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KOELENBOSCH

COUNTRY ESTATE

Country Living Refined

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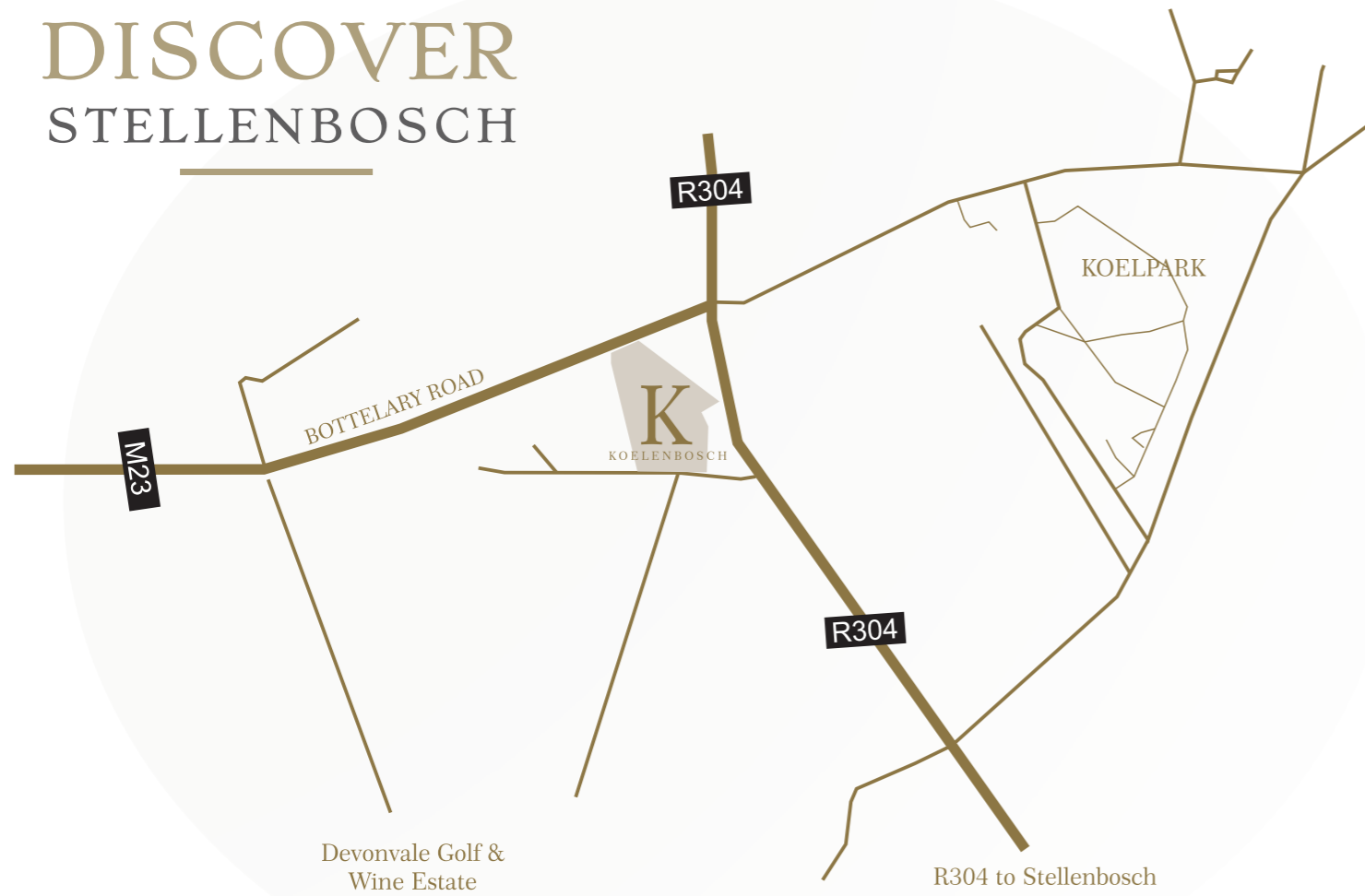
DISCOVER COUNTRY LIVING

Nestled in the Koelenhof wine district on the outskirts of Stellenbosch lies Koelenbosch Country Estate, a new development that offers wide open spaces and mountain views whilst being surrounded by vineyards and lush green gardens.

Koelenbosch offers the sought after lifestyle of living in the countryside, yet it is a mere 35min drive from Cape Town and features modern luxuries like state-of-the-art security and optic fibre internet.

With 74 slots and five unit types to choose from there is a wide variety of options to suit all your needs.

DISCOVER STELLENBOSCH



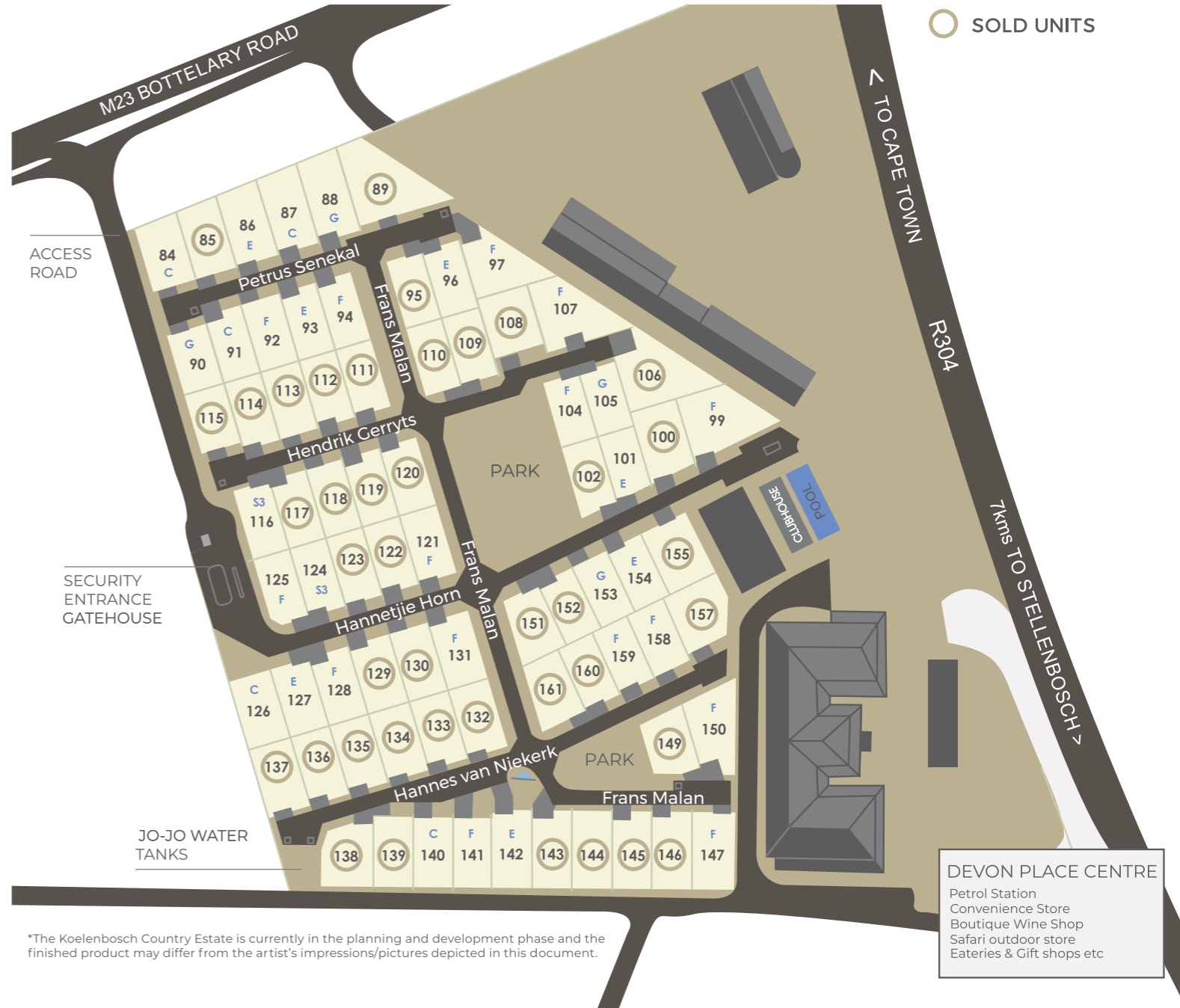
Koelenbosch Country Estate is conveniently situated on the R304, just 7.5km from both the N1 highway to Cape Town or Paarl, as well as the historic town of Stellenbosch.

The location allows you to embrace a country lifestyle without being too far from the city of Cape Town.



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SITE DEVELOPMENT PLAN



*The Koelenbosch Country Estate is currently in the planning and development phase and the finished product may differ from the artist's impressions/pictures depicted in this document.



UNIT SIZES

PLAN TYPE				STOREY	COVERED AREA (m ²)	OUTDOOR AREA (m ²)	TOTAL AREA (m ²)
S3	3	2	2	Single	177.27	32	209.27
C	3	2.5	2	Double	196.27	26.94	223.21
E	3	2.5	2	Double	234	37	271
F	4	2.5	2	Double	255	53	308
G	3	2.5	2	Double	236	72	308

ERF SIZES & UNIT TYPES

ERF NO	ERF SIZE (m ²)	UNIT TYPE
84	324	C
86	351	E
87	369	C
88	388	G
97	406	F
96	288	E
94	288	F
93	288	E
92	288	F
91	288	C
90	270	G
107	465	F
105	275	G
104	275	F
116	288	S3
125	283	F
124	288	S3

ERF NO	ERF SIZE (m ²)	UNIT TYPE
121	288	F
101	264	E
99	495	F
154	275	E
153	275	G
131	311	F
128	311	F
127	311	E
126	322	C
159	275	F
158	275	F
150	378	F
147	357	F
142	332	E
141	299	F
140	299	C

Unit TYPE S3

Single Storey Detail

- 3 Bedrooms
- 2 Bathrooms
- Open-Plan Living | Dining Room | Kitchen
- Patio
- 2 Garages
- Internal: 177.27 m²
- External: 32 m²
- Total Area: 209.27 m²



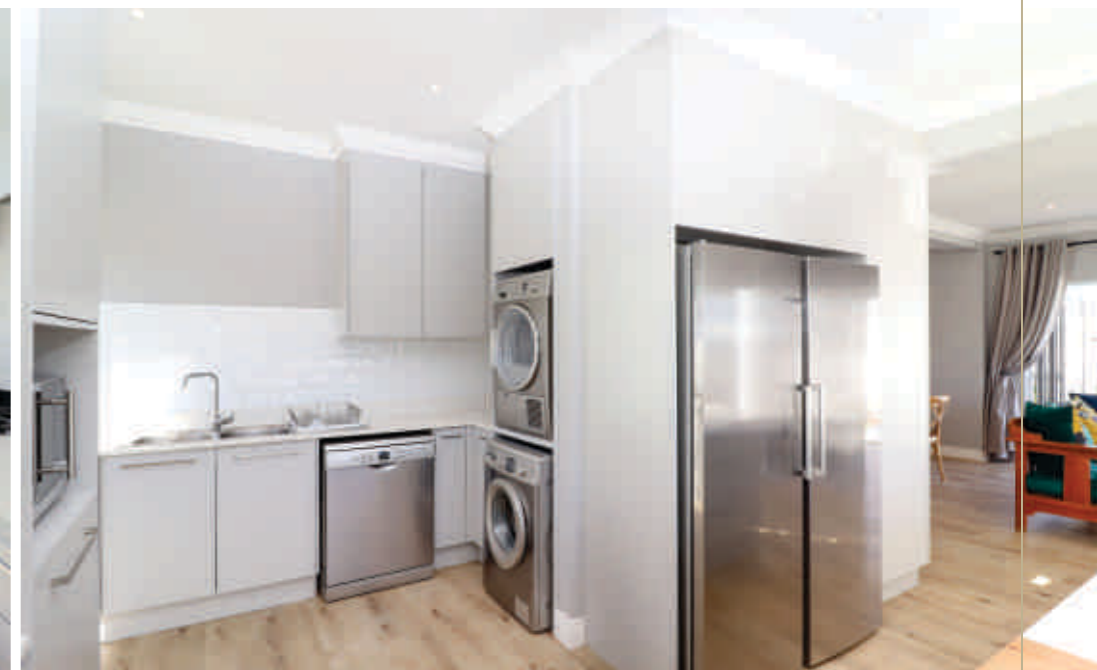
FLOOR LAYOUT



FRONT ELEVATION

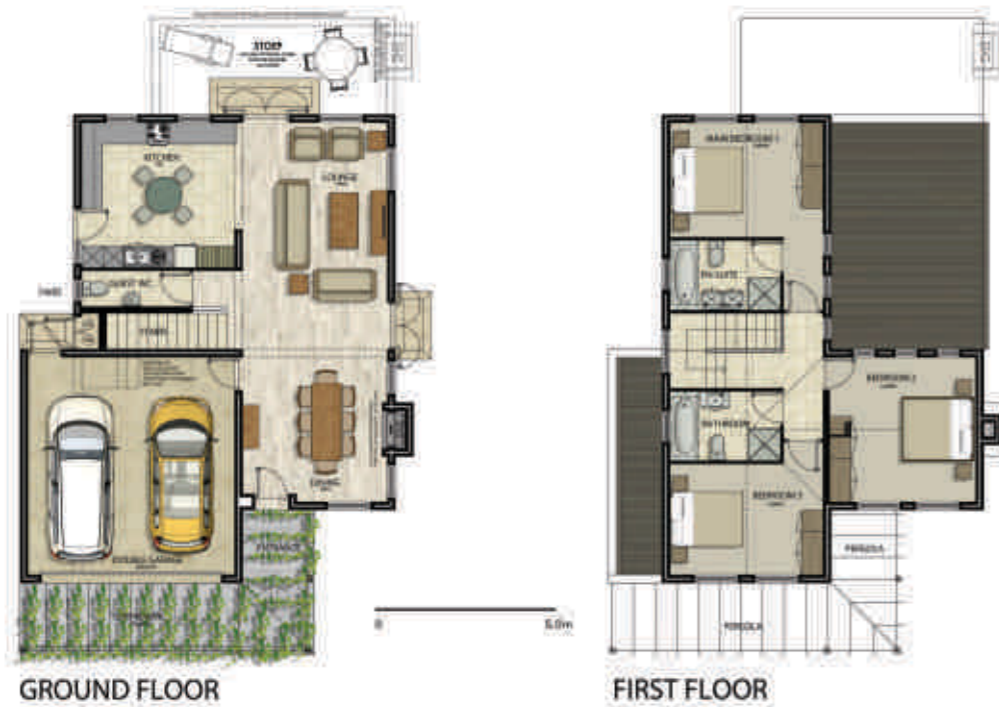


SIDE ELEVATION



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Unit TYPE C



Double Storey Detail

- 3 Bedrooms
- 2.5 Bathrooms
- Open-Plan Living | Dining Room | Kitchen
- Patio
- 2 Garages
- Internal: 196.27 m²
- External: 26.94 m²
- Total Area: 223.21 m²

Unit TYPE E



Double Storey Detail

- 3 Bedrooms
- 2.5 Bathrooms
- Open-Plan Living | Dining Room | Kitchen | Braai Room
- Balcony
- 2 Garages
- Internal: 234 m²
- External: 37 m²
- Total Area: 271 m²





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Unit TYPE F



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Double Storey Detail

- 4 Bedrooms
- 2.5 Bathrooms
- Open-Plan Living | Dining Room | Kitchen
- Terrace
- Balcony
- 2 Garages
- Internal: 255 m²
- External: 53 m²
- Total Area: 308 m²

Unit TYPE G



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Double Storey Detail

- 3 Bedrooms
- 2.5 Bathrooms
- Open-Plan Lounge | Dining Room | Kitchen | TV Lounge | Kitchen
- Terrace
- Balcony
- 2 Garages
- Internal: 236 m²
- External: 72 m²
- Total Area: 308 m²



FRONT ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

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PROUDLY DEVELOPED BY:



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SCAN FOR FULL PPA DETAILS

