

**STONEPINE**

CRESCENT



**E-Brochure**

# Stonepine Crescent in a nutshell

## SECURE RESIDENTIAL ESTATE, SITUATED IN KUILS RIVER

Kuils River has achieved 32% capital appreciation for freestanding homes over the last 5 years\*.

\*Based on Lightstone Data information analysis over the period: 2018 -2023



2 AND 3  
BEDROOM HOMES



SINGLE-STOREY OR  
DUPLEX HOMES



PRIVATE GARDENS



PET-FRIENDLY



CLOSE TO LIFESTYLE AMENITIES,  
SHOPPING MALLS AND  
WINE FARMS



PERFECTLY LOCATED  
FOR WORK COMMUTE



FROM 110M<sup>2</sup>  
TO 165M<sup>2</sup>



The depictions herein are for illustration purposes only and are subject to change without prior notice.

- TRUSTED AND PROFESSIONAL DEVELOPERS
- NO TRANSFER DUTY\*
- TRANSFER FEES INCLUDED\*
- R50 000 DEPOSIT\*
- AFFORDABLE MONTHLY LEVIES\*
- PERFECT FOR RENTAL MARKET

\*TS&CS APPLY



GREENOUT DOOR SPACES



VIEWING DECKS OVER POND



BUILT-IN BRAAIS



ACCESS-CONTROLLED SECURITY



GARAGES WITH DIRECT ACCESS



SECURE AREAS FOR KIDS TO PLAY

A FRESH START

# Rooted in secure family living

A new beginning awaits in the heart of Kuils River, a place where family values, carefree living, and opportunity converge. This is a community where matters of the heart are still important, where neighbours evolve into friends, and where children can freely ride their bikes, explore, and stay active—free from worry.

Much like the stone pine tree taking root in fertile soil, standing resilient against wind and weather, Stonepine Crescent provides shelter, shade, and protection, safeguarding your family and your investment.

Experience the freedom and peace of mind that comes with living in a gated community. Stonepine Crescent is more than a residence; it's your place to call home.





KUILS RIVER, CAPE TOWN

# A sense of place

Welcome to a haven of world-class charm with all the essentials central to living well. In Kuils River, within 30 minutes, you can go from putting your feet in the ocean to experiencing some of the best wines and restaurants in the world. From mountain biking, 4x4 routes, hiking and surfing to local farmers' markets, festivals such as Wordfees in neighbouring Stellenbosch and international artists performing at nearby wine farms, Stonepine Crescent is within easy reach of family fun and everyday activities.

Welcome to a new and secure lifestyle estate with close access to schools, shopping malls and medical facilities not even 5 minutes away.

ZEVENWACHT WINE ESTATE	2.7 KM
SAXENBURG WINE ESTATE	4.2 KM
ZEVENWACHT MALL	4.3 KM
POLKADRAAI STRAWBERRY FARM	6.8 KM

CURRO BRACKENFELL PRIMARY	4.9 KM
HASENDAL WINE ESTATE	5.7 KM
KUILS RIVER GOLF CLUB	4.9 KM
HAASENDAL GABLES SHOPPING CENTRE	4.4 KM

Kuils River sits at the gateway to the Cape Winelands, and was first named De Boss and also called De Kuijlen. Established in the late 17<sup>th</sup> century, Kuils River originated as a pen for cattle and was also the refreshment post for travellers on their way from Cape Town to Stellenbosch.

## INFRASTRUCTURE UPGRADES THAT HAVE HELPED KUILS RIVER GROW:



*Other key road developments include the Zevenwacht Link Road and the upgrade to the Bottelary Road.*

### Road Development

The Saxdowns Road extension running to Stellenbosch has been a 10-year project that has provided a new access route for cars and cyclists into the area.

### Warehousing and Distribution

Catalyst Brackengate Warehousing and Distribution consisting of around 500 suppliers as well as River Quarter now under development

### Achievements

Kuils River has achieved a 32% capital appreciation for freestanding homes over the last 5 years.

### New Schools

Increased number of schools in this area, for example Curro and Protea Heights Academy.

### Shopping Malls

The development of Haasendal Gables and Langverwacht shopping malls.

### Employment

The inclusion of the Shoprite distribution warehouse provides approximately 3 500 jobs and 500 indirect jobs.





STONEPINE  
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LIVE IN NATURE

# Space to grow

Come home to peace. To ample green space, pocket parks and children's play areas with views to spare. To living within nature, where meandering walkways take you under stone pine trees and children can play safely until after dark.

## LIFE AT STONEPINE CRESCENT



GREEN OUTDOOR SPACES



VIEWING DECKS OVER PONDS



PRIVATE GARDENS



ACCESS-CONTROLLED SECURITY



COMMUNAL POOL



Connect with the outdoor world and let it bring a sense of balance in the rush of our modern lives. Stonepine Crescent is made for intentional living with enough space to jog, cycle, swim, exercise or just enjoy the great outdoors. Make time for the natural beauty of the estate where the community can meet when walking their dogs or for a friendly game of soccer.









MODERN HOMES FOR FAMILIES

# Home-grown value

After hours spent outdoors or being busy around the neighbourhood, you can come home to your haven at Stonepine Crescent. Consisting of 2 and 3-bedroom pet-friendly homes, starting from R2.35 million, relax and unwind.

Representing classical contemporary architecture, the single-storey and duplex homes feature a neutral colour scheme in white, grey and stone, blending seamlessly into the natural habitat.



-  24-HOUR SECURITY
-  GARAGES WITH DIRECT ACCESS
-  CONTEMPORARY FINISHES
-  PRIVATE GARDENS
-  PET-FRIENDLY
-  OUTDOOR PATIOS

Each home is designed with a sense of pride in the materials used and the flow of movement from one room to the next. Homes range from 110m<sup>2</sup> to 165m<sup>2</sup> and make use of modern and contemporary design in each space from the kitchen granite counter tops to the vinyl and tile flooring in the home and the outdoor entertainment area.



# It's a renter's market

Kuils River is growing in leaps and bounds. As an investor, you cannot do better than capitalise on the next decade of growth.

Stonepine Crescent is setting the standard for estate renting in the area.

With a projected rental from:

- R15 000 PER MONTH FOR A 2-BEDROOM HOUSE
- R20 000 PER MONTH FOR A 3-BEDROOM HOUSE





Own your  
dream home

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Scan here for more information on the unit types.



# Site development plan

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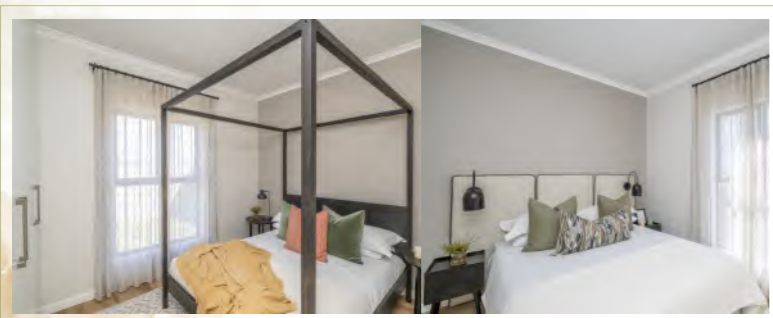
## Unit Type Legend

- UNIT TYPE A1
- UNIT TYPE B
- UNIT TYPE C
- UNIT TYPE D
- UNIT TYPE E
- UNIT TYPE F
- UNIT TYPE G1
- UNIT TYPE G3
- UNIT TYPE H
- UNIT TYPE J
- UNIT TYPE K
- UNIT TYPE SU

## UNIT TYPES

# Type A

BEDROOMS	3
BATHROOMS	2.5
GARAGES	2
TOTAL AREA	165m <sup>2</sup>



## GROUND FLOOR



## FIRST FLOOR



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UNIT TYPES  
**Type C**

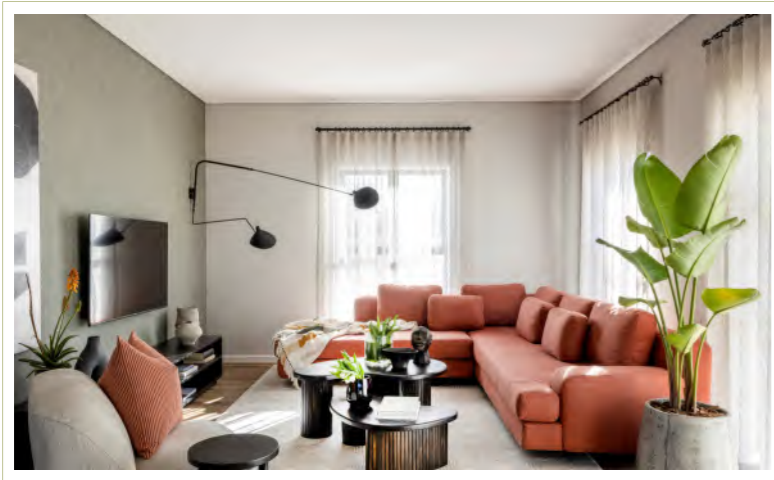
BEDROOMS	3
BATHROOMS	2
GARAGES	2
TOTAL AREA	163m <sup>2</sup>



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UNIT TYPES  
**Type D**

BEDROOMS	3
BATHROOMS	2
GARAGES	2
TOTAL AREA	165m <sup>2</sup>



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UNIT TYPES  
**Type E**

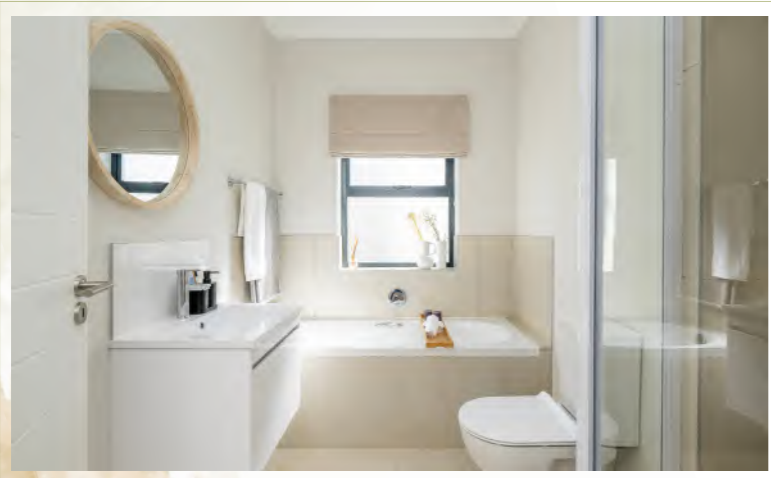
BEDROOMS	3
BATHROOMS	2
GARAGES	2
TOTAL AREA	147m <sup>2</sup>



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UNIT TYPES  
**Type F**

BEDROOMS	2
BATHROOMS	2
GARAGES	1
TOTAL AREA	124m <sup>2</sup>



GROUND FLOOR



FIRST FLOOR



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UNIT TYPES

# Type G 1

BEDROOMS 3

BATHROOMS 2

GARAGES 1

TOTAL AREA 121m<sup>2</sup>

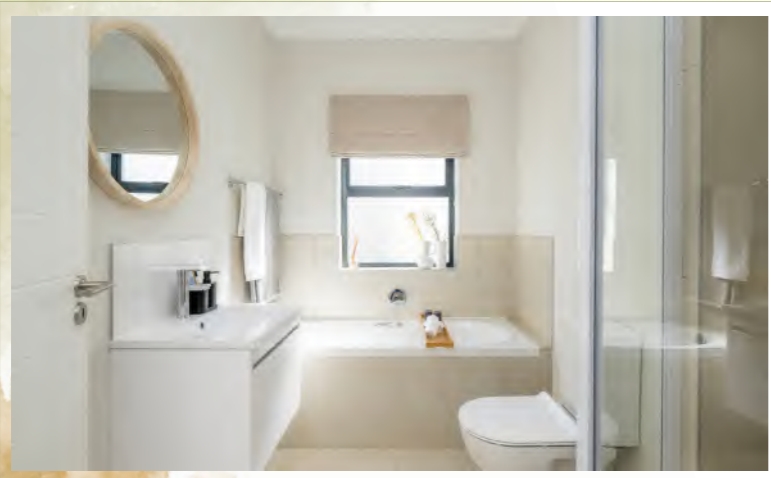
# Type G 3

BEDROOMS 3

BATHROOMS 2

GARAGES 2

TOTAL AREA 137m<sup>2</sup>



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UNIT TYPES

# Type I

BEDROOMS	2
BATHROOMS	2
GARAGES	1
TOTAL AREA	110m <sup>2</sup>



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UNIT TYPES

# Type J

BEDROOMS	3
BATHROOMS	2
GARAGES	2
TOTAL AREA	142m <sup>2</sup>

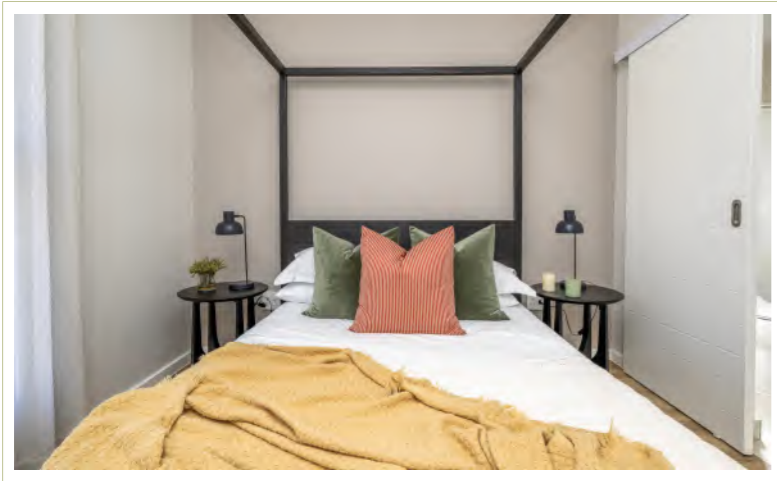


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UNIT TYPES

# Type K

BEDROOMS	3
BATHROOMS	2
GARAGES	2
TOTAL AREA	152m <sup>2</sup>



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# Pricing and legal

## 1. Price List & Availability

The latest price list and availability schedule are available here:

- at the on-site sales office;
- online at [www.stonepine.co.za](http://www.stonepine.co.za) ("Website")

## 2. Payment Terms

- Reservation fee: R5,000.00 (five thousand rand) per property is payable to secure the reservation thereof. See the Website for the full set of terms and conditions relating to the reservation fee.
- Deposit:
  - R 50 000  
OR
  - 30% (thirty percent) of the Purchase Price
  - Payable within 2 (two) Business Days of the Purchaser signing the sale agreement
- Balance of the purchase price:

price is to be secured within 30 (thirty) days of the date of signature of the sale agreement by way of:

- If the Purchaser pays a R50 000 deposit, the balance of the purchase
  - a cash payment to the Conveyancers; or
  - an irrevocable bank guarantee; or
  - a mortgage bond.

- If the Purchaser pays a 30% deposit, the balance of the purchase price is to be paid/secured at least 90 (ninety) days prior to the occupation date by way of:
  - a cash payment to the Conveyancers; or
  - an irrevocable bank guarantee.
- Pre-qualification: It is advisable that the Purchaser obtains pre-approval for mortgage bond finance prior to signature of the sale agreement.
- Pending transfer all amounts paid by the Purchaser towards the Purchase Price are held in the Conveyancers' trust account in accordance with the provisions of section 86(4) of the Legal Practice Act.

## 3. Transfer & Bond Costs

- The Seller shall pay the transfer fees to the Conveyancers
- The Purchaser is liable for payment of bond registration costs

## 4. Conveyancers

The Seller's appointed conveyancers are STBB (Claremont)

## 5. Sale Agreement

- Kindly ensure that you have read and fully understand the terms and conditions before signing the sale agreement.
- Please discuss any questions you may have with the selling agent.





PICTURE YOURSELF HERE

## The final picture

Picture the life you will lead, rooted in family values within a wholesome environment, where your safety is our highest priority. Within our estate, you can come home from work and simply relax, go for a stroll and take in the views. And when you choose, lock up and go. Explore. Branch out. Find the many facets of culture, adventure and shopping right on your doorstep.

Make Stonepine Crescent your home. For you.  
For your family.

# STONEPINE

CRESCENT



ENQUIRE NOW | [WWW.STONEPINE.CO.ZA](http://WWW.STONEPINE.CO.ZA)

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A property consultant group with expert knowledge of the Cape Town property landscape. Their team of professionals are well-versed in the complexities of buying, selling and leasing, and approach each project with a high level of enthusiasm, providing tailor-made services for each of their clients.

## TRINITY

Established in 2009, Trinity Projects is a boutique development company and one of the leading players in the Northern suburbs of Cape Town. They have successfully completed R800 million worth of developments with the aim to create homes and communities that last for generations to come.

## KLOOF CAPITAL REAL ESTATE

Kloof Capital is a private investment firm established in 2013 as a single-family office. The firm has a global network, operating in Cape Town and New York, providing a broad range of investment activities and asset classes.

## rabie

Established in 1978, Rabie is a proudly independent Cape Town based property development company and one of South Africa's leading property developers. Rabie creates innovative living spaces through award-winning residential, commercial and mixed-use developments.