



KOELENBOSCH
COUNTRY ESTATE



www.koelenbosch.co.za



DISCOVER COUNTRY LIVING

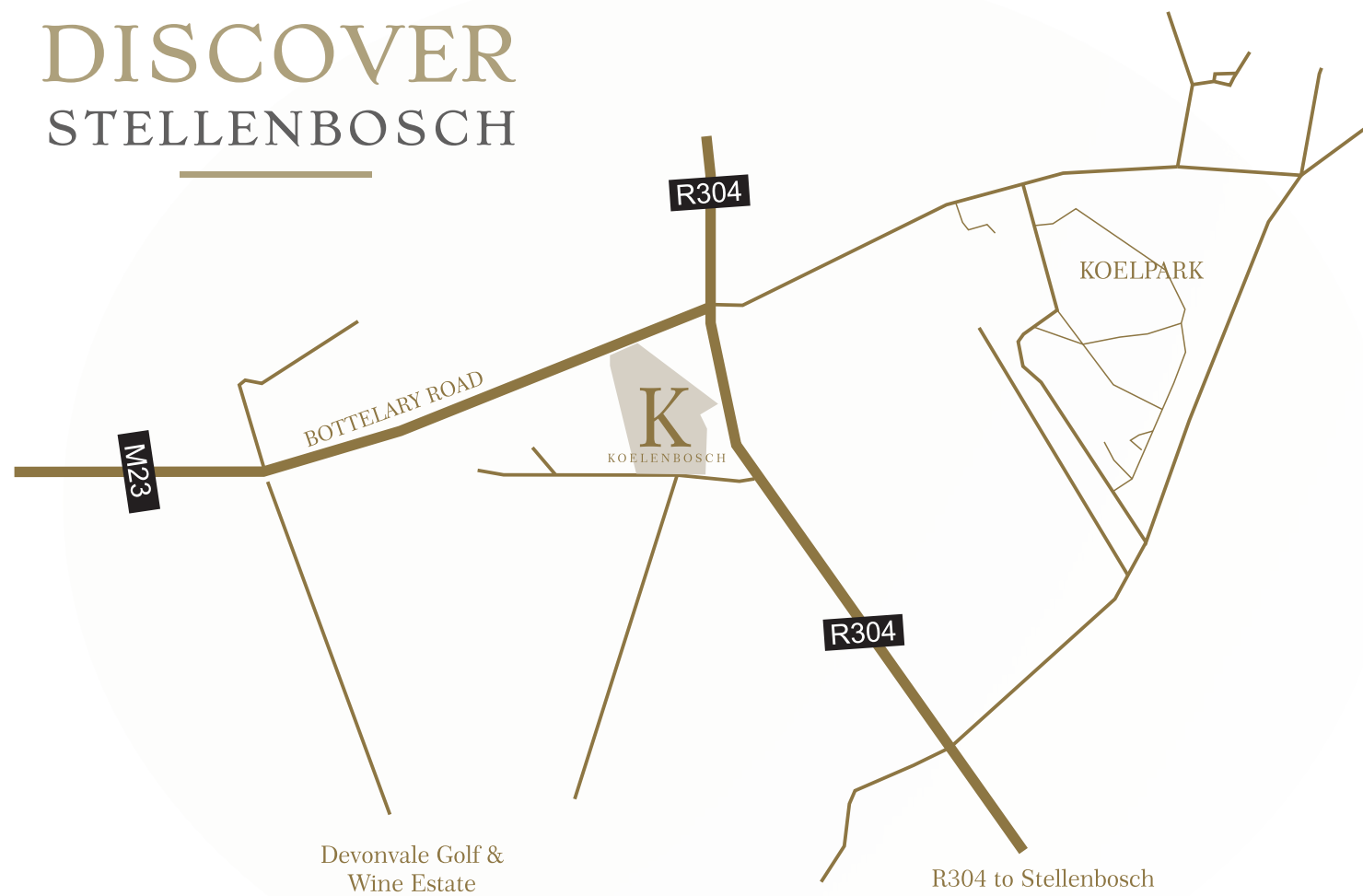
Nestled in the Koelenhof wine district on the outskirts of Stellenbosch lies Koelenbosch Country Estate, a new development that offers wide open spaces and mountain views whilst being surrounded by vineyards and lush green gardens.

Koelenbosch offers the sought after lifestyle of living in the countryside, yet it is a mere 35min drive from Cape Town and features modern luxuries like state-of-the-art security and optic fibre internet.

With 74 slots and six unit types to choose from there is a wide variety of options to suit all your needs.

KOELENBOSCH
COUNTRY ESTATE

DISCOVER STELLENBOSCH



Koelenbosch Country Estate is conveniently situated on the R304, just 7.5km from both the N1 highway to Cape Town or Paarl, as well as the historic town of Stellenbosch.

The location allows you to embrace a country lifestyle without being too far from the city of Cape Town.

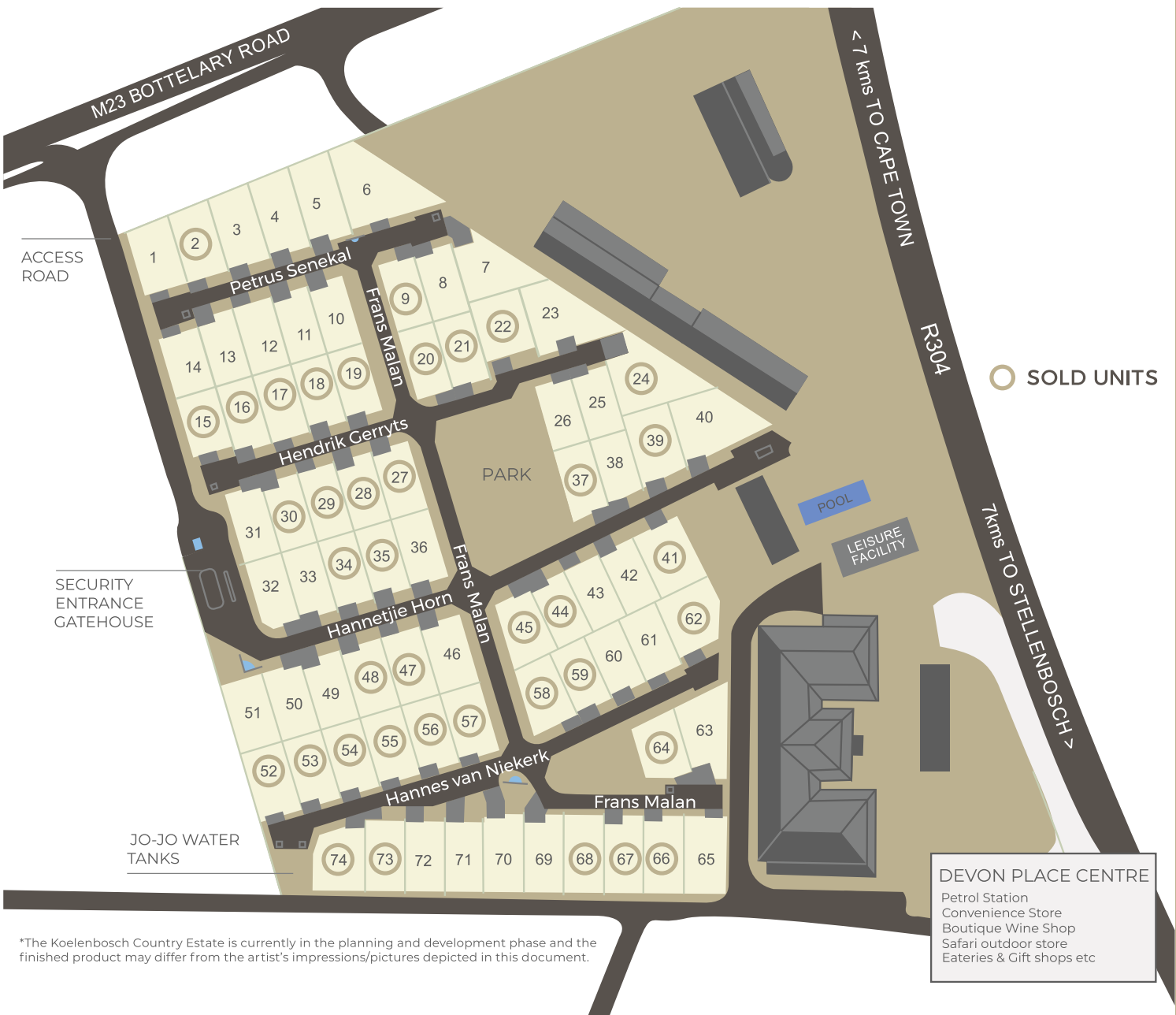
KOELENBOSCH
COUNTRY ESTATE

OPTIONAL EXTRAS

Heat pump & geyser for double storey
Solar installation & geyser for double storey
Ceiling to double garage
Add 20m² paving
Tiles to bedrooms- Main bedroom per m²
Tiles to bedrooms- 2&3 (per room per m²)
Vinyl flooring in lieu of carpets or tiles per m²
Chandelier to staircase
Bosch gas hob with steel pan support 600mm
Bosch gas hob on glass 600mm
Cooker hood 600mm
Bosch gas hob 900mm
Bosch oven 900mm
Cooker hood 900mm
Gas install + bottle cage and certificate etc
Godin 850mm cube fireplace
Aircon 9000 btu - Complete installation
Aircon 12000 btu- Complete installation
Aircon 18000 btu- Complete installation
Aircon 24000 btu- Complete installation
Covered patio 15m²
Washing line
Stainless Steel & glass balustrade
Heated towel rail



SITE DEVELOPMENT PLAN



Unit TYPE S3

Single Storey Detail

- 3 Bedrooms
- 2 Bathrooms
- Open-Plan Living | Dining Room | Kitchen
- Patio
- 2 Garages
- Internal: 169 m²
- External: 30 m²
- Total Area: 199 m²



Unit TYPE S5

Single Storey Detail

- 3 Bedrooms
- 2 Bathrooms
- Open-Plan Living | Dining Room | Kitchen
- Patio
- 2 Garages
- Internal: 134 m²
- External: 30 m²
- Total Area: 165 m²



Unit TYPE C



Double Storey Detail

- 3 Bedrooms
- 2.5 Bathrooms
- Open-Plan Living | Dining Room | Kitchen
- Patio
- 2 Garages
- Internal: 196 m²
- External: 39 m²
- Total Area: 235 m²



Unit TYPE E



GROUND FLOOR



FIRST FLOOR

Double Storey Detail

- 3 Bedrooms
- 2.5 Bathrooms
- Open-Plan Living | Dining Room | Kitchen | Braai Room
- Balcony
- 2 Garages
- Internal: 192 m²
- External: 38 m²
- Total Area: 230 m²



FRONT ELEVATION



BACK ELEVATION

Unit TYPE F



Double Storey Detail

- 4 Bedrooms
- 2.5 Bathrooms
- Open-Plan Lounge | Dining Room | TV Lounge | Kitchen
- Patio
- Balcony
- 2 Garages
- Internal: 213 m²
- External: 41 m²
- Total Area: 254 m²



Unit TYPE G



Double Storey Detail

- 3 Bedrooms
- 2.5 Bathrooms
- Open-Plan Lounge | Dining Room | Kitchen | TV Lounge | Kitchen
- Patio
- Balcony
- 2 Garages
- Internal: 195 m²
- External: 41 m²
- Total Area: 236 m²





For more information, please visit:

www.koelenbosch.co.za

KOELENBOSCH
COUNTRY ESTATE