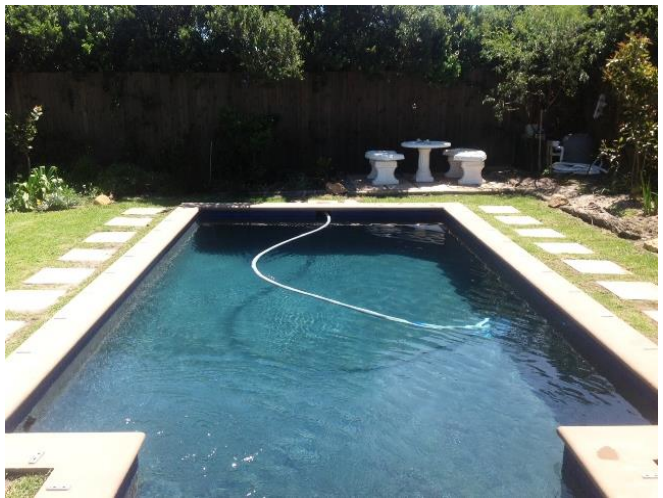


# CVC CAPE VILLA COLLECTION

## Paddock Way – Noordhoek, Cape Town

Sleeps	7	Pool	Private solar heated pool
Bedrooms	4	Views	Mountain views
Bathrooms	3	Beach	± 1km



### Summary

Charming private home set amongst the paddocks in a quiet road in Noordhoek area. There is an inviting solar-heated pool, large garden, splendid mountain views and modern conveniences make this an ideal home for a relaxed family holiday. A few minutes' drive will take you to local restaurants and the local shopping mall.



# CVC CAPE VILLA COLLECTION



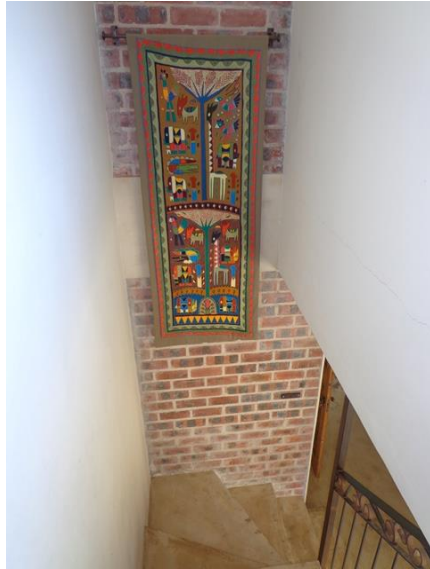
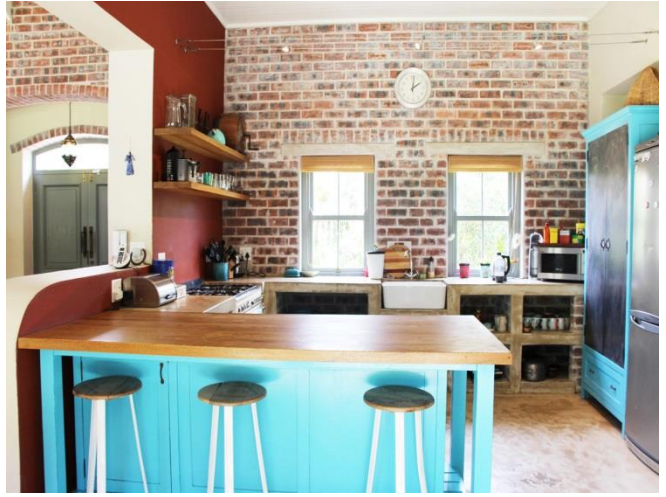
## Living

Spacious and sunny open plan living area with lounge, dining and rustic kitchen opening up to garden and pool. Rustic-chic décor and modern appliances combine comfort and beautiful aesthetics.





# CVC CAPE VILLA COLLECTION



## Leisure

Large solar heated swimming pool with safety net for toddler protection. The spacious garden is perfectly equipped for adventure with a tree house, slide and trampoline. Barbeque facilities and outdoor seating for al fresco dining while watching the sun go down.

# CVC CAPE VILLA COLLECTION

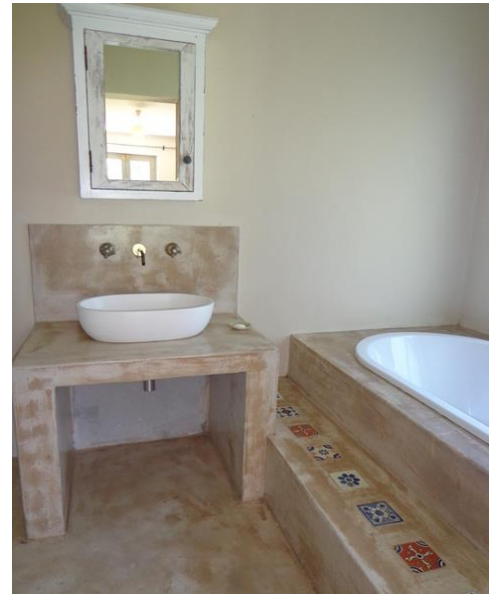


## Bedrooms & Bathrooms

Bedroom 1	Master bedroom with king size bed, BIC, en-suite bathroom, doors open onto garden and pool.
Bedroom 2	Double bed, wardrobe, door opening onto courtyard.
Bedroom 3	Bunk bed, wardrobe, door leading to garden and pool.
Bedroom 4	Upstairs spacious loft room with twin beds, BIC, doors leading to balcony, open-plan en-suite bathroom.
Bathroom 1	En-suite to master bedroom with bath, basin and toilet.
Bathroom 2	Family bathroom with shower, toilet and basin.
Bathroom 3	Open-plan en-suite to loft bedroom with bath, shower and double vanity. Separate toilet.



# 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>• Kettle</li> <li>• Toaster</li> <li>• Coffee maker</li> <li>• Dishwasher</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 for 6 guests</li> <li>• Breakfast counter seating 3</li> <li>• Fireplace</li> <li>• Bed Linen</li> <li>• Towels</li> </ul>

# CVC CAPE VILLA COLLECTION

Media:	<ul style="list-style-type: none"> <li>• TV with DStv (satellite channels)</li> <li>• Music system</li> <li>• Wi-Fi internet (capped)</li> </ul>
Outdoor:	<ul style="list-style-type: none"> <li>• Solar Heated Swimming pool</li> <li>• Sun loungers</li> <li>• Outdoor seating</li> <li>• Outdoor dining</li> <li>• Beach Towels</li> <li>• BBQ Facilities (Wood-fire)</li> </ul>
Children:	<ul style="list-style-type: none"> <li>• Jungle Gym</li> <li>• Trampoline</li> </ul>
Safety remarks:	<ul style="list-style-type: none"> <li>• Swimming pool safety net for toddler protection</li> </ul>
Parking:	<ul style="list-style-type: none"> <li>• Garage Available for 2 cars</li> </ul>
Security:	<ul style="list-style-type: none"> <li>• Fully enclosed property</li> <li>• Alarm</li> <li>• Beams (internal and external)</li> <li>• Connected to armed response</li> </ul>
Other	<ul style="list-style-type: none"> <li>• The lighting in Paddock Way is 'off the grid' operated via solar panels so not affected by electricity load-shedding.</li> </ul>



## Servicing

House Keeping:	<ul style="list-style-type: none"> <li>• 3 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>



# CVC CAPE VILLA COLLECTION



## 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° 6'7.88"S  
18°22'6.65"E

