

Amber Villa – Noordhoek, Cape Town

Sleeps	6	Pool	Solar heated pool
Bedrooms	3	Views	Sea and Mountain
Bathrooms	3	Beach	±_4km



Summary

This comfortable, private home is set in a quiet and upmarket area, perched on the mountainside with fabulous views over Noordhoek's Longbeach. The immaculate gardens and neat, tidy home is an ideal spot for the family. The property is just a few minutes' drive from restaurants and the local shopping mall.



Living

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Leisure

The large veranda overlooks the pool, and is furnished with a dining table and chairs, as well as comfortable couch seating. From this area you can enjoy tranquil views of the surrounding mountains and the ocean. In the garden you will find another dining set in the shade of the beautiful trees, as well as comfortable sun loungers that frame the pool. The pool is solar-heated.





Bedrooms & Bathrooms

Bedroom 1	Master bedroom with two electric adjustable Tempur beds (king size), Ocean views, Built-in cupboards, TV, En-suite.
Bedroom 2	King size bed, built-in cupboards, TV, En-suite.
Bedroom 3	2 x Single beds, built-in cupboards.
Bathroom 1	En-suite to master bedroom with bath, shower, basin and toilet.
Bathroom 2	En-suite to bedroom 2 with large shower, basin and toilet.
Bathroom 3	Family bathroom services bedroom 3 with bath, shower, heated towel rail, basin and toilet.



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Features and Facilities

Kitchen/Catering:	<ul style="list-style-type: none"> • Gas hob-electric oven • Fridge-Freezer • Microwave Oven • Kettle • Toaster • Coffee maker • Dishwasher • Separate scullery
Laundry Facilities:	<ul style="list-style-type: none"> • Washing machine • Tumble drier • Ironing board and Iron
Indoor:	<ul style="list-style-type: none"> • Dining seating for 6 guests • Fireplace • Bed Linen • Towels
Media:	<ul style="list-style-type: none"> • Apple TV with Netflix • DVD Player • DSTV • Wi-Fi • Music System

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Outdoor:	<ul style="list-style-type: none"> • Solar heated swimming pool with evaporation cover • Sun loungers • Parasol • Outdoor seating • Outdoor dining • Beach Towels • BBQ Facilities (Wood-fire)
Safety remarks:	<ul style="list-style-type: none"> • Swimming pool with no pool safety cover • Access to pool can be limited via gates on patio
Parking:	<ul style="list-style-type: none"> • Garage Available for 2 cars • Off-street parking
Security:	<ul style="list-style-type: none"> • Fully enclosed property • Alarm • Connected to armed response
Loadshedding:	<ul style="list-style-type: none"> • Solar and Inverter / 10kw battery • Gas Cooker • Lighting • Preferable not to use heat generating appliances during loadshedding



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Servicing

House Keeping:	<ul style="list-style-type: none"> • Once per week • excludes weekends and public holidays • additional servicing at additional cost (by prior arrangement) • excludes personal laundry • linen change once per week
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Reservations

Rates & Availability:	• are subject to final confirmation
Lease:	• a standard rental agreement applies
Booking Deposit:	• a 50% deposit is required to confirm a booking
Booking Fee:	• applies – on booking confirmation invoice
Breakage Deposit:	• applies – due prior to arrival

