

# CVC CAPE VILLA COLLECTION

## Magpie Farm – Zwaanswyk, Tokai, Cape Town

Sleeps	10	Pool	Private pool
Bedrooms	5	Views	Mountain
Bathrooms	5	Beach	± 8km



### Summary

Magpie Farm is a magnificent family home set in the tranquil surrounds of Zwaanswyk, at the foot of the mountain and nestled amongst paddocks and vineyards. The sweeping views, expansive garden and large swimming pool together set the scene for a wonderful holiday. Sleeping up to 10 guests in 5 bedrooms. The artistic flair in the design and décor of this home is world class.



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## Living

Enter through a beautifully crafted wooden door into the light and spacious living area which flows to the kitchen and dining area to the right and sitting room and TV lounge to the left. Step right through to the covered veranda which looks over the lawn and pool to the beautiful mountain scenery. The timber floors and unique wooden window and door frames compliment the modern design to create a timeless masterpiece.



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## Leisure

While away hours relaxing beside the pool, or take a long slow swim in the cool inviting water. Enjoy preparing sumptuous meals in the state-of-the art kitchen and relish the efforts whilst dining al fresco on the veranda with the magnificent mountain view as your backdrop. Some of Cape Town's finest wines can be found close by at the Constantia wine farms. And for a day on the beach a mere 20 minutes drive will have you at the sea side. Exciting additions are currently underway at the villa, including a private gym, sauna, hot and cold plunge pool, a KolKol hot tub and a stylish pergola with outdoor seating, further enhancing the property's exceptional lifestyle offering.

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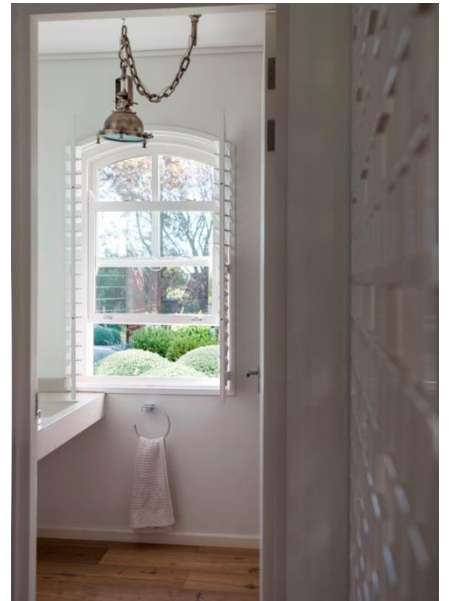




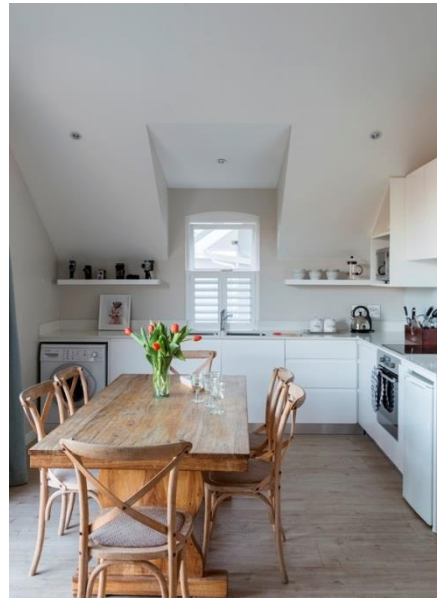
**Bedrooms & Bathrooms**

Bedroom 1	Kind size bed, spectacular views through floor to ceiling windows, en-suite bathroom, dressing room. Upstairs.
Bedroom 2	Queen size bed, garden and mountain view, open-plan en-suite bathroom. Upstairs.
Bedroom 3	Queen size bed, garden view, open-plan en-suite bathroom. Upstairs.
Bedroom 4	Queen size bed, garden view, en-suite bathroom. Downstairs.
Bedroom 5	Separate self-contained flatlet with own entrance, kitchenette, lounge, fireplace and bedroom with King size bed and en-suite bathroom.
Bathroom 1	En-suite to master bedroom with bath, shower, double basin, toilet.
Bathroom 2	En-suite (open plan) to bedroom 2 with bath, shower, basin, toilet.
Bathroom 3	En-suite (open plan) to bedroom 3 with shower, basin, toilet.
Bathroom 4	En-suite to bedroom 4 with shower, basin, toilet.
Bathroom 5	In flatlet. En-suite to bedroom 5 with shower, basin, toilet.
Other	Guest loo with hand basin.

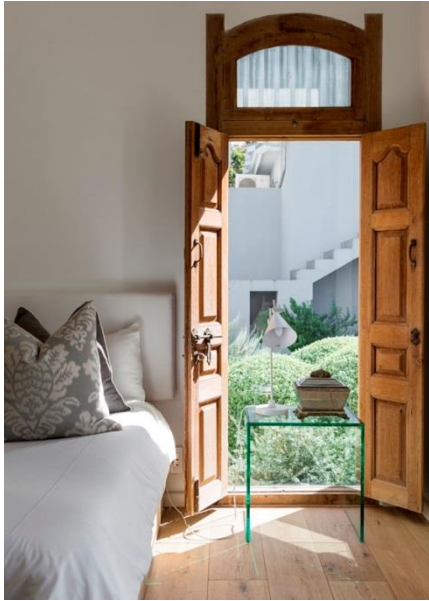
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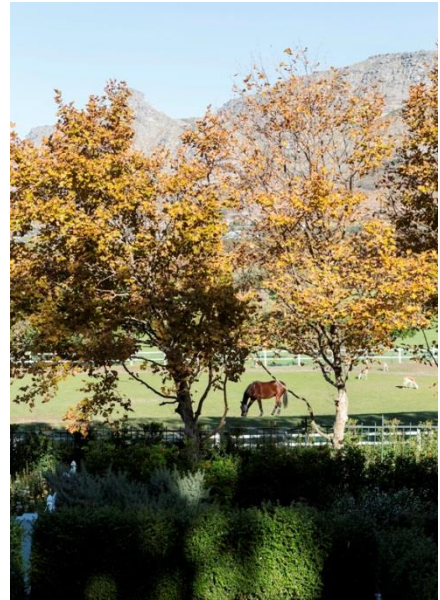


## Features and Facilities

Kitchen/Catering:	<ul style="list-style-type: none"> <li>• Gas hob-electric oven plus wall oven</li> <li>• Fridge-Freezer</li> <li>• Kettle</li> <li>• Toaster</li> <li>• Coffee maker</li> <li>• Dishwasher</li> <li>• Separate scullery</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 6</li> <li>• Fireplace</li> <li>• Bed Linen</li> <li>• Towels</li> </ul>
Media:	<ul style="list-style-type: none"> <li>• TV x 3</li> <li>• DStv (satellite channels)</li> <li>• Dual viewing</li> <li>• Music system</li> <li>• Wi-Fi</li> </ul>
Outdoor:	<ul style="list-style-type: none"> <li>• Swimming pool with no pool safety feature</li> <li>• Sun loungers</li> <li>• Outdoor seating</li> <li>• Outdoor dining</li> <li>• Pergola (work in progress)</li> <li>• Beach Towels</li> <li>• BBQ Facilities (Gas Weber)</li> <li>• KolKol</li> <li>• Full gym with sauna and cold / warm water plunge pool (work in progress)</li> </ul>

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Parking:	<ul style="list-style-type: none"> <li>• Plenty of off-street parking behind automated gate / No garage available</li> </ul>
Security:	<ul style="list-style-type: none"> <li>• Fully enclosed property</li> <li>• Alarm</li> <li>• Beams</li> <li>• Connected to armed response</li> </ul>
Other	<ul style="list-style-type: none"> <li>• Wheelchair Friendly</li> </ul>



## Servicing

House Keeping:	<ul style="list-style-type: none"> <li>• 5 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>• Once per week</li> </ul>
Garden Service:	<ul style="list-style-type: none"> <li>• Once 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>

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