

CVC CAPE VILLA COLLECTION

Sunbird Place – Klein Slangkop, Kommetjie, Cape Town

Sleeps	6 - 7	Pool	Solar heated
Bedrooms	3 + 1	Views	Mountain
Bathrooms	3	Beach	± 500m



Summary

Nestled amongst the fynbos in a peaceful setting this stunning luxury house with beautiful mountain views and easy access to the beach offers everything you could wish for from a holiday home. This property has a well-designed indigenous garden with a heated pool surrounded by a wooden deck and sleeps up to 7 people.



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Living

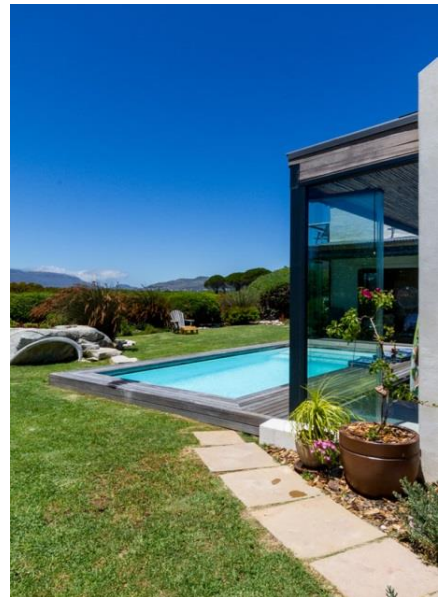
Spacious open-plan state-of-the-art kitchen flowing through to a family dining room makes for easy entertaining. The family dining room has a table seating 8, and breakfast bar seating 4 people. The lounge has a gabled ceiling with fireplace. All these entertaining areas flow out to the wooden deck and enclosed entertainment area with beautiful views of the mountain.



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Leisure

This home has the added benefit of a protected family entertaining area sheltered from the summer wind. Seating for 6 people, glass sliding doors leading to the pool. This area flows straight into the stunning tranquil garden with views of Chapman's Peak. The indoor barbeque is ideal for entertaining. A hammock, perfect for those lazy summer days.





Bedrooms & Bathrooms

Bedroom 1	Master bedroom with queen-size extra length bed, en-suite bathroom, BIC. Armchairs on balcony with lovely mountain and sea views.
Bedroom 2	Two Single beds, en-suite bathroom (can be made into Queen size bed), BIC.
Bedroom 3	Queen-size bed, full bathroom, BIC, pool and garden view, door leading to pool.
Bathroom 1	En-suite to bedroom 1 with bath, shower, double vanity, toilet and under-floor heating
Bathroom 2	En-suite to bedroom 2, bath, shower, basin, toilet with sky light.
Bathroom 3	Full bathroom to bedroom 3, bath, shower, basin and toilet
Other	The study can be set up as a single bedroom on special request.



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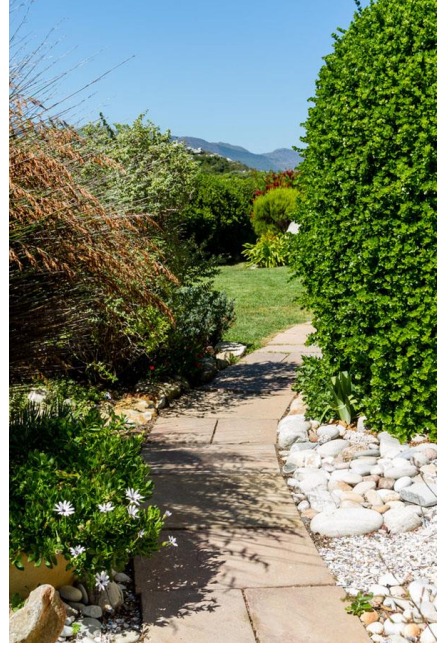
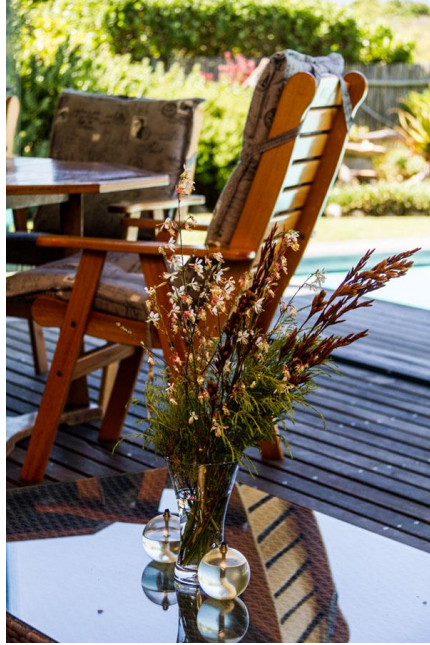


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Features and Facilities

Kitchen/Catering:	<ul style="list-style-type: none"> • Electric hob-electric oven • Fridge-Freezer • Microwave Oven • Kettle • Toaster • Coffee maker • Dishwasher • Separate scullery • Bar Fridge
Laundry Facilities:	<ul style="list-style-type: none"> • Washing machine • Tumble drier • Ironing board and Iron • Clothes line
Indoor:	<ul style="list-style-type: none"> • Dining seating for 10 guests • Breakfast counter seating 4 • Air-con • Heaters • Fans • Fireplace • Bed Linen • Towels
Media:	<ul style="list-style-type: none"> • TV with DStv (satellite channels) • Surround sound & DVD • Wi-Fi internet (uncapped)
Outdoor:	<ul style="list-style-type: none"> • Swimming pool - The solar heated pool will increase the likelihood of warmer temperature in summer months via solar panels however it does not guarantee a warm pool in the winter months or cool periods. • Sun loungers • Parasol / Umbrella • Outdoor seating • Outdoor dining • Beach Towels • BBQ Facilities (Wood-fire)
Children:	<ul style="list-style-type: none"> • No children under 8 years of age. There are open staircases in the house and a fish pond at the front of the house, making it unsuitable for small children. Pets are welcome.
Safety remarks:	<ul style="list-style-type: none"> • Swimming pool with no pool safety feature • High drop-offs
Parking:	<ul style="list-style-type: none"> • Garage Available for 2 cars • Off-street parking
Security:	<ul style="list-style-type: none"> • Fully enclosed property - located within a Secure Private Estate with access control • Alarm & fencing • Connected to armed response



Servicing

House Keeping:	<ul style="list-style-type: none"> • 3 times per week • excludes weekends and public holidays • additional servicing at additional cost (by prior arrangement) • excludes personal laundry • linen change once per week
Pool Service:	<ul style="list-style-type: none"> • 1 times per week
Garden Service:	<ul style="list-style-type: none"> • 1 times per week

Reservations

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



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