

# CVC CAPE VILLA COLLECTION

## Break-Away – Castle Rock, Simonstown, Cape Town

Sleeps	8	Pool	Private pool
Bedrooms	4	Views	Uninterrupted Sea and mountain views
Bathrooms	4	Beach	± 30km



### Summary

Situated on the rocks in the Castle Rock Marine reserve, you will find this spectacular accommodation for the discerning traveler. The views across False Bay are breathtaking. A modern 300sqm open plan Cape Cod styled Beach House. The central theme has been to bring the outdoors into every room via the large windows and viewing decks as well as from the heated pool. The setting is private and tranquil. The home has direct access to the reserve shoreline which is a mere 30m from the house.



# CVC CAPE VILLA COLLECTION

## Living

The house is split on two levels, upstairs there is an open-plan kitchen, 2 lounge areas and an 8-seater dining table, guest toilet, wood burning ceramic fire place and an en-suite bedroom. All areas have incredible mountain and sea views and access via sliding doors to the viewing deck. The other 3 en-suite bedrooms are situated on the lower level and have direct access to the 20,000 litre heated pool and all have spectacular sea views.



# CVC CAPE VILLA COLLECTION

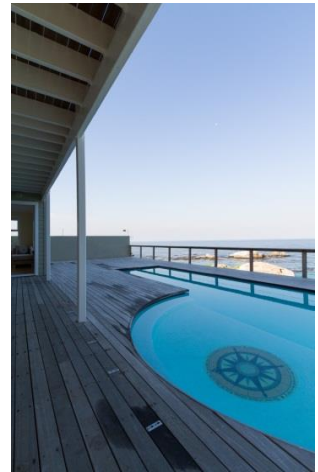


## Leisure

- Situated in the Castle Rock Marine reserve, with the direct access to the shoreline and rock pools you can spend hours exploring and collecting shells.
- Complimented by an abundance of wildlife. Visits from the local baboon troop, otters and mongoose with abundant bird life. Watch whales and dolphins from the comfort of your living room and bedrooms. The seals are a delight to watch as they frolic in the surf.
- Simons Town, with its unique antique shops and quaint restaurants is the second oldest town in South Africa (after Cape Town), home to the South African naval base.
- Boulders Beach, a mere 5 minutes' drive away is one of the most beautiful and sheltered beaches in Cape Town. Sunbathe and swim with the local and unique Jackass Penguin colony, this is a pure delight for young and old and a truly amazing experience. Watch the rock 'dassies' rambling along the rocks.
- Birding, whale, fishing, seal island and Great White sea charters.
- Some of the best scuba and skin diving from expert to novice is right in front of the house. An established Dive centre in Simons Town offers shore and boat based excursions. Castle Rock, The A-Frame, Windmill Beach, Smitswinkel wrecks, Pyramid Rock with its world famous Cow Shark Colony.
- Cape Point nature reserve is a 5 minute drive away and its world class restaurant has views that will leave you breathless.

Most of the Southern Peninsula is within a 30 minute drive, Kalk Bay, Muizenberg, Fishhoek, Noordhoek, Kommetjie, and the city centre is less than an hour's drive.

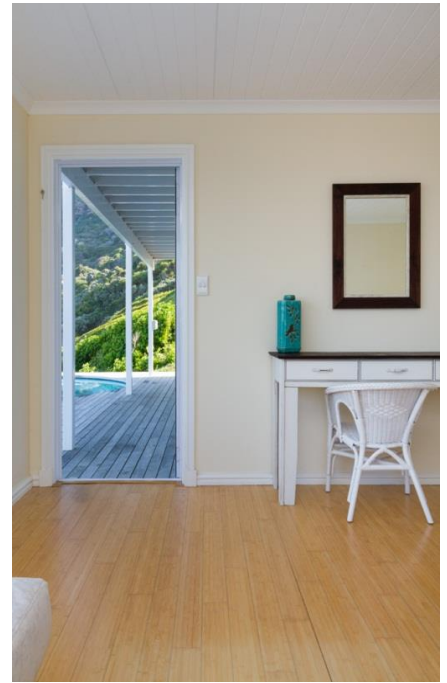
# CVC CAPE VILLA COLLECTION



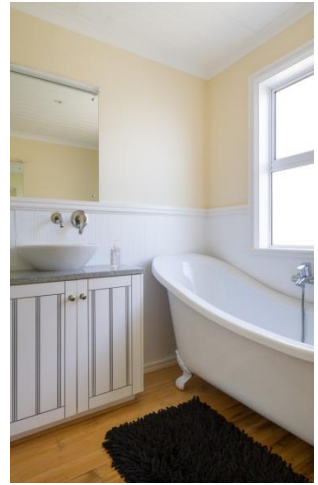
## Bedrooms & Bathrooms

Bedroom 1	Upstairs - Master bedroom with Queen size bed. Stunning sea and mountain views. Door leading to upper deck. Telescope. En-suite bathroom.
Bedroom 2	Downstairs - Bedroom with Queen size bed. Stunning sea views. Door leading to pool deck. En-suite bathroom.
Bedroom 3	Downstairs - Bedroom with Bunk bed. Stunning sea views. Door leading to pool deck. En-suite bathroom.
Bedroom 4	Downstairs - Bedroom with Queen size bed. Stunning sea views. Door leading to pool deck. En-suite bathroom.
Bathroom 1	En-suite to master with shower, toilet and basin.
Bathroom 2	En-suite to bedroom 2 with shower, toilet and basin.
Bathroom 3	En-suite to bedroom 3 with shower, toilet and basin.
Bathroom 4	En-suite to bedroom 4 with bath, shower, toilet and basin.
Other	Upstairs - Guest toilet.

# CVC CAPE VILLA COLLECTION

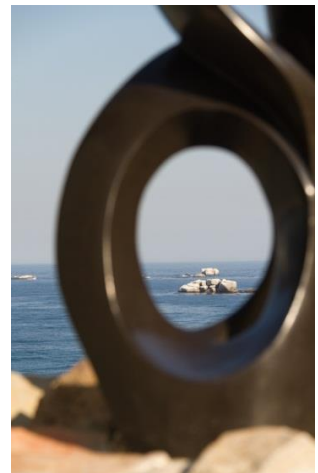


# CVC CAPE VILLA COLLECTION



**Features and Facilities**

Kitchen/Catering:	<ul style="list-style-type: none"> <li>• Gas hob-electric oven</li> <li>• Fridge-Freezer</li> <li>• Microwave Oven</li> <li>• Kettle</li> <li>• Toaster</li> <li>• Coffee maker</li> <li>• Dishwasher</li> </ul>
Laundry Facilities:	<ul style="list-style-type: none"> <li>• No laundry facilities – can be arranged</li> </ul>
Indoor:	<ul style="list-style-type: none"> <li>• Dining seating for 6 guests</li> <li>• Fireplace</li> <li>• Bed Linen</li> <li>• Towels</li> </ul>
Media:	<ul style="list-style-type: none"> <li>• TV with DSTv (satellite channels)</li> <li>• Limited cell-phone reception (only MTN service provider) – There are coffee shops and restaurants in Simons Town offering Wi-Fi (Harbour View, Lighthouse Café, Monocle Mermaid)</li> </ul>
Outdoor:	<ul style="list-style-type: none"> <li>• Swimming pool</li> <li>• Outdoor seating</li> <li>• Beach Towels</li> <li>• BBQ Facilities (Weber)</li> </ul>
Children:	<ul style="list-style-type: none"> <li>• Swimming pool safety available by prior arrangement</li> </ul>
Safety remarks:	<ul style="list-style-type: none"> <li>• Swimming pool safety net</li> <li>• High drop-offs</li> </ul>
Parking:	<ul style="list-style-type: none"> <li>• Garage Available for 2 cars</li> <li>• Off-street parking</li> </ul>
Security:	<ul style="list-style-type: none"> <li>• Alarm</li> <li>• Beams (internal and external)</li> <li>• Connected to armed response</li> </ul>



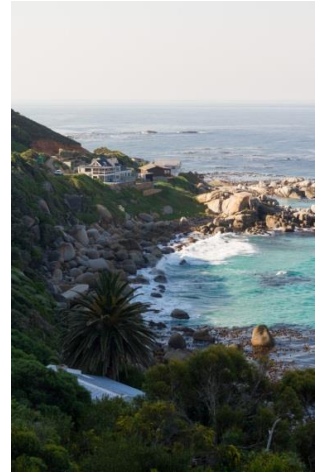
# CVC CAPE VILLA COLLECTION

## Servicing

House Keeping:	<ul style="list-style-type: none"> <li>• Servicing at additional cost (by prior arrangement)</li> <li>• excludes personal laundry</li> <li>• linen change once per week</li> </ul>
Pool Service:	<ul style="list-style-type: none"> <li>• 1 times per week</li> </ul>
Garden Service:	<ul style="list-style-type: none"> <li>• 1 times per week</li> </ul>

## Reservations

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



## GPS Co-ordinates

34°14'25.28"S  
18°28'31.49"E

