



VAL DE VIE
ANNO 1783

THE OAKS



WELCOME To VAL DE VIE

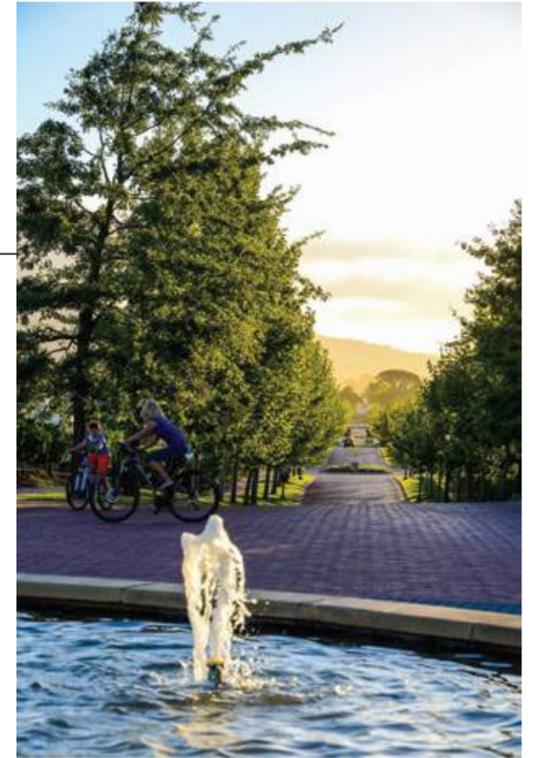


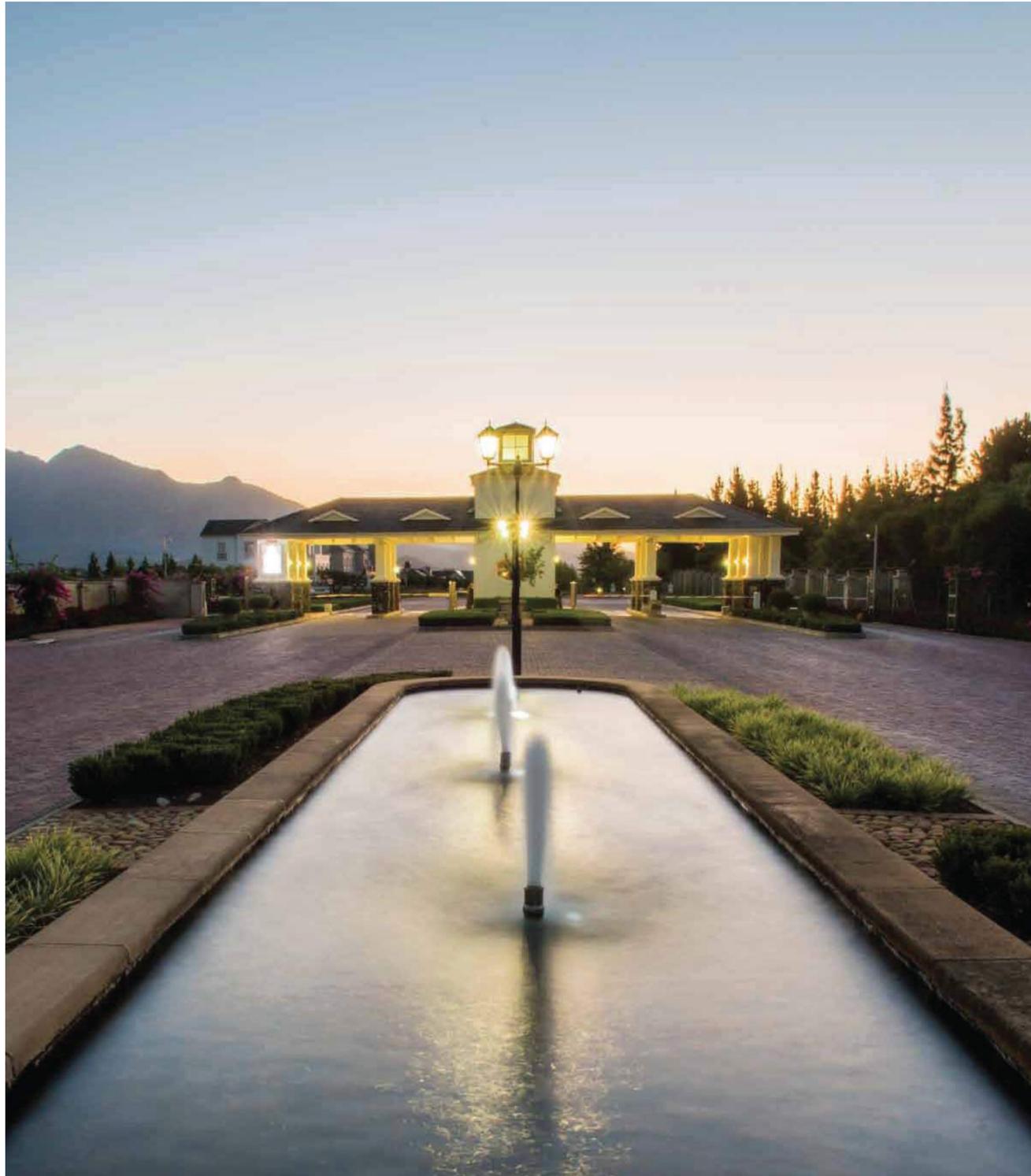
Situated in the picturesque *Paarl-Franschhoek Valley*, 35 min from Cape Town, the estate is flanked by no fewer than three towering mountain ranges and lush countryside. Val de Vie is not only an exceptional place to call home, but is also internationally recognised for its winemaking and polo facilities. Bringing together the finer things in life in a magnificent setting, there are few places that can compare. This is where you will discover a *'Life Worth Living'* in a place we call the Valley of Life.



LIFE VAL DE VIE

At Val de Vie, you'll discover a vast range of lifestyle offerings and outdoor activities, catering to a diverse group of homeowners, with different interests and pastimes. From jogging trails alongside vineyards and fishing spots along the *Berg River*, to exquisite event facilities and an outstanding restaurant on the estate, encapsulated by world-class security, residents are provided with a setting in which to enjoy life to the fullest. In the same way that Val de Vie provides an extensive array of amenities, it offers a collection of home styles to best suit your taste.





PEACE MIND



Life in one of the most beautiful areas in the world should be lived without restriction to the outdoors, and this is exactly the freedom that Val de Vie offers its residents. Having emphasised security as a priority throughout the estate, Val de Vie is proud to have received the award for *Safest House in Africa* at the International Property Awards for its Polo House. Val de Vie makes use of the latest technology and security measures, including:

- More than 50 thermal IP cameras placed along the perimeter of the property.
- Video analytics.
- Supporting electrical and IT network infrastructures (currently being redesigned and upgraded to allow the system to be online even in times of power outages).
- Biometric access control (allows for tracking of entrance and exit as well as eliminates the need for tags or remotes).
- A perimeter protected by a two metre high wrought-iron fence, concrete plinths and full electric fence.
- Off-site monitoring centre (allows investigations via its CCTV network or via its on-site patrol officers).
- Restricted access times and areas for contractors and other controlled users.
- Electronic scanning of all visitors' vehicle licence plates and driver IDs.
- On-site reaction team, ready to react to medical and security incidents 24/7.
- On-site security guards.
- Continuous stress tests.



THE OAKS

The home of your dreams awaits your selection from a portfolio of four tastefully designed floor plans, collectively known as *The Oaks*. This unique property offering eliminates the need to start the design process from scratch, saving you both time and money in the development of your home on one of Val de Vie's newly launched plots. These designs also allow room for customisation, to ensure that your requirements are met and that the end product is perfectly in line with your expectations. Your hopes can soon become a reality in the Valley of Life – and it all begins with a choice.



VAL DE VIE INVESTMENTS



Val de Vie Investments is a property development and investment company, which was conceived from the successful development of the internationally acclaimed Val de Vie Estate, a R 10 billion property development in its last phase. The residential estate was launched in 2006 and is located in the Paarl-Franschhoek Valley.

Grounded to its' core principles of excellence and quality, Val de Vie Investments focusses on finding the perfect balance between lifestyle, social development and green practices. The development team is a dynamic culmination of highly experienced property experts, skilled in all aspects of development – development management, property finance, property management, marketing and sales. The innovative team harnesses their collective entrepreneurial acumen to create and develop opportunities in the luxury residential property market, covering a broad spectrum of products. They believe in sustainable developments in which investors can achieve long-term capital growth and in where residents can live out their individual dreams. Val de Vie Estate proudly holds several titles from the prestigious International Property Awards. Hosted in various locations around the globe each year, the awards are open to residential and commercial candidates and honour outstanding achievements in the property and real-estate industry. Along with Val de Vie's Polo House having received the Five Star Award in the Safest House category, Val de Vie's latest development, the Polo Village won Best Multiple Unit Development and Best Marketing/Best Website award at the 2014/2015 award ceremony in Dubai. In previous years, Val de Vie has received awards in the following categories:

- *Best Leisure Development in South Africa (Val de Vie Estate)*
- *Best Single Unit Development in South Africa (Polo House)*
- *Best Single Unit Development in Africa (Polo House)*
- *Best Multiple Unit Development in South Africa (Val de Vie Estate)*
- *Safe Home Award South Africa 2015 (Polo House)*



VANDERBILT CONSTRUCTION



Vanderbilt Construction is a joint venture between the established and respected Devmark Property Group and Swieg Group of Companies. The company was founded on the principle of creating quality upmarket residential properties without compromise and is establishing itself as the leader in this field.

By bringing together Devmark and Swieg's considerable combined experience in the industry, Vanderbilt possesses unparalleled synergy to excel in this niche market. With the right balance of experience and innovation, Vanderbilt Construction exudes its own creed: Innovation, Performance, Trust.

COMPANY DIRECTORS

HEIN EHLERS

Hein is the founder and CEO of Devmark Property Group. He holds numerous degrees – a B.Soc.Sc, Bus.Admin.Hon and an MBA. During 1998 he was given an award by the Institute of Marketing Management, in recognition of his contribution to the property industry in the Western Cape.

FRANCOIS LE ROUX

Francois joined the Devmark Property Group as Financial Manager in 2005 and in 2007 he was appointed as Financial Director. He completed a B.Comm Accounting degree at Stellenbosch University in 2001. Thereafter, he completed three years of articles at an auditing firm before completing his MBA in 2009.

RUDOLF VAN GRAAN

Rudolf van Graan is an experienced legal advisor with expert knowledge of construction dispute resolution, the drafting of construction and professional services contracts and the procurement and tender documents. Rudolf is a B.Comm (Law) and LLB graduate (Stellenbosch).

ERIK STEYL

Erik was promoted to Managing Director of Devmark Construction after initially serving an overwhelmingly successful tenure completing various projects as the company's General Manager. Before joining the company four years ago, Erik qualified as a chartered accountant before embarking on a business venture within the manufacturing and construction industries.

JAN-HENDRIK SWIEGERS

Jan-Hendrik Swiegers, established the Swieg Group after he completed a Project Management Course at the Stellenbosch Business School. Drawing on his vast experience in the construction and development industry, Swiegers founded the group on the principle of combining the key competencies required to deliver high-quality properties to satisfied customers.

A3D ARCHITECTS



A3D architects, based in Paarl, is a highly experienced Architects firm, with over 25 years design experience. The design team, led by A.D. Muller and Bernard Frey, is focused on delivering quality projects.

The highly qualified personal, with considerable hands-on experience, produce buildings which are carefully detailed to satisfy each unique client. The scale and complexity of projects undertaken by A3D

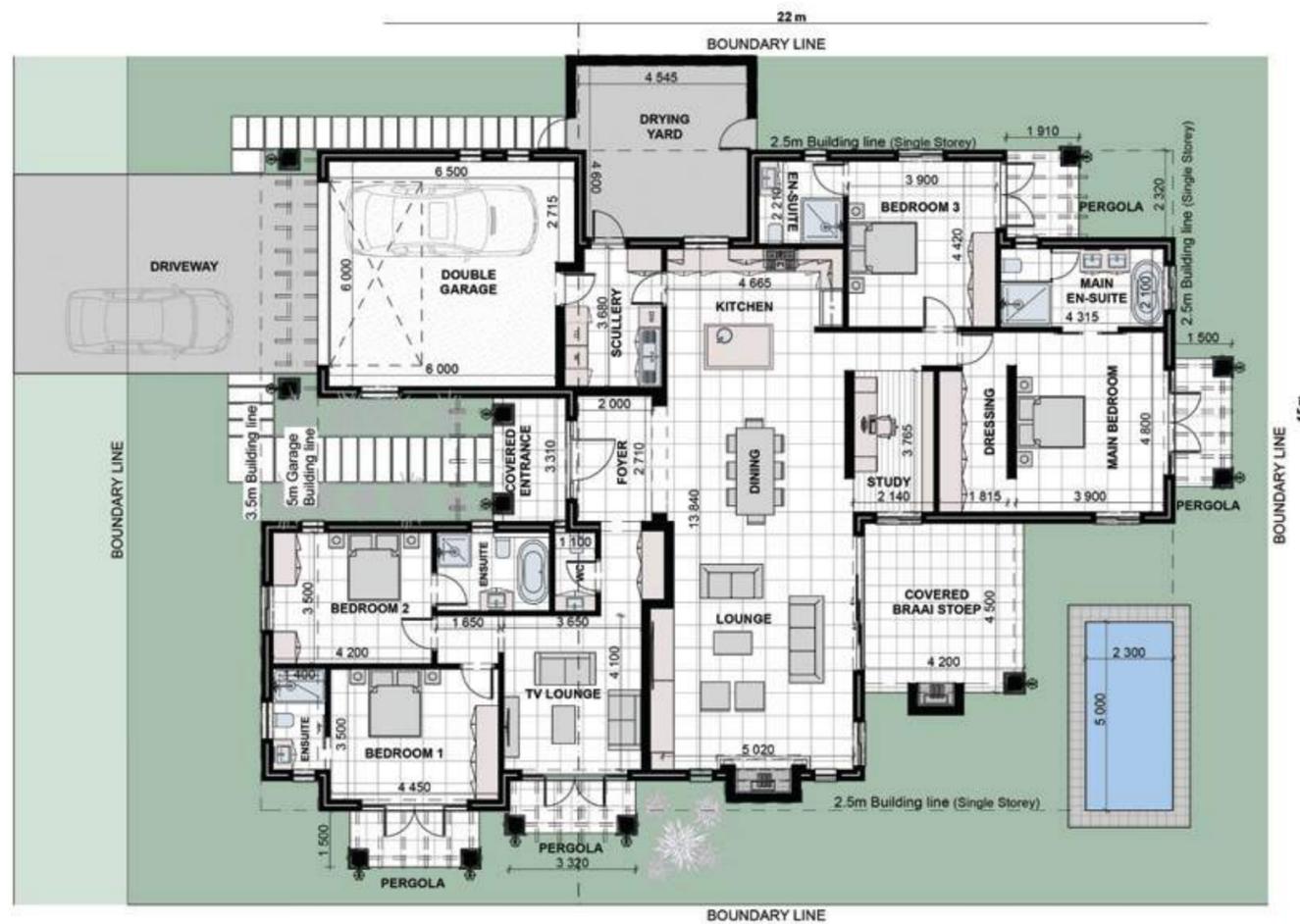
architects range from residential and commercial, all the way to industrial and retail. The practice is based on the believe that innovative, yet practical design, is essential for the production of great buildings.

4 Bed, 5 Bath, 2 Garage

Name	Area
Servant quarters	N/A
Ground floor	320m ²
First floor	N/A
Total	320m²



OPTION A



4 Bed, 5 Bath, 2 Garage

Name	Area
Servant quarters	N/A
Ground floor	211m ²
First floor	124m ²
Total	335m²



OPTION B

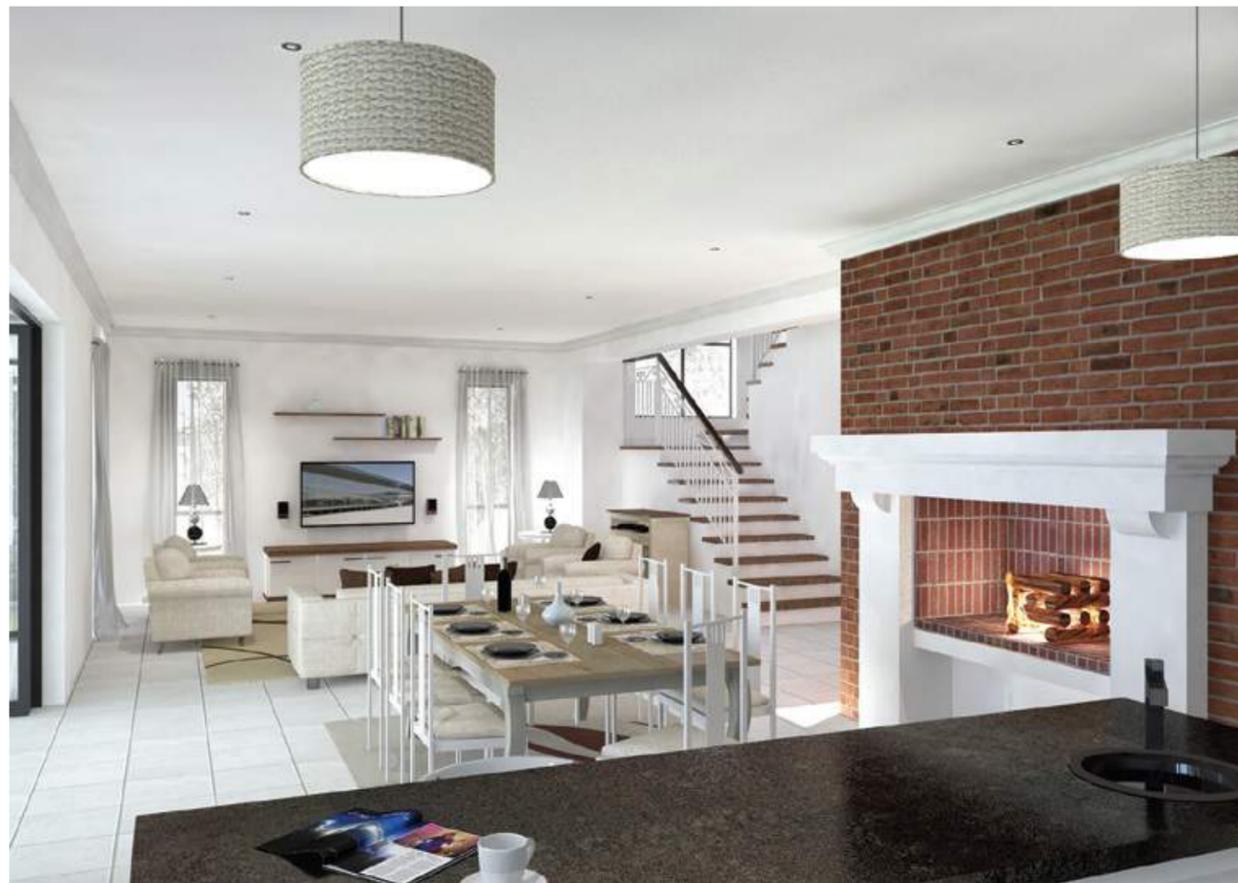


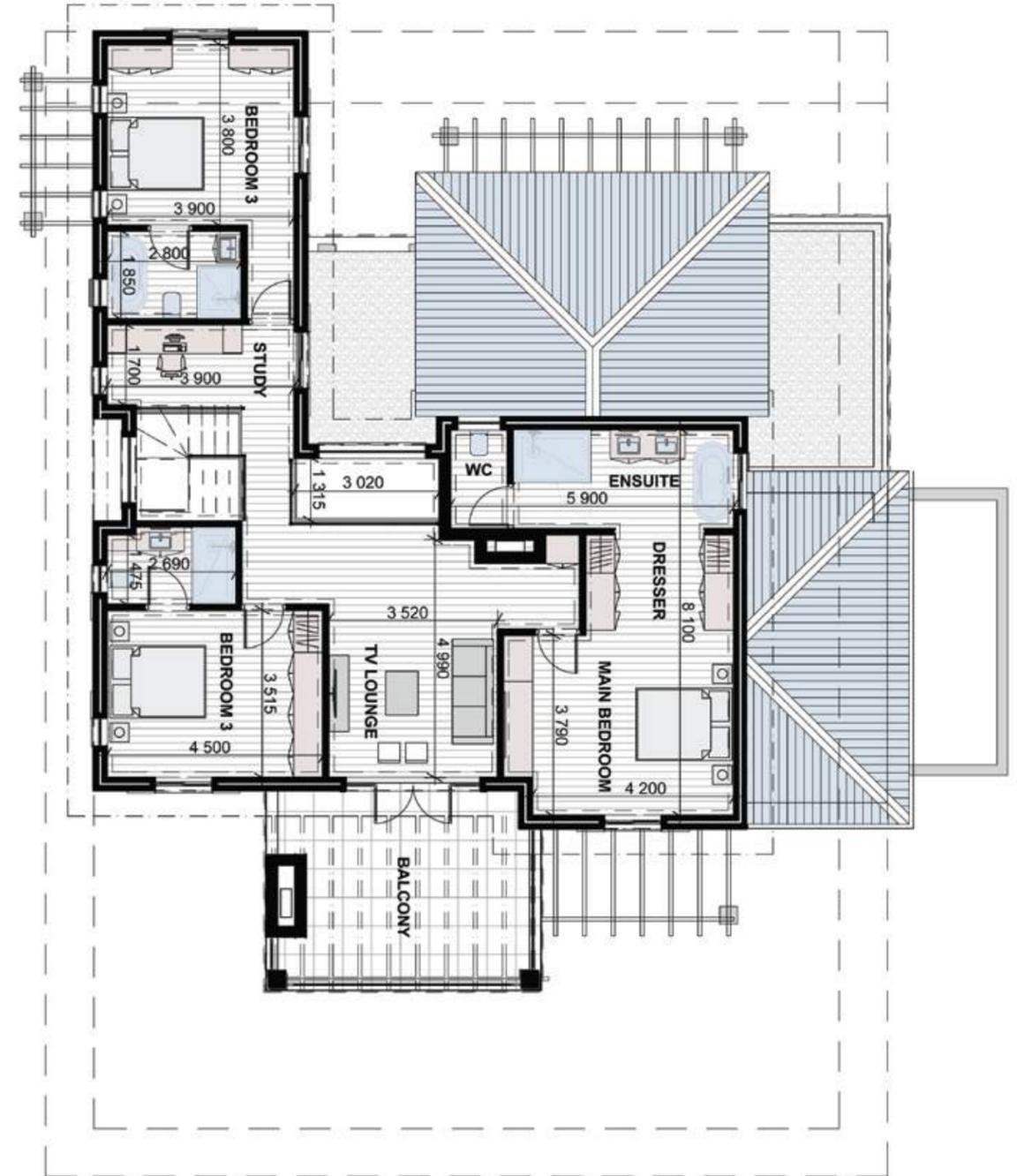
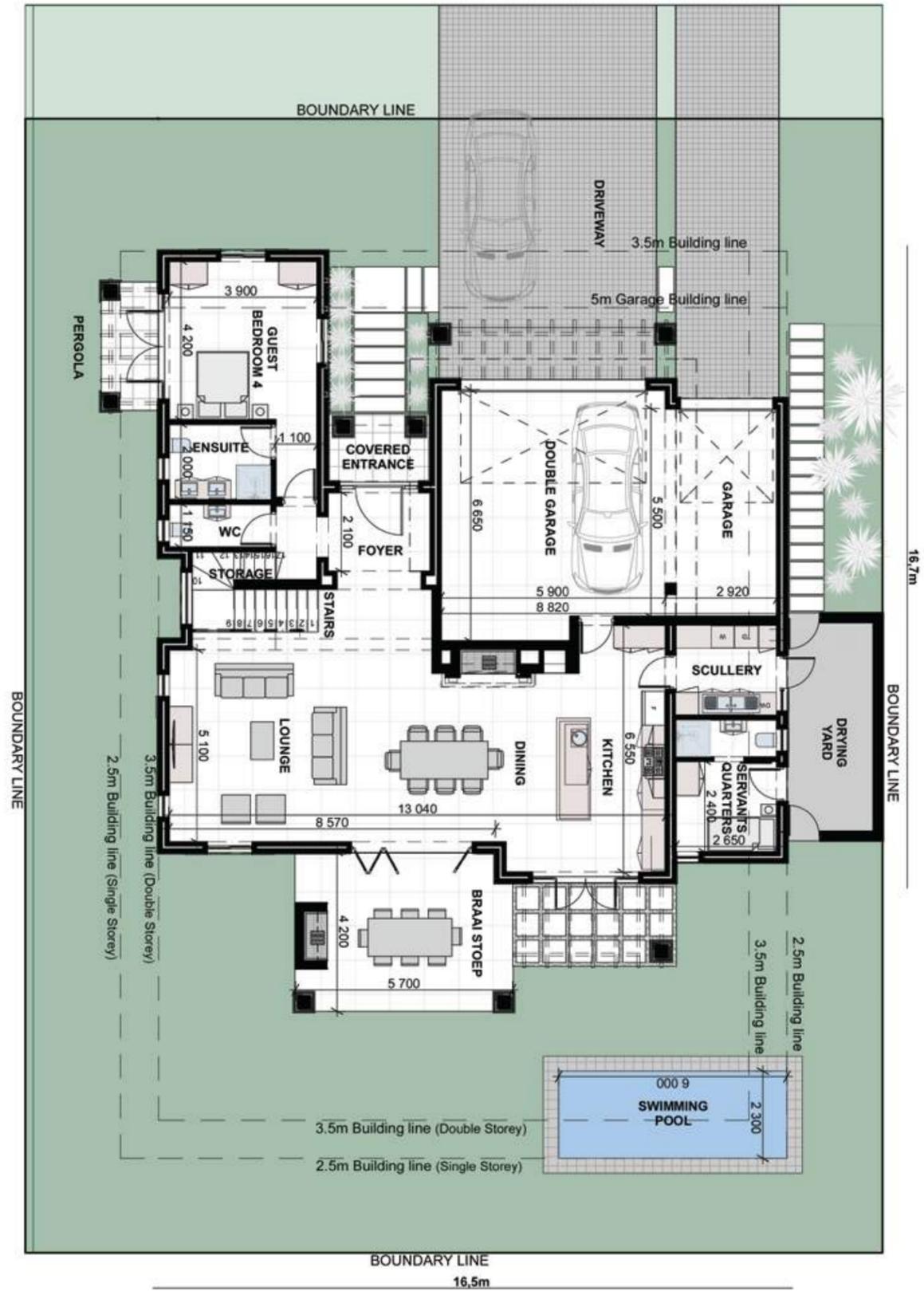
4 Bed, 5 Bath, 3 Garage

Name	Area
Servant quarters	1 Bed & Ensuite bath
Ground floor	244m ²
First floor	134m ²
Total	378m²



OPTION C





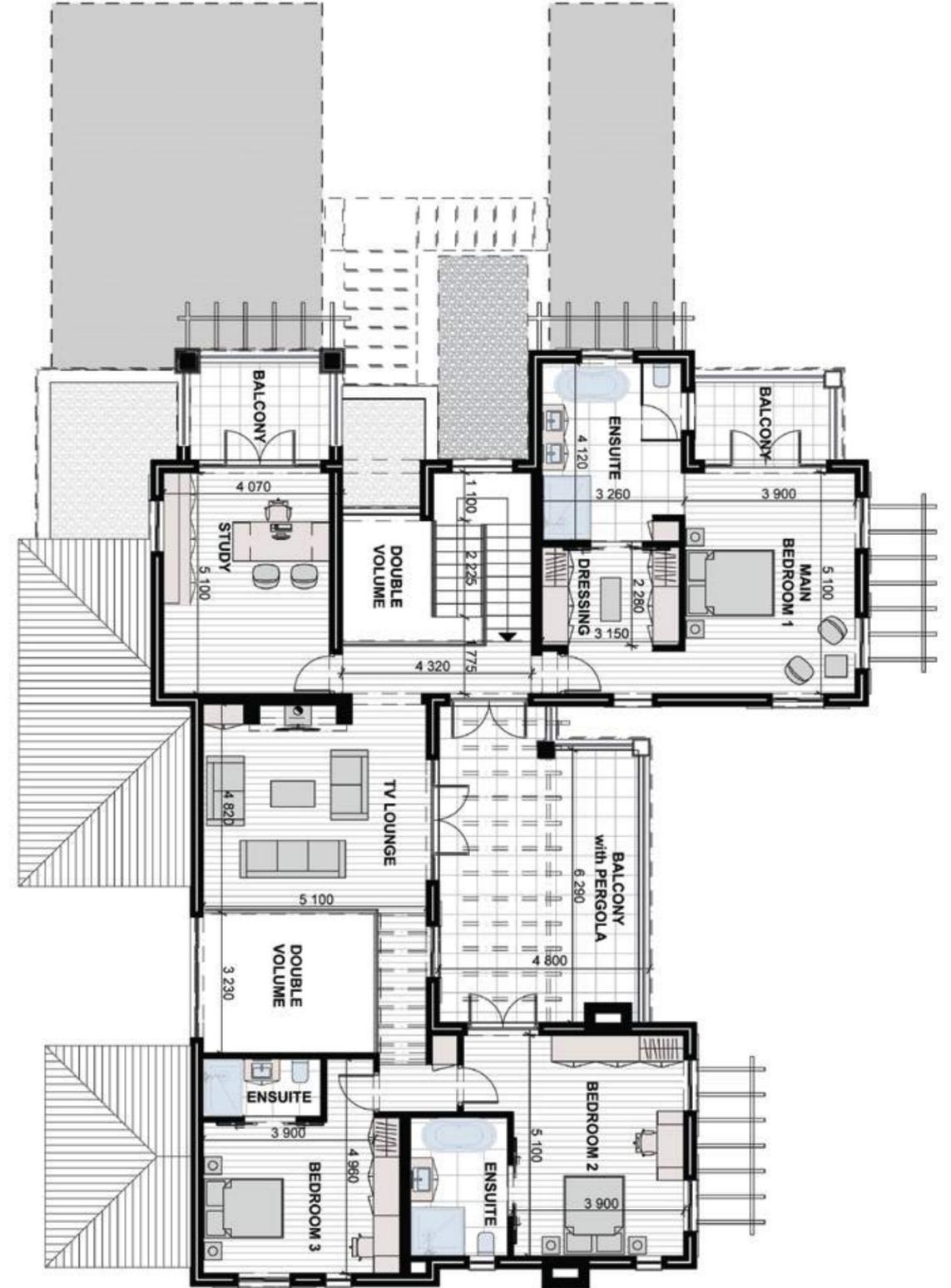
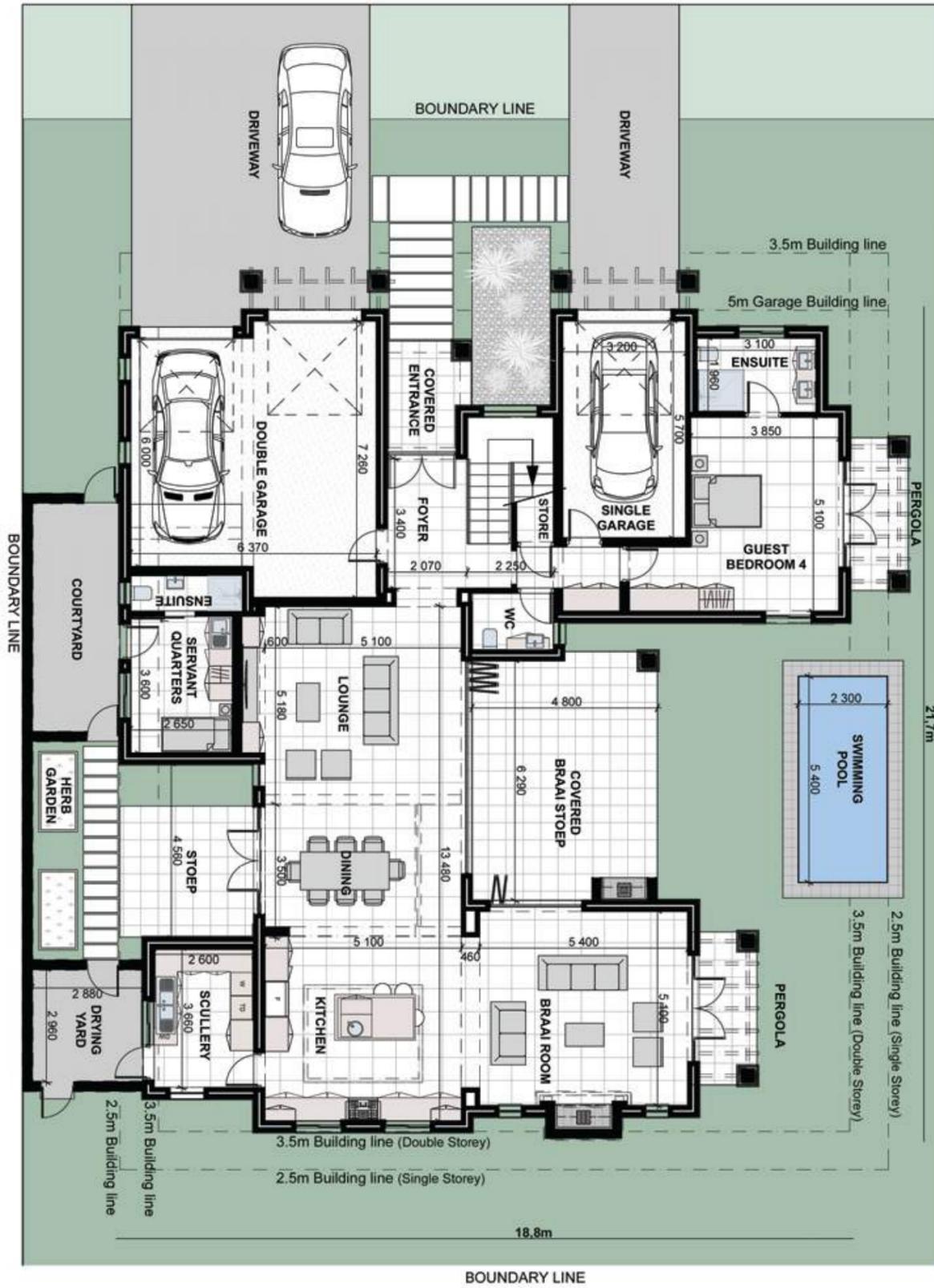
4 Bed, 5 Bath, 3 Garage

Name	Area
Servant quarters	1 Bed & Ensuite bath
Ground floor	310m ²
First floor	190m ²
Total	500m²



OPTION D







Superior FINISHES

- Hansgrohe taps
- Gas hob and electric oven
- High speed fibre connection of up to 25Mbps to each house
- Heat pump geyser
- Superior quality 600mm x 600mm porcelain tiles
- Geberit concealed cisterns
- Belgotex carpets
- Vinyl flooring
- White stone countertops
- Energy saving LED downlights
- Fully automated irrigation system
- Automated garage doors
- Aluminium external windows, doors and shutters
- Daikin inverted air conditioners
- Built in stainless steel gas fireplace / Closed combustion, slow burning fireplace with stainless steel vent

Optional Extras

- Swimming pool
- Solar energy plant including batteries
- Water feature
- Any double glazed glass
- Underfloor heating

** The developer is entitled to change any of the finishes to another finish of a similar standard at its sole discretion.*

	Pony Trail
	Pedestrian Meandering Route
	Picnic Area
	Parking Area
	Meandering Trail Only
	Picnic and Trail Ablution
	Perimeter Fence Access Gates
	Equestrian Paddocks
	Fresh Water Catch and Release
	Play Parks



SIMONSBERG MOUNTAIN





**AFRICAN
PROPERTY
AWARDS**
DEVELOPMENT
in association with
Rolls-Royce
Motor Cars

SAFE HOME AWARD
SOUTH AFRICA
Val de Vie Estate
by Val de Vie Estate

2014-2015

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