



FYNBOS
VILLAGE

THE TERRACES



The slopes of Cape Town's Noordhoek Valley
cradle a unique indigenous foliage so rich
it is recognised as one of the world's six floral kingdoms.

In the heart of this unique ecosystem,
an exceptional residential village is taking root,
offering a lifestyle as rare and as precious
as the fynbos it's named after.

www.fynbosvillage.com

Welcome to Modern Village Living Set in the Beauty of Cape Nature

Life in Fynbos Village is just a bit different. The views are breathtaking. The air is fresher. Your family is safer. The people are friendlier. Set on the slopes of Capri, Fynbos Village is an established estate that offers you the unique opportunity to invest in more than just a luxury apartment, but also in a peaceful yet vibrant residential space.

Inspired by the idea of the 'lifestyle village', Fynbos Village was designed to offer luxury features and a sense of community. Enjoy private moments with your loved ones in the security and comfort of your home or socialise at the clubhouse, around the heated indoor pool or the beautifully landscaped fynbos gardens.



THE TERRACES

The Central Garden



The central garden to the south of the clubhouse with a view of The Terraces – Pincushion and Pagoda apartments.

Artist's impression only, for details visit: <https://fynbosvillage.com/disclaimer/>

THE TERRACES

Elevated Living in Harmony with Nature

The greater part of Fynbos Village consists of superb, luxury apartments

The Terraces represents an exclusive collection of two-bedroom, two-bathroom homes, comprising ground-floor Pincushion and first-floor Pagoda apartments. Each home offers an effortless blend of indoor-outdoor living, generous private parking and premium finishes.



THE TERRACES



THE TERRACES
The Central Garden



A east-facing view of The Terraces apartments and the central garden

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THE TERRACES

A View from the South



A view of The Terraces apartments entrances with the first floor access ramp and stair on the right.

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LUXURY APARTMENTS

2-bedroom, 2-bathroom

PINCUSHION

Ground Floor

Internal area: 73 m²

Patio : 25,6 m²

Garage: 22,4 m²

Price: R 3,55 million

PAGODA

First Floor

Internal area: ±80 m²

Balcony : 9,2 m²

Garage: 21,1 m²

Price: R 3,4 million



PINCUSHION

Ground Floor

Direct central garden access

Integrated private garage

Premium fittings & finishes

Fitted oven, hob & extractor

Ample storage space

Fibre-ready



PAGODA

First Floor

Elevated views of the estate

Remote private garage nearby

Premium fittings & finishes

Fitted oven, hob & extractor

Ample storage space

Fibre-ready



THE TERRACES

To view a price list of available Fynbos Village units, please visit <https://fynbosvillage.com/prices>

Fynbos Village

The Terraces - Phase 3 Now Available



THE TERRACES

Selected Apartments Overlook Green Spaces and Ponds



A view of The Terraces apartments on the right bordering a retention pond and garden.

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THE TERRACES

Typical Open-Plan Living



A ground floor apartment livingroom and patio.

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THE TERRACES

A Sun-Dappled Patio



To make the most of the Cape's sunny Mediterranean climate, our apartments feature spacious, sunny patios.

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THE TERRACES

Selected Mountain Views



A view of Chapman's Peak from a first floor apartment in The Terraces.

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THE LIFESTYLE VILLAGE

A Modern Pristine Sanctuary Rooted in Fynbos

Set on a north-facing slope in the South Peninsula, Fynbos Village combines secure living with a vibrant, outdoor lifestyle. It spans 3,4 hectares thoughtfully designed with indigenous fynbos interwoven throughout the landscaping, reflecting the natural core and namesake of our estate.

Resort-Style Living: Clubhouse with dining room and bar, heated indoor pool and medical consultation rooms

Protected Fynbos Reserve: Walking trails through indigenous landscaping

Uncompromised Security: Manned 24/7 guardhouse, CCTV monitoring and electrified perimeter fencing

Thoughtful Accessibility: Built for all life stages with smooth access ramps and easy stair connections

Premium Finishes & Tech: High-quality interior design, including an oven, hob with extractor fan and fibre-ready

Eco & Storage Solutions: Sustainable landscaping and a secure private garage for every apartment

Secure Ownership: Enjoy the benefits of sectional title living



FYNBOS
VILLAGE

THE TERRACES

Two-bedroom, two-bathroom
luxury apartments

Now selling off plan

Sectional title
No transfer duty

10% deposit
secures your home

Projected completion
early 2028

THE TERRACES

The Clubhouse



The clubhouse dining and entertainment area with reception and bar in the background

Artist's impression only, for details visit: <https://fynbosvillage.com/disclaimer/>

THE TERRACES

The Indoor Heated Pool & Gym



A year-round fitness and relaxation area

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LOCATION

Between the Mountains and the Ocean

A prime north-facing setting in the South Peninsula

Fynbos Village, located in the green enclave of Capri, is positioned between the Noordhoek and False Bay coastlines, featuring mountain-framed backdrops and an easy, relaxed atmosphere. Here, the village delivers suburban tranquillity within its gates, complemented by immediate access to nearby shopping centres, local delis, vineyards, and daily amenities.

At Fynbos Village, total suburban tranquillity meets immediate access to vibrant shopping hubs, artisanal delis, award-winning vineyards, and iconic coastal landmarks.

Microclimate Advantage: North-facing orientation for year-round sun

Dual-Coast Access: Situated right between the Noordhoek and False Bay coastlines

Effortless Connectivity: Moments from premier retail, top-tier schools, fine dining, and major commuter routes



LOCAL ATTRACTIONS

Endless Recreation on Your Doorstep

Living at Fynbos Village means immersing yourself in a landscape set against the majestic backdrop of the South Peninsula; every day brings a quiet invitation to recharge and explore.

Coastal Soul: Stroll soft sands, admire Muizenberg's beach huts, watch boats in Kalk Bay Harbour, or visit the penguin colony at Boulders Beach

Seaside Village Life: The vibrant Kalk Bay and St James strip offers an eclectic mix of vintage fashion boutiques, artisanal coffee spots, local ice cream, and open-air seaside restaurants

Untamed Outdoors: View indigenous wildlife at Cape Point Nature Reserve, a UNESCO World Heritage Site; explore pristine beaches and hiking routes in raw coastal beauty

Gatherings & Culture: Enjoy vineyard lunches at Cape Point Vineyards in Noordhoek and roam historic Simon's Town, its harbour, waterfront restaurants and market



Muizenberg's historic station



Muizenberg's beach surfers' corner & iconic huts



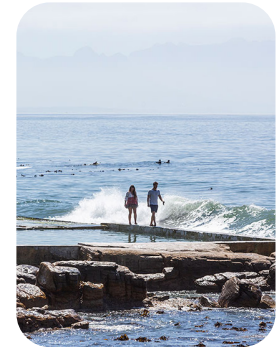
Blue Bird Garage Market, Muizenberg



Parks & playgrounds



Kalk Bay Harbour & restaurants



Brass Bell tidal pools



St James & Kalk Bay coffee shops



St James & Kalk Bay restaurants



An eclectic mix of boutique shops

OUTDOOR ACTIVITIES

Surrounded by an Outdoor Playground

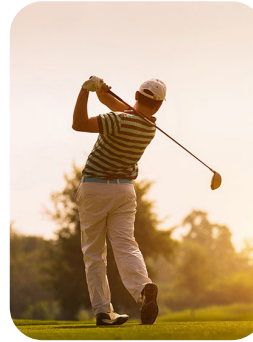
Daily life at Fynbos Village invites you to step outside and move. Whether on land or at sea, active living is effortlessly woven into every single day.

Trail Runs & Mountain Biking: Hit scenic single-track trails and mountain bike paths winding through the surrounding coastal peaks

Ocean Adventures: Catch early-morning surf breaks, launch sea kayaks along the coastline, or enjoy sunset horse rides along the sands of Long Beach, Noordhoek

Play & Active Days: Play a round on the scenic greens of Clovelly Country Club or enjoy nine holes with sea views at Simon's Town Country Club

Early mornings & picnics: Watch the sunrise and laze on a sandy beach or in a tidal pool – one of at least a dozen – on the coast from St James to Cape Point



Clovelly Country Club



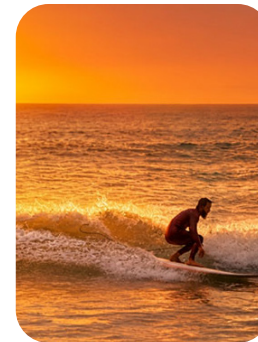
Mountain climbing & hiking



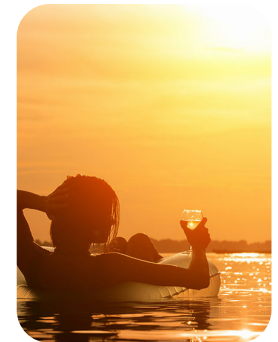
Cycling & mountain biking



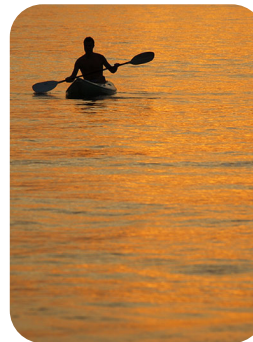
Yachting & pleasure cruises



Surfing spots on two coasts



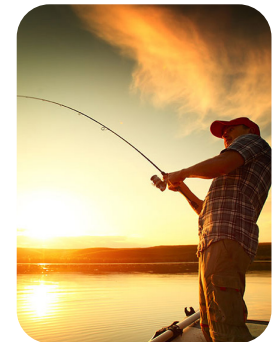
Ocean & tidal pool swimming



Ocean & vlei paddling



Noordhoek Beach



Ocean rock & vlei fishing

Make Fynbos Village Your Home

There is a distinct magic to life at Fynbos Village – one that extends far beyond the sweeping mountain vistas, the fresh ocean breezes, and the indigenous fynbos that anchor our estate.

Here, thoughtful contemporary architecture meets an effortlessly serene lifestyle. Whether enjoying quiet moments of privacy, swimming in the indoor heated pool, or meeting neighbours for an evening drink at the clubhouse, the environment gives you comfort and peace of mind.

With a vibrant existing community, world-class amenities, and pristine nature right on your doorstep, the village offers more than just a beautiful home – it provides a lasting sanctuary.



Lew Geffen | Sotheby's

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