

12

THE VALLEY WALK

CONSTANTIA | CAPE TOWN

twelve

12

THE VALLEY WALK
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Embrace

In Constantia's embrace, beneath the Cape's sky blue. Where vineyards roll and mountains meet the dew. A tranquil haven, where time seems to slow. Amidst the whispering winds, where ancient oaks grow.

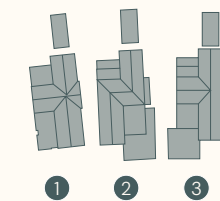




Glance

Nestled in Constantia, Cape Town, the luxurious home at 12 Valley Walk features three elegant bedrooms, three and a half modern bathrooms, and a double garage. Its open-plan living space is bathed in natural light, highlighting a sleek kitchen and cozy living areas that merge seamlessly for stylish entertaining or relaxation. This modern residence combines comfort and sophistication in one of Cape Town's most prestigious neighborhoods.

-  3 Bedrooms
-  Separate Study
-  3,5 Bathrooms
-  1 Double Garage
-  Open Plan Kitchen
-  Separate Open Plan Lounge & Dining Room
-  Open Plan Lounge
-  Swimming Pool (*Optional*)





Site Layout

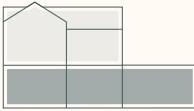
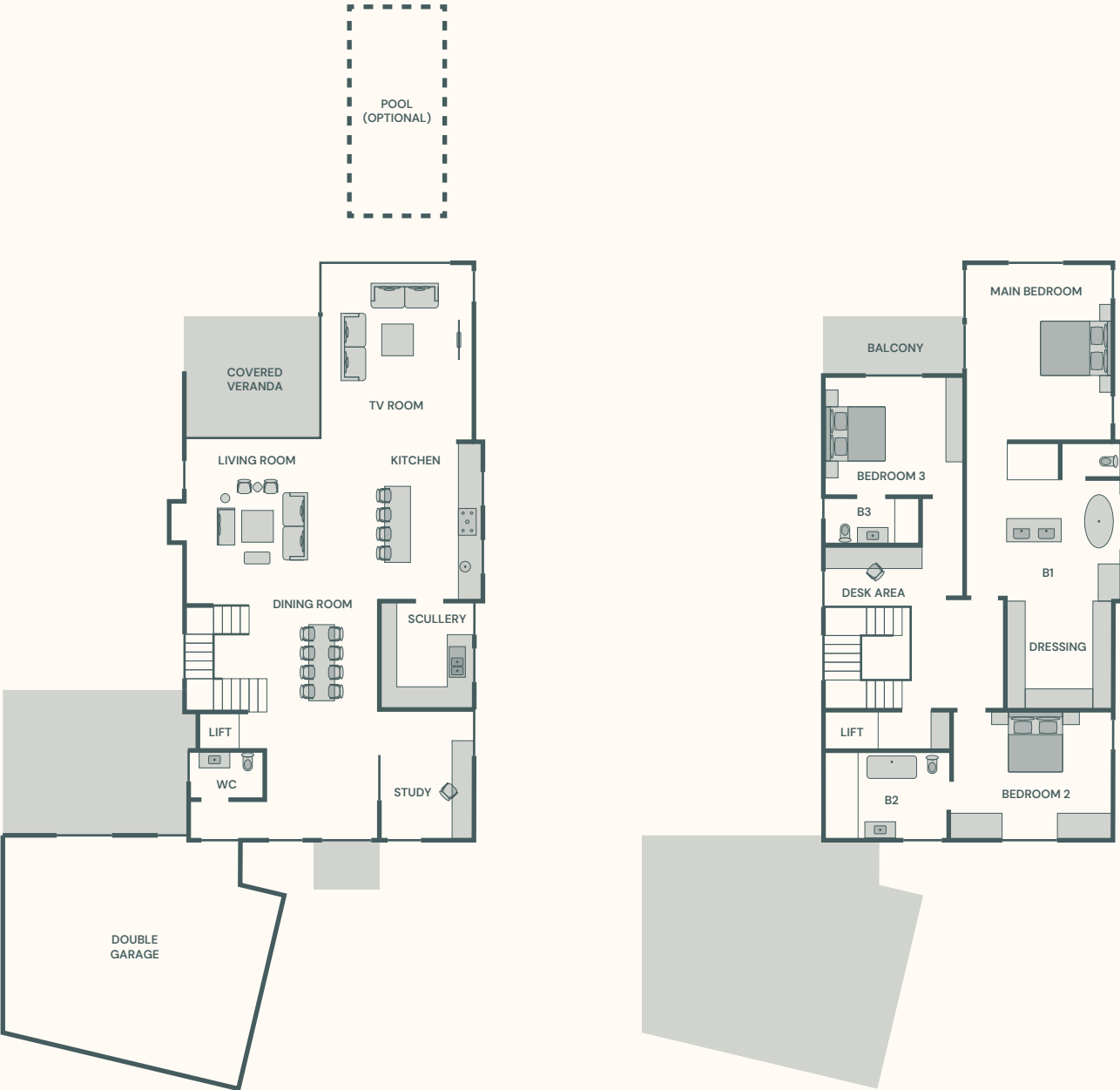


House 1

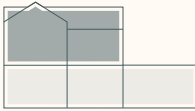
FLOOR PLAN

-  3 Bedrooms
-  Separate Study
-  3,5 Bathrooms
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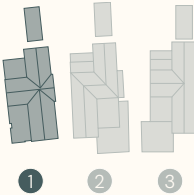
TOTAL FLOOR AREA 409 SQ.M.



GROUND FLOOR



FIRST FLOOR

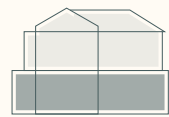
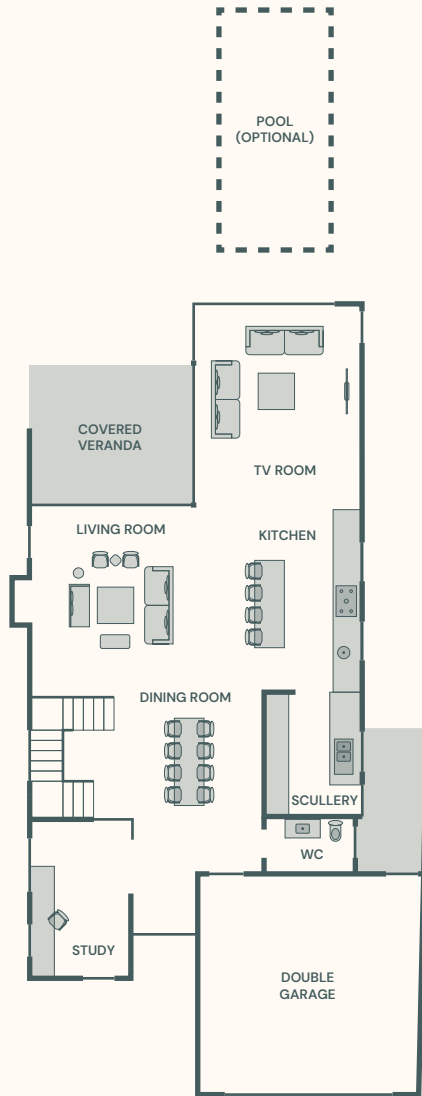


House 2

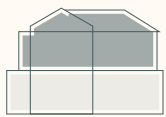
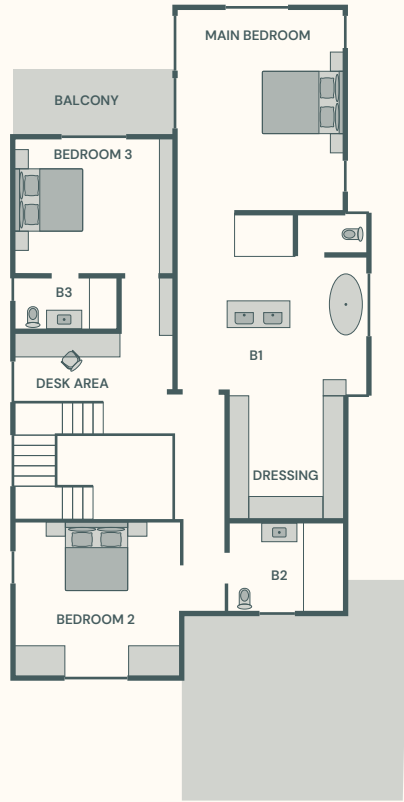
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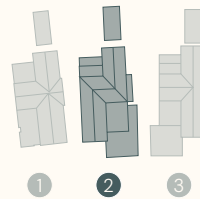
TOTAL FLOOR AREA 368 SQ.M.



GROUND FLOOR



FIRST FLOOR



Scale 1:200

0 1 2 3 4 5

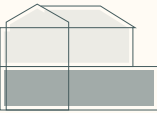
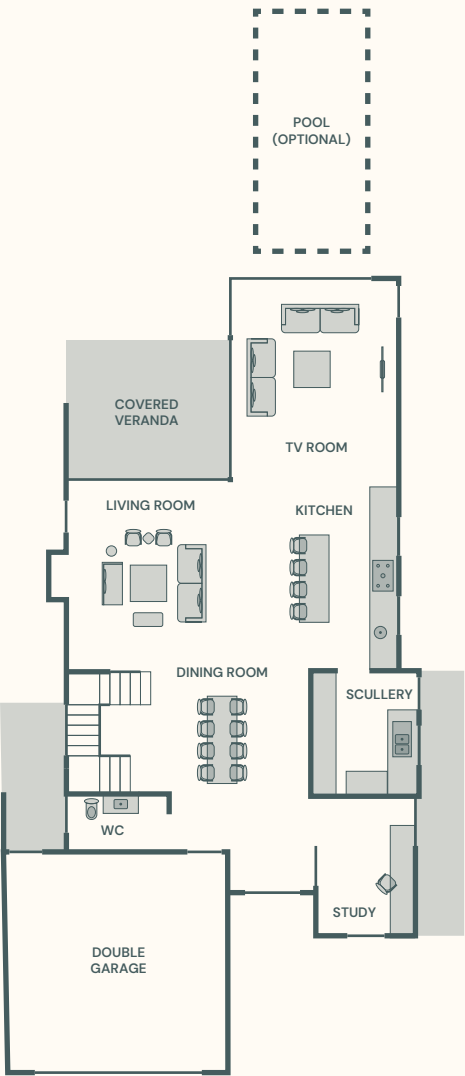


House 3

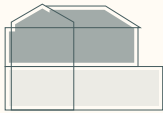
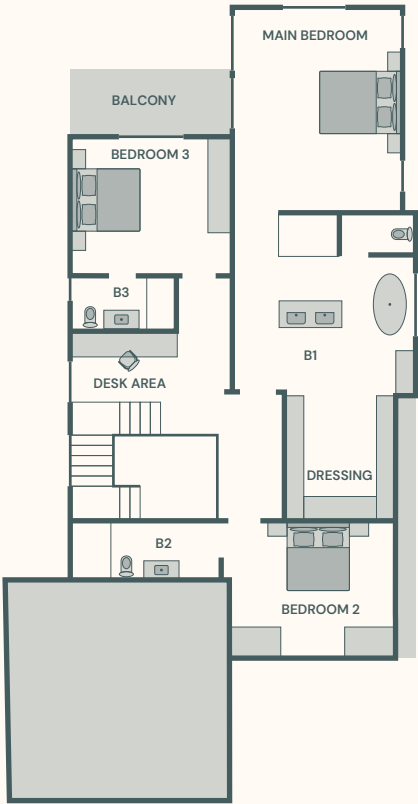
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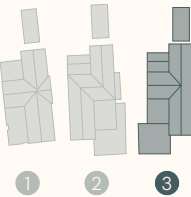
TOTAL FLOOR AREA 363 SQ.M.



GROUND FLOOR



FIRST FLOOR



Finishes & Specifications

HIGHLIGHTS

BATTERY BACK UP
SHARED BORE HOLE WATER
DOUBLE GLAZING
MEIR SANITARYWARE
OGGIE FLOORING
BELGOTEX CARPETS
MEMBER OF THE VALLEY WALK AND CLOSE COMMUNITY SECURITY INITAIVE *Subject to additional levy
ENGINEERED QUARTZ COUNTERTOPS
BLUM KITCHEN HARDWARE
ELECTRIC FENCING AND ALARM

OPTIONAL EXTRAS

SOLAR PANELS
SWIMMING POOL
DECKING
OUTDOOR BRAAI KITCHEN



Location & Lifestyle

Living in Constantia, Cape Town, offers a blend of luxury, tranquility, and natural beauty. This upscale suburb is known for its historic wine estates, elegant homes with large gardens, and outdoor activities like hiking and cycling. Residents enjoy a peaceful yet active lifestyle with access to top schools, boutique shopping, and gourmet dining, all within a close-knit community. It's a serene retreat near the city's amenities.





CONSTANTIA GREENBELT & FOREST

Constantia Valley, famous for its wine farms and restaurants, now features the Constantia Greenbelt trails, opened in 2016. Stretching from Tokai Park to Southern Cross Drive and connecting to Table Mountain's trails, they're perfect for beginner mountain bikers and family outings. The multi-use trails accommodate walkers, dogs, and horses, emphasizing safe and respectful riding for everyone.



ALPHEN BOUTIQUE HOTEL & SPA

Located In the heart of Constantia, a hotel rich in heritage and filled with modernity awaits. As is required of all great things, this iconic property nods to the past in order to look toward the future. Having evolved into an exceptional five-star boutique hotel, with luxury in every detail, guests are ensured a world-class experience from the moment they arrive. Feel at home in the undeniably timeless hotel with every modern touch imaginable.



THE CONSTANTIA VILLAGE

Nestled in the heart of the leafy suburb of Cape Town, The Constantia Village in Constantia offers the convenience of a shopping mall, the quality and desirability of a boutique and the ambience of a village square. The beautiful surroundings match the centre's product offering. Here you'll find popular restaurants, quaint coffee shops and big-name brands trading comfortably alongside exclusive boutiques.

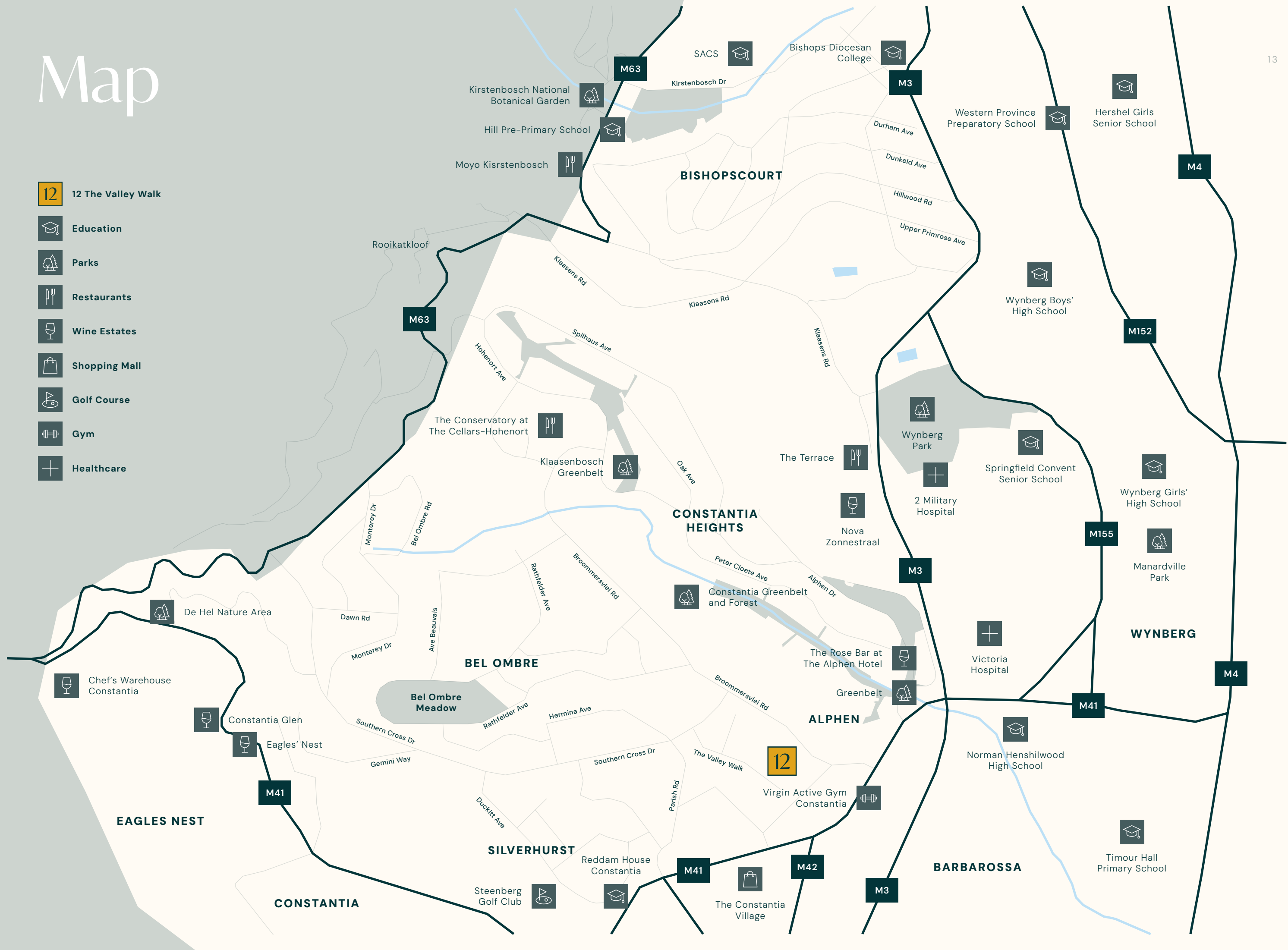


CHARDONNAY DELI CONSTANTIA

Chardonnay Deli in Constantia Wine Valley is set in a picturesque heritage building from the 1800s, offering a farm-style experience. It features an on-site bakery known for fresh, delicious breads, savory items, and a variety of cakes. The deli provides homemade frozen meals, fresh produce, and quality products. Guests can enjoy breakfast or lunch under oak trees, with a selection of wines handpicked by Charmaine to complement the meal.

Map

-  12 The Valley Walk
-  Education
-  Parks
-  Restaurants
-  Wine Estates
-  Shopping Mall
-  Golf Course
-  Gym
-  Healthcare





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