

**Higgo Crescent – Higgovale, Cape Town**

Sleeps	6	Pool	Private pool
Bedrooms	3	Views	Garden
Bathrooms	2	Beach	± 12km

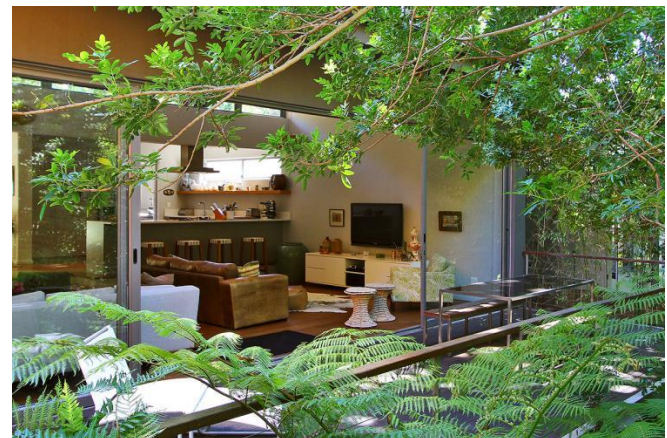


**Summary**

This luxurious villa is located in the heart of Higgovale, on the slopes of Table Mountain. It was voted house of the month in January 2009 by House and Leisure.

Higgovale is a very conveniently located exclusive suburb in the city bowl, 5 minutes drive to the famous beaches of Camps Bay and Clifton, the popular V&A Waterfront and Cape Town city center. Vibrant and trendy Kloof Street with its many coffee shops, eateries, restaurants and shops is located within walking distance.

While the high-walled exterior suggests that what lies beyond will be in good taste, nothing can quite prepare you for the sight that unfolds as you enter: a panoramic wall of greenery reminiscent of a tropical rain forest, complete with the real-life soundtrack of a babbling stream and melodious birdsong. The villa with its spectacular environment is clad entirely in timber, an effect that feels both earthy and sexy.





# CVC CAPE VILLA COLLECTION

## Living

The living areas are open plan, though essentially set on one level, the kitchen and dining room are poised slightly higher than the lounge and TV area, to demarcate zones and create interest. The master bedroom en suite with Jacuzzi bath, 2nd and 3rd bedroom share a family size bathroom which is located in a private wing, lending them a contained feel. The inspiration for the decor, fittingly, was nature. Organic materials and forms with a base palette of neutrals reflect the exterior's tranquillity.





# CVC CAPE VILLA COLLECTION

## Leisure

The inspiration for the decor, fittingly, was nature. Organic materials and forms with a base palette of neutrals reflect the exterior's tranquillity. Vital to the awesome indoor-outdoor experience at the heart of this villa are two cantilevered decks that extend out over the glen, producing a sensation of hovering in nature. Floor-to-ceiling sliding doors allow the views to be the main event.



## Bedrooms & Bathrooms

Bedroom 1	King size bed with en-suite bathroom.
Bedroom 2	Queen size bed. Opens onto manicured lawn and pool area.
Bedroom 3	Twin beds (2 x single).
Bathroom 1	En-suite to bedroom 1 with Jacuzzi bath, superb shower, double vanity, toilet and heated towel rails. Opens onto private deck over the glen.
Bathroom 2	Family bathroom services bedroom 2 and 3 with bath, shower, basin and toilet. Heated towel rails.



# CVC CAPE VILLA COLLECTION



### Features and Facilities

Kitchen/Catering:	<ul style="list-style-type: none"> <li>• Dual gas and electric burners/stove</li> <li>• Fridge-Freezer</li> <li>• Microwave Oven</li> <li>• Kettle</li> <li>• Toaster</li> <li>• Coffee maker</li> <li>• Dishwasher</li> <li>• Ice maker</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 10 guests</li> <li>• Breakfast counter seating 4</li> <li>• Underfloor heating</li> <li>• Heaters</li> <li>• Fans</li> <li>• Fireplace</li> <li>• Bed Linen</li> <li>• Towels</li> </ul>
Media:	<ul style="list-style-type: none"> <li>• Plasma 46 " TV</li> <li>• DVD Player</li> <li>• Surround sound</li> <li>• Wi-Fi internet (capped)</li> </ul>
Outdoor:	<ul style="list-style-type: none"> <li>• Swimming pool (9m x 4m)</li> <li>• Sun loungers</li> <li>• 2 Umbrellas</li> <li>• Outdoor seating</li> <li>• Beach Towels</li> <li>• BBQ Facilities (Wood-fire)</li> </ul>
Safety remarks:	<ul style="list-style-type: none"> <li>• Swimming pool with no pool safety feature</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>• Connected to armed response</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>



## 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>

