OWN THE WINELANDS

WELTEVREDEN HILLS
STELLENBOSCH
HERITAGE
HEART AND HOME
invest in your family’s future
10ha portion of the beautiful Cape Winelands, neighbouring the 300 year old historic Weltevreden Homestead, was purchased not so long ago by Bruwer Swanepoel, with the dream of creating 10 boutique smallholdings.

The boutique concept eventually made way for a quaint Cape Winelands village, set on a working historic wine farm in the shadow of the imposing Simonsberg Mountain.
life is a series of moments, gathered together to create a lifetime. At the centre of such moments are the pillars of Heritage, Heart and Home.

Set down these pillars in your life, amid the undulating hills of the Cape Winelands, under the gaze of the sleeping giants of the Great Drakenstein and Stellenbosch Mountains, and a short drive from the vineyards of Nooitgedacht, Beyerskloof and others.

WELTEVREDEN HILLS is the perfect place to invest in your family’s future – a future rich in culture, entertainment and educational options.
anoramic mountain views and rolling vineyards are the setting for WELTEVREDEN HILLS. The surrounding area, rich with culture and natural beauty, boasts over 150 wine cellars, making it the most visited wine route in the country and one of the leading wine regions of the world.

Embracing the natural beauty around you is easy at Weltevreden, with the new residences situated directly adjacent to an estate game reserve and plenty of hiking trails on the estate too.

Stellenbosch, only a 5 minute drive away, is as diverse as it is delightful. Just far enough away to avoid the stress and bustle, its cinemas, shops, restaurants and art galleries are comfortably close.

Stellenbosch also boasts state-of-the-art medical facilities, some of the best schools in the country and of course the prestigious Stellenbosch University.

The estate is a quick 30 minute drive from sun-soaked Strand’s beaches and a convenient 45 minutes from Cape Town International Airport.
eltevreden Homestead, built in 1812, has recently been restored to its original elegance. Here you can treat your taste buds to a meal at the popular Weltevreden Restaurant, with its magnificent views and charming, old-world setting.

And while you’re wining and dining, your children can enjoy the kids’ carnival-style play area – a popular venue for birthday parties.

WELTEVREDEN HILLS and Estate offer a pervasive sense of peace and stability – your very own historic retreat in the heart of the winelands.

Weltevreden Estate’s fantastic facilities are right on your doorstep.
our home is your sanctuary. Your castle. A place where you can enjoy the fruits of your labour and spend time with your loved ones in complete peace of mind.

**WELTEVREDEN HILLS** will pride itself on being exactly that – a truly safe haven. And making sure that it stays that way, is Veni Vici Safety, a security company with an excellent reputation in the area.

**WELTEVREDEN HILLS** boasts a manned security entrance with access control and booms triggered via a tag system. In addition, the perimeter is protected by a fully-monitored electric fence and an additional guard will patrol the streets of the estate.

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### places to visit

The Cape Winelands is a treasure trove of exciting entertainment options, with plenty of indoor and outdoor options a short drive away from Weltevreden Hills.

- **Manor House at Weltevreden Estate**
- **Beyerskloof Wine Farm**
- **De Zalze Golf Club**
- **Root 44 Market at Audacia Farm**
- **Stellenbosch Golf Club**
- **Oom Samie se Winkel**
OTHER PLACES TO VISIT

- Weltevreden Estate  •  J.C. Le Roux
- Waterford Estate  •  SMAC Gallery
- Blaauwklippen Family Market
- Simonsig Wine Estate
- Stellenbosch Toy Museum
- Stellenbosch Art Gallery  •  Ernie Els Wines
- Asara Wine Estate  •  Spier Wine Estate
- Jonkershoek Nature Reserve
- Simonsvlei Wines  •  Stellenbosch Golf Club

50 MIN TO CAPE TOWN  
30 MIN TO PAARL
45 MIN TO AIRPORT
25 MIN TO SOMERSET WEST
COUNTRY AND GRAND
an enticing blend

Architecturally rich and luxuriously finished, WELTEVREDEN HILLS will be at one with its picturesque Cape Winelands setting, blending in perfectly with the scenic surrounds of koppies and vineyards. Cape Contemporary in style, the architecture will feature modern elements, but remain true to its Cape roots and the developer’s commitment to environmentally-friendly building practices.

The architectural style lends itself to an open, airy ambience, with the residences artfully constructed in natural stone and timber and featuring natural shades of plaster.

Oversized, glazed windows and large, glazed sliding or folding doors will offer beautifully unobstructed views of the winelands, with their mountainous backdrop.

WELTEVREDEN HILLS is your opportunity, working closely with our design team and architects, and within our architectural guidelines, to design your very own home.

Construction of the new WELTEVREDEN HILLS homes began in May 2017, with occupancy of the first units happening in December 2017.
ELTEVREDEN HILLS lies in the centre of a UNESCO-listed Cape Winelands Biosphere Reserve. Accordingly, the entire estate sits lightly on the earth. The natural beauty of the countryside is preserved, yet at the same time the timeless grandeur of the architecture is celebrated.

The goal was always to develop a space which promotes the wellbeing of the environment, through the efficient use of natural resources. Measures put in place include integrated grey water recycling, rainwater harvesting and irrigation management systems.

WELTEVREDEN HILLS RESIDENCES

- Plots priced from R1.75m – R3m
- Plots sized from 400m² – 650m²
- Three, or four bedroom configurations
- Luxurious bathrooms
- Upscale kitchen and dining areas
- Spacious living areas
- Beautifully functional courtyards
- Large verandas with built-in braais
- Double or triple garages
- Pet friendly
WELTEVREDE HILLS offers the promise of a vibrant but balanced existence. A country oasis providing refuge from the city’s turmoil and offering the beauty of life in the countryside.
Under the guidance of a dedicated team of professionals, Weltevreden Hills is set to become one of the most desirable addresses in the Cape Winelands.

THE ARCHITECT – PJ NIEMANN
Qualified in 1982 with a B.Arch at UFS. Registered with the South African Institute Of Architects in 1983. 35 years of experience, including running his own architectural firm for 14 years. He has been involved with a wide variety of projects including high-end private residences.

BRUWER SWANEPOEL
Bruwer is the driving force behind Weltevreden Hills. It was his vision for development of this piece of land outside Stellenbosch, which led to the creation of both. He purchased 10ha of land, initially with the idea of building 10 boutique smallholdings near the Weltevreden Homestead, but eventually changed plans, resulting in the Weltevreden Hills residential development.

CONTRACTOR AND SUPPLIER – GLC DEVELOPMENT AND GL CONRADIE PLANT HIRE
Established in 1989, GLC are registered members of the National Home Builders Registration Council. Since inception, GLC has worked on over 20 projects, winning numerous accolades and awards along the way. They are committed to delivering finely-crafted developments, where consistency of thought and superior quality are always evident.

ENVIRONMENTALIST – SW VAN DER MERWE
A registered professional Natural Scientist specialising in environmental planning. He is listed with UNESCO as an international expert in bioregional planning. He has a 45 year long career which includes long-term service in forestry, nature conservation and the holistic planning and management of the environment.

SALES – C4 PROPERTY GROUP
C4 Property Group is the cornerstone of a multi-faceted real estate platform, offering brokerage and property management services. Ready to assist with any queries, their team is committed to providing every client with exceptional service and personal attention.

The WELTEVREDEN HILLS project is currently in the planning and development phase, and the final product may differ from the artist’s impressions/pictures depicted in this document. Please note that all creative, concepts and imagery are the property of C4 Property Group and GLC Development.