



YOUR LIFE, LIVED WELL



Paarl Valleij Lifestyle Estate & Farm is located in the northern part of Paarl, bringing its residents the year-round splendour of the Cape Winelands.





A PLACE FOR FAMILIES TO FLOURISH

For many years, the ground on which Paarl Valleij Lifestyle Estate & Farm is situated has been cultivated by generations of family farmers. Previously comprising four separate farms, it will now be a place for families to flourish. The surrounding landscape is not only beautiful, but offers the simple pleasure of a life lived outdoors.

Homes in the three towns of Paarl, Franschhoek and Stellenbosch in the Western Cape, which are collectively known as the 'golden triangle' are highly sought-after and represent one of the fastest growing areas in South Africa.

At Paarl Valleij Lifestyle Estate & Farm children can roam and explore the beautiful, green spaces – which make up over half of the Estate's footprint and include play parks and picnic areas. Carefully selected greenbelt areas, planted with indigenous flowers, trees and shrubs, and a nature reserve, provide the perfect place to cultivate a love of nature and a respect for the environment, as well as an opportunity to observe and contemplate.





NOORD AGTER-PAARL ROAD

R45

WELLINGTON MALMESBURY

PAARL MAIN ROAD

RETIEF STREET

MOLL STREET

REITZ STREET

SKOOL STREET

NOORD-EIND PRIMARY SCHOOL

PAARL VALLEIJ LIFESTYLE ESTATE & FARM

PAARL MOUNTAIN NATURE RESERVE

PAARL MAIN ROAD

PAARL GIMNASIUM

LADY GREY STREET

PAARL MAIN ROAD



SAFE & SECURE

Peace of mind is priceless. That's why we invest in the very best security systems and procedures to ensure you and your family are kept safe and secure – supported by over 20 years of Val de Vie Management expertise.



A SENSE OF PLACE

A warm and welcoming community awaits, perfectly positioned in a town you can call home, close to excellent medical facilities and many highly-regarded schools, making it the perfect place to put down roots.



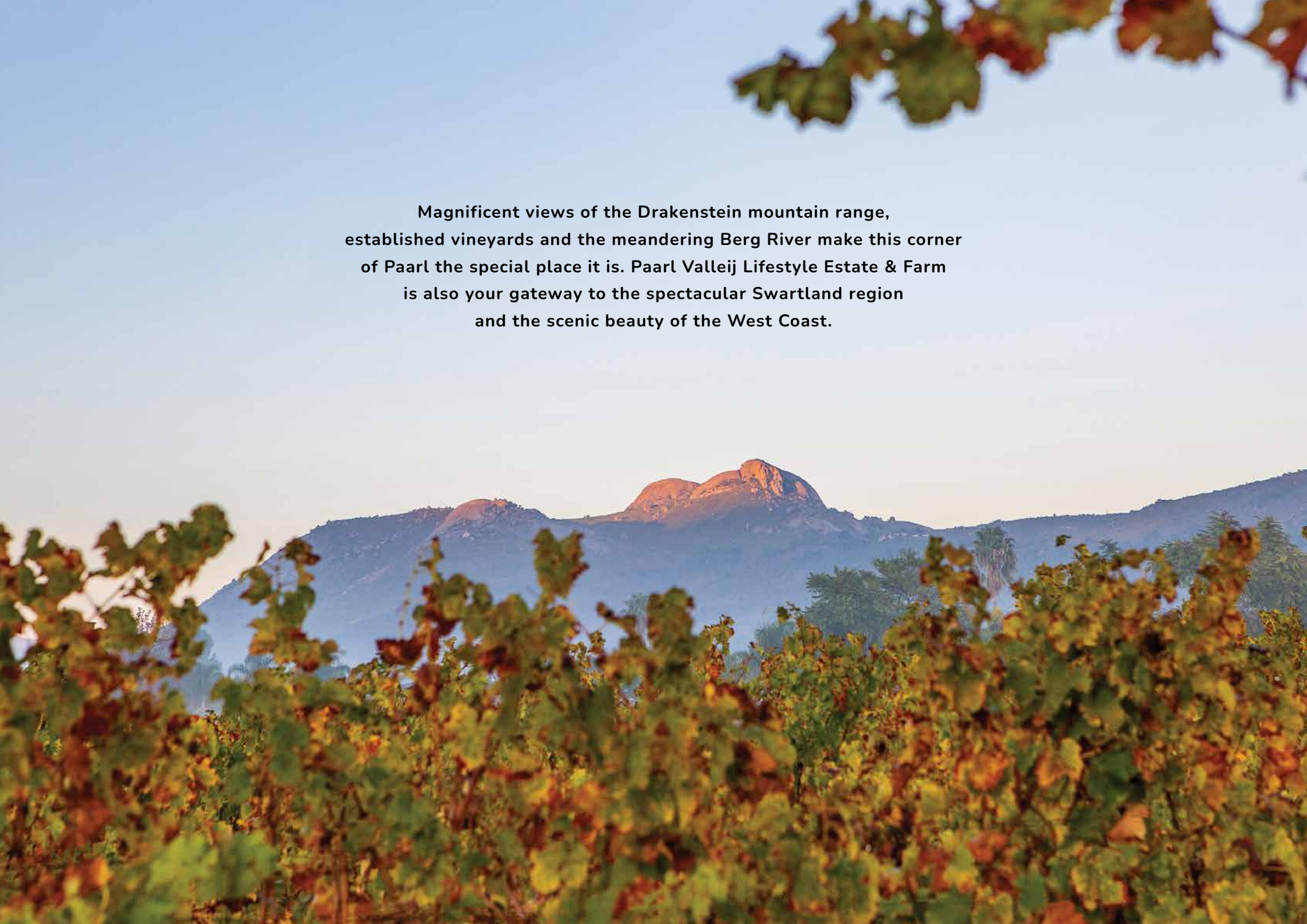
CLOSE TO NATURE

Step straight from your front door onto running and walking tracks, a dog park, an outdoor gym and sports field, clubhouse, picnic areas, vineyards and play parks, all set against a beautiful backdrop.



PLANNING FOR THE FUTURE

A true hallmark of Val de Vie Management, no detail has been overlooked when considering the strategic planning and future-proofing of Paarl Vallei Lifestyle Estate & Farm.



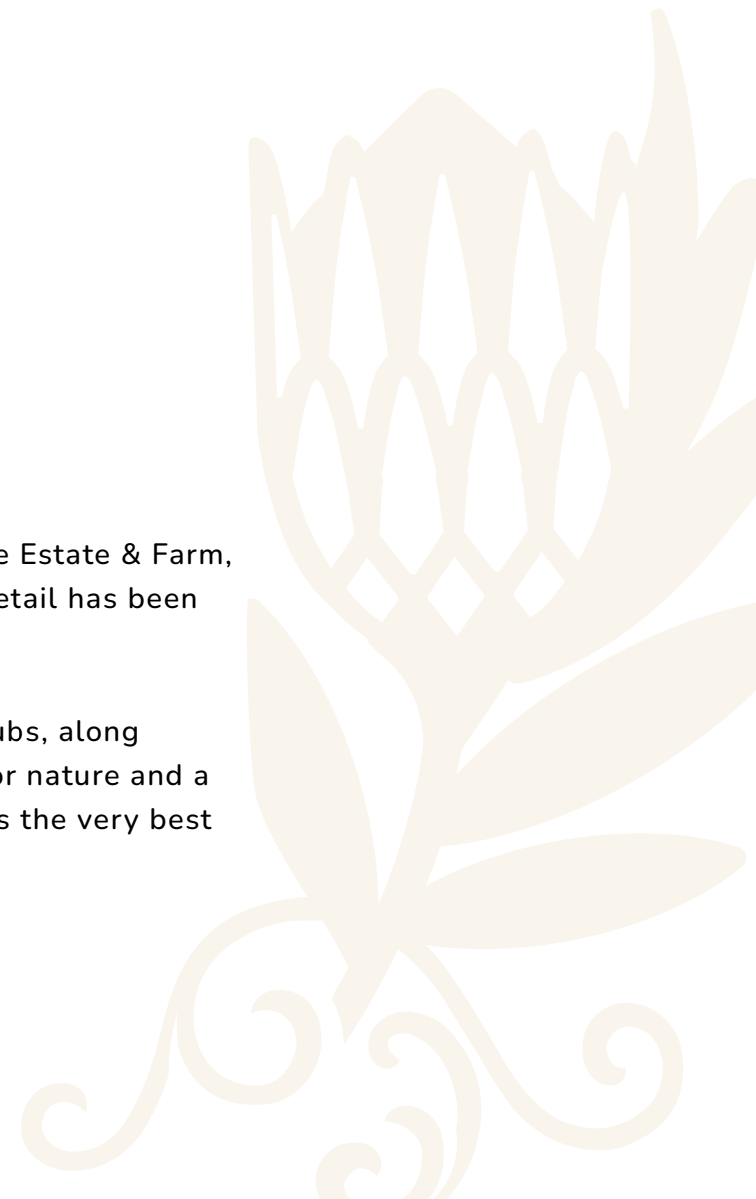
**Magnificent views of the Drakenstein mountain range,
established vineyards and the meandering Berg River make this corner
of Paarl the special place it is. Paarl Valleij Lifestyle Estate & Farm
is also your gateway to the spectacular Swartland region
and the scenic beauty of the West Coast.**

HOUSES DESIGNED FOR LIFE

The urban design, architectural planning, and Estate landscaping of Paarl Valleij Lifestyle Estate & Farm, has been thoughtfully considered and inspired by the surrounding Paarl landscape. No detail has been overlooked when considering the strategic planning and future-proofing of the Estate.

With carefully selected greenbelt areas, planted with indigenous flowers, trees, and shrubs, along with nature parks and a nature reserve, it provides the perfect place to cultivate a love for nature and a respect for the environment. Most importantly, Paarl Valleij Lifestyle Estate & Farm offers the very best security systems and procedures to ensure you and your family feel safe and secure.

This is the experience of every homeowner at Paarl Valleij Lifestyle Estate & Farm, as each house type offers the opportunity to live your life well.



At Paarl Valleij Lifestyle Estate & Farm, families roam free, exploring beautiful green spaces, play parks and picnic areas.



KINGFISHER HOME STYLE

PERFECT FOR THE FIRST-TIME HOMEOWNER

111M²

- 2 bedrooms
- Bathroom with shower
- Open plan kitchen, dining & lounge area
- Airconditioning in living area & bedrooms
- High-quality fixtures & fittings
- Built-in cupboards
- Covered patio with braai
- Single garage
- 5kW inverter with lithium battery back-up
- Installed WiFi router



KF



SINGLE-STOREY FLOORPLAN

JACANA-A HOME STYLE

PERFECT FOR NEWLY-WEDS

136M²

- 2 bedrooms
- Main en-suite with shower
- Bathroom with shower
- Open plan kitchen, dining & lounge area
- Separate scullery
- Airconditioning in living area & bedrooms
- High-quality fixtures & fittings
- Built-in cupboards
- Covered patio with braai
- Single garage
- 5kW inverter with lithium battery back-up
- Installed WiFi router



JAC-A



SINGLE-STOREY FLOORPLAN

JACANA-B HOME STYLE

PERFECT FOR EMPTY-NESTERS

136M²

- 2 bedrooms
- Bathroom with shower & bath
- Open plan kitchen, dining & lounge area
- Separate scullery
- Airconditioning in living area & bedrooms
- High-quality fixtures & fittings
- Built-in cupboards
- Covered patio with braai
- Single garage
- 5kW inverter with lithium battery back-up
- Installed WiFi router



JAC-B



SINGLE-STOREY FLOORPLAN

MOORHEN HOME STYLE

PERFECT FOR STARTER FAMILIES

135M²

- 2 bedrooms
- Main en-suite with shower & bath
- Bathroom with shower
- Open plan kitchen, dining & lounge area
- Airconditioning in living area & bedrooms
- High-quality fixtures & fittings
- Built-in cupboards
- Covered patio with braai
- Double garage
- 5kW inverter with lithium battery back-up
- Installed WiFi router



MH



SINGLE-STOREY FLOORPLAN

IBIS-A HOME STYLE

PERFECT FOR GROWING FAMILIES

126M²

- 3 bedrooms
- Main en-suite with shower & bath
- Bathroom with shower
- Open plan kitchen, dining & lounge area
- Airconditioning in living area & bedrooms
- High-quality fixtures & fittings
- Built-in cupboards
- Covered & enclosed patio with braai
- Single garage
- 5kW inverter with lithium battery back-up
- Installed WiFi router



IB-A



SINGLE-STOREY FLOORPLAN

YELLOW-BILLED KITE HOME STYLE

PERFECT FOR YOUNG FAMILIES

141M²

- 3 bedrooms
- Main en-suite with shower & bath
- Bathroom with shower
- Open plan kitchen, dining & lounge area
- Airconditioning in living area & bedrooms
- High-quality fixtures & fittings
- Built-in cupboards
- Covered patio with braai
- Double garage
- 5kW inverter with lithium battery back-up
- Installed WiFi router



YK



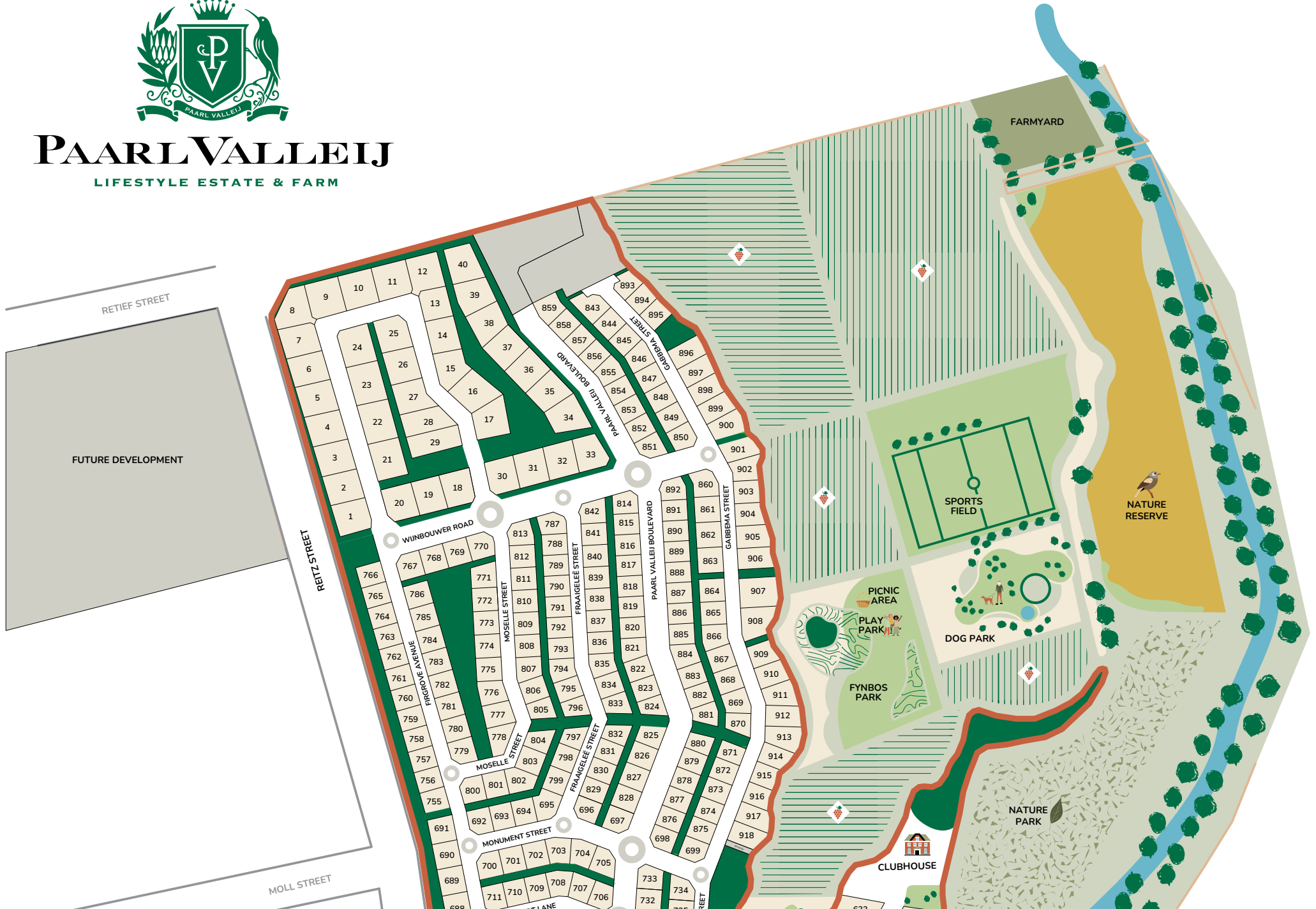
SINGLE-STOREY FLOORPLAN





PAARL VALLEI

LIFESTYLE ESTATE & FARM
















SKOOL STRAAT

FUTURE BERG RIVER BOULEVARD EXTENSION

PLEASE INSERT THE NUMBER 42 BEFORE EACH STAND NUMBER

-  RESIDENTIAL PERIMETER
-  PARKING
-  SPEED LIMIT
-  CLUBHOUSE
-  NATURE PARK
-  NATURE RESERVE
-  TREES
-  VINEYARDS
-  DOG PARK
-  PICNIC AREA
-  PLAY PARK

ESTATE STATISTICS

ESTATE: 43.3 HA
 NATURE PARK: 3.9 HA
 NATURE RESERVE: 6,4 HA
 VINEYARDS: 8,5 HA
 SPORTS FIELD: 0,9 HA
 FYNBOS PARK: 0,7 HA
 DOG PARK: 0,6 HA
 BERG RIVER: 1150M

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PAARL VALLEIJ DEVELOPMENTS (PTY) LTD
A VAL DE VIE MANAGEMENT PROJECT

IBIS-B HOME STYLE

PERFECT FOR GROWING FAMILIES

147M²

- 3 bedrooms
- Main en-suite with shower & bath
- Bathroom with shower
- Open plan kitchen, dining & lounge area
- Airconditioning in living area & bedrooms
- High-quality fixtures & fittings
- Built-in cupboards
- Covered & enclosed patio with braai
- Double garage
- 5kW inverter with lithium battery back-up
- Installed WiFi router



IB-B



SINGLE-STOREY FLOORPLAN

HERON HOME STYLE

PERFECT FOR HOMEBODIES

169M²

GROUND FLOOR

- Open plan kitchen, dining & lounge area
- Scullery
- Slow combustion fireplace
- Guest bathroom (WC)
- Covered & enclosed patio with braai
- Double garage

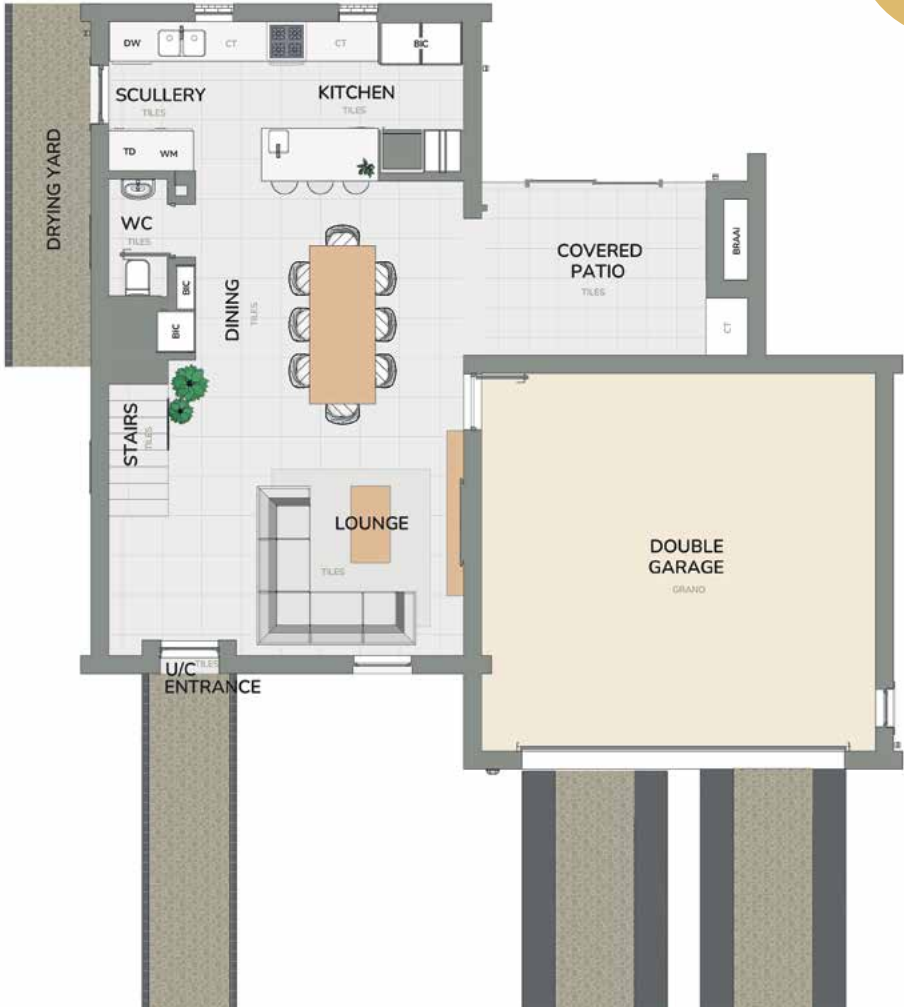
FIRST FLOOR

- 3 bedrooms
- Main en-suite with shower & bath
- Bathroom with shower

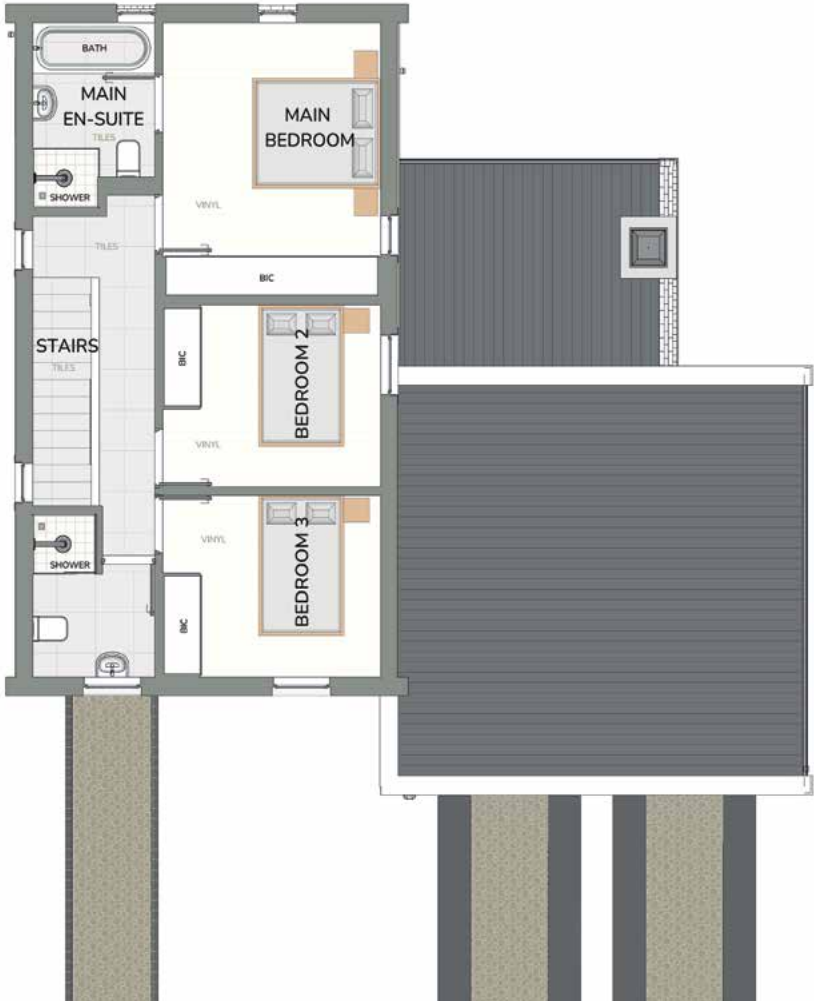
- Airconditioning in living area & bedrooms
- High-quality fixtures & fittings
- Built-in cupboards
- 5kW inverter with lithium battery back-up
- Installed WiFi router



HE



GROUND FLOOR FLOORPLAN



FIRST FLOOR FLOORPLAN

AFRICAN HARRIER-HAWK HOME STYLE

PERFECT FOR ENTERTAINERS

205M²

GROUND FLOOR

- Open plan kitchen, dining & lounge area
- Separate scullery
- Slow combustion fireplace
- Double garage with laundry
- Covered patio with braai
- 1 bedroom
- Bathroom with shower

FIRST FLOOR

- 3 bedrooms
 - Main bedroom with balcony & dressing room
 - Main en-suite with shower & bath
 - Bathroom with shower
 - Multi-use space / home office
-
- Airconditioning in living area & bedrooms
 - High-quality fixtures & fittings
 - Built-in cupboards
 - 5kW inverter with lithium battery back-up
 - Installed WiFi router



AH



GROUND FLOOR FLOORPLAN



FIRST FLOOR FLOORPLAN

FLAMINGO HOME STYLE

PERFECT FOR LARGE FAMILIES

224m²

GROUND FLOOR

- Open plan kitchen, dining & lounge area
- Separate scullery
- Slow combustion fireplace
- Covered & enclosed patio with braai
- Guest bathroom (WC)
- Double garage

FIRST FLOOR

- 4 bedrooms
- Main bedroom with dressing room
- Main en-suite with shower & bath
- Bathroom with shower & bath

- Airconditioning in living area & bedrooms
- High-quality fixtures & fittings
- Built-in cupboards
- 5kW inverter with lithium battery back-up
- Installed WiFi router



4 BEDROOM
DOUBLE-STOREY



FL



GROUND FLOOR FLOORPLAN



FIRST FLOOR FLOORPLAN

BUZZARD HOME STYLE

PERFECT FOR LONG-TERM INVESTORS

283M²

GROUND FLOOR

- Open plan kitchen, dining & lounge area
- Separate scullery & laundry
- Slow combustion fireplace
- Multi-use space / home office
- Covered patio with braai
- Double garage
- 1 bedroom
- Bathroom with shower

FIRST FLOOR

- 3 bedrooms
 - Main bedroom with dressing room & balcony
 - Main en-suite with shower & bath
 - 2 en-suite bathrooms with shower
 - Multi-use space / home office
-
- Airconditioning in living area & bedrooms
 - High-quality fixtures & fittings
 - Built-in cupboards
 - 5kW inverter with lithium battery back-up
 - Installed WiFi router



4 BEDROOM
DOUBLE-STOREY



BUZ



GROUND FLOOR FLOORPLAN



FIRST FLOOR FLOORPLAN

**A warm and welcoming community awaits,
perfectly positioned in a town you can call home,
close to excellent medical facilities and many highly-regarded schools,
making it the perfect place to put down roots.**



LEARN

Noord-Eind Primary School • 3 mins
Paarl Gimnasium • 5 mins
Paarl Gimnasium Primary School • 8 mins
Noorder Paarl High School • 9 mins
Labori High School • 9 mins
Paarl Boys' High School • 11 mins
Paarl Girls' High School • 11 mins
La Rochelle Girls' High School • 13 mins
Hoër Landbouskool Boland • 16 mins

WELLBEING

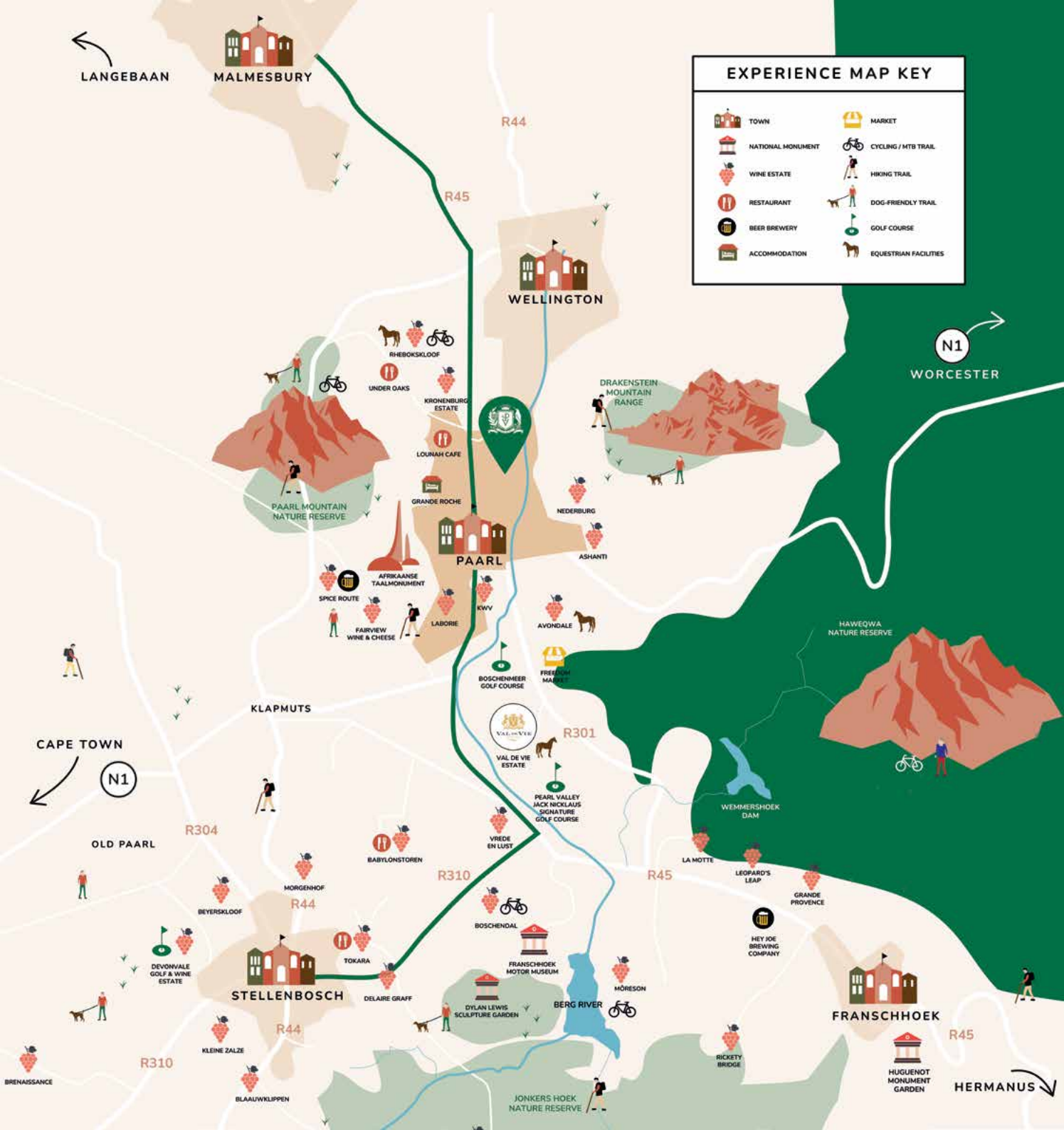
Picnic areas & play parks
Dog park
Walking & Running Routes
Mountain Bike & Cycling Trails
Cure Day Clinic • 2 mins
Paarl Mountain Nature Reserve • 3 mins
Mediclinic Paarl • 5 mins
Paarl Provincial Hospital • 6 mins
Spescare Paarl • 9 mins

SHOP, WINE & DINE

Optenhorst Village • 2 mins
Spar • 2 mins
Lounah Café • 4 mins
Rembrandt Mall • 6 mins
Under Oaks Wine Estate • 7 mins
Nederburg Wine Estate • 8 mins
Blacksmith's Kitchen • 9 mins
Rhebokskloof Wine Estate • 9 mins
Paarl Mall • 13 mins
Drakenstein Sentrum • 13 mins
Val de Vie Estate • 20 mins
Cape Gate Lifestyle Centre • 34 mins

DISCOVER

Windmeul • 8 mins
Wellington • 16 mins
Riebeeck-Kasteel • 34 mins
Malmesbury • 36 mins
Stellenbosch • 37 mins
Franschhoek • 45 mins
Cape Town International Airport • 46 mins
Ceres • 61 mins
Langebaan • 89 mins



Paarl Valleij Lifestyle Estate & Farm invests in the very best security systems and procedures to ensure you and your family are kept safe and secure.

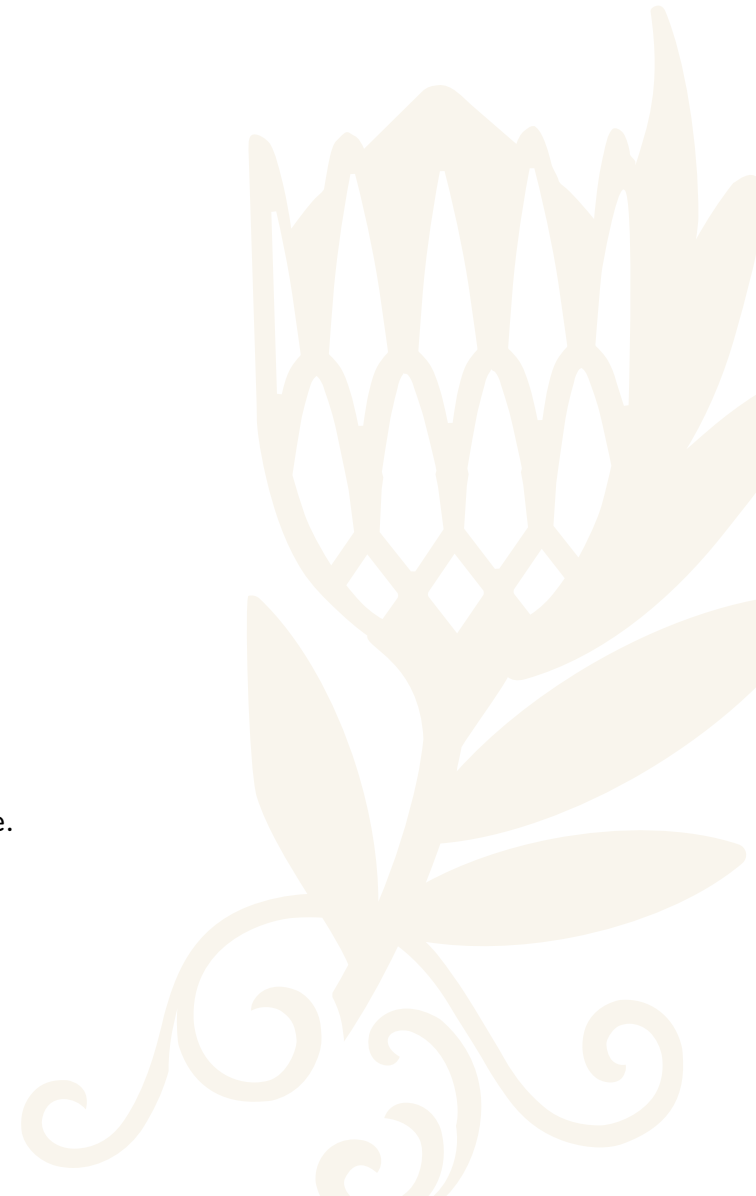


A VAL DE VIE MANAGEMENT PROJECT

Paarl Valleij Lifestyle Estate & Farm is a Val de Vie Management project, with all infrastructure and building work implemented by Val de Vie Construction. The Val de Vie brand is synonymous with quality and attention to detail, as well as offering excellent investment and capital growth opportunities.

Val de Vie Management brings over 20 years of award-winning knowledge and expertise to Paarl Valleij Lifestyle Estate & Farm – with a commitment to innovation and excellence.

Revolutionary energy management via a gas pipeline supply will ensure low costs to homeowners, and inverters are installed in each property as standard. Estate-wide future-proofing measures ensure that no power is no problem.



VAL DE VIE CONSTRUCTION

Through Val de Vie Construction, you can enjoy access to the best local experts, ensuring a seamless home buying and building process, including land surveyors, conveyancing attorneys and bond originators. In addition, a percentage of all sales on Paarl Valleij Lifestyle Estate & Farm will be donated to the Val de Vie Foundation, with the aim of local community upliftment both now and in the future.

CAPE WINELANDS PROPERTIES

As part of the Val de Vie Group of Companies, Cape Winelands Properties (CWP), is committed to the same levels of excellence that have long been associated with the Val de Vie brand and the Val de Vie Estate. With in-depth knowledge of regional property trends, our experienced team is the trusted agency mandated to sell and facilitate the Paarl Valleij Lifestyle Estate & Farm Development sales.

For more information, visit our on-site sales office or contact us on +27 (76) 237 2380 or property@paarlvalleij.co.za.



VAL DE VIE[®]
ANNO 1783

CONSTRUCTION

CAPE
WINELANDS
PROPERTIES

your dream home awaits

PART OF THE VAL DE VIE GROUP

YOUR DREAM HOME AWAITS



Sales on Paarl Valleij Lifestyle Estate & Farm are handled
by the experienced team at Cape Winelands Properties.

A VAL DE VIE MANAGEMENT PROJECT

