

newinbosch

NEIGHBOURHOOD ESTATE



AFRICAN
PROPERTY
AWARDS
DEVELOPMENT

Roca
LAUFEN



BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SOUTH AFRICA

Newinbosch
Neighbourhood Estate
by Similan

2024-2025



AFRICAN
PROPERTY
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BEST SUSTAINABLE
RESIDENTIAL
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SOUTH AFRICA

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Neighbourhood Estate
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2024-2025



DESIGNED FOR THE FUTURE

Welcome to Newinbosch, a sustainably designed neighbourhood estate nestled amongst picturesque vineyards. Just three kilometres from the heart of Stellenbosch, we've paired a prime location with exceptional amenities, offering you the opportunity to embrace secure community living and a wholesome lifestyle.

PHASE 1 OF 200 HOMES

SOLD OUT: CONTACT US FOR RESALES

PHASE 2 OF 106 HOMES

BEAUTIFULLY DESIGNED TOWNHOUSES, COURTYARD HOMES AND HOMESTEADS FROM R2,455,000

EXPLORE HOMES

THE BOSK APARTMENTS

SOLD OUT: CONTACT US FOR RESALES

THE ILEX APARTMENTS

75% SOLD ON LAUNCH DAY

EXPLORE APARTMENTS

SERENELY SITUATED

[VIEW ON GOOGLE](#)

newinbosch
NEIGHBOURHOOD ESTATE



ESTATE OVERVIEW

Newwinbosch was planned around connection, health, accessibility and the future needs of the neighbourhood residents and the wider community.

YOUR NEIGHBOURHOOD

PHASE 2A (PHASE J) | PHASE 2B (PHASE K)

PHASE E (THE ILEX APARTMENTS)





OVERVIEW OF HOMES

PRICES APPLICABLE TO PHASE 2

We've designed a beautiful range of homes to suit the needs of our residents in different stages of life.



Homesteads

Spacious, freehold homes with uninterrupted view offering high levels of luxury with spacious indoor and outdoor entertainment and living spaces. Generous plot sizes allow for garden or swimming pool.

FROM
R3,830,000

AVAILABLE FROM
150m²

Single and double storey
Two-, three- and four-bedroom homes

AVAILABLE IN PHASE 2B



Courtyard homes with flatlet

A courtyard home with the option of an added flatlet that can be used as a home office or hobby den, granny flat, teenage hangout spot or an income generating rental apartment.

FROM
R3,575,000

AVAILABLE FROM
151m²

Single and double storey
Three- and four-bedroom homes

AVAILABLE IN PHASE 2A (LAUNCHED 19 JUNE 2024) & 2B



Courtyard homes

These medium-sized freehold homes are positioned around a beautifully landscaped green space where neighbours can connect and children can play.

FROM
R2,905,000

AVAILABLE FROM
116m²

Single and double storey
Two- and three-bedroom homes

AVAILABLE IN PHASE 2A (LAUNCHED 19 JUNE 2024) & 2B

Whether you're a professional who lives the lock-up-and-go lifestyle, a young couple, a family in growth phase or looking to downsize as you approach retirement, you'll find your perfect home in Newinbosch.

EXPLORE THE HOMES



Townhouses

The Newinbosch townhouses are ideal for young professionals, young or downscaling families and retirees looking for fuss-free living in a safe and secure environment.

FROM
R2,455,000

AVAILABLE FROM
111m²

Double storey
Two- and three-bedroom homes

AVAILABLE IN PHASE 2A (LAUNCHED 19 JUNE 2024) & 2B



The Bosk Apartments

Newinbosch also boasts a collection of modern apartments. *The Bosk* will be the first of the five apartment buildings, with studio, one-, two-, three bedroom apartments and penthouses.

THE BOSK: CONTACT US FOR RESALES

EXPLORE *THE BOSK*



The Ilex Apartments

The Ilex will be the second of the five apartment buildings, with studio, one-, two-, three bedroom apartments, penthouses and duplex penthouses.

THE ILEX: 75% SOLD ON LAUNCH DAY

EXPLORE *THE ILEX*



THE ARCHITECTURE

The rich architectural variety is balanced by streetscapes that bind the buildings, parks and play areas into a cohesive urban environment.

The wide range of thoughtfully designed and contemporary styled residential options spans the entire property ladder.

The Newinbosch portfolio offers more than 1,300 units across a selection of apartments, townhouses, courtyard homes and homesteads.



THE FINISHES

Tapping into the expertise of one of South Africa's most notable interior specialists, Newinbosch is able to offer you unmatched quality in terms of design, flow and finishes.

You can choose from two thoughtfully and meticulously curated interior ranges, light and dark, which you can personalise further through various selections.

The exteriors include palettes of marble, slate, granite and stone – all of which reflect and celebrate the natural heritage of the Newinbosch site. Within these palettes you can select finishing elements that add your individual touch and sophistication to your new home.







TAKE A PEEK AT
PHASE 1 GROWING





Experience neighbourhood living for yourself,
visit our show houses any day of the week.

Monday - Friday • 10:00 - 16:00
Saturday • 10:00 - 13:00
Sunday • 14:00 - 17:00





Embracing the rustic beauty of the countryside, we offer the best of both worlds – urban convenience and rural tranquillity. Newinbosch offers an ideal lifestyle, granting you convenient access to all your necessities at every step of your and your family's journey.



CENTRED AROUND COMMUNITY

The Newinbosch amenities were carefully planned with a focus on enhancing community connection, ensuring accessibility, and anticipating the evolving requirements of the neighbourhood residents.

- Eatery, coffee shop and wine bar
- Grappa Shed events venue
- On-site Newinbosch Square Shopping Centre
PICK' N PAY AND CLICKS ANCHORS
- Shared office space
- Outdoor amphitheatre with picnic lawns
- Urban farm
- Dog park
- Gym facilities
- Cycling and running routes
- Tennis and pickleball
- Boules courts
- Farm and recreational dam

THE GRAPPA SHED

Newinbosch boasts its very own events venue, eatery and coffee shop. The Grappa Shed forms the heart of our community and is a space where residents and visitors alike can enjoy the beauty of our surroundings.



CONVENIENTLY CLOSE SHOPPING

Newinbosch Square, the Newinbosch neighbourhood retail centre, will be developed and managed by Dorpstraat Properties, which has developed several high-performing neighbourhood convenience centres across South Africa.



DORPSTRAAT
STELLENBOSCH

ABOUT DORPSTRAAT

The retail mix will include established brands such as Pick 'n Pay and Clicks, convenience stores, eateries and personal care services.





SPACE TO FLOURISH AND GROW

At Newinbosch, we are dedicated to enhancing health and quality of life with a carefully curated collection of features designed to nurture well-being and vitality for all ages. A journey to a healthier, more fulfilling lifestyle begins here.

- Skate park
- Cricket nets
- Bouldering wall
- Children's pool
- Parks
- Jungle gyms and trampolines
- Smooth paths for little wheels
- Fishing in the dam
- Bee and butterfly corridor





EDUCATION ON YOUR DOORSTEP

At Newinbosch, we're wholeheartedly dedicated to providing exceptional educational opportunities within the safe haven of our neighbourhood.

Preschool: Collaborating with *Pret op die Plaas*, a well-known local preschool, we're proud to introduce a brand new preschool facility. The school opened in January 2024, accommodating around 100 children aged two to six.



[LEARN MORE](#)

Primary & High School: From 2026, Newinbosch Academy will be providing a unique approach to learning, integrating traditional values with innovative, environmentally conscious practices for Grade R to 12.



[LEARN MORE](#)



ULTIMATE PEACE OF MIND

At Newwinbosch, a primary focus is to ensure the safety and well-being of our residents and visitors.

- Biometric access control with facial recognition
- Licence plate recognition software
- Strict access controls and visitor access management
- Onsite and offsite CCTV surveillance
- Thermal camera perimeter surveillance
- Electrified perimeter fencing
- Back up power for all security infrastructure
- Close proximity perimeter warning system

[FIND OUT MORE](#)



WHOLESOME APARTMENT LIVING

Newinbosch boasts a collection of modern apartments that look out over the surrounding vineyards and farmland. *The Bosk* and *The Ilex* will be the first of five apartment buildings.

[BROWSE THE BOSK](#)

[BROWSE THE ILEX](#)



SUSTAINABLE LIVING

We're committed to sustainable design and responsible building methods. Not only have we used a range of innovative solutions that significantly reduce energy costs for our residents, we also work hard to minimise our impact on the environment.

Newinbosch embodies a harmonious coexistence with nature. inspiring our residents to embrace a greener, more mindful way of living.

[READ MORE](#)





A GREEN NEIGHBOURHOOD

[FIND OUT MORE](#)

Our goal is to become the greenest neighbourhood in South Africa (and maybe even Africa), aiming for five certifications from the GBCSA to back it up.

We're the **first development in South Africa and Africa** to be awarded a 6 Star Green Star Sustainable Precinct Rating v.1.1.

We've also earned our EDGE Advanced certification, ensuring our homes are at least 40% more energy efficient and 20% more water and material efficient than the norm.





LANDSCAPING

In keeping with the rich natural heritage and topography of the site, Newinbosch landscaping directs the use of water-wise, low maintenance indigenous and endemic flora to ensure the sustained environmental prosperity of the neighbourhood.

Neighbourhood pathways and open spaces are contoured by swales, indigenous 'pocket forests' and diverse vegetation zones.

Not only does this create natural pauses and meaningful in-between spaces for people to connect, but also encourages special habitats that increases biodiversity while assisting with carbon sequestration.

INVESTING IN THE FUTURE

Other innovative solutions that will drive efficient use of natural resources and reduce our carbon footprint are:

- New-generation waste management
- Cost-saving energy efficiencies informing all desing considerations
- Green infrastructure
- Not-for-profit urban farm
- Restoration of local fauna and flora habitats
- Waterwise irrigation

[READ MORE](#)





NEWINBOSCH ENERGY

The Newinbosch Renewable Energy System is a combination of energy sources, including solar power, municipal grid supply, battery energy and possibly even some generators in the future. This blend of energy will keep our neighbourhood running smoothly, all thanks to Newinbosch Energy, a collaboration between Broadreach and Lesedi, independent of the Newinbosch developer. Check out how the Newinbosch Microgrid will keep you completely free from load shedding up to Stage 3 and probably even beyond, guaranteeing uninterrupted limited power for all our residents from Stage 4 – 8.

[FIND OUT MORE](#)

newinbosch
ENERGY



THE TEAM BEHIND NEWINBOSCH

Similan, a renowned property developer with a proven track record, and Raubex, a construction company listed on the JSE, have joined forces to bring into existence this extraordinary lifestyle development. This project aims to establish an estate that encapsulates a sense of community while providing the unparalleled security and amenities.

A highly skilled and proficient team, bolstered by accomplished developers with a successful history, has been assembled to ensure the realisation of this remarkable vision. Their collective expertise and commitment pledge to transform this vision into a vibrant reality.

[ABOUT SIMILAN](#)[ABOUT RAUBEX](#)



AWARDS AND CERTIFICATIONS

GBCSA 6-Star Green Star Sustainable Precinct
FIRST IN SOUTH AFRICA AND AFRICA

EDGE Advanced certification

GBCSA's Transforming Tomorrow: Moving the
Industry Forward in Asset Design Projects

International Property Awards: Best Sustainable
Residential Development in South Africa

International Property Awards: Best Residential
Development 20+ Units in South Africa



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Discover more
www.newinbosch.co.za

Staylonger

info@staylonger.co.za

+27 65 829 8343

+27 21 109 3999

Pam Golding

stellenbosch@pamgolding.co.za

+27 82 552 4118

STAYLONGER