



BERGENHOF

VILLAGE



BERGENHOF VILLAGE





We welcome you to your sanctuary inside a town, a synergy of luxury and comfort.

BERGENHOF



B E R G E N H O F

E S T A T E

Bergenhof Estate comprises of 99 full title homes with 9 beautifully executed floorplans. The estate finds itself at the core of this flagship development with the houses expertly design to motivate a comfortable lifestyle open plan living with high quality finishes and large private gardens.

99 FULL TITLE HOMES

OF VILLAGE



B E R G E N H O F

T E R R A C E S

Bergenhof Terraces offers exclusive apartment living with only 108 apartments. Luxury is introduced through its north facing designs, its well-executed layouts and quality finishes. A cornerstone development not only for the home buyer but also for the astute investor.

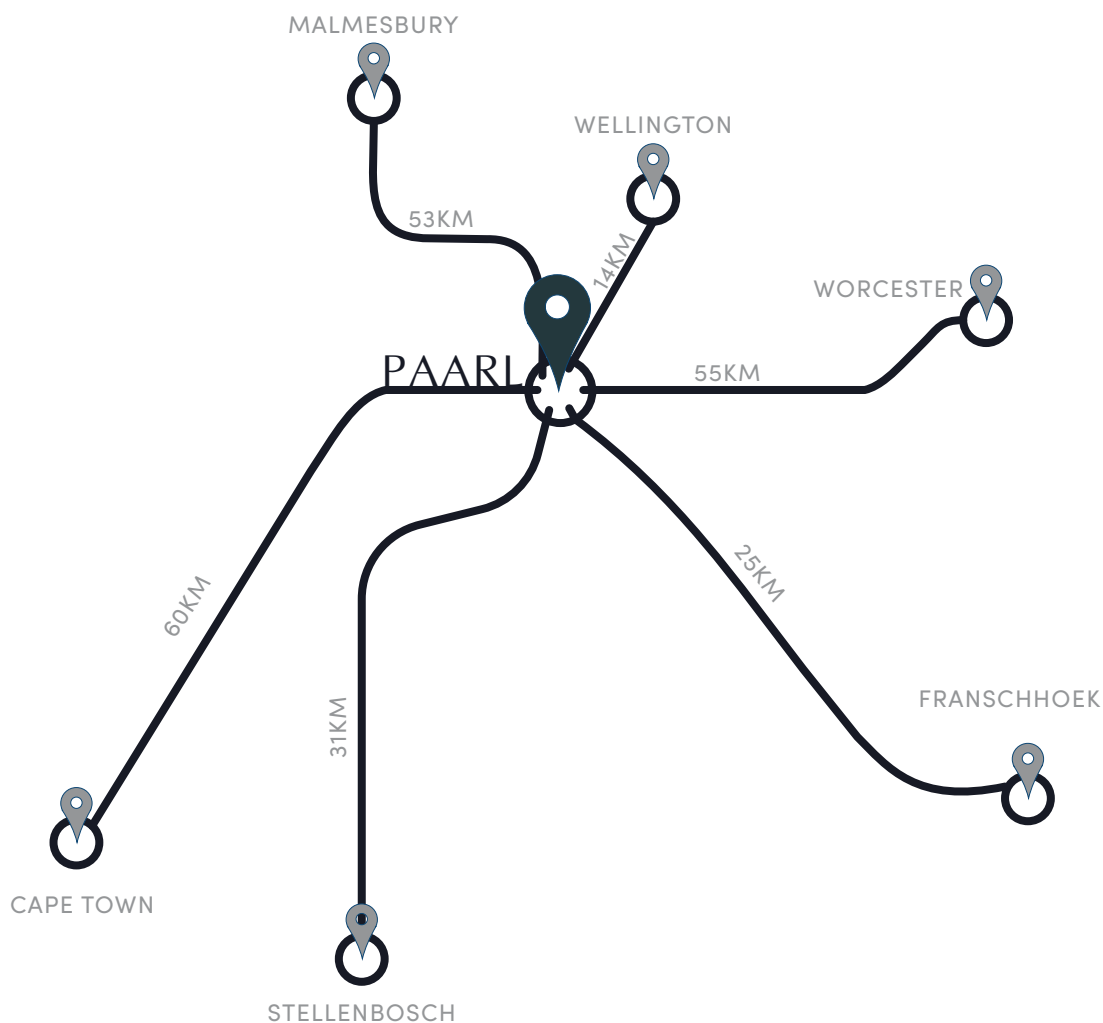
108 SECTIONAL TITLE UNITS

LOCATION

A home deeply grounded between mountains in a town rich with history and development. Bergenhof's approach to modern and effortless living is encapsulated in its successful designs, timeless interior moods and ideal location.

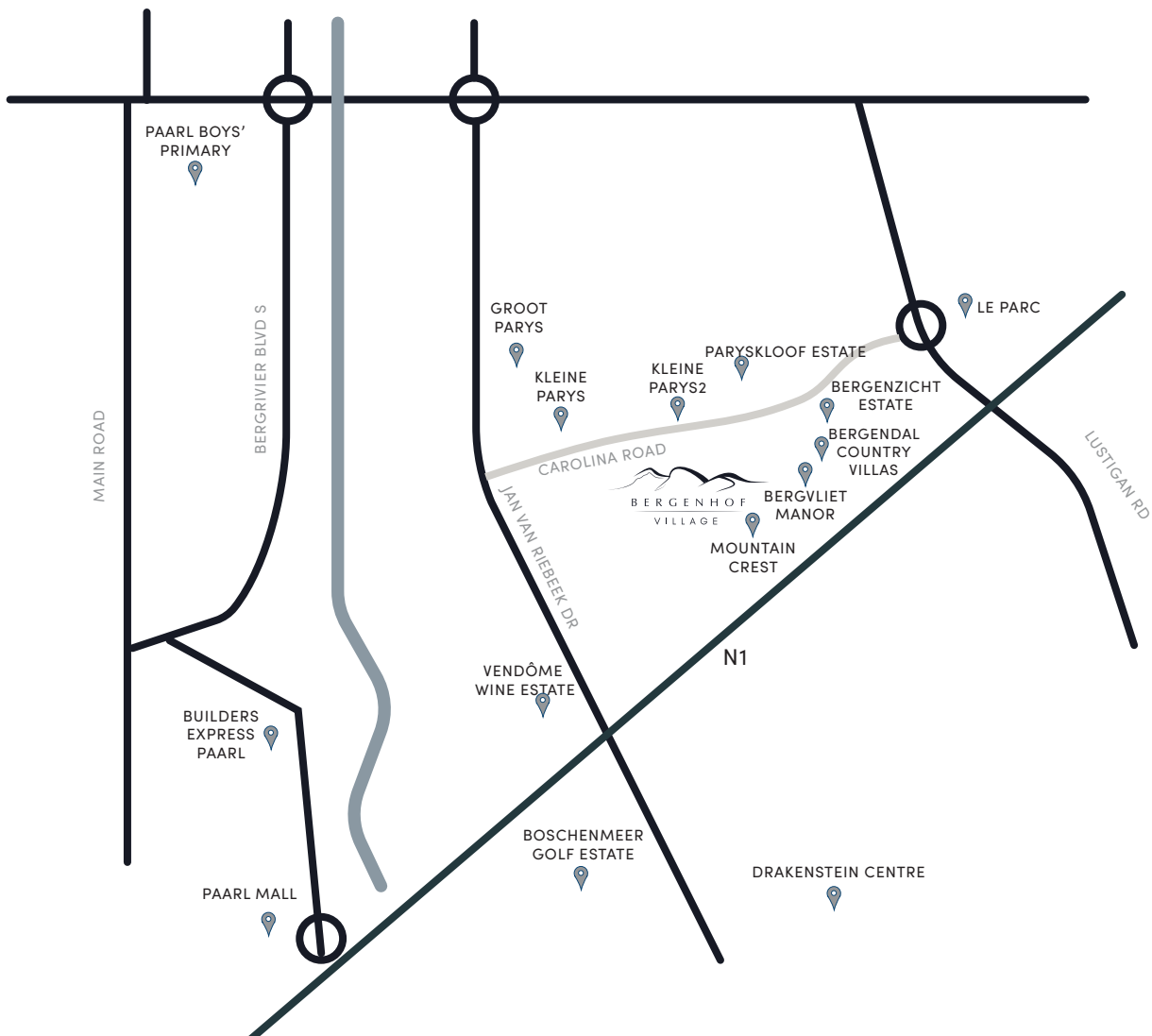
Residents can bask in the private and secure lifestyle of the estate while still being conveniently close to all the amenities that Paarl has to offer.

WINELANDS



PAARL

WINELANDS DISTRICT



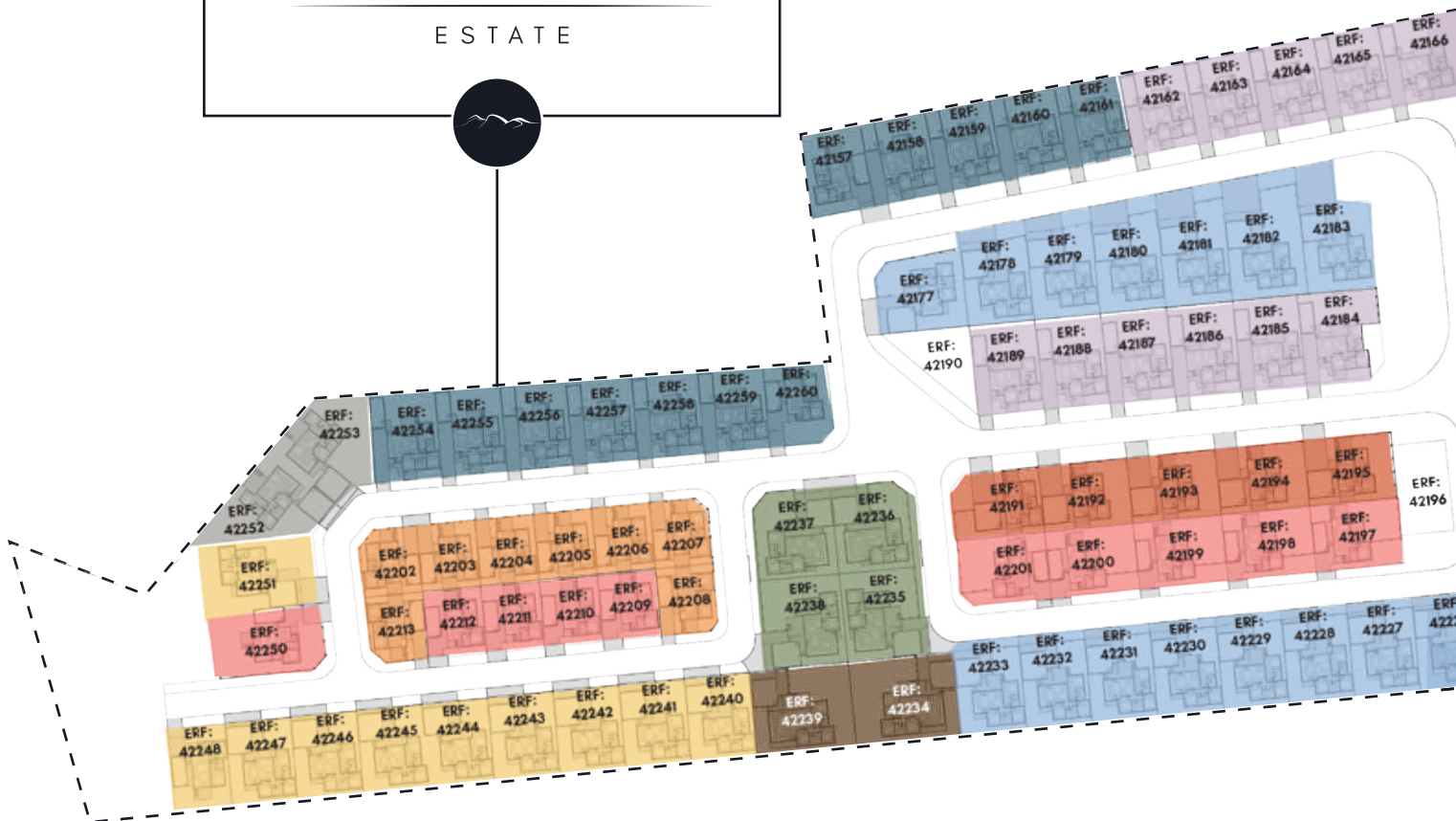
BERGENHOF VILLAGE SURROUNDINGS

-  1.4 km to Klein Parys Vineyards
-  2 km to N1; 5 km to Paarl Mall
-  5 km to Mediclinic Paarl
-  40 km to Cape Town International Airport
-  50 km to Cape Town V&A Waterfront
-  25km to Franschhoek
-  30 km to Stellenbosch
-  3.5 km to Drakenstein Centre
-  6 km to Laborie Centre
-  2.8 km to Paarl Golf Club
-  10km to Fairview Wine and Cheese
-  12km from Babylonstoren



BERGENHOF VILLAGE

BERGENHOF ESTATE



FULL-TITLE



SECTIONAL
TITLE



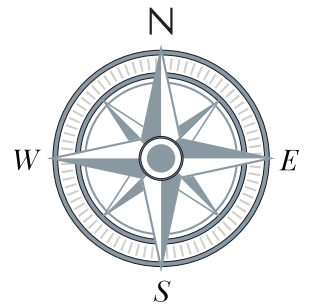
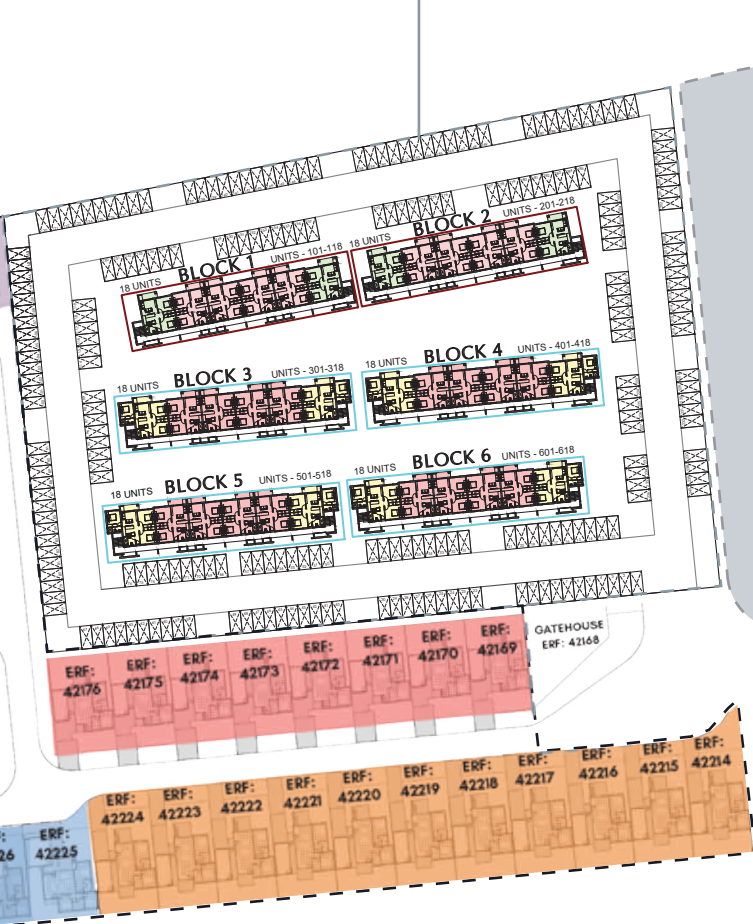
COMMERCIAL
CENTRE



PRE-SCHOOL

BERGENHOF

TERRACES



COMMERCIAL CENTRE



PRE - SCHOOL



B E R G E N H O F

E S T A T E



BERGENHOF ESTATE



THIS BROCHURE IS FOR ILLUSTRATION PURPOSES ONLY. HABIKON HOUSING AND THE SALES AGENCY WILL NOT BE HELD LIABLE FOR ANY INACCURACIES OR CHANGES WITHOUT NOTICE.



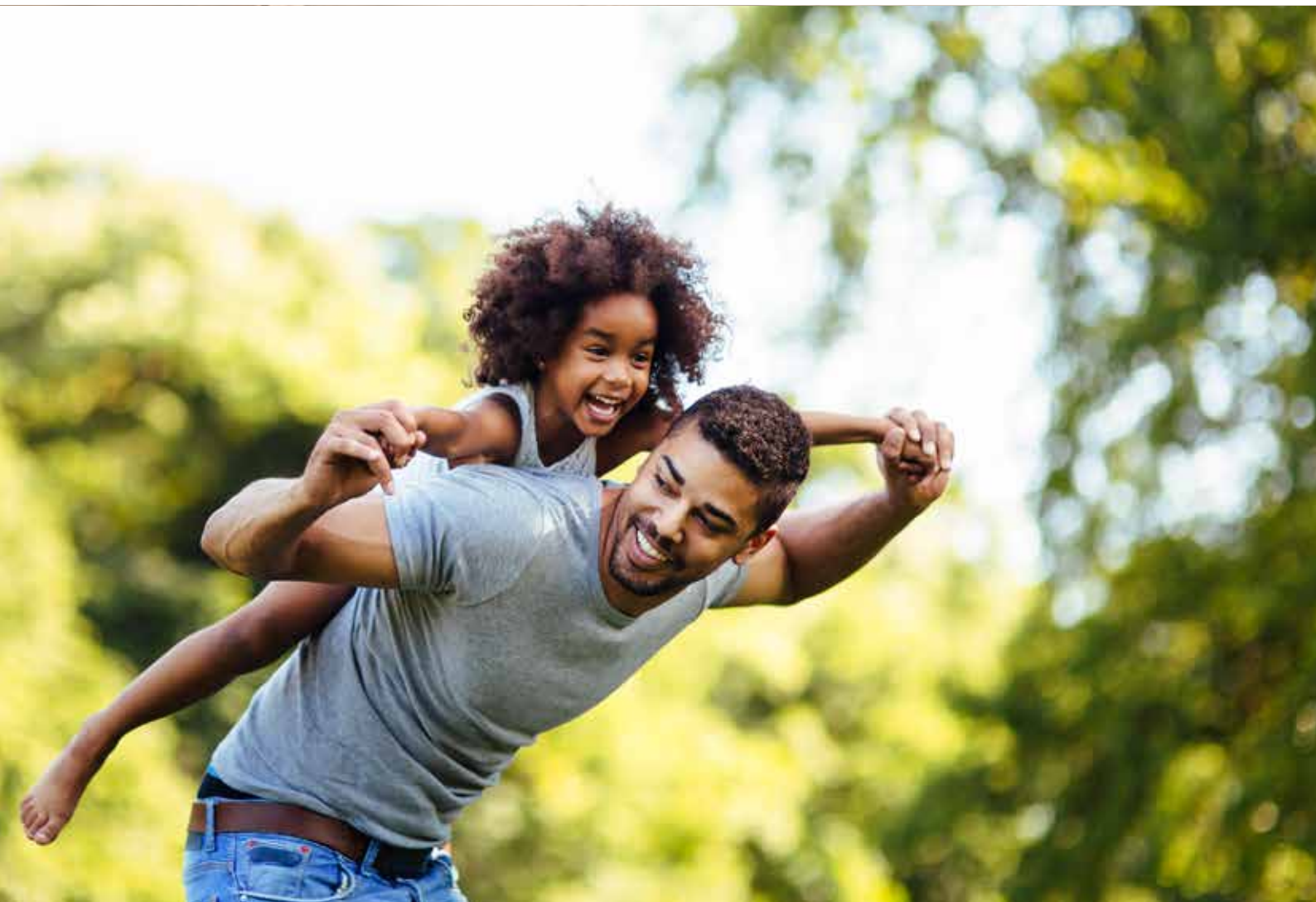
It is rare for a development to enter the market with an offering that so meticulously answers to all the needs of the home buyer. Where luxury meets practicality, where design meets functionality and where a lifestyle meets a place called home. Uniquely and expertly designed, this development offers a north-facing solution for almost every home on the estate maximising the livability of the home.

Located in the heart of Paarl in the Cape Winelands, the estate will become a beacon of its kind and the cornerstone of the larger Bergenhof Village. The larger Bergenhof Village residential development will consist of 99 full title homes in Bergenhof Estate and 108 sectional title apartments under Bergenhof Terraces each with their private security entrance.

The development will be completed with a lifestyle centre and pre-school serving the larger Klein Parys area.

The identity of Bergenhof Village is deeply rooted in its surroundings that is beautifully framed by mountains. The logo draws peticular inspiration from the Klein Drakenstein Mountain Range with its unique peaks and valleys that are synomous with the Paarl region. The logo translates into a shared identity for the two residential developments with each segment owning a part of the mountain. Yet, these two identities finds its true impact when unified which translates to the Bergenhof Village concept of multiple precincts becoming one.







THIS BROCHURE IS FOR ILLUSTRATION PURPOSES ONLY. HABIKON HOUSING AND THE SALES AGENCY WILL NOT BE HELD LIABLE FOR ANY INACCURACIES OR CHANGES WITHOUT NOTICE.





THIS BROCHURE IS FOR ILLUSTRATION PURPOSES ONLY. HABIKON HOUSING AND THE SALES AGENCY WILL NOT BE HELD LIABLE FOR ANY INACCURACIES OR CHANGES WITHOUT NOTICE.





B E R G E N H O F

E S T A T E

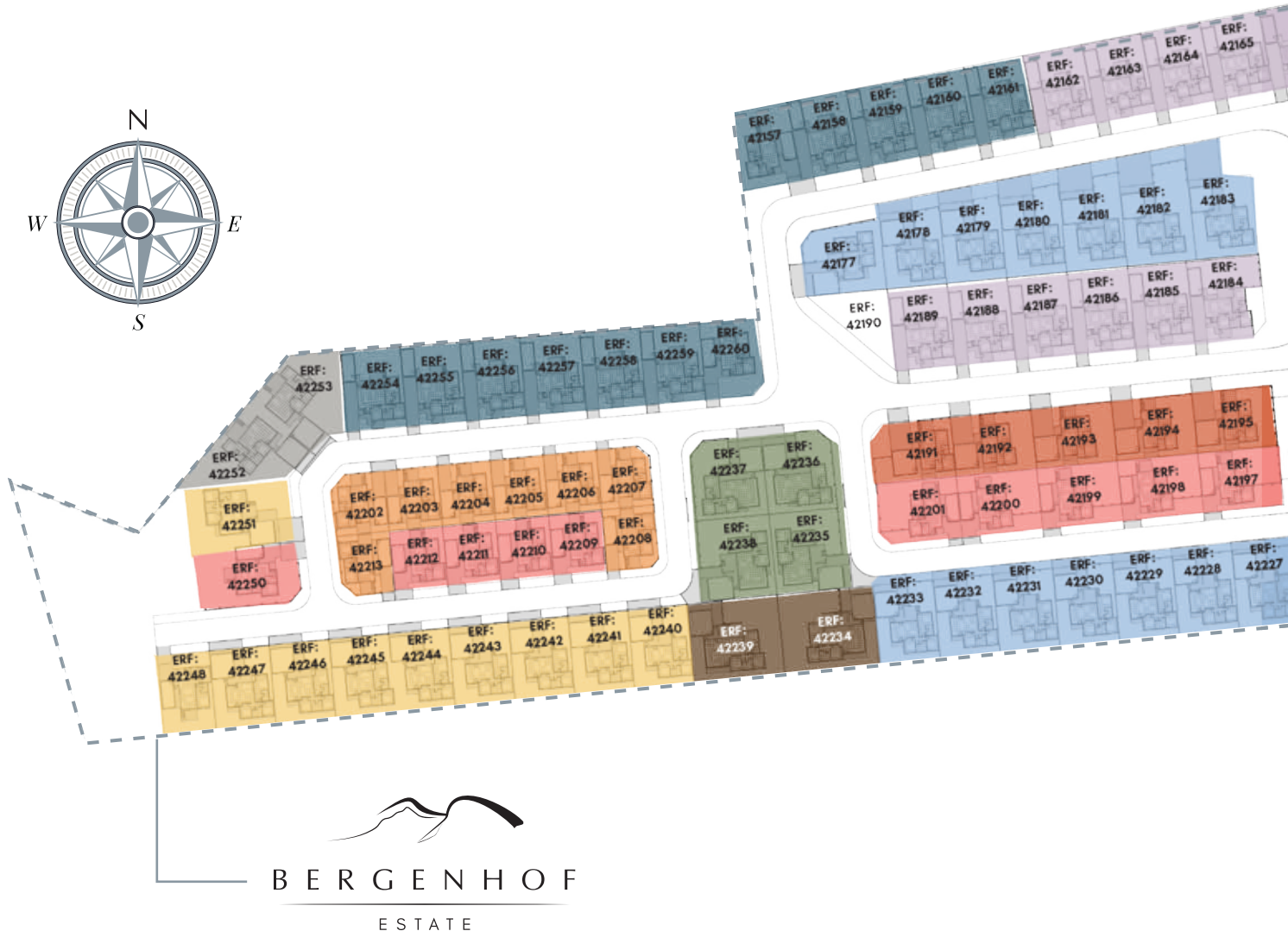


THIS BROCHURE IS FOR ILLUSTRATION PURPOSES ONLY. HABIKON HOUSING AND THE SALES AGENCY WILL NOT BE HELD LIABLE FOR ANY INACCURACIES OR CHANGES WITHOUT NOTICE.



BERGENHOF ESTATE

SITE DEVELOPMENT PLAN



	TYPE A	2BED, 2BATH & 1GARAGE	122.66m ²		TYPE F	3BED, 2BATH & 2GARAGE	150.80m ²
	TYPE B	2BED, 2BATH & 1GARAGE	118.00m ²		TYPE G	2BED, 2BATH & 2GARAGE	133.82m ²
	TYPE C	3BED, 2BATH & 1GARAGE	132.95m ²		TYPE H	3BED, 2BATH & 2GARAGE	174.28m ²
	TYPE D	3BED, 2BATH & 1GARAGE	142.45m ²		TYPE I	3BED, 2BATH & 2GARAGE	183.28m ²
	TYPE E	3BED, 2BATH & 2GARAGE	142.85m ²		TYPE J	3BED, 2BATH & 2GARAGE	159.89m ²

ERF SIZES: 195m² - 466m²




BERGENHOF
TERRACES

BERGENHOF

ESTATE



PRIME LOCATION



DIRECT FROM DEVELOPER
WITH TRANSFER FEES
INCLUDED



OPTIMAL GROWTH ON
FIRST BUY OPPORTUNITY



STRONG DEMAND FOR
RENTAL OPPORTUNITIES IN
THE AREA



CLOSE TO WORLD
RENOWNED SCHOOLS



ENERGY
EFFICIENT DESIGN



FIBRE READY



24-HR MANNED
SECURITY

HOUSE FEATURES

HOMES DEFINED BY PRECISION AND SOPHISTICATION

Homes defined by precision and sophistication.

Envision a lifestyle where your home is secure, sophisticated and where moments pass as memories.

Become captivated by the beauty of the Cape Winelands, one of the most popular sought after towns to call home in the Western Cape.

Serenely designed homes that accentuate and motivate simplified living.

-
- ⦿ Full Title Single Storey Homes
 - ⦿ SMEG Gas Cooker
 - ⦿ Exposed Trusses
 - ⦿ Enclosed and Private Gardens
 - ⦿ Single and Double Garages
 - ⦿ Open Plan Living
 - ⦿ Energy Efficient





THIS BROCHURE IS FOR ILLUSTRATION PURPOSES ONLY. HABIKON HOUSING AND THE SALES AGENCY WILL NOT BE HELD LIABLE FOR ANY INACCURACIES OR CHANGES WITHOUT NOTICE.

MOODS

COMPLETE YOUR HOME WITH ONE OF FOUR MODERN AND COHESIVE INTERIORS MOODS THAT IS GROUNDED IN HARMONY AND PERSONALITY

CONTEMPORARY



CLASSIC





NATURAL



MODERN



THIS BROCHURE IS FOR ILLUSTRATION PURPOSES ONLY. HABIKON HOUSING AND THE SALES AGENCY WILL NOT BE HELD LIABLE FOR ANY INACCURACIES OR CHANGES WITHOUT NOTICE.







THIS BROCHURE IS FOR ILLUSTRATION PURPOSES ONLY. HABIKON HOUSING AND THE SALES AGENCY WILL NOT BE HELD LIABLE FOR ANY INACCURACIES OR CHANGES WITHOUT NOTICE.



THIS BROCHURE IS FOR ILLUSTRATION PURPOSES ONLY. HABIKON HOUSING AND THE SALES AGENCY WILL NOT BE HELD LIABLE FOR ANY INACCURACIES OR CHANGES WITHOUT NOTICE.







THIS BROCHURE IS FOR ILLUSTRATION PURPOSES ONLY. HABIKON HOUSING AND THE SALES AGENCY WILL NOT BE HELD LIABLE FOR ANY INACCURACIES OR CHANGES WITHOUT NOTICE.





B E R G E N H O F

T E R R A C E S

BERGENHOF TERRACES



THIS BROCHURE IS FOR ILLUSTRATION PURPOSES ONLY. HABIKON HOUSING AND THE SALES AGENCY WILL NOT BE HELD LIABLE FOR ANY INACCURACIES OR CHANGES WITHOUT NOTICE.



An apartment development that can accurately be summed up in one word: spectacular.

From its serene location in the Cape Winelands, the development rewards its owners with unbroken, North-facing mountain views. The Berghof Terraces is an artful expression of comfort and community; and an ideal combination of private retreat and close proximity to amenities.

The two and three bedroom apartments showcases the well-appointed designs and intentional functionality. The beautiful interior, private covered patios and balconies with their built-in braai, makes the perfect place to savour the sunsets over Paarl mountain. Two dedicated parking spots are allocated per apartment.

The development comprises of 108 north facing apartments with high quality finishes and innate detail to enhance the liveability. A daily welcome of open spaces is marked with wooden designed planters and seating areas. The thriving natural landscape is complimented by an absence of cars between the apartment blocks.

State-of-the-art security is one of the major features for residents with attention paid to manned security, perimeter fencing and seamless resident access control and visitor management systems.

Both investors and home buyers are attracted to this new direct-from-developer opportunity.

Buy in early, the time is now.





THIS BROCHURE IS FOR ILLUSTRATION PURPOSES ONLY. HABIKON HOUSING AND THE SALES AGENCY WILL NOT BE HELD LIABLE FOR ANY INACCURACIES OR CHANGES WITHOUT NOTICE.

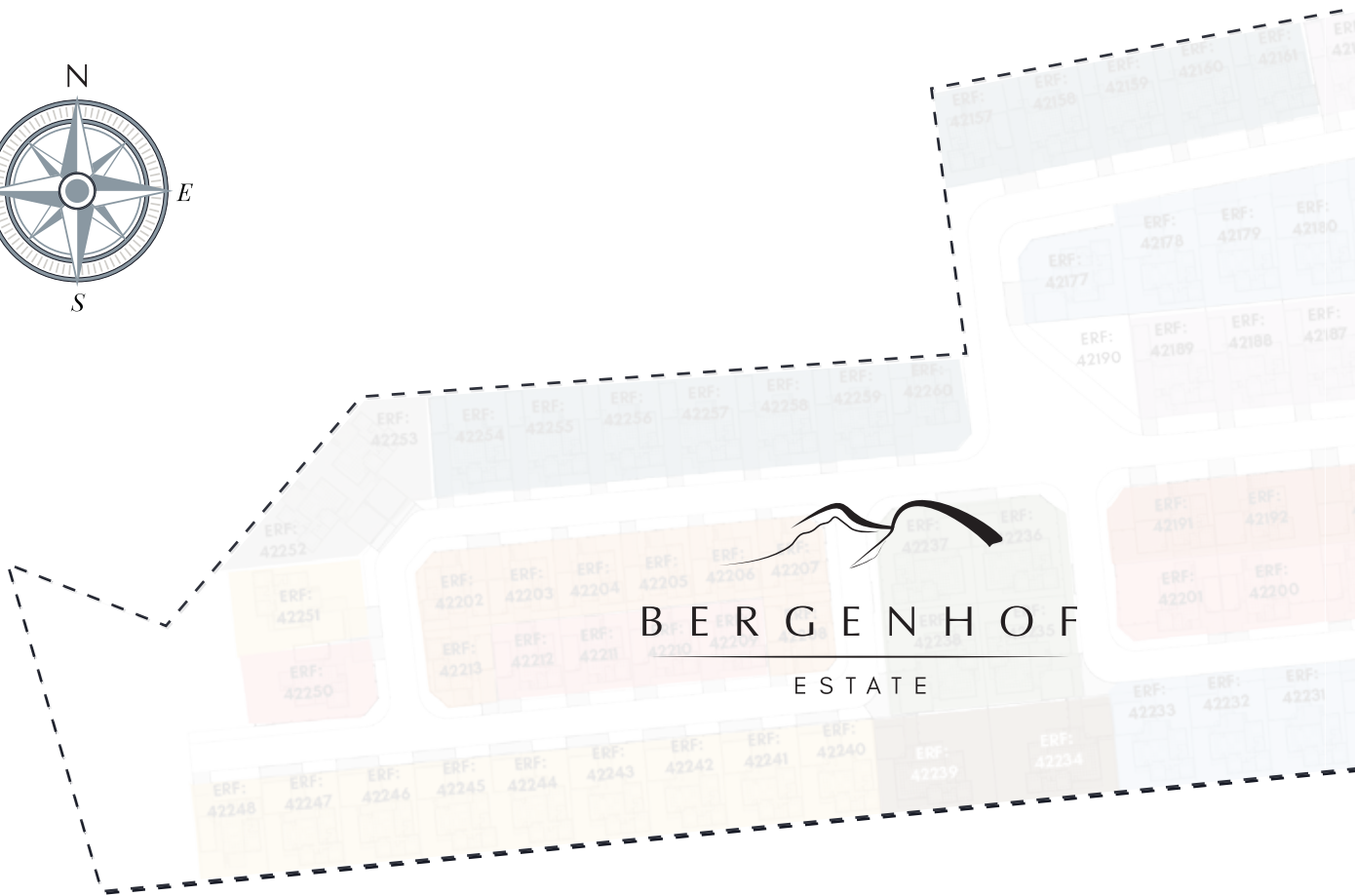
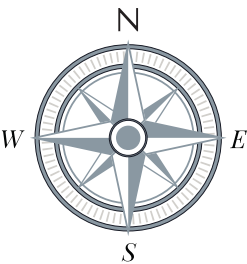


BERGENHOF
TERRACES

BERGENHOF TERRACES

SITE DEVELOPMENT PLAN

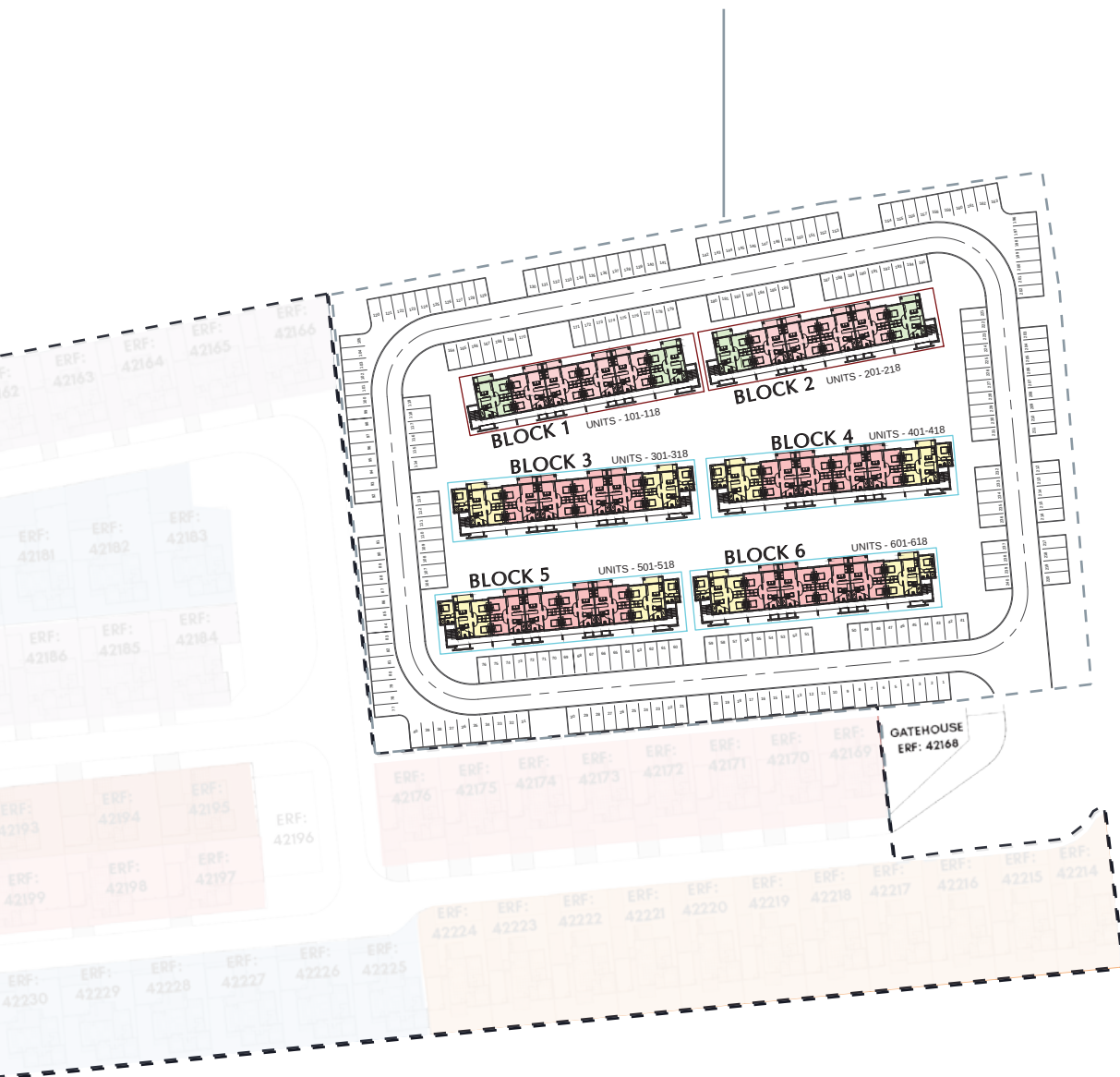
-  UNIT 1 2BED, 1BATH & 2PARKINGS | 62,91m²
-  UNIT 2 2BED, 1BATH & 2PARKINGS | 63.87m²
-  UNIT 3 3BED, 2BATH & 2PARKINGS | 79m²





BERGENHOF

TERRACES

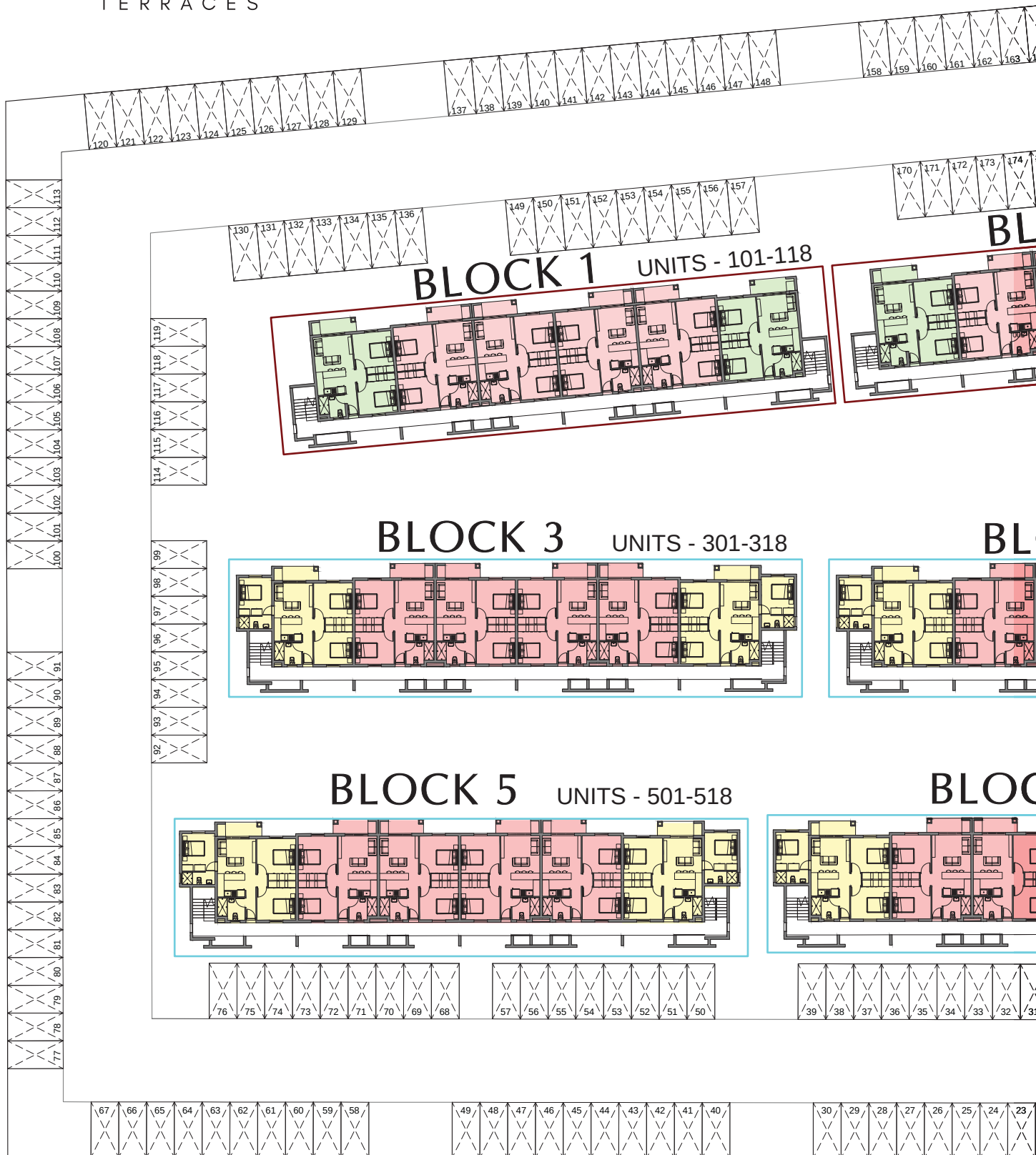


FLOOR SIZES: 62,91m² - 79m²

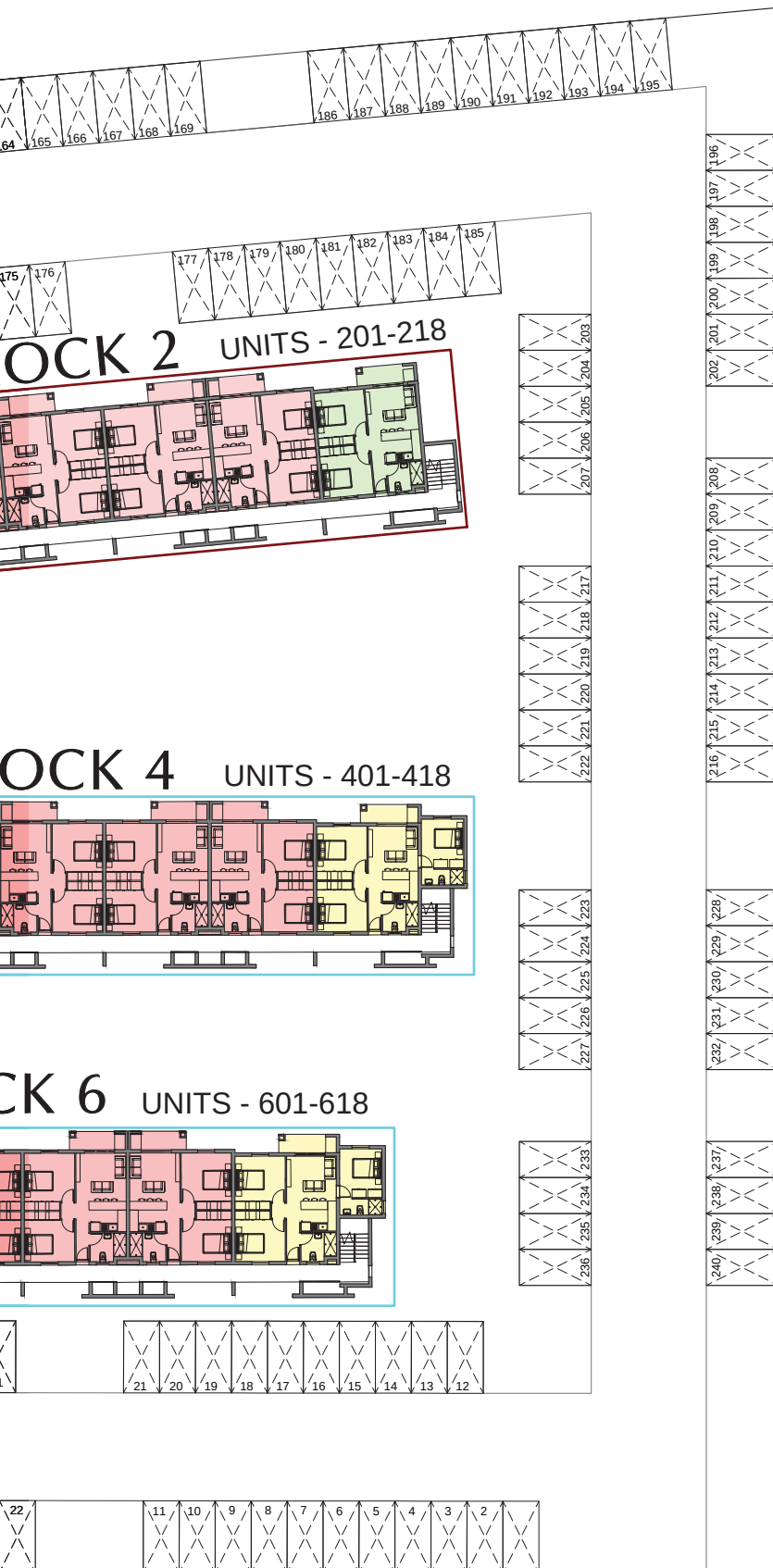


BERGENHOF

TERRACES



2 BEDROOM UNITS	
3 BEDROOM UNITS	



SITE DEVELOPMENT PLAN

BERGENHOF

INVESTMENT FACT SHEET

HIGH RENTAL DEMAND



TRANSFER FEES INCLUDED



SECTION 13SEX TAX
REBATE OPPORTUNITY



RESERVATION DEPOSIT PAYABLE



AFFORDABLE LEVIES

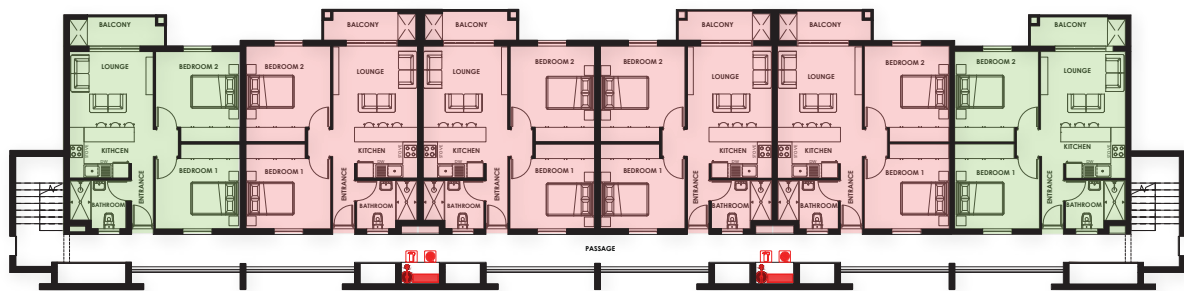


BLOCK PLAN

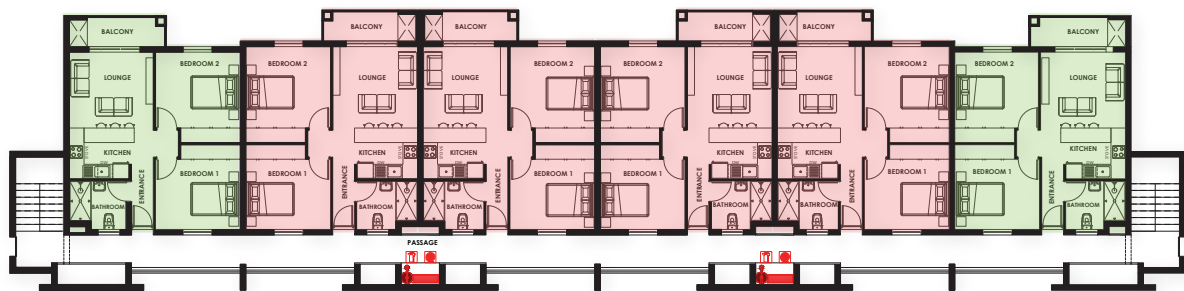
2 BEDROOM UNITS



GROUND FLOOR PLAN



FIRST STOREY

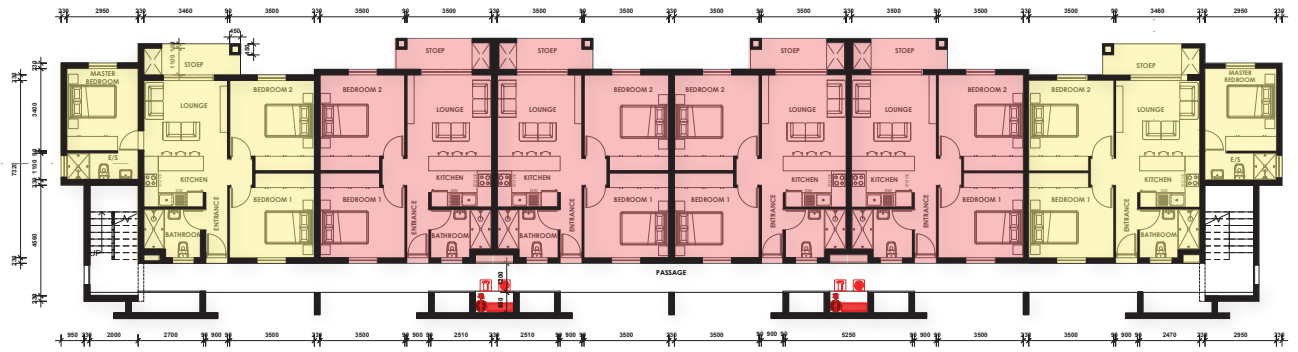


SECOND STOREY

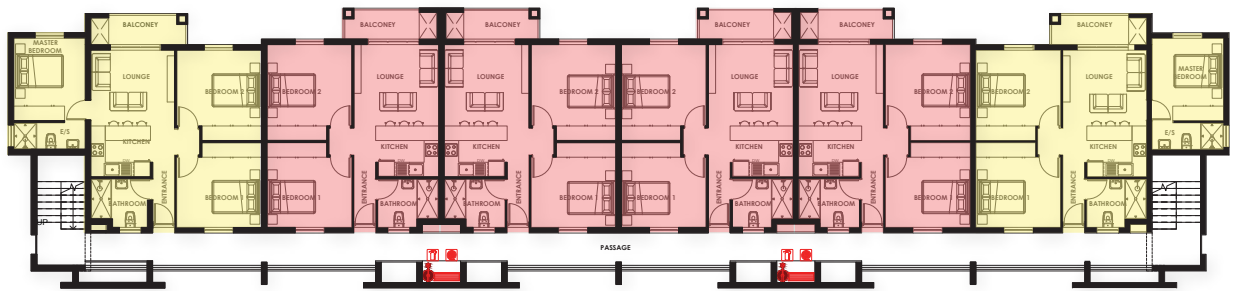
BLOCK 1 & 2

BLOCK PLAN

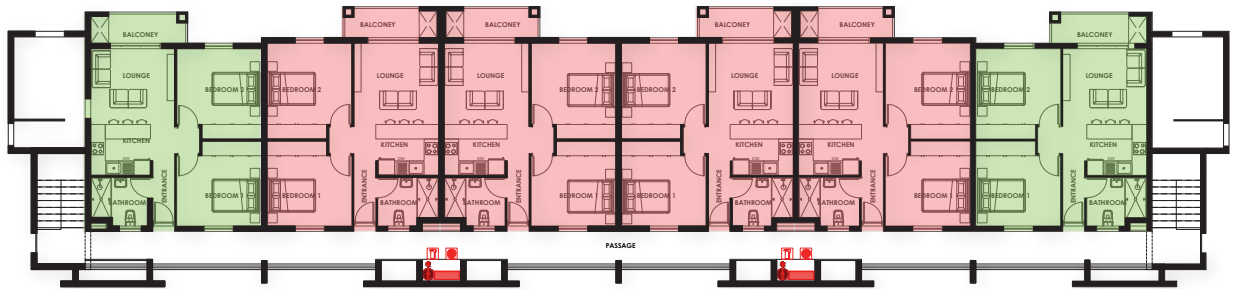
3 BEDROOM UNITS



GROUND FLOOR PLAN



FIRST STOREY



SECOND STOREY

BLOCK 3, 4, 5, 6



BERGENHOF

TERRACES



PRIME LOCATION



DIRECT FROM DEVELOPER
WITH TRANSFER FEES
INCLUDED



OPTIMAL GROWTH ON
FIRST BUY OPPORTUNITY



STRONG DEMAND FOR RENTAL
OPPORTUNITIES IN THE AREA



CLOSE TO WORLD
RENOWNED SCHOOLS



ENERGY
EFFICIENT DESIGN



FIBRE READY



24-HR MANNED
SECURITY



SECTIONAL TITLE - APARTMENTS

SECTIONAL TITLE HOMES DEFINED BY PRECISION AND SOPHISTICATION



THIS BROCHURE IS FOR ILLUSTRATION PURPOSES ONLY. HABIKON HOUSING AND THE SALES AGENCY WILL NOT BE HELD LIABLE FOR ANY INACCURACIES OR CHANGES WITHOUT NOTICE.





THIS BROCHURES FOR ILLUSTRATION PURPOSES ONLY. HABIKON HOUSING AND THE SALES AGENCY WILL NOT BE HELD LIABLE FOR ANY INACCURACIES OR CHANGES WITHOUT NOTICE.





THIS BROCHURE IS FOR ILLUSTRATION PURPOSES ONLY. TREMENDOUS CARE AND DETAIL HAS GONE INTO PREPARATIONS OF ITS CONTENT, HABIKON HOUSING AND THE SALES AGENCY WILL NOT BE HELD LIABLE FOR ANY INACCURACIES OR CHANGES WITHOUT NOTICE.

FOR ALL SALES APPOINTMENTS CONTACT US



GIZELLE LAMBRECHTS

+27 84 912 6181

SALES@BERGENHOF.CO.ZA

CHANTELLE VISSER

+27 82 696 5161

SALES@BERGENHOF.CO.ZA

WWW.BERGENHOF.CO.ZA

THEY CALL IT A DEVELOPMENT, WE CALL IT HOME