

# CVC CAPE VILLA COLLECTION

## Julian Walk – Constantia, Cape Town

Sleeps	8	Pool	Heated Pool
Bedrooms	4	Views	Mountain
Bathrooms	3	Beach	± 10 km



### Summary

Julian Walk is a luxurious villa designed by one of Cape Town's top architects and finished to the highest specifications. It is located on the exclusive and very secure Silversteen Estate in Constantia. The house has been beautifully decorated in calming and warm tones to give a relaxing airy ambience throughout the house. Solid Oak Wood flooring throughout the expansive living areas and plush carpets in the bedroom keep this very contemporary villa cosy and luxurious.





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## Living

The spacious entrance hall has an elegantly sculptural staircase and chandelier. The living & dining areas span across the lower level of the house and open out onto an exquisite 90sqm patio with frameless glass doors for all weather entertainment. In addition to this there is a large pool, Jacuzzi, trampoline, and large level garden.



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## Leisure

The house focuses on entertaining with three separate dining areas. A double sided fireplace warms both the eat-in kitchen with an 8 seater Pierre Cronje table as well as the dining room. Two formal lounges with comfortable streamlined couches provide plenty of space for entertaining and are kept cosy by gas fireplaces. The enclosed patio with its own fireplace has panoramic mountain and valley views across to False Bay and has been furnished for lavish entertainment. There is also a TV room for cosy family evenings or teen gatherings with a Wii gaming console.





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## Bedrooms & Bathrooms

Bedroom 1	Extra length king size bed with en-suite bathroom. Walk in dressing room. Air-con & heating. Private lounge leading to balcony. Sea and mountain views. Upstairs.
Bedroom 2	Queen size bed with en-suite bathroom. Doors leading to the deck. Air-con & heating. Sea and mountain views. Upstairs
Bedroom 3	Queen size bed with en-suite bathroom. Doors leading to private balcony and a window seat. Air-con & heating. Sea and mountain views. Upstairs
Bedroom 4	Queen size bed with en-suite bathroom. Doors leading to garden, pool and private patio. Sea and mountain views. Downstairs.
Bathroom 1	En-suite to bedroom 1 with oval bath, double shower, double vanity, underfloor heating and heated towel rails.
Bathroom 2	En-suite to bedroom 2 with oval bath, shower, basin, underfloor heating and heated towel rails.
Bathroom 3	En-suite to bedroom 3 with oval bath, shower, basin, underfloor heating and heated towel rails.
Bathroom 4	En-suite to bedroom 4 with oval bath, shower, basin, underfloor heating and heated towel rails.





### Features and Facilities

<p>Kitchen/Catering: Gas hob-electric oven / Fridge-Freezer / Microwave Oven / Kettle / Toaster / Coffee maker / Dishwasher / Separate scullery and laundry / Bar Fridge /</p>	<p>Laundry Facilities: Washing machine / Tumble drier / Ironing board and Iron / Clothes line</p>
<p>Indoor: Dining seating for 8 / Private gym / Study / Bar area / Air-con / Heaters / Fans / Fireplace (2 x gas and 2 x wood) / Bed Linen / Towels</p>	<p>Media: Two flat screen TV's / DStv (satellite channels) / Dual viewing / DVD / Music system / Wi-Fi (uncapped)</p>
<p>Outdoor: Heated swimming pool 11m x 4.5m / Jacuzzi / Sun loungers / Outdoor seating / Outdoor dining / Beach Towels / Umbrella / Parasol / BBQ Facilities / Gas braai</p>	<p>Children: No Swimming pool Safety net</p>

### Additional Info

Breakage deposit	Applicable – per booking confirmation.
Parking	Double Garage and additional parking for 4 cars
Security	Secure patrolled estate with 24 hour off site monitoring and infrared cameras
Meals	No meals included. Self-catering only.

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## Servicing

Weekdays	Cleaning service 5 times per week inclusive in the rate
Public holidays & weekends	Available on request at additional cost
Extra cleaning	Available on request at additional cost
Laundry	Personal laundry is not included
Pool and garden	Serviced once per week

## Reservations

Rates and availability are subject to final confirmation.

A standard rental agreement applies.

A 50% deposit is required to confirm a booking.

A booking fee applies.

