature two squash courts, a tennis court, a swimming pool and a clubhouse / restaurant area. Other unique lifestyle amenities include an on site crèche, interdenominational church and almost ten hectares of conservation area with kilometres of walking and



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jogging trails. Due to its favourable locality in the Stellenbosch Winelands, residents of Aan de Wijnlanden will easily be able to access schools, shopping centres and beaches which are located within minutes of the development.

ERF Size 360 m<sup>2</sup>

Building Size 172m<sup>2</sup>