



Information Guide

2026



INTERNATIONAL PROPERTY AWARDS

Best Multiple Unit Development in South Africa 2013
Best Single Unit Development in Africa 2014
Safe Home Award in South Africa 2015
Best Residential Property in Africa 2016, 2017



AFRICAN PROPERTY AWARDS DEVELOPMENT



BEST RESIDENTIAL
DEVELOPMENT
SOUTH AFRICA

Val de Vie Estate
by Val de Vie Estate

2020-2021



INTERNATIONAL PROPERTY AWARDS DEVELOPMENT

BEST INTERNATIONAL
LEISURE
DEVELOPMENT

Val de Vie Evergreen
by VAL de VIE

2020-2021



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THE ESTATE

1. CORE VALUES

1.1 SECURE LIVING

- A profound understanding that safety and security is vital to all residents
- One of the first Estates in South Africa to implement biometric-access control measures, allowing for tracking of entrance and exit and movement of persons through the different areas of the Estate
- Technologically advanced security measures
- Regular and unplanned security stress testing, at least every 24 hours
- Nearly 18 kilometers of physical barriers consisting of a 2-metres-high fully electrified fence and anti-dig razor wire
- 131 thermal cameras perimeter protection (total area coverage)
- 401 cameras on Val de Vie Estate
- 16 Morpho wave scanners at all gates
- Speed management cameras
- License plate recognition cameras with official provincial database connection
- Residents are safeguarded from unauthorised visitors via automated booms that control access to residential villages
- Intelligent video analytics
- Supporting electrical and IT network infrastructure
- Fibre Optic Connection (FTTX) 25MB upload and download capacity
- Internal Pan, tilt and zoom (PTZ) camera protection
- Off-site monitoring centre, video recording and analysis
- Biometric homeowner, contractor and visitor access control
- Personal Access Code (PAC) entry system for authorised tenants and resident's visitors
- Handheld fully integrated electronic scanning and decrypting of visitor vehicle license discs and driver's licenses
- Restricted access times and areas for contractors and other controlled visitors
- Contractor criminal record checks
- On-site security reaction teams
- Tactical armed reaction units operating outside the borders of the Estate
- 24-Hour medical emergency service
- Community safety involvement - intelligence gathering and sharing with SAPS, Paarl-Franschhoek Valley patrolling and monitoring with neighbouring partners
- Speed limit of 40km/h - calming measures including electronic speed boards and road design
- Speed limit of 25km/h around The Yard Wellness Centre
- Two speed management security officers
- Strict pet rules and enforcement
- 189 Internal Intelligent Video Analytics (IVA) cameras
- Security and Risk Manager: Marius Herselman – security@vdrvhoa.co.za
- Security Emergency Mobile: +27 (0)72 900 3954 / +27 (0)82 054 9424

1.2 SPACIOUS COUNTRY LIVING

- Approximately 650 hectares of land with an average density of only three residential units per 10 000 m²
- 300 hectares of parks, fynbos, wildlife reserves, farms and lakes
- 7km of the pristine Berg River flows alongside the Estate and supplies the Estate with much of its irrigation
- 161 hectares of private farms and Gentleman's Estates
- 29 hectares of lakes
- 20 hectares of paddocks
- 40 hectares of protected bio-corridor
- 21 children's play parks
- A 4.3-hectare game reserve that is home to a herd of springbok
- Olive groves
- Orange and lemon orchards
- Rhône-style vineyards
- Waterways
- Two Hurlingham standard polo fields
- "Stick and ball" field
- Multi-purpose sports field
- Berg River picnic areas
- Running, mountain biking, horse riding, dog walking and baby stroller pathways
- A dog park

1.3 SOCIO-ENVIRONMENTAL ETHOS

Val de Vie Estate embraces a responsible and nurturing social environmental ethos.

The Val de Vie Foundation:

Created to provide assistance to disadvantaged communities in the Paarl-Franschhoek Valley through:

- Community Needs
- Education
- Creating Entrepreneurs

Partners:

- Nation Builder (Implementation Partner)

Funding:

- 1% contribution of all developer sales by Val de Vie Investments (Pty) Ltd
- 2.5% of Val de Vie HOA levies
- Over R50 million has been invested over the past 10 years
- For more information, visit valdeviefoundation.co.za

Biodiversity conservation in conjunction with the Department of Environmental Affairs and Cape Nature Conservation:

- Conserving nature for a sustainable future
- Endangered mammals including the Cape grysbok and Cape clawless otter
- Endangered amphibians including the Cape dwarf chameleon
- Fish life management
- Monthly conservation walks on the Estate
- Dedicated Val de Vie HOA Environmental Officer: Simon Allen (simon.allen@vdrvhoa.co.za)

Sustainability:

- More than 100 fynbos species
- Abundant birdlife (over 300 bird species inhabit the Estate)
- Over 500 rose bushes
- Over 15 species of dragonflies and damselflies
- Duikers, porcupines, Cape grey mongooses, Cape grysbokke, scrub hares, Cape dwarf chameleons and Cape clawless otters roam free on the Estate

Recycling:

- Responsible water management
- Rehabilitation of the Berg River
- Residents encouraged to recycle with weekly collections by Drakenstein Municipality

Energy preservation:

- Solar energy
- Water heating
- Energy plants by individual homes and the Val de Vie HOA
- Super silent generators
- LED lighting

Water security:

Water utilisation on the Estate is sensitively managed and dispersed via a central computerised system. Licensed groundwater usage is also centrally managed, prohibiting any private boreholes. Groundwater extraction occurs well within the parameters of the sustainable 50-year yield of the aquifer.

The Estate's internal water consumption awareness campaign has been fruitful and has resulted in a significant decrease in water consumption. Smart water meter systems, installed in all homes, provide Val de Vie Management with an exact real-time monitoring of daily consumption and assist homeowners with leak and burst alarms. All new homes built on Val de Vie Estate are furthermore required to have plumbing systems which support grey water systems.

1.4 SOCIAL WELL-BEING

Family and community enrichment

- Strong focus on community events

Val de Vie Estate places paramount value on family lifestyle

Val de Vie Estate provides a safe and secure environment for raising families

Education on-site:

- Kinder Ark Pre-school for 2 to 5-year olds

Private schools:

- Bridge House Private School, Franschoek (16km /17 minutes)
- Green School (300m from the Berg River Gate)

Public schools:**Primary schools:**

- Courtrai Primary (11km /13 minutes)
- Paarl Gymnasium Primary (10km /14 minutes)

- Paarl Boys Primary (10km /13 minutes)
- Paarl Girls Primary (11km /15 minutes)
- La Rochelle Girls Primary (10km /14 minutes)
- Noordeind Primary School (14km /23 minutes)

High schools:

- Paarl Boys' High (10km /14 minutes)
- Paarl Girls' High (11km /15 minutes)
- Paarl Gymnasium (10km /14 minutes)
- La Rochelle Girls' High (10km /14 minutes)
- Boland Agricultural High (31km /30 minutes)
- Paul Roos Gymnasium (36km /35 minutes)
- Bloemhof Meisies Hoërskool (36km /35 minutes)
- Rhenish Girls' High School (37km /36 minutes)
- Hoërskool Stellenbosch (23km /15-20 minutes from the new Berg River Gate.)

Lifestyle Centres located on Val de Vie Estate include the following facilities:

- Two state-of-the-art fitness hubs
- Spinning bikes
- Two squash courts
- 25m Heated indoor swimming pool which also hosts the Ryk Neethling Swim School
- 50m Outdoor swimming pool
- Steam room and sauna
- Fit45 classes
- Biokineticists
- Personal trainers
- Physiotherapists
- Double tennis courts
- Pilates classes
- Tennis Club
- Outdoor gym
- Group fitness classes
- Multi-purpose courts
- Cricket nets
- Soccer field
- Padel tennis court
- Rugby field
- Bike park
- MTB trails
- Dance classes
- Basketball half court
- Multi-purpose sport field
- Archery Club
- Chess Club
- Squash Club

Recreational activities include:

- Fly fishing in our lakes and in the Berg River
- Cycling and walking trails
- Family sports day events at The Yard Wellness Centre
- Resident sports clubs and fun tournaments

Social events:

- Resident events, garden competition, information evenings, environmental walks, dog show, potjiekos competition and more

Unwind'd Fridays hosted at SOMM at L'Huguenot Vineyards

- Live music and wine tasting events for families, friends and neighbours to come together
experience.lhv@lhuguenot.com / ar@sommcoffee.co.za / +27 (0)21 876 9113

Polo events:

- Weekly polo chukkas and weekend tournaments during Polo Season (October - April)
- Pink Polo, international polo events, Val de Vie Polo Club tournaments etc.

Annual fun run and other sporting events:

- Mountain bike challenges, cross-country running, Torpedo Swimrun and open water swims in our lakes

International and national music concerts:

- Andrea Bocelli, UB40, The Killers, Karen Zoid

Health and wellness facilities:

- A number of healthcare practitioners are located on the Estate including a pharmacy and a Mediclinic Paarl facility located in Val de Vie Evergreen
- Dedicated on-site 24 ambulance available 24/7. Contact numbers: **+27 (0)21 867 1201 | +27 (0)82 323 3387**
- Directory for wellness and other businesses on the Estate: **valdevie.co.za/estate-directory/**

Warm hospitality:

- Back's Polo Pavilion situated in the Polo Pavilion - **polo@backs.co.za / +27 (0)87 821 1068**
- L'Huguenot Vineyards - **orders@lhuguenot.com / +27 (0)21 876 8037**
- SOMM @ Village Deli - **ar@sommcoffee.co.za / rc@sommcoffee.co.za / +27 (0)21 876 9112**
- Café del Sol, situated at The Yard Wellness Centre - **info@cafedelsolvdv.co.za / +27 (0)21 863 6186**
- Fleet Coffee Roastery - **+27 (0)60 407 3451**
- Back's Deli - **hello@backs.co.za**
- Wiesenhof Restaurant, Bar and Deli - **bookingslifestylev@gmail.com / +27 (0)21 001 3581**
- The culinary delights of Paarl range from traditional fare to exquisite international cuisine, restaurants and eateries come in a variety of types and styles
- Franschoek is known as South Africa's fine dining capital
- There are plenty of surrounding wine estates and state-of-the-art restaurants

Equestrian:

- Equestrian facilities
- 64 stables at Val de Vie Estate
- Val de Vie Equestrian Club
- Excellent drainage, hygiene management and biological fly control
- Safe and social interaction between horses and visitors
- Fully equipped tack rooms
- Outdoor equestrian arena
- Highly experienced and trained team
- Complete livery and exercise care available
- Daily turn out of horses in secure paddocks
- Grooms - 7 days a week
- Professional daily care of each horses' needs
- Tack preparation for polo

- Sand fibre arena
- 1km Equestrian sand track
- Standard equestrian lunge ring
- One extra-large equestrian lunge ring
- Fibre footing show jumping dressage arena

Yard Manager: yard.manager@valdevie.co.za

Equestrian lessons:

- Val de Vie Equestrian Club - **yard.manager@valdevie.co.za**
- Polo lessons - Kevin Rixon - **polo@valdevie.co.za**

Val de Vie Polo Club:

- Val de Vie Polo membership and social membership
- As a Social Member, you can access the Stella Artois Val de Vie Polo Clubhouse amenities, receive social events and gatherings invitations and enjoy VIP hospitality during matches. Our social events are a great way to network with other members in a comfortable setting that includes a bar and lounge areas. Additional benefits include:
 - Access to the clubhouse for yourself and a guests
 - Exclusive rights to host private events in the Stella Artois Val de Vie Polo Clubhouse
 - Two tickets for the Pink Polo and Polo Test Match events annually
 - A replica Val de Vie Polo Club playing shirt and cap
 - A complimentary bottle of MCC on your birthday
 - Monthly entertainment, including live music and happy hour specials on the first Thursday of each month

For more information, visit our website at Val de Vie Polo or email us at polo@valdevie.co.za

Polo Manager: Kevin Rixon: +27 (0)82 780 3950

Val de Vie Wines:

- Val de Vie Estate is synonymous with the bountiful offering that is brought forth by the sought-after Paarl-Franschhoek Valley. This magnificent region is our inspiration for producing wines of the highest quality.
- L'Huguenot Vineyards is home to the exclusive Val de Vie and Polo Club range, bottled in the 100-ton L'Huguenot Cellar. **orders@lhuguenot.com**

Our wines include:

- Polo Club Chardonnay/Pinot Noir
- Polo Club Merlot
- Polo Club Sauvignon Blanc
- Cuvée de Vie MCC
- The Perfect Host Chenin Blanc
- The Valley of Life Signature Red Blend
- Ryk Neethling Premium Red Blend

1.5 SUSTAINABLE FINANCIAL RETURN

Val de Vie Homeowner's Association (HOA):

- Clear vision
- Integrated and active management and approach
- Experienced and highly qualified trustees
- Active home owner involvement through nine subcommittees;
Aesthetic, Building, Corporate Governance, Finances, Landscaping, Security, Wellness and Recreation

Finances:

- Regular infrastructure replacement studies
- Preventative infrastructure maintenance
- No special levies raised to date
- With the growth of the Estate, there will be an increase in the Val de Vie HOA members and therefore its income.
With economies of scale in areas from maintenance to security, not only will this ensure that Val de Vie Estate remains the safest estate in Africa, but that it is cost effective for home owners.

Val de Vie Estate brand:

- Recognised as the best residential estate brand in South Africa
- A global leader in wellness real estates
- Brand association with leading international brands: Veuve Clicquot, Hans Grohe, Daikin, Gaggenau, Stefan Antoni Olmesdahl Truen Architects, Sentebale, La Martina, SMEG, Vodacom, Stella Artois, Lexus, Pommery, Volvo and Standard Bank Wealth & Investment
- International Property Awards:
2012: Best Multiple Unit Development in Africa
2013: Best Single Unit Development in Africa (The Polo House)
2014: Safest Home in Africa
2014: World's Best Marketing (Polo Village Apartments)
2016/2017: Best residential property in Africa for "Valentia Manor House"
2020/2021: Best Leisure Development in South Africa (Val de Vie Evergreen)
2020/2021: Best Residential Development in South Africa
2021: Best Leisure Development in the World (Val de Vie Evergreen)
- Val de Vie Estate is home to many local and international captains of industry
- Val de Vie Estate was rated as the Top Residential Estate in South Africa by New World Wealth from 2015 - 2019
- Val de Vie Estate is the preferred address for high-net-worth individuals and is home to the most expensive street in South Africa
- Val de Vie Estate was awarded the best multigenerational resort in the World in 2018 at The Globals Ceremony in London on 8 November 2018

Unique features:

- Several World Heritage sites and rich agricultural land surround Val de Vie Estate
- The Simonsberg, Drakenstein Mountain Range and Paarl Mountains frame the valley and provide a magnificent backdrop
- The perfect balance between nature and authentic, modern living exists at Val de Vie Estate
- Val de Vie Estate is a multi-generational residential estate with the majority of the residents being young families with an average age of mid-40's

Architecture:

- French Provencal and Cape Vernacular to Contemporary
- Harmonious with the original Val de Vie Estate DNA leaning towards a more contemporary approach, allowing space for individualism with unique textured surfaces and simplified detail
- Luxurious yet laid-back environment
- Award-winning architecture: Boogertman & Partners are the controlling architects and Uys & White are the landscape architects

Individual homes border our wide variety of neighbourhood nature themes including:

- Polo fields
- Vineyards
- Lakes
- The Berg River
- Farms
- Olive groves
- Paddocks
- Fynbos Reserve

2. VAL DE VIE ESTATE MILESTONES

- **2001:** The founder and original developer, Martin Venter flew over the Paarl-Franschhoek Valley and saw the ideal location alongside the Berg River for his family home. Looking down at the run-down wine farm and quarry, first started by Abraham Andries Le Roux in 1783, he suddenly knew that this place had potential and the land needed to be brought back to life. This would become the **“Valley of Life”** that he had dreamt of.
- **2006:** First stands sold
- **2007:** Over R450 million invested in infrastructure before the first house was built
- **2012:** Polo house sold for a Cape Winelands record of R22 500 per m²
- **2013:** Val de Vie Investments (Pty) Ltd, the developer, acquires Levendal land across the Berg River
- **2014:** Developer acquires Phase II land from Standard Bank
- **2014:** Polo Village Apartments I launched
- **2015:** More than 400 completed residences
- **2015:** Numerous new products launched: The Vines, The Oaks, Gentleman’s Estates, La Vue and Le Domaine stands
- **2015:** August, recognised as the Top Residential Estate for 2015 by New World Wealth
- **2015:** November Val de Vie Estate hosted Prince Harry at the Sentebale Polo Cup, the world’s largest exhibition polo event
- **2015:** Launch of the Val de Vie Foundation
- **2016:** New products launched: River Club, The Polo Village Offices, The Reserve
- **2016:** 22 June 2016, Patrice Motsepe (African Rainbow Capital) acquired 20% shares in Val de Vie Investments
- **2016:** August, recognised as the Top Residential Estate for 2016 by New World Wealth
- **2016:** November, the construction of the new bridge over the Berg River commenced
- **2017:** August, recognised as the Top Residential Estate for 2017 by New World Wealth
- **2018:** Opening of the bridge crossing the Berg River, reducing traveling time to Stellenbosch, Cape Town and Cape Town International Airport
- **2018:** The new Polo Village Offices open, The Yard Wellness Centre opens (The Yard gym, 50m outdoor pool) and Val de Vie Evergreen show house opened

- **2019:** April, hosted world-renowned opera singer Andrea Bocelli on the polo field for 12 000 spectators
- **2020:** Val de Vie Estate awarded as the Best Residential Development in South Africa for 2020/2021 by The African Property Awards
- **2020:** Val de Vie Evergreen awarded as the Best Leisure Development in South Africa for 2020/2021 by The African Property Awards
- **2021:** Launch of Polo Village Apartments II, Val de Vie Evergreen Luxury Suites, Val de Vie Evergreen Sugarbush, North Pointe Residences and River Farm
- **2023:** Launch of Val de Vie Vivante Village & Val de Vie Evergreen Wild Olive
- **2024:** Construction of Val de Vie Vivante Village and a dedicated on-site ambulance service was introduced
- **2025:** For the first time in 15 years, international Test Match Polo returns to Val de Vie Estate
- **2025:** Completion of the Val de Vie Evergreen Lifestyle Centre
- **2025:** Val de Vie Foundation's 10th Anniversary, celebrating over R50 million donated to beneficiaries in the Paarl-Franschhoek valley.

3. VAL DE VIE PROPERTY SALES

- April 2016: Gentlemen's Estates (17 units): SOLD OUT
- May 2016: River Club (12 units): SOLD OUT
- October 2016: Le Domaine stands (72 units): SOLD OUT
- August 2017: The Vines II: SOLD OUT
- May 2018: Polo Village Offices: SOLD OUT
- March 2020: Val de Vie Evergreen I: SOLD OUT
- October 2021: River Farm: SOLD OUT
- December 2021: North Pointe: SOLD OUT
- February 2022: Val de Vie Evergreen II: SOLD OUT
- July 2022: Polo Village Apartments II: SOLD OUT
- May 2023: Val de Vie Evergreen Sugar Bush: SOLD OUT
- November 2023: Val de Vie Vivante Village : 95% SOLD OUT
- August 2025: Val de Vie Evergreen Wild Olive: SOLD OUT

4. VAL DE VIE ESTATE PRODUCTS

- Storage units (sectional title)
- Stables (sectional title)
- Polo Village Apartments I (sectional title luxury apartments)
- Polo Village Offices
- The Vines (full title plot - and - plan houses up to 303m²)
- The Oaks (full title plot - and - plan houses from 320m²)
- Le Domaine stands from 700m²
- Gentleman's Estate stands between one and three hectares
- La Vue stands from 900m² to 2 000m²
- River Club stands from 5 000m²
- River Farm stands from 800m² river-facing stands
- River Reserves
- North Pointe (plot - and - plan houses)
- The Reserve (1 acre - 1 hectare lifestyle stands)

- Stefani Antoni Signature Series (plot - and - plan)
- Val de Vie Evergreen Retirement Village (Life Right)
- North Pointe stands from 450m²
- The Yard Offices
- Polo Village Apartments II (sectional title luxury apartments)
- Polo Family Offices
- Val de Vie Vivante Village Apartments (sectional title luxury apartments)

5. AMENITIES AND FACILITIES

• *The Yard Wellness Centre;*

- Full gym with 1000m² training area, dedicated change and ablutions and a separate yoga/pilates studio
- Four-lane, Olympic-length outdoor pool with dedicated change and ablution facilities
- Recreational and wading pool with adjacent grassed lounging spaces
- Multi-purpose court
- Dedicated property sales and leasing hub
- Val de Vie Marketing, Val de Vie Properties and Val de Vie HOA offices
- 2 000 undercover post offices boxes
- Open-air training circuit
- Ample, easily accessible parking surrounding the facilities
- Landscaped square for larger open-air functions
- Barber shop
- Laundry
- Padel court
- Half basketball court
- Cricket nets
- Bike park
- Rugby field
- Mountain biking, running and horse trails all within the Estate

• *Val de Vie Evergreen Lifestyle Centre*

- A restaurant, bar and deli services, a coffee bar and community dining space
- Outdoor terrace areas, perfect for dining and spending time with friends and family
- Social spaces, a games room and dedicated bridge room, cinema rooms and a library with a reading room
- A fully equipped gym and fitness studio
- Bowls and croquet greens
- Large communal gardens and walking paths

6. VAL DE VIE MANAGEMENT

- Clear vision and strong management of the Val de Vie HOA, management functions performed by Val de Vie Management
- Integrated and active management approach by the developer of the Val de Vie HOA
- Strong brand through independent operating companies

Val de Vie Management Profiles:

Martin Venter, Founder and CEO

With his sufficient experience and knowledge he leads the development and professional team for the conceptualisation and implementation of any size of property development. Martin Venter is the Executive Chairman and Founder of Val de Vie Management that has developed, amongst others, Val de Vie Estate. His qualifications include BLC (Law), LLB (UP), Hons, MBA (US) and R.E.E.S, Private Equity and Venture Capital (Harvard Business School). Martin is also an Admitted Attorney of the High Court of South Africa. Martin initially built his career as a commercial attorney in litigation and garnered extensive experience in property development and property investment as one of the founding directors in Atterbury Property Cape (Pty) Ltd. As developer, he has completed many successful residential and commercial property developments in excess of R3 billion. He was awarded the ABSA Entrepreneur of the Year in 1994. He is also an annual guest lecturer at UCT for their MSc Property Studies programme.

Morné Bosch, HOA Chairman and Managing Director

Morné Bosch is the Managing Director of Val de Vie Management, a private company contracted to manage and administer the Val de Vie HOA. He also serves as Chairman of the Board of Trustees of the Val de Vie HOA and follows a hands-on approach in managing the Val de Vie HOA to ensure that the Board of Trustees fulfil its responsibilities with the help of the managing agent. His field of expertise lies in business restructuring, business development and operations management. He completed his articles at PricewaterhouseCoopers, obtained a CA(SA) and an MBA (USA).

Sarel Rossouw, Financial Director

Sarel Rossouw is the Group Financial Director of the Val de Vie entities. He has a background in auditing and worked for PricewaterhouseCoopers until December 2007 where after he joined Val de Vie. Sarel is a qualified CA (SA). He has a wide range of business expertise, both in the capacity as auditor, director and shareholder in various entities in different market segments. He is Chief Financial Officer in developments with an aggregate value in excess of R1 billion and is skilled in development feasibility, financing, sales and investment in property and related aspects.

Ryk Neethling, Marketing & Brand Director

Ryk Neethling has played an instrumental role since his appointment in 2009 as the Marketing Director & Shareholder of the Val de Vie Group of Companies. Ryk's business career started while he spent time in the real estate industry in the USA, assisting in the development, management and sales of various commercial properties in Arizona and California. This experience equipped him in establishing Cape Winelands Properties, the official on-site property agency for Val de Vie Estate, with his business partners. His strategic approach to implementing brand and marketing plans is evident in the numerous successfully sold-out developments of the Val de Vie Group of Companies. Under Ryk's leadership, the Val de Vie brand has internationally been positioned as pioneering in the world of luxury property development. Ryk holds a BA degree in Psychology and Business from the University of Arizona. He is a Laureus Sport for Good Foundation Ambassador, founder of Learn to Swim Academies, three-time World Champion and an Olympic Gold Medallist.

Renier Swart, Sales Director of the Val de Vie Group of Companies, Managing Director of Val de Vie Construction

Renier Swart is the Sales Director of the Val de Vie Group of Companies, as well as the Managing Director of Val de Vie Construction, Chairman and a shareholder of the MyRide Group and also the Chairman of Security and Infrastructure subcommittees of the Val de Vie Estate. His qualifications include BCom Accounting Honours and CTA (University of Pretoria), BProc (UNISA), CA (SA), PPPE and MPPE. Renier joined Nissan SA in 1996 after completing his articles with PwC. He successfully started a number of Nissan, Ford, Mazda, UD, Fiat and Alfa Romeo dealerships and is a multiple franchise dealer of the year award winner. He also served and chaired a number of vehicle franchise dealer councils. His entrepreneurial skills were acknowledged in 2001 with the Pretoria Business Chamber Business of the Year award. Renier also joined Paarl Boys High's Board of Governors in 2018. Before joining Val de Vie Estate, Renier also successfully completed several large commercial property developments. His Valentia Manor House won the prestigious Best Residential Property in Africa award for 2016/17. His ability to implement a sales strategy was successfully honed in the motor industry and he oversees all property sales.

7. VAL DE VIE ESTATE LOCATION AND DEMOGRAPHIC

Paarl is the third oldest town in South Africa and was established in 1657.

From the Berg River Bridge:

- Cape Town International Airport (38km /30 minutes)
- Cape Town City Centre (56km /35 minutes)
- Drakenstein Municipality (8km /8 minutes)

From the R301 Main Gate:

- Paarl SAPS (8 km /8 minutes)
- Paarl Provincial Hospital (10km /10 minutes)
- Paarl MediClinic (9km /10 minutes)
- Val de Vie subscribes to Immediate Medical available via Security, for any medical emergencies
- Dis-Chem Paarl Mall (8km /8 minutes)
- Clicks Pharmacy (8km /8 minutes)
- Churches are within a 12km radius
- Department of Home Affairs (9km /10 minutes)

Shopping:

- Winelands Square Shopping Centre (4km /8 minutes)

Winelands Square is a modern lifestyle shopping destination, offering a curated mix of premium retail, everyday convenience, dining, and wellness. Home to brands such as Checkers Hyper, Clicks, Exclusive Books, Le Creuset, Mozambik, and Vida Café, it provides a vibrant all-in-one shopping and lifestyle experience.

- Parel Berg Shopping Centre (5km/8min)

Parelberg Shopping Centre is a contemporary lifestyle destination in, offering a curated mix of premium retail, specialty stores, dining, and everyday convenience. Anchored by Woolworths Food and Woolworths Cellar, the centre also features FORME, Seattle Coffee Company, Absolute Pets, and a selection of boutique fashion, beauty, home, and wellness stores, creating a refined and convenient shopping experience.

- Drakenstein Mall (5km /6 minutes)

The Drakenstein Mall is conveniently located just 5km from the Val de Vie Estate R301 Main Gate. Starbucks, Bootleggers, Checkers FreshX, pet stores and interior design firms are only a few of the stores to visit in this modern shopping centre.

- Paarl Mall (8km /8 minutes)

The Mall is anchored by national retailers such as Pick n Pay, Woolworths, Dis-Chem, Edgars, Clicks, Truworths and Foschini; all major banks and is easily accessible from the N1 via the exit 57 off ramp. There are various stores including Cotton On, Rain, Cape Union Mart, Mugg & Bean coffee shop, Sorbet salon, Tosca Hair Salon etc.

- Woolworths Food is situated at the Laborie Centre, Main Road, Paarl, Drakenstein Mall and Paarl Mall
- Deliveries are made to Val de Vie Estate by both Woolworths and Checkers
- Vineyard Centre Paarl Main Road (10km /11 minutes) anchored by a Super Spar & Tops as well as a restaurant, pet shop and laundry
- Optenhorst Village (13km/20min)

Optenhorst Village is a neighbourhood shopping centre featuring familiar favourites such as Laser Lab, La Coco Food Purveyors, Jack's Bagels, UNIQ Clothing, and Checkers, all set within an inviting indoor-outdoor space.

- Franschhoek (16km /13 minutes)

Franschhoek has become a destination of note for speciality and high-quality retail shopping. With a surprising diversity of shops and stores for such a small village, it is no wonder that Franschhoek is such a busy little town. From handmade chocolates, handmade furniture, exquisite decor and interiors, works of art, crafts of all kinds, speciality shops and boutiques, Franschhoek has it all. Woolworths Food is also situated in the Main Road

- Canal Walk Shopping Centre (55km /40 minutes)

Canal Walk Shopping Centre is Africa's leading super-regional retail mall. It's dominant presence attracts diverse shoppers from an extensive portion of the Western Cape and further afield, with its comprehensive retail and leisure options.

Canal Walk merges the world's most desirable brands with shopping convenience and entertainment with everyday leisure, all in a majestic setting

- V&A Waterfront shopping (64km /51 minutes)

With over 450 retail outlets selling everything from fashion, homeware and curios, to jewellery, leather goods and audio-visual equipment, the V&A Waterfront is South Africa's most popular shopping destination. Consolidating this position is their diverse offering of local and international brands that guarantee something for everyone in Cape Town, irrespective of taste or budget.

- Back's Deli located at the Back's Polo Pavilion
- SOMM @ Village Deli located next to the L'Huguenot wine cellar

Wine Farms:

- Val de Vie Estate is a member of the 48 Vignerons de Franschhoek. Franschhoek wine estates are not only situated in a breathtakingly picturesque valley, but also produce some of the world's finest award-winning wines
- The L'Huguenot Vineyards at Val de Vie Estate welcomes visitors to a place where old-world and new-world trends are in perfect harmony.

8. ADVICE FOR POTENTIAL BUYERS

When considering investment in any residential estate, buyers should be well informed on the development and consider factors such as:

Safety and security

Conduct your own research and contact the local SAPS and enquire about the Estate's incident history, study the Val de Vie HOA's Security strategy, spend and quality checks.

The Homeowners' Association (HOA)

Enquire about Val de Vie HOA cash reserves, any history of special levies and any long-term plans, who the trustees are and what their contribution is to the social needs of the area.

The Developer

It is advised to do a background check on the developer's track record. Find out if there are any outstanding bank debts and if all the promised improvements have been done and transferred to the Val de Vie HOA.

Property sales

Capital growth / sales price inflation history is crucial as well as the rental history of the Estate (any vacant stands, number of vacant stands in the market, how many houses available to rent etc.).

Val de Vie HOA Rules and Regulations

This, as well as the Estate's constitution, is important as it affects your everyday living on the Estate.

General information

Enquire about general facilities and amenities available to residents on the Estate. If possible make coffee appointments with residents to hear their first-hand experience and gather as much information in order to make an informed decision.

Location and public Services

The location of Val de Vie Estate as well as the public services that are available in close vicinity such as schools, hospitals (health care), amenities and public transport make it a highly desirable place to live.

9. COST OF LIVING

Apart from the varying prices of actual home and land prices across the country, there is also a variance in the cost of living between certain areas and different provinces. These variances depend on factors such as municipal and public service standards, private service standards, natural resource availability, proximity to the coast and, when considering security estate property, the level of service and facilities offered by the Estate's HOA. When investing in property, it is important to consider not only the costs of purchase, instalments and applicable taxes, but also the everyday cost of living. Below are estimated and quoted costs of several service providers in the Cape Winelands:

Municipal rates and taxes of the Western Cape are calculated according to the municipal valuation of the property. An estimated value can be calculated by taking the municipal valuation $\times$ 0.007110 = Estimated Rates & Taxes.

The Gentleman's Estates, The Reserve and River Club will each receive a portion of the Estate's Berg River irrigation water, at an estimated R2,50 per kilolitre (about one tenth of the standard Drakenstein potable water tariffs).

This allocation will be managed by the Val de Vie HOA in accordance with an irrigation water management plan

Private garden maintenance is for each home owners' account and varies between R400 – R1 000 per month.

HOA Levy of Val de Vie Estate is R5 210 (VAT incl):

- Access to the Estate's sporting facilities such as tennis and squash courts, swimming pool, fully equipped gyms, trails, river frontage etc.
- Security infrastructure, the upkeep and maintenance thereof, the security guards and perimeter patrol
- Estate landscaping and facilities maintenance including driveways, play parks, olive groves, vineyards, roadside gardens etc.
- The levy does not include the Polo Club membership fees or private lessons or classes in any sport
- Val de Vie Estate resale properties, 1% of the selling price is payable to the Val de Vie HOA.
- 2.5% Levy contribution towards Val de Vie Foundation

Val de Vie Evergreen levies:

1. Rates and Taxes

The Occupant shall be liable for municipal rates as charged by the Local Authority in respect of the Unit.

2. Utilities

Electricity, Water and Sewerage for each Unit will be metered separately and charged to the Occupant based on usage, as charged by the Local Authority. Refuse collection for each Unit will be charged to the Occupant separately.

3. Statutory Recoveries

Statutory Recoveries may be applicable.

1 March 2026 - 28 February 2027

<i>Basic Facilities & Services Levy (Luxury Suite)</i>	<i>Basic Facilities & Services Levy (House)</i>	<i>Catering Facilities & Services Levy</i>	<i>Healthcare Facilities & Services Levy</i>	<i>Additional Person Levy</i>
R3 550	R4 750	N/A	N/A	R600

1 March 2027 - 28 February 2028

<i>Basic Facilities & Services Levy (Luxury Suite)</i>	<i>Basic Facilities & Services Levy (House)</i>	<i>Catering Facilities & Services Levy</i>	<i>Healthcare Facilities & Services Levy</i>	<i>Additional Person Levy</i>
R3 905	R5 225	N/A	N/A	R660

Equestrian livery at the Val de Vie Stables charged at R9 000 per month. The spacious drive-through stable block is designed for optimal ventilation during all season. The design allows for safe social interaction between horses. Complete livery and exercise management for all equestrian disciplines, including polo, show jumping, dressage and endurance riding are on offer:

- Expert care is provided by an on-site professional team
- Horses are provided with daily turn out in secure paddocks
- Daily manure disposal, excellent drainage, hygiene management and biological fly control ensure odour-free and healthy stables
- Daily grooming
- Fully equipped tack rooms, double wash bays with warm water, lunging rings, exercise track, practice field and state-of-the-art, all-weather arena
- Client change rooms and shower facilities

Pre-schools

- Kinder Ark at Val de Vie Estate from R5 850 per month
- Bridge House Play School & Pre-Primary: From R5 850 per month
- Green School: From R4 500 per month

Private schools

- Bridge House School: From R12 917 per month
- Green School: From R6 850 per month (grade 1)

Public schools

- Paul Roos Gymnasium: From R63 000 per annum
- Paarl Boys' High School: From R40 840 per annum
- Paarl Gym: From R42 100 per annum
- La Rochelle Girls' High: From R43 400 per annum
- Courtrai Primary School: From R20 493 per annum

Stellenbosch University fees

- E.g BComm – From R57 000 - R77 000 per annum
- www.maties.com/fees/study-and-fees

10. VAL DE VIE PROPERTY FINANCE

- We offer assistance to clients in obtaining home loan finance
- On-site office, for the convenience of our buyers and home owners at The Yard Wellness Centre
- Affiliated with all the major banks, including some Private Banks such as Investec and RMB
- Structure quality application for banks to make informed discussions
- Handle the application and all administration on behalf of the client/s
- Negotiate with banks on rates and conditions
- Compare different options
- The service is free of charge

For any queries regarding this finance service contact Amanda Hoffmann (Bond Originator)
based at The Berg River Gate Sales Office amanda.hoffman@valdevie.co.za / +27 (0)72 416 4973

11. FOREIGN BUYERS

• Residence permits

For international clients seeking to invest or reside in Val de Vie Estate, a range of immigration solutions is available for them and their family members, subject to individual circumstances and regulatory requirements. In situations of uncertainty, the Val de Vie Properties Global Advisory team provides professional consulting and strategic guidance, recommending the most effective strategies to achieve short-, medium- and long-term objectives.

Global Advisory provides specialist expertise in residence and work visas, exchange control, complex tax structuring, investment structures, retirement and estate planning.

For enquiries, please contact Global Advisory at:

+27 (0)21 863 6105, via WhatsApp on +27 (0)72 346 6131 or email globaladvisory@valdevie.co.za.

12. REFERENCES

Contact details:

marketing@valdevie.co.za

Websites:

valdevie.co.za

valdeviefoundation.co.za

valdevieproperties.co.za

valdevieevergreen.co.za

VAL DE VIE®

HISTORY TIMELINE

Founder and CEO Martin Venter flies over the Paarl-Franschhoek Valley and sees the ideal location alongside the Berg River for his family home.

Looking down on the run-down wine farm and quarry, first started by Abraham Andries le Roux in 1783, he suddenly knew that this place had potential and that the land needed to be brought back to life.



— 2003 *Land*

- Martin Venter purchases the land that would become Val de Vie Estate

— 2004 *Construction*

- R450 million worth of infrastructure construction starts
- First properties sold



— 2006 *Wines*

- Val de Vie Sports and Leisure Centre completed with a gym, 25m indoor pool, squash court and tennis court
- The first Val de Vie wines are produced

— 2007 *Homes*

- First homes completed

— 2008 *Best in Africa*

- Polo Pavilion and Hurlingham standard polo fields completed
- Awarded Best Development in Africa at the International Property Awards
- Buys Levendal Development on the western side of the Berg River





— 2014 Safest

- Awarded Safest House in Africa at the International Property Awards
- Launch of Polo Village Apartments I

— 2015 International Recognition

- HRH Prince Harry plays in the Sentebale Polo Cup on Val de Vie Estate
- Launch of Gentleman's Estate development and sold out
- Launch of numerous new developments including The Vines, The Oaks, River Reserve, La Vue and Le Domaine stands
- Rated as the best residential estate in South Africa by New World Wealth
- Val de Vie Foundation is established to support the vulnerable within the Paarl-Franschhoek Valley



— 2016 Progress

- Patrice Motsepe's ARC invests in Val de Vie Investments
- Launch of new development products including River Club, Polo Village Offices and The Reserve
- Rated as the best residential estate in South Africa by New World Wealth



— 2017 Val de Vie Evergreen

- Launch of Val de Vie Evergreen
- Rated as the best residential estate in South Africa by New World Wealth



2018 Bridge

- Opening of the Berg River Bridge connecting the Estate to the R45
- Opening of The Yard Wellness Centre (gym, offices, 50m outdoor pool)
- Awarded the best multigenerational resort in the World in 2018 at The Globals Ceremony

2019 Andrea Bocelli

- Italian tenor Andrea Bocelli performs on Val de Vie Estate for 12 000 spectators
- Rated as the best residential estate in South Africa by New World Wealth
- Val de Vie Estate reaches over R1.2 billion sales for the year

2020 Wellness Focused

- Over 1 500 completed homes
- Opening of Back's Deli, the first deli on Val de Vie Estate
- Val de Vie Estate becomes the official partner for Anzél in die Boland
- Home to ABSA Cape Epic Grand Finale
- Launch of the Val de Vie online shop
- Opening of the Val de Vie Estate Wellness Farm
- Completion of the multi-purpose sports field

2021 New Developments

- Launch of North Pointe
- Launch of the Val de Vie Evergreen Luxury Suites
- Launch of River Farm
- Opening of the Polo Pavilion by Back's





2022 *Community*

- Launch of Polo Village Apartments II
- Launch of Val de Vie Evergreen The Sugarbush
- Launch of the Village Deli and improved jungle gym
- Quarterly Grapevine turns into a luxury newspaper
- New record in property sales of over R3,1 billion
- Started construction of the Val de Vie Evergreen Luxury Suites
- Pink Polo simplified polo events with Chatz Connect

2023 *The Next Chapter*

- Opening of Sela Vie Restaurant at The Yard Wellness Centre
- Launch of Val de Vie Evergreen Wild Olive
- Completion of the Val de Vie Evergreen Luxury Suites Phase I
- Launch of Val de Vie Vivante Village
- Val de Vie Polo Club officially becomes the largest polo club in Africa

2024 *Bold Additions*

- Adene's Farm Flowers opens on the Estate
- Pink Polo 2024 marked a stylish celebration of purpose
- Polo Village II welcomes new residents
- Construction begins on Val de Vie Vivante Village
- A dedicated ambulance service was introduced

2025 *Elevating Excellence*

- Launch of Val de Vie Evergreen Silver Leaf
- Launch of the Val de Vie Evergreen Lifestyle Centre
- Completion of the Stella Artois Val de Vie Polo Clubhouse
- For the first time in 15 years, international Test Match Polo returns to Val de Vie Estate
- 10 Year anniversary of the Val de Vie Foundation