



FYNBOS
VILLAGE

NOORDHOEK VALLEY

Welcome to modern village living set in the beauty of Cape Nature

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.

Life in Fynbos Village is just a bit different. The views are breath-taking. The air is fresher. Your family is safer. The people are friendlier. Set on the slopes of the Noordhoek Valley, Fynbos Village is a newly launched development that offers you the unique opportunity to invest in more than just a luxury townhouse 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 landscape fynbos greenery.

www.fynbosvillage.com



The garden to the south of the clubhouse



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

Sectional title luxury units from R1,695 million to R4,3 million

Fynbos Village was designed with integrated sustainability in mind. Its homes and countless features provide its residents with a modern village lifestyle experience that blends the location's natural beauty with contemporary convenience, and all the benefits of sectional title ownership. Every luxury unit in Fynbos Village boasts a modern yet timeless open-plan design with a unique indoor/outdoor flow, complemented by the surrounding fynbos.

Every Fynbos Village residence includes:

- ❖ High-quality interior finishes
- ❖ Spacious living areas
- ❖ Sustainable landscaping
- ❖ Garage or secure undercover parking
- ❖ Appliances include oven, hob & extractor fan
- ❖ Solar-powered geysers
- ❖ DStv and internet ready
- ❖ Unit sizes between 37m² and 170m²



Exterior of the King Protea Duplexes Now Being Sold



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Enjoy a perfect blend of private & Communal living

- ❖ A choice of studio, one and two bedroom units and three bedroom duplexes
- ❖ Set on 3,4 hectares of indigenous landscaping
- ❖ A welcoming clubhouse with dining & bar
- ❖ A manned guardhouse & CCTV surveillance
- ❖ Continuous security patrols
- ❖ Electrified perimeter fencing
- ❖ Security gates with back-up generators
- ❖ Heated indoor swimming pool
- ❖ Indigenous fynbos reserve
- ❖ Medical consultation room
- ❖ No transfer duty to be paid

Plus, all the benefits of sectional title ownership including the option to rent out your unit until you're ready to enjoy it yourself.

2 Studio, & four one bedroom units

8 Luxury 2 bedroom units & 10 – 3 bedroom duplexes

Now selling off plan

Sectional title
No transfer duty

10% deposit
Secures your home

Projected completion
end 2026/2027

Interior of the King Protea Duplexes Now Being Sold

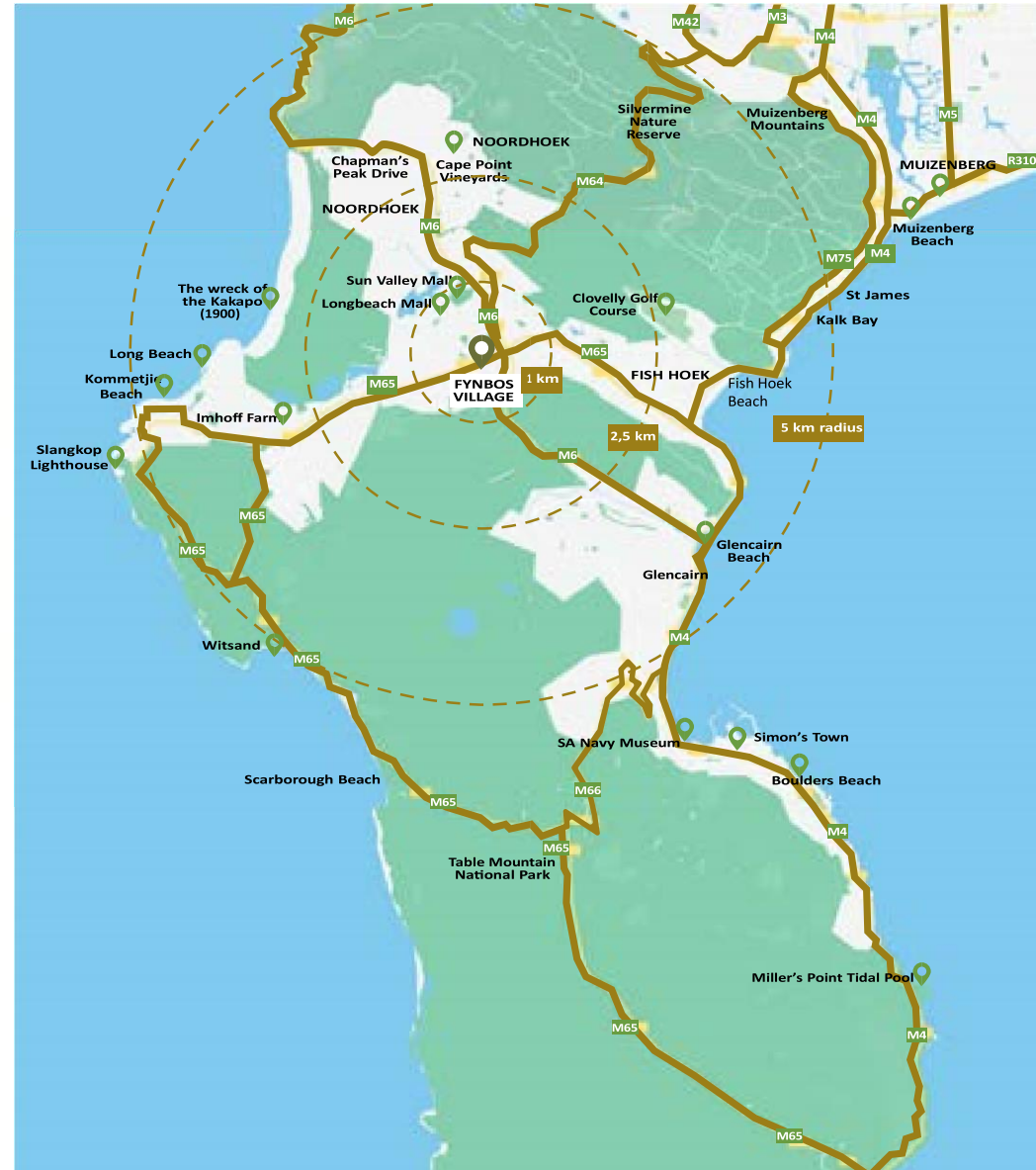


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Fynbos Village Noordhoek Valley is located in Capri, at the centre point between the Atlantic and Indian Oceans, and is set on a sheltered north-facing slope. Residents and guests at Fynbos Village can enjoy stunning views of the majestic mountains and inviting vistas of white-sand beaches, all just a short drive away.

The area is home to two large shopping centres, Longbeach Mall and Sun Valley Mall, and is a food lovers' haven, with several high-quality restaurants, delis, and bakeries. Local vineyards, country clubs, and numerous other local attractions draw visitors from nearby Cape Town, the rest of the country, and abroad.

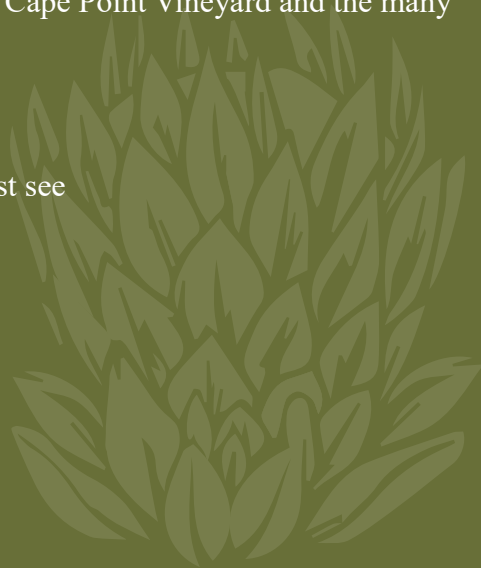
While the Noordhoek Valley might seem like an idyllic location, it is only 33 kilometres from Cape Town and is close to popular coastal suburbs like Muizenberg, Fish Hoek, and Hout Bay. Life in Fynbos Village offers you all the beauty, atmosphere, and charm of a small town while still catering to all your modern-day needs.





Local attraction you can enjoy as a Resident of Fynbos Village

- ❖ The Blue flag beaches of Muizenberg and fish Hoek
- ❖ Shopping at Longbeach Mall and Sun Valley Mall
- ❖ The majesty of Chapman's Peak Drive and Ou Kaapse Weg
- ❖ Golfing at Simon's Town Club and Clovelly Golf and Country Club
- ❖ The splendor of the fauna and flora of Cape Point Nature reserve
- ❖ Wine tasting and fine dining at Cape Point Vineyard and the many restaurants, delis, and bakeries
- ❖ Noordhoek Farm Village – must see



With its natural beauty, a strong sense of community, and ideal geographical location, the Noordhoek Valley offers residents the perfect setting for a laid-back and rewarding lifestyle.



Dalebrook: one of many top surf spots, beaches, and tidal pools to choose from



Stunning views reward hikes on the surrounding mountain peaks



Running & cycling are popular pursuits



Explore the South Peninsula – Slangkop lighthouse at Kommetjie

Come home to modern village living at Fynbos Village

There is more to Fynbos Village than just breathtaking sea views, the majestic mountain backdrop, modern architecture, and the sustainably landscaped fynbos gardens that give the development its name.

Fynbos Village has been designed as a feature-rich, contemporary estate that offers its residents the luxury of living in a well-planned and professionally managed community of like-minded people. Whether you're watching the big game on the large HD screen at the clubhouse, enjoying an intimate meal for two, or having a relaxed braai with your family, the sophisticated urban planning and human-scale architecture allow for complete privacy while encouraging social interaction.

When you combine the many recreational amenities, like the indoor heated pool, exercise area, and indigenous fynbos reserve, you are left with a setting that promotes a healthy, rewarding lifestyle and total peace of mind.



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



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The indoor heated swimming pool and exercise area



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While Fynbos Village provides you with everything you need, its convenient location opens a world of leisure possibilities.

Enjoy unforgettable horse rides at Noordhoek Beach and exhilarating water sports and romantic sunset strolls at Fish Hoek and Muizenberg beaches.

Spend the day playing a round of golf at one of four nearby golf clubs. Get lost in nature, exploring the many hiking and mountain biking trails. Indulge your senses with wine tastings and fine dining at Cape Point Vineyard and the many local restaurants, delis, and bakeries.

Explore the Cape Point Nature Reserve, a UNESCO World Heritage site. Spoil yourself with a shopping spree at one of two malls. When you live in Noordhoek Valley, there is always something worth doing.



Sunset at Noordhoek beach



Noordhoek Beach looking towards Kommetjie, viewed from Chapman's Peak



The practice green at Clovelly Country Club and Golf Course



Imhoff Farm offers a variety of activities for different tastes



The famous Salty Sea Dog fish restaurant in Simon's Town



Regular fresh organic produce markets are a feature of life in Noordhoek Valley

Many townhouses enjoy exquisite sea and mountain views.



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To make the most of the Cape's sunny Mediterranean climate, our townhouses feature spacious, sunny patios and great indoor/outdoor flow



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Fynbos Village Site Plan

Phases Now Available

Full FVN Site Plan (Sept'24 copy)



King Protea Duplex Ground Floor

LUXURY DUPLEXES

Bedrooms: 3

Bathrooms: 2

Unit area: 153.8 m²

Patio: 2.1 m²

Garage: 20.7 m²



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King Protea Duplex 1st Floor

LUXURY DUPLEXES

Bedrooms: 3

Bathrooms: 2

Unit area: 153.8 m²

Patio: 2.1 m²

Garage: 20.7 m²



**FYNBOS
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NOORDHOEK VALLEY



PINCUSHION Ground Floor units

LUXURY UNITS

Bedrooms: 2

Bathrooms: 2

Unit area: 74m²

Patio: 22.1 m²

Garage: 23.4m²



**FYNBOS
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NOORDHOEK VALLEY



PAGODA 1st Floor units

LUXURY UNITS

Bedrooms: 2

Bathrooms: 2

Unit area: 74m²

Patio: 22.1 m²

Separate Garage: 23.4m²



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RESTIOS

UNITS

Bedrooms: 1 or studio

Bathrooms: 1

Unit area: 37m²



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SUIKERBOS

LUXURY TOWNHOUSE

Bedrooms: 2
Bathrooms: 2
Unit area: 85,1 m²
Patio : 30,5 m²
Garage: 22,4 m²

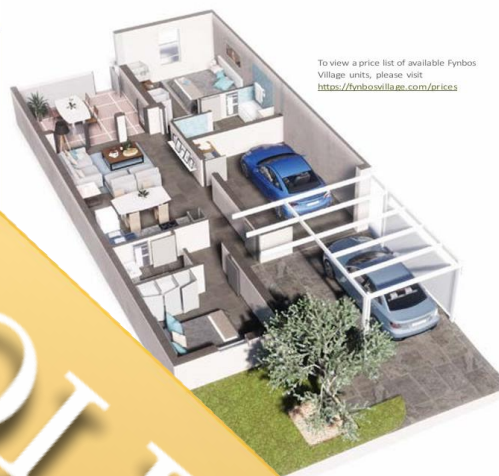


Artist's impression only, for details visit: <https://fynbosvillage.com>.

CANDELABRA

LUXURY TOWNHOUSE

2



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

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

SILVERTREE₁

LUXURY TOWNHOUSE

Bedrooms: 2
Bathrooms: 2
Unit area: 87,1 m²
Patio: 11,1 m²
Garage: 25,1 m²



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

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

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