

Romansbaai Villa

Asking price – R13,500,000.00 (sold as a luxury villa rental going-concern)

Romans Villa Info (to be provided to the purchaser to take over):

- Established luxury villa rental brand
- Confirmed on-going luxury villa rental agreements with excellent on-going earning potential
- Listed throughout letting portals worldwide
- Romans Villa website with Nightsbridge booking functionality incorporated into website
- Registered and owned domains, www.romansvilla.com and www.romansvilla.co.za
- Established social media pages
- Established intellectual property pertaining to the villa rental (House Rules, House Guide, Appliances Summary Guide, Area Guide, Short-Term Letting Agreements, Inventory, Check-in and Check-out procedures, Housekeeper Employment Contract plus Duties and Responsibilities, etc.)
- Housekeeper (optional)
- 5-Star Exclusive Grading through SA Tourism
- Entire household contents of world-class branded luxury furniture and goods (to be sold separately, minimum R1,500,000.00)
- Can continue as a luxury villa rental property or easily converted into a luxury boutique hotel or guest house to cater for the world-famous Cape Whale Coast Tourism industry
- I've made an application to the municipality for a consent to operate the house as a guest house, but this will take time should the consent be approved and approval is not guaranteed

Additional Information on the Home:

- Kevin Gadd designed home – he's a well-known Cape Town architect
- Aluminium concealed-fix roofing (no maintenance)
- Aluminium palace-grade windows and doors (no maintenance)
- Aluminium automated sectional garage doors – 1 x double plus 1 x single (3 x over-sized garages, no maintenance)
- Aluminium outdoor lighting (no maintenance)
- Aluminium Longspan Gutters (no maintenance)
- Garden lighting
- Miele low-energy new generation high-range appliances throughout – Glass induction hob, remote controlled ceiling extractor with LED lighting, self-cleaning pyrolytic oven, convection microwave, 2 x integrated warmer drawers, fully integrated coffee machine with beans grinder, fridge, freezer, dishwasher, tumble dryer, washing machine, bar fridge, wine cooler
- Ceiling fans in 3 x bedrooms, 1 x living room and 1 x covered veranda
- High-gloss white kitchen and scullery with pure white stone, soft-close doors throughout
- Franke kitchen, scullery and bar sinks
- Oak veneer bedroom cupboards with soft-close doors throughout
- Large linen cupboard
- Coats / utility cupboard
- Guest bathroom on ground floor (7th bathroom)
- 5 over-sized bedrooms within the main house plus 1 over-sized bedroom as an out-building (luxury guest suite, chef accommodation, butler accommodation, manager's suite) all with their own large en-suite bathrooms and private verandas, all with ocean views and extreme privacy
- 4 x bedrooms have additional outdoor showers with hot and cold water
- Built-in digital wall (gun) safe in master bedroom dressing area

- Fully landscaped, around 40 x milkwood trees planted, manicured lawns and irrigated throughout
- Fenced and gated by Betafence
- LeGrand electrical products throughout the entire home with as well as many European plug points throughout for ease of use
- LeGrand electrical shaver / electric toothbrush points to each bathroom vanity throughout the home
- LED lighting throughout the home
- DStv satellite dish
- Fibre to the home
- Porcelain floor tiles
- LED backlit lighting to all bathroom vanity mirrors throughout the home
- Geberit toilet cisterns
- Hansgrohe mixers throughout, water-saving press-button adjustable rain shower heads
- Duravit baths, basins, toilets
- Walk-in frameless glass showers in all bathrooms
- Incredible solid oak bar counter and bar serving counters, solid oak bar shelving with recessed LED lighting and recessed lighting within feature ceiling bulkhead all leading out through fully retractable stacker doors onto flat lawn and pool deck
- Private, wind-free balua timber courtyard
- Service courtyard with balau timber decking and built-in Brabantia washing line built-in irrigation controller unit
- Built-in braai
- Spazio Italian dining room pendants and stairwell pendants
- Solid oak stair tread-plates
- Automatic lighting activation / deactivation within stairwells
- Piazzette Italian fireplaces in living room and master bedroom
- Fully burglar alarmed with colour LED display control panel
- Detailed ceiling bulkheads with some LED recessed lighting
- Fully curtained, block-out lining and roller blinds
- Privacy screens on bathroom glazing where required
- Extra length inner doors in oak veneer with aluminium door handles
- Door liners and skirting boards throughout
- Balau timber decking throughout
- Steel and balau timber sliding and pivot screens and gates
- Steel and balau timber pergolas
- Balau timber seating around built-seating areas
- Outdoor fire pit with balau seating
- Solar heated salt-water swimming pool, fully retractable pool safety cover, creepy crawly
- Solar geyser
- Door hooks on each door plus wind-slammer devices on all top-hung opening windows
- Entire home is ready for future off-grid solar by means fully integrated conduit in place, electrical points in place and provision made for battery pack and inverter plus car electric car charging station
- Fire extinguishers and safety signage in home
- Garden pavers strategically placed for both functionality and aesthetic value
- Approximate area under roof of under 700 square metres
- All instruction manuals, house keys, etc. are fully intact and will be made available to the purchaser
- True north-facing home, wind protected in summer, full ocean, beach and mountain views (no properties in front as this is a front-row plot)

Furniture and entire household contents for sale:

The home is tastefully decorated and furnished and is fully kitted out with every item to allow for the ultimate luxury beach vacation – all items are brand new

Entire household contents (brand new throughout) can be made available to purchase at a price of R1,500,000.00 (excluding any commission) which represents incredible value for money in ultra-luxury furniture and fittings throughout the home (movable brands being Panasonic, Simmonds, Louw Roets Furniture Design, Hertex, Coricraft, Sagaform, Scanpan, Mungo,

Chair Crazy, HM Creations, Spazio, Wireworld, Weylandts, etc.)

Luxury pure 200 or 300 thread count cotton linen throughout (2 full sets) plus luxury Mungo bath and beach towels (2 full sets of each plus spare)

Interior designer was Dale Dennis of Ground Floor Interiors – minimalist modern contemporary style throughout with a Scandinavian feel

It would make perfect sense to sell the furniture as it complements the home and will allow for the purchaser to continue with villa rentals without the hassle, expense and logistics issues in sourcing such high-quality furniture for the property

Items to be excluded would be minimal (a few personal items, books, DVD's, 8 x pieces of artwork of my god-child (sentimental value), 1 x lawnmower, 1 x Bose speaker, 4 x Bosch small appliances in scullery, 1 x vacuum cleaner, 2 x Alessi key hooks, numerous Addis plastic storage containers in scullery, garage and coats cupboard, small collection of toy cars on bar display shelf, garage tools, etc.) – these items to be excluded are of minimal value

Full inventory list is available on request to a serious purchaser only

The entire home and site is of exceptional value-for-money at my suggested asking price of around R13,500,000.00. You don't get much better beachfront properties, this piece of real estate is world-class in all respects and I've spared absolutely no money in this project; everything is of the very best. This incredibly rare property opportunity represents unbeatable value for money!

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