

# **Top 10 residential estates in South Africa**

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## 2015 Estate Ratings

In this feature we rate the top 10 residential estates in South Africa for the first time. Ratings criteria include:

- Value for money and resale potential.
- Security.
- Scenery and wildlife.
- Quality and design of houses.
- Space - average stand size and placing / spacing of houses.
- Facilities - spa, parks, shops, schools, restaurants and bars.
- Activities - golf, equestrian, walking trails and fishing.

***According to SA golf & lifestyle estate consultant Basil Weinrich: "it is interesting to note that Western Cape estates dominate the top 10. This reflects the lifestyle on offer and secure nature of estates in the province."***

### **First place – Pearl Valley**

Pearl Valley is our top estate for 2015. Highlights of the estate include: a high level of security, well designed homes, a highly rated golf course, natural fynbos scenery, mountain backdrops, several lakes and over 120 species of birds, including the iconic African Fish Eagle and Malachite Kingfisher. Furthermore, stand sizes are relatively large and well-spaced. House prices on the estate range from R5 million to R25 million.

### **Second place - Zimbali**

This 700 hectare estate is located next to Balito, 45kms north of Durban. Along with Umhlanga, it has become the premier luxury area on the east coast of South Africa. House prices on the estate range from R5 million to R50 million.

### **Third place - Fancourt**

Fancourt is the undoubtedly one of South Africa's premier golfing destinations, with three highly rated courses on one estate. The two original courses (the Montagu and the Outeniqua) were built in the early 90s, whilst the world famous Fancourt Links was added in 2000. There are several different residential areas on the estate including: Links Ridge, Links Avenue, Cape Dutch Village, Oakland's Village and Montagu Ridge. House prices on the estate range from R3 million to R45 million.

### **Fourth place - Arabella**

Located on the Bot River Lagoon, 28 miles west of Hermanus, Arabella is a hotspot for second home owners both from South Africa and abroad. It is arguably the most picturesque golf estate in the country, with several lakes and fynbos wild zones. Only a few of the holes have houses on them and as a result

stands are limited - there are only 236 houses on the estate. House prices on the estate range from R3 million to R10 million.

#### **Fifth place - Pezula**

Pezula Golf Estate is located on the south coast of South Africa, next to Knysna. A unique feature of the estate is the Sparrebos, a 45-hectare forest with many animal and bird species, located at the south-eastern corner of the estate in a steep fan-shaped gorge, which protects the tall trees within it. House prices on the estate range from R5 million to R30 million. Located next to Pezula Golf Estate is Pezula Private Estate which is more expensive as stand sizes are larger.

#### **Sixth place - Atlantic Beach**

Atlantic Beach is the 'hidden gem' of South African golf estates. Located between Blouberg and Melkbostrand in Cape Town, it is home to some of the most spectacular houses in the country. The estate also operates as a wildlife sanctuary, with several wild animals such as antelope living on the property. House prices on the estate range from R2 million to R15 million.

#### **Seventh place - De Zalze**

De Zalze is located in Stellenbosch, within commuting distance of Cape Town. The 300 hectare estate is also a working farm, comprising 120 hectares of vineyards, citrus orchards and olive groves. It is home to a particularly scenic golf course and 3 top restaurants. House prices on the estate range from R5 million to R20 million.

#### **Eighth place – Vaal de Grace**

Vaal de Grace is a newly built estate situated on the banks on the Vaal River. The golf course there was designed by legendary Zimbabwean golfer Nick Price. It scores highly when it comes to value, scenery and wildlife. House prices on the estate range from R2 million to R5 million, so it is relatively modestly priced when compared to the other estates in our top 10.

#### **Ninth place - Erinvale**

Completed in mid-90s, Erinvale has long been considered as one of the most exclusive areas in Cape Town when it comes to inland residential property, along with the likes of Bishopscourt and Constantia. Unlike newer estates, the houses at Erinvale vary considerably from one another in terms of design, size and color. House prices on the estate range from R7 million to R30 million.

#### **Tenth place – Highland Gate**

Highland Gate Golf and Trout Estate is a newly built estate located in the Steenkampsberg mountain range near Dullstroom. It features an Ernie Els designed golf course, fly fishing and hiking trails. House prices on the estate range from R2 million to R10 million.

### Just missed out:

#### **11<sup>th</sup> place - Blair Atholl**

Located in Lanseria in Johannesburg, Blair Atholl is home to a highly rated golf course, equestrian center and wellness center. It has 330 stands on the 600 hectares, equating to 2 hectares per home - this makes it the least dense estate in the country. House prices on the estate range from R10 million to R60 million.

#### **12<sup>th</sup> place - Steenberg**

Originally a vineyard owned by the Louw family, Steenberg was re-developed by JCI in 1990 to include a golf course, hotel, spa and housing estate. The estate still contains a large winery and vineyard to this day, making it unique from other estates in the South Africa. There are relatively few houses at Steenberg, when one considers the size of the estate. The newly built 'Nieuwe Steenberg' is the latest development there. House prices on the estate range from R3 million to R20 million.

**Steyn City** was not considered in our rankings as it is still in development and it is difficult to determine the viability of the project at this time.

Other notables that missed out include: Sunset Links, Dainfern, Val die Vie, Simola, Silverhurst, Waterfall Equestrian Estate, Mount Edgecombe, Saddlebrook Estate, Silver Lakes, Woodhill Estate, Mooikloof Equestrian Estate, Pinnacle Point, Whalerock Ridge, Simbithi, Stonehurst Mountain Estate, Serengeti Lifestyle Estate, Pecanwood, Thesen Island, Whalerock Heights and Brackenridge.

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