

### **Sunny Bank - Crofters Valley, Noordhoek, Cape Town**

Sleeps	8	Pool	Private heated Pool
Bedrooms	4	Views	Mountain & Sea
Bathrooms	4	Beach	<u>+</u> 5km





### **Summary**

Breathtaking would be the best way to describe the magnificent view that greets you as you enter this beautiful home. A newly built modern home located in an elevated position against the Noordhoek mountainside. Built with attention to all the details that count; a sparkling blue pool in a wind-protected courtyard, a wonderful indigenous garden, multiple areas to relax and unwind, a Jacuzzi and gym, sunlight and sea views from every angle. This is a holiday to remember.





### Living

The main living area is filled with natural light and elegant finishes, including a wood-burning fireplace. Floor to ceiling sliding doors give the sense of the outdoors being within. The modern open-plan kitchen with breakfast counter seating is perfect for casual dining with other dining areas outside on the front veranda and a large table for family gatherings in the courtyard. A second small living area with kitchenette forms part of the wing which includes bedrooms 3 and 4 and has Air-con.

















### Leisure

This stunning holiday home offers everything from a heated pool, jacuzzi, outdoor dining and braai to an indoor gym complete with a pinball machine. Spend sunny days beside the pool with a good book or visit one of the many local coffee shops and restaurants for a delicious breakfast after taking a stroll on the white sands of Noordhoek beach.

























### **Bedrooms & Bathrooms**

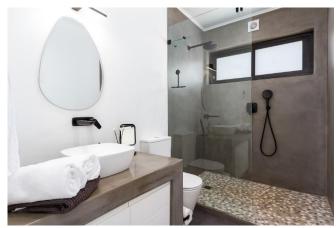
bear comb a bacin comb				
Bedroom 1	Master bedroom with King-size bed, Air-con, doors to patio, sea views, ensuite bathroom.			
Bedroom 2	2 x Single beds, Air-con, doors to courtyard, en-suite bathroom.			
Bedroom 3	2 x Single beds, sea views, en-suite bathroom.			
Bedroom 4	2 x Single beds, sea views, en-suite bathroom.			
Bathroom 1	En-suite to bedroom 1 with Shower, toilet and double 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 Shower, toilet and basin.			
Bathroom 5	En-suite to Office / Gym with Shower, toilet, basin.			



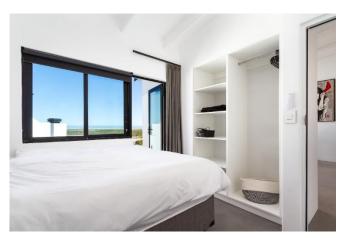










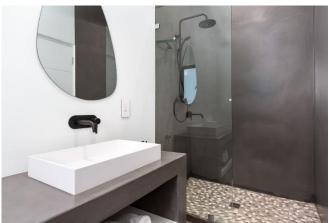




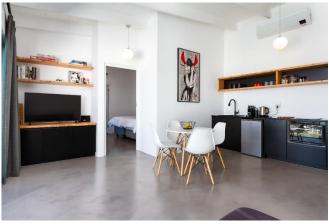




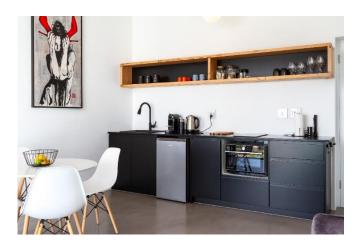














Features and Facilit	ies	
Kitchen/Catering:	<ul> <li>Gas hob-electric oven</li> <li>Fridge-Freezer</li> <li>Microwave Oven</li> <li>Kettle</li> <li>Toaster</li> <li>Coffee maker</li> <li>Dishwasher</li> <li>Separate scullery</li> <li>Kitchenette in north wing</li> </ul>	
Laundry Facilities:	<ul> <li>Washing machine</li> <li>Tumble drier</li> <li>Ironing board and Iron</li> </ul>	
Indoor:	<ul> <li>Breakfast counter seating</li> <li>Dining area</li> <li>Air-con in some rooms</li> <li>Fireplace</li> <li>Bed Linen</li> <li>Linen and Towels</li> <li>Gym</li> </ul>	
Media:	<ul><li>TV - Netflix /Amazon Prime / Apple TV</li><li>Wi-Fi</li></ul>	
Outdoor:	<ul> <li>Swimming pool</li> <li>No Swimming Pool safety</li> <li>Jacuzzi</li> <li>Sun loungers</li> <li>Outdoor seating</li> <li>Outdoor dining</li> <li>Beach Towels</li> <li>BBQ Facilities (Wood-fire)</li> </ul>	
Parking:	<ul> <li>Garage Available (upon request only)</li> <li>Off-street parking behind automated gate</li> </ul>	
Security:	<ul> <li>Fully enclosed property</li> <li>Alarm, Beams, Connected to armed response</li> </ul>	
Loadshedding:	<ul> <li>Solar and Inverter</li> <li>UPS for Modem (Wi-Fi)</li> <li>Gas Cooker, Lighting</li> <li>Do not use heat generating appliances during loadshedding</li> </ul>	









### **Servicing**

	•	once per week
	•	excludes weekends and public holidays
House Keeping:	•	additional servicing at additional cost (by prior arrangement)
	•	excludes personal laundry
	•	linen change once per week

### **Reservations**

Rates & Availability:	ailability:  • are subject to final confirmation	
Lease:	•	a standard rental agreement applies
Booking Deposit:	•	a 50% deposit is required to confirm a booking
Booking Fee:	•	applies – on booking confirmation invoice
Breakage Deposit:	•	applies – due prior to arrival







