

**Water's Edge – Lake Michelle, Noordhoek, Cape Town**

Sleeps	10	Pool	Private pool
Bedrooms	5	Views	Lake and mountain
Bathrooms	4	Beach	± 5km



**Summary**

Vacation in luxury and comfort in this stylish home on the lakes. Five bedrooms, stunning lake and mountain views and a private pool. Water's Edge is a dream holiday home.

# CVC CAPE VILLA COLLECTION



## Living

Light and spacious interiors flow effortlessly to the outdoors. The open plan lounge with fireplace and large windows and doors leads to the dining area and modern fully equipped kitchen. Beautifully finished with contemporary décor and appliances. Separate TV lounge with large TV and media streaming facilities.



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## Leisure

Situated on the edge of Lake Michelle, this beautiful home offers an array of leisure options; swimming or paddling on the lake, relaxing on a sun lounger beside the pool in the centre courtyard, walking within the estate to enjoy the abundant bird life or taking a short drive to the pristine beach for swimming, surfing and spectacular sunsets. Table tennis and TV games provide ample indoor entertainment for days at home.

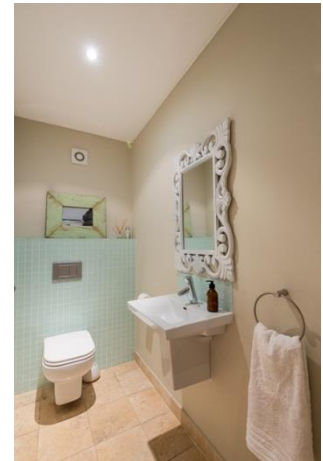


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## Bedrooms & Bathrooms

Bedroom 1	King size bed, door to balcony, lake and mountain views, upstairs in separate wing. En-suite bathroom.
Bedroom 2	King size bed, garden view, downstairs. En-suite bathroom.
Bedroom 3	Double size bed, garden view, upstairs. En-suite bathroom.
Bedroom 4	Double bed, garden and lake views, upstairs.
Bedroom 5	2 x single beds (can be made up as King on request), lake view, upstairs. Extra single bed available on special request for children.
Bathroom 1	En-suite to bedroom 1 with bath, shower, double basin, toilet, heated towel rail.
Bathroom 2	En-suite to bedroom 2 with shower, basin, toilet and heated towel rail.
Bathroom 3	En-suite to bedroom 3 with shower, basin, toilet and heated towel rail.
Bathroom 4	Services bedroom 4 and 5 with bath, shower, basin, toilet and heated towel rail.
Other	Guest toilet





**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> <li>• Separate scullery</li> <li>• Blender</li> </ul>
Laundry Facilities:	<ul style="list-style-type: none"> <li>• Washing machine</li> <li>• Tumble drier</li> <li>• Ironing board and Iron</li> <li>• Clothes line</li> </ul>
Indoor:	<ul style="list-style-type: none"> <li>• Dining seating</li> <li>• Fireplace</li> <li>• Bed Linen</li> <li>• Towels</li> </ul>
Media:	<ul style="list-style-type: none"> <li>• Apple TV / Media streaming and Netflicks</li> <li>• Music system</li> <li>• Wi-Fi internet (high speed uncapped)</li> </ul>
Outdoor:	<ul style="list-style-type: none"> <li>• Plunge pool</li> <li>• Sun loungers</li> <li>• Outdoor seating</li> <li>• Beach Towels</li> <li>• BBQ Facilities (Gas braai)</li> </ul>
Children:	<ul style="list-style-type: none"> <li>• Table Tennis</li> <li>• No swimming pool safety net – access can be restricted via doors</li> </ul>
Safety remarks:	<ul style="list-style-type: none"> <li>• Swimming pool with no pool safety feature (access can be restricted via doors)</li> </ul>
Parking:	<ul style="list-style-type: none"> <li>• Garage Available for 1 cars / Off-street parking behind automated gate</li> </ul>
Security:	<ul style="list-style-type: none"> <li>• Located within the Lake Michelle security estate with access control and regular patrols.</li> </ul>

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## Servicing

House Keeping:	<ul style="list-style-type: none"> <li>• 2x times per week</li> <li>• excludes weekends and public holidays</li> <li>• additional 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° 7'18.10"S

18°22'24.55"E

