

CVC CAPE VILLA COLLECTION

Kensington Villa – Higgovale, Cape Town

Sleeps	6-8	Pool	12m Curved Infinity Pool
Bedrooms	3 + 1	Views	Mountain
Bathrooms	2 + 1	Beach	± 4km

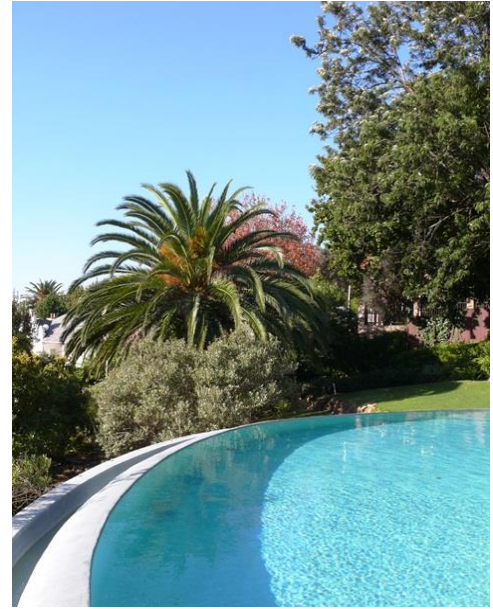


Summary

A fabulous modern 'tree-house' in the city - designed by Architect of the year Paulo Delipperi. An eclectic mix of modern and antique décor adds to the charm of this beautiful home. The villa boasts magnificent views of Lions Head and the harbour. Set at the foot of Table Mountain in a peaceful location close to nature – see owls at night. Central and convenient, just minutes away from the V&A Waterfront, Camps Bay Beach and Table Mountain Cable Way and close to the city's many offerings of entertainment. A dream holiday home in an ideal location.



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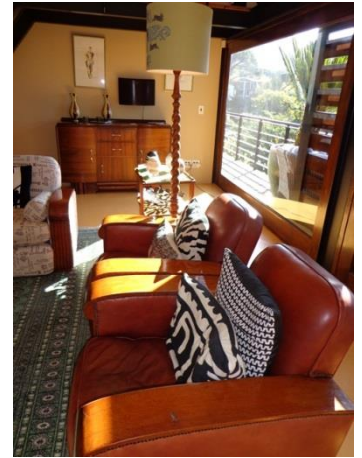


Living

Spacious open plan kitchen – dining - living area with great flow and light and immaculate contemporary finishes throughout the house. The kitchen is fully equipped with modern appliances. The open trussed ceiling and huge glass sliding doors create bright and lofty feel in this beautiful home. Roller shutters extend across the entire length of the house and can be positioned to optimise sunlight throughout the day. The master bedroom and loft entertainment area have air conditioning for added comfort during the glorious summer months.



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Leisure

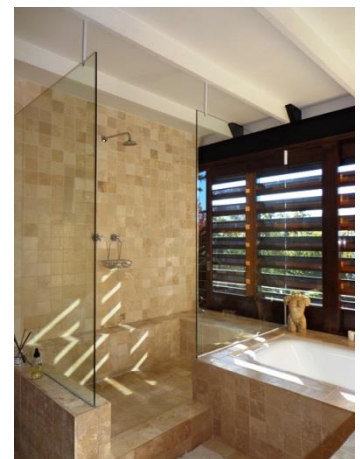
Enjoy long summers days on the deck beside the large sparkling infinity pool, relaxing on sun loungers or on a swing chair. Freshen up in the pool after sun-filled days on the beach. Lovely balcony with comfortable seating and spectacular views over the Mother City. The shaded back garden with barbeque provides a tropical environment for al fresco dining. Soak in the romantic city lights in the evening from this private and secure home.



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Bedrooms & Bathrooms

Bedroom 1	Spacious en-suite master bedroom with king size bed, Air-con, built-in cupboards, armchairs and dressing table. This beautiful bedroom boasts magnificent views. Watch the romantic city lights from your bed or your bath.
Bedroom 2	2 x ¾ beds and built-in cupboards. Patio doors open onto pool deck.
Bedroom 3	Double bed with built-in cupboards. Patio doors open onto pool deck.
Separate Flatlet	Double futon bed with en suite shower room. Perfect for teenagers (available on special request only).
Bathroom 1	En-suite to master bedroom with bath, large shower, basin and toilet.
Bathroom 2	Family bathroom with top quality fittings, bath, shower, basin and toilet.
Separate Flatlet	Flatlet en suite shower room with toilet and basin (available on special request).



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Separate Flatlet



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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
Laundry Facilities:	<ul style="list-style-type: none"> • Washing machine • Tumble drier • Ironing board and Iron • Clothes line
Indoor:	<ul style="list-style-type: none"> • Dining seating for 6 guests • Air-con in bedroom 1 and loft • Heaters • Fans • Fireplace • Bed Linen • Towels
Media:	<ul style="list-style-type: none"> • TV with DStv (satellite channels) • Music system • Wi-Fi internet (capped)
Outdoor:	<ul style="list-style-type: none"> • Swimming pool • Sun loungers • Parasol / Umbrella • Outdoor seating • Outdoor dining • Beach Towels • BBQ Facilities (Wood-fire / Gas braai)
Safety remarks:	<ul style="list-style-type: none"> • Swimming pool safety net for toddler protection • High drop-offs
Parking:	<ul style="list-style-type: none"> • Off-street parking behind automated gate
Security:	<ul style="list-style-type: none"> • Fully enclosed property • Alarm • Beams • Connected to armed response
Other:	<ul style="list-style-type: none"> • Please note the flatlet is available by special request only. The house does present some safety hazards for toddlers and small children.

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Servicing

House Keeping:	<ul style="list-style-type: none"> • 3 times per week • excludes weekends and public holidays • additional servicing at additional cost (by prior arrangement) • excludes personal laundry • linen change once per week
Pool Service:	<ul style="list-style-type: none"> • 1 times per week
Garden Service:	<ul style="list-style-type: none"> • 1 times per week

Reservations

Rates & Availability:	<ul style="list-style-type: none"> • are subject to final confirmation
Lease:	<ul style="list-style-type: none"> • a standard rental agreement applies
Booking Deposit:	<ul style="list-style-type: none"> • a 50% deposit is required to confirm a booking
Booking Fee:	<ul style="list-style-type: none"> • applies – on booking confirmation invoice
Breakage Deposit:	<ul style="list-style-type: none"> • applies – due prior to arrival

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GPS Co-ordinates

33°56'26.68"S
18°24'20.82"E

