



KLEINE SWARTBERG

ESTATE



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

Welcome to Kleine Swartberg, an exquisite property development nestled in the charming town of Caledon, Western Cape, South Africa.

Offering a collection of 112 sectional title apartments, Kleine Swartberg presents an unparalleled opportunity to experience a life of comfort, convenience, and natural beauty.

At Kleine Swartberg, we have carefully curated a living space that embodies modern elegance and functionality. Our two-bedroom apartments are designed to meet the needs of contemporary lifestyles, providing ample space and contemporary finishes that create an atmosphere of refined living.

We understand the importance of security and peace of mind. That's why Kleine Swartberg is equipped with 24-hour manned security and electrical fencing, ensuring the safety of residents and their loved ones. Relax and enjoy the

serene surroundings, knowing that your home is safeguarded by a dedicated team.

Location is everything, and Kleine Swartberg couldn't be more perfectly positioned. Situated in the heart of Caledon, this prime development offers easy access to a wealth of amenities, shops, and services. In addition, its proximity to one of the top schools in the Overberg area ensures that families can provide their children with a quality education just steps away from home.

For those seeking adventure and leisure, Kleine Swartberg is ideally situated just a 40-minute drive from the picturesque coastal town of Hermanus. Immerse yourself in its breathtaking beaches, vibrant atmosphere, and world-class dining options. Your weekends and holidays will be filled with unforgettable experiences.

Each apartment at Kleine Swartberg is meticulously designed with quality finishes that exude elegance

and sophistication. From the moment you step through the door, you'll appreciate the attention to detail and the seamless blend of style and functionality. This is a residence that truly embraces the concept of modern luxury.

To add to its allure, Kleine Swartberg presents a unique opportunity to purchase directly from the developer and be among the first to own a brand new, pristine apartment. It's an invitation to start anew, surrounded by the untouched beauty of your dream home.

Don't miss out on this remarkable chance to become a part of Kleine Swartberg. Contact us today to secure your place in this prestigious development and embrace a lifestyle that combines comfort, convenience, and natural splendor. Kleine Swartberg awaits you, ready to redefine the way you live.

Experience a lifestyle that embraces
the splendor of the Western Cape.





Introducing Kleine Swartberg Your Ideal Home in Caledon

Welcome to Kleine Swartberg, an exclusive property development offering 112 thoughtfully designed sectional title apartments in the heart of Caledon, Western Cape. With its prime location, exceptional features, and convenient amenities, this is the place you'll want to call home.





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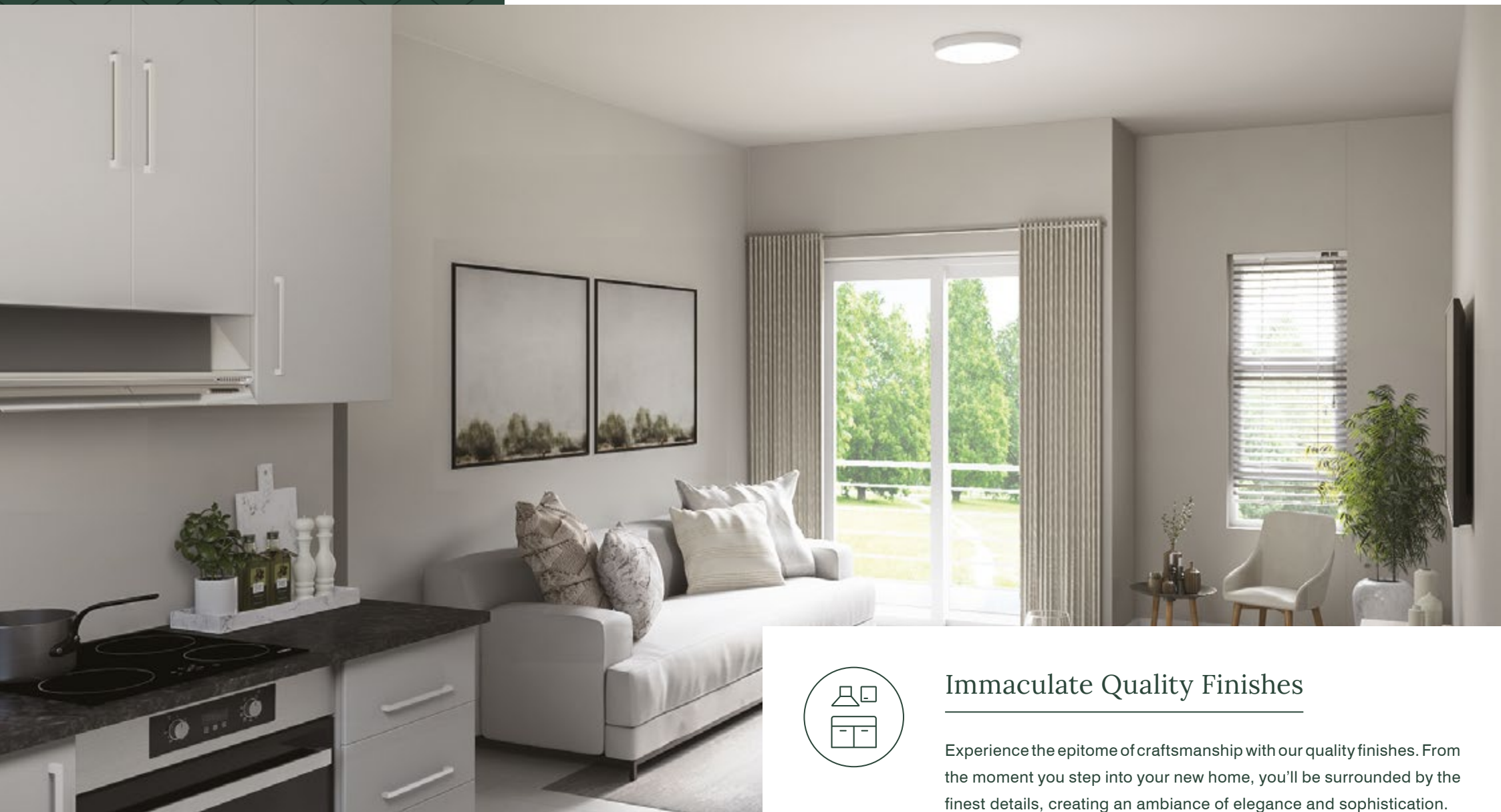
Modern Two-Bedroom Apartments

Discover the perfect blend of style and functionality with our spacious two-bedroom apartments. Each unit is meticulously crafted to optimize space, providing you with a comfortable and contemporary living environment.



24-Hour Manned Security

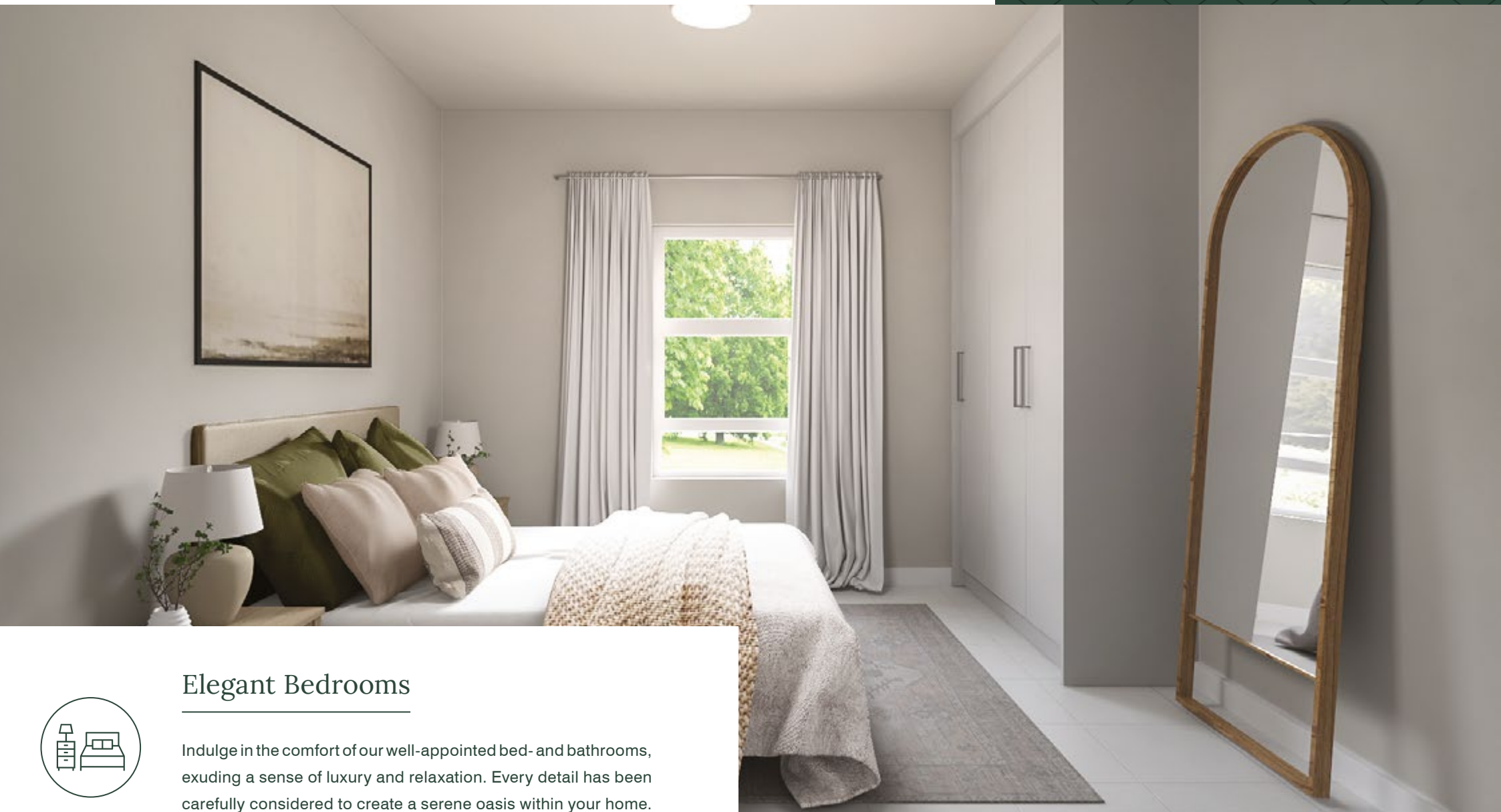
Your safety and peace of mind are our utmost priority. Rest assured with our 24-hour manned security and electrical fencing, providing a secure environment for you and your loved ones.



Immaculate Quality Finishes

Experience the epitome of craftsmanship with our quality finishes. From the moment you step into your new home, you'll be surrounded by the finest details, creating an ambiance of elegance and sophistication.

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Elegant Bedrooms

Indulge in the comfort of our well-appointed bed- and bathrooms, exuding a sense of luxury and relaxation. Every detail has been carefully considered to create a serene oasis within your home.



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Communal Braai Areas

Savor the essence of South African living with our communal braai areas. Gather with friends and family to enjoy delightful outdoor barbecues while soaking up the warm Western Cape sun and unparalleled views.



Prime Location in Caledon

Experience the best of Caledon right at your doorstep. Situated in a sought-after area, Kleine Swartberg offers convenient access to local amenities, shops, and services, ensuring a vibrant and fulfilling lifestyle.



Next to Top Schools

For families, Kleine Swartberg's ideal location is adjacent to one of the top schools in the Overberg area. Benefit from a convenient and quality education for your children, enhancing their growth and future prospects.



Easy Access to Hermanus

Just a short 40-minute drive away, discover the charm of Hermanus. Immerse yourself in its vibrant coastal atmosphere, pristine beaches, and world-class dining, all within easy reach of your new home.



Direct from the Developer

Be one of the first to own a brand new apartment at Kleine Swartberg. With the opportunity to purchase directly from the developer, you can enjoy the advantages of a pristine, untouched residence.



Kleine Swartberg Site Development Plan

- UNIT TYPE A | TOTAL UNIT SIZE 58.21m²
- UNIT TYPE B | TOTAL UNIT SIZE 57.12m²
- UNIT TYPE C | TOTAL UNIT SIZE 57.51m²
- UNIT TYPE D | TOTAL UNIT SIZE 57.65m²

BLOCK TYPE A (x4)
FOR BLOCK NUMBERS 1, 2, 3, 4, 5, 6, 7 & 8

BLOCK TYPE B (x2)
FOR BLOCK NUMBERS 9 & 12

BLOCK TYPE C (x2)
FOR BLOCK NUMBERS 10 & 13

BLOCK TYPE D (x2)
FOR BLOCK NUMBERS 11 & 14



Five Reasons to Invest

1

Transfer and Bond
Costs Included

2

VAT included

3

It's Brand New!

4

High Rental Demand

5

Affordable levies

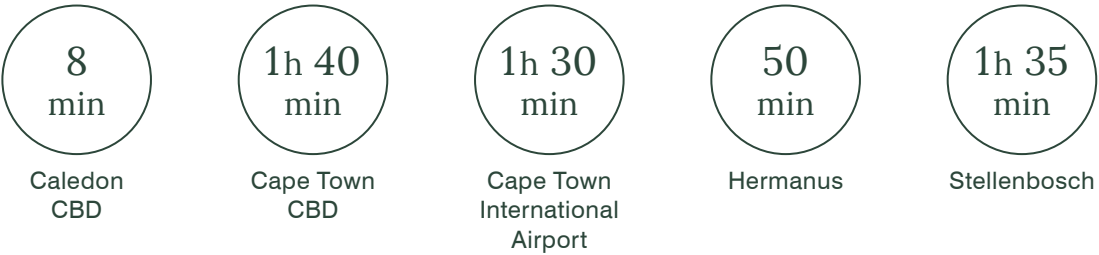


Embark on a journey that promises
serenity, convenience, and a lifetime
of cherished memories.



Surrounding Amenities

At Kleine Swartberg, we believe in creating a living experience that harmonizes with the essence of this charming town. Indulge in the convenience of a prime location that grants you easy access to local amenities, shops, and services, all while being situated next door to one of the top schools in the Overberg area. Take advantage of the leisurely pace and warm community spirit that Caledon offers, where neighbors become friends and every interaction is imbued with genuine warmth. This is more than just a home; it's an invitation to be part of a vibrant and welcoming community.

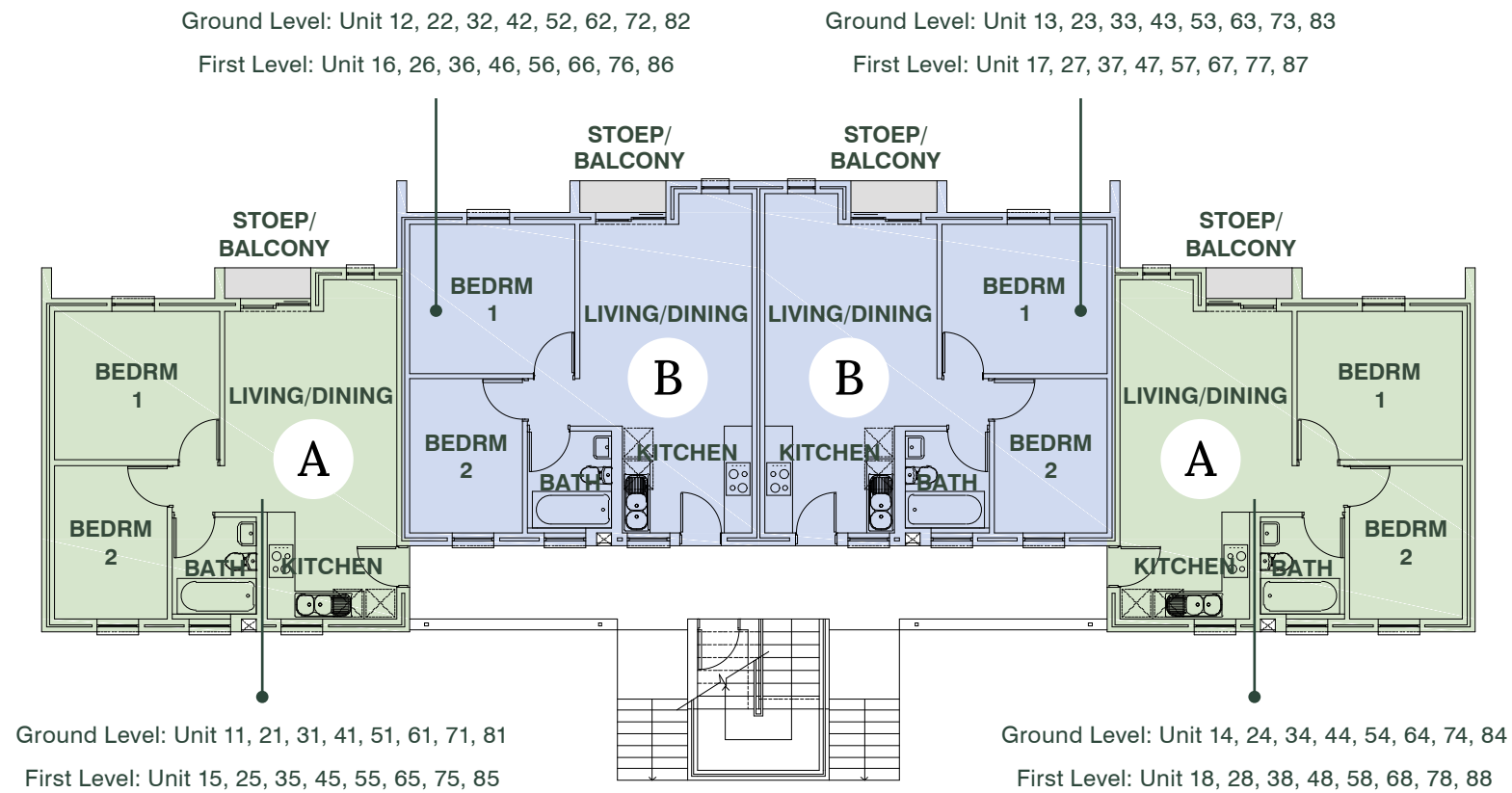


Shopping	
Victoria Mall Caledon	2.5 km
SPAR Caledon	2.9 km
Whale Coast Mall	39.1 km
Station Square Hermanus	42.2 km
Somerset Mall	72.5 km
Medical	
Caledon Hospital	2.9 km
Mediclinic Hermanus	40.9 km
Schools	
Overberg Primary School	500 m
Overberg High School	1.9 km
Curro Hermanus	39.1 km
Wine & Dine	
The Barn Restaurant Caledon	3.1 km
Ou Meul Bakery & Farmstall Botriver	28.2 km
Creation Wines	23.5 km
Wildeckrans Wine Estate	25.7 km
Benguela Cove Lagoon Wine Estate	40 km
Peregrine Farm Stall	45.7 km
The Orchard Farm Stall	48.6 km
Activities	
The Caledon Hotel, Spa and Casino	3.3 km
SA Forest Adventures	3.4 km
Greyton Nature Reserve	38.6 km
Arabella Hotel, Golf & Spa	36.8 km
Elgin Railway Market	48.3 km
Cape Canopy Tour	59.2 km



Your dream lifestyle awaits
you in the heart of Caledon.

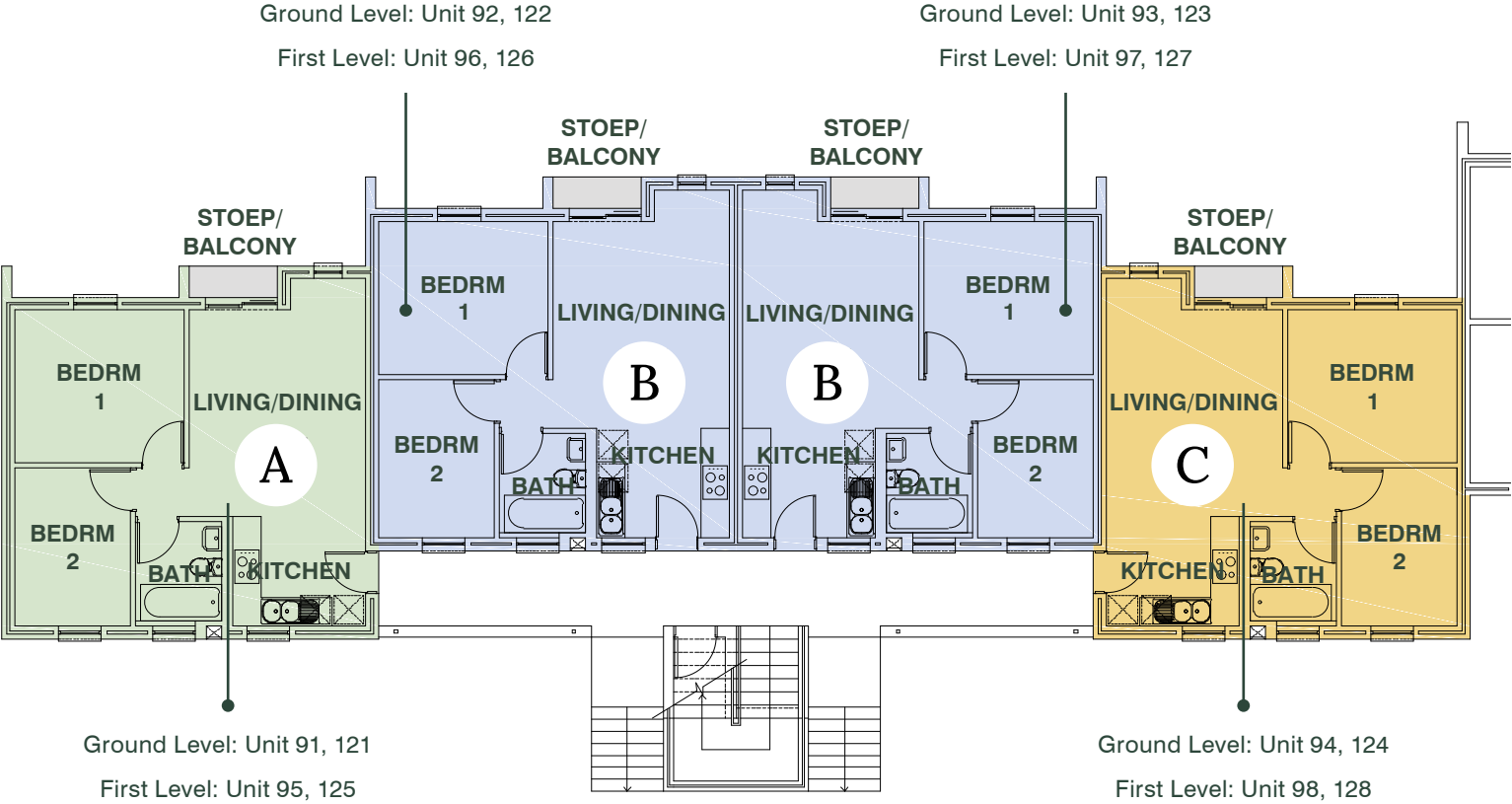
Block Typology: Block A (8 Blocks)



Block Numbers:
1, 2, 3, 4, 5, 6, 7, 8

8 Units:
4 on Ground Level | 4 on First Level

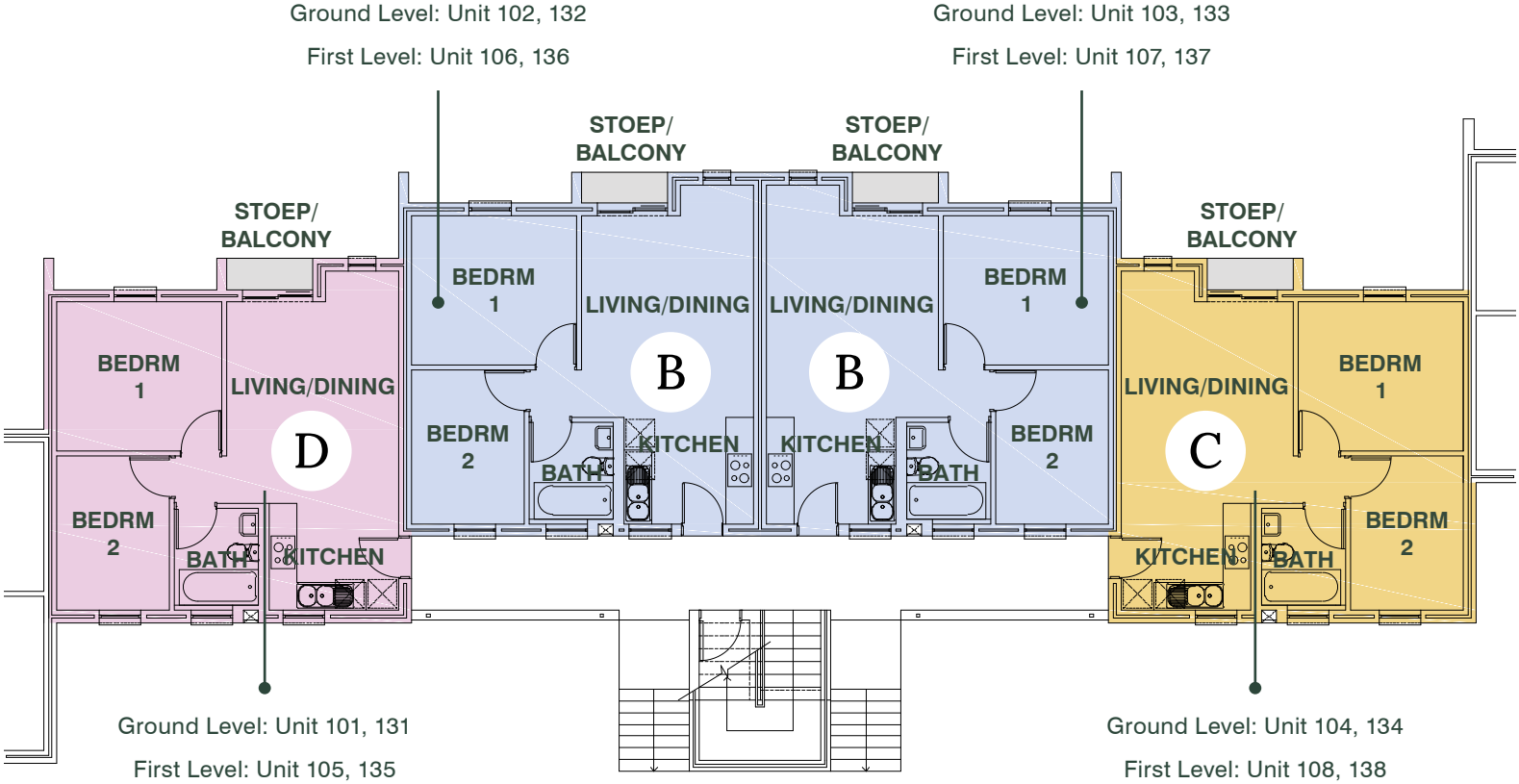
Block Typology: Block B (2 Blocks)



Block Numbers:
9, 12

8 Units:
4 on Ground Level | 4 on First Level

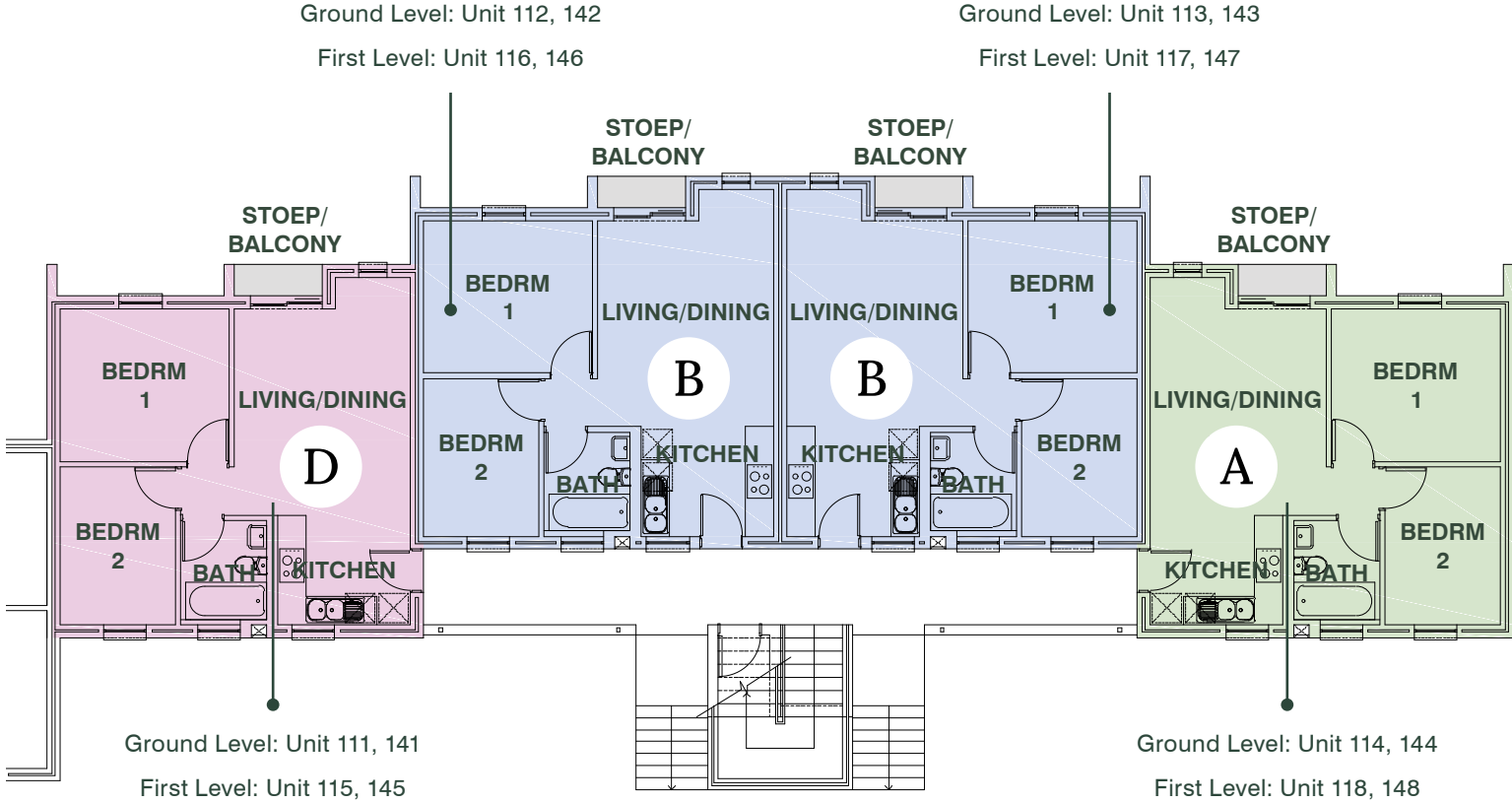
Block Typology: Block C (2 Blocks)



Block Numbers:
10, 13

8 Units:
4 on Ground Level | 4 on First Level

Block Typology: Block D (2 Blocks)



Block Numbers:
11, 14

8 Units:
4 on Ground Level | 4 on First Level

Unit Type



Unit Size

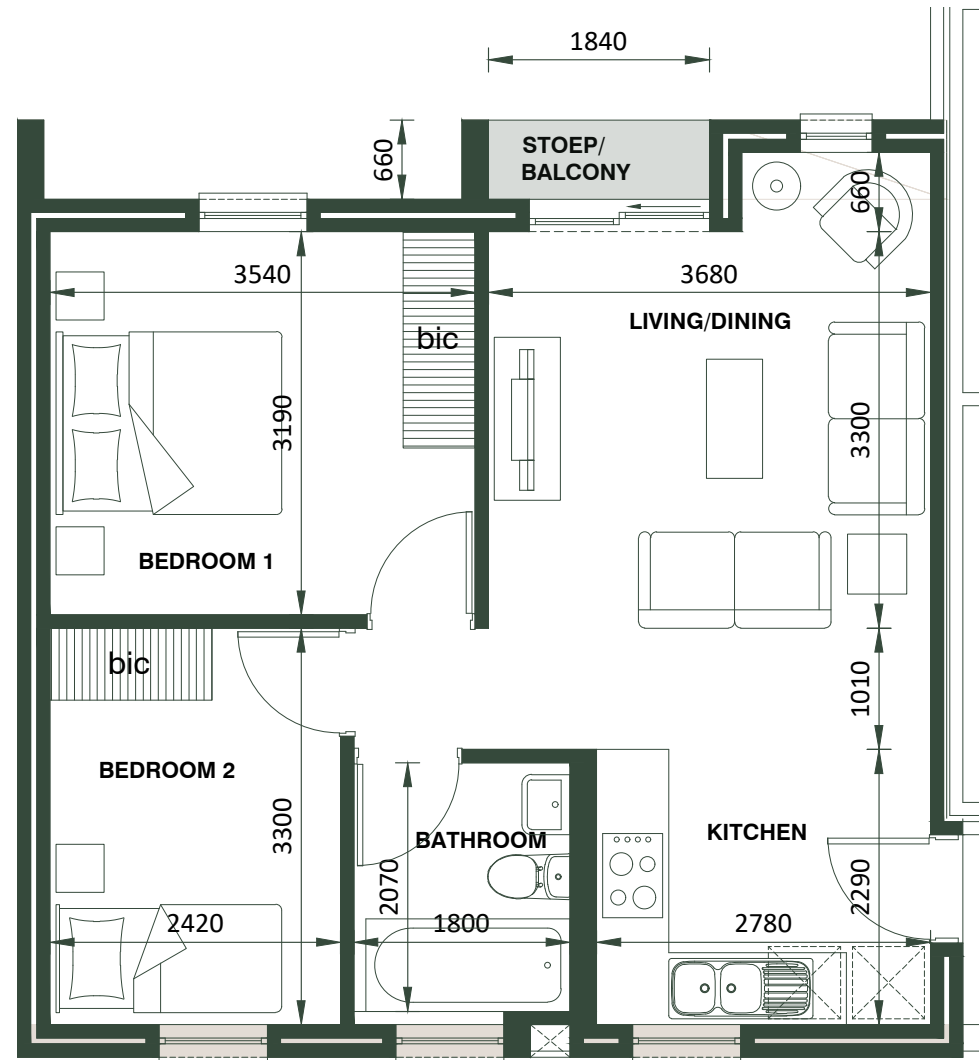
57m²

Stoep/Balcony

1.21m²

Total Unit Size

58.21m²



Unit concept sketch. All units will be built in accordance with the approved municipal building plans.

Unit Type



Unit Size

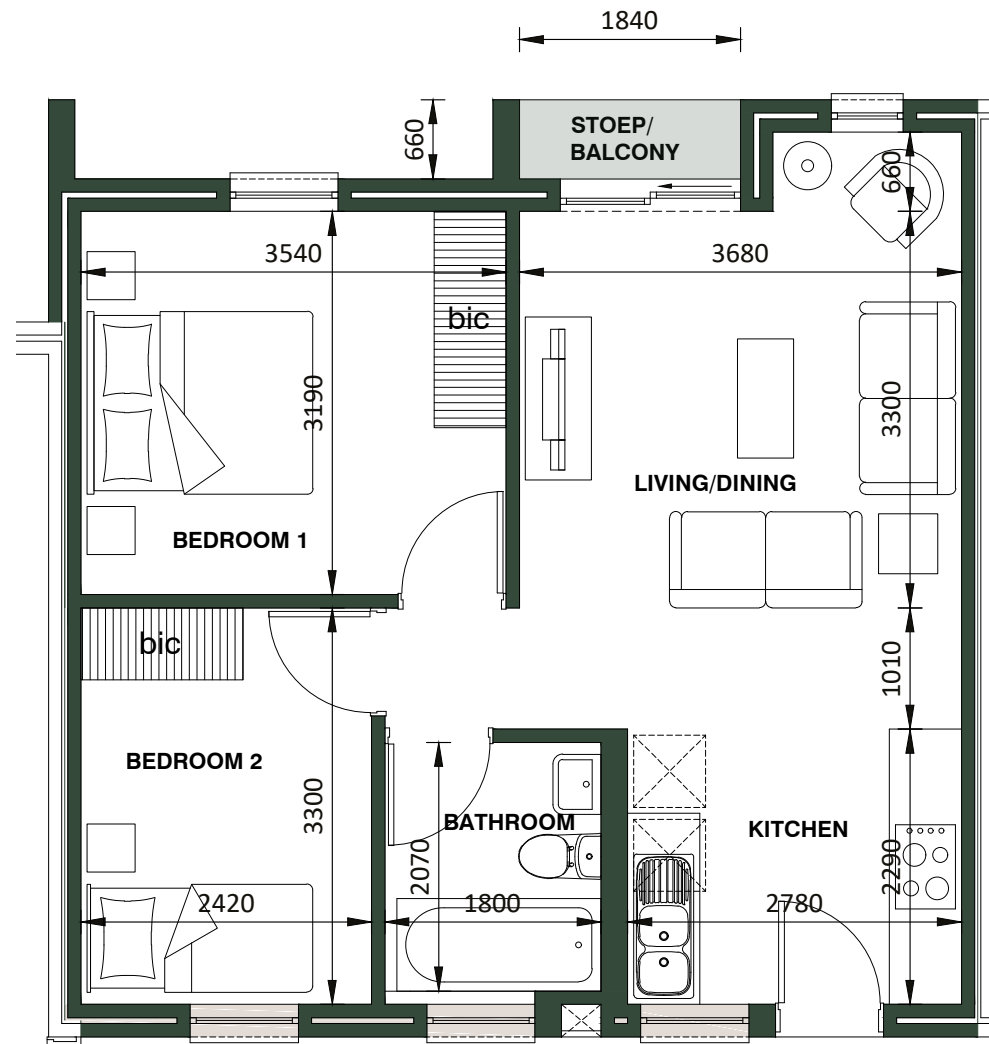
55.91m²

Stoep/Balcony

1.21m²

Total Unit Size

57.12m²



Unit concept sketch. All units will be built in accordance with the approved municipal building plans.

Unit Type



Unit Size

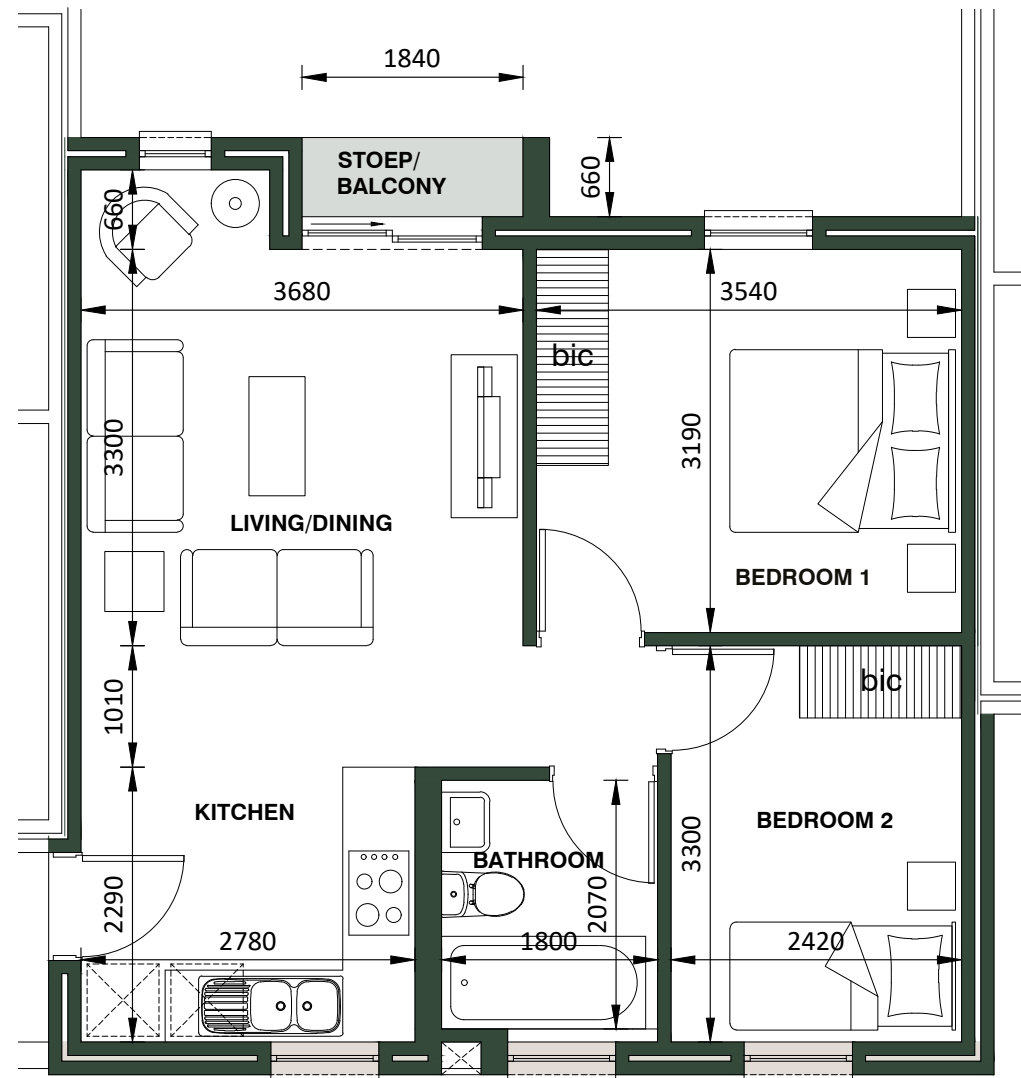
56.3m²

Stoep/Balcony

1.21m²

Total Unit Size

57.51m²



Unit concept sketch. All units will be built in accordance with the approved municipal building plans.

Unit Type



Unit Size

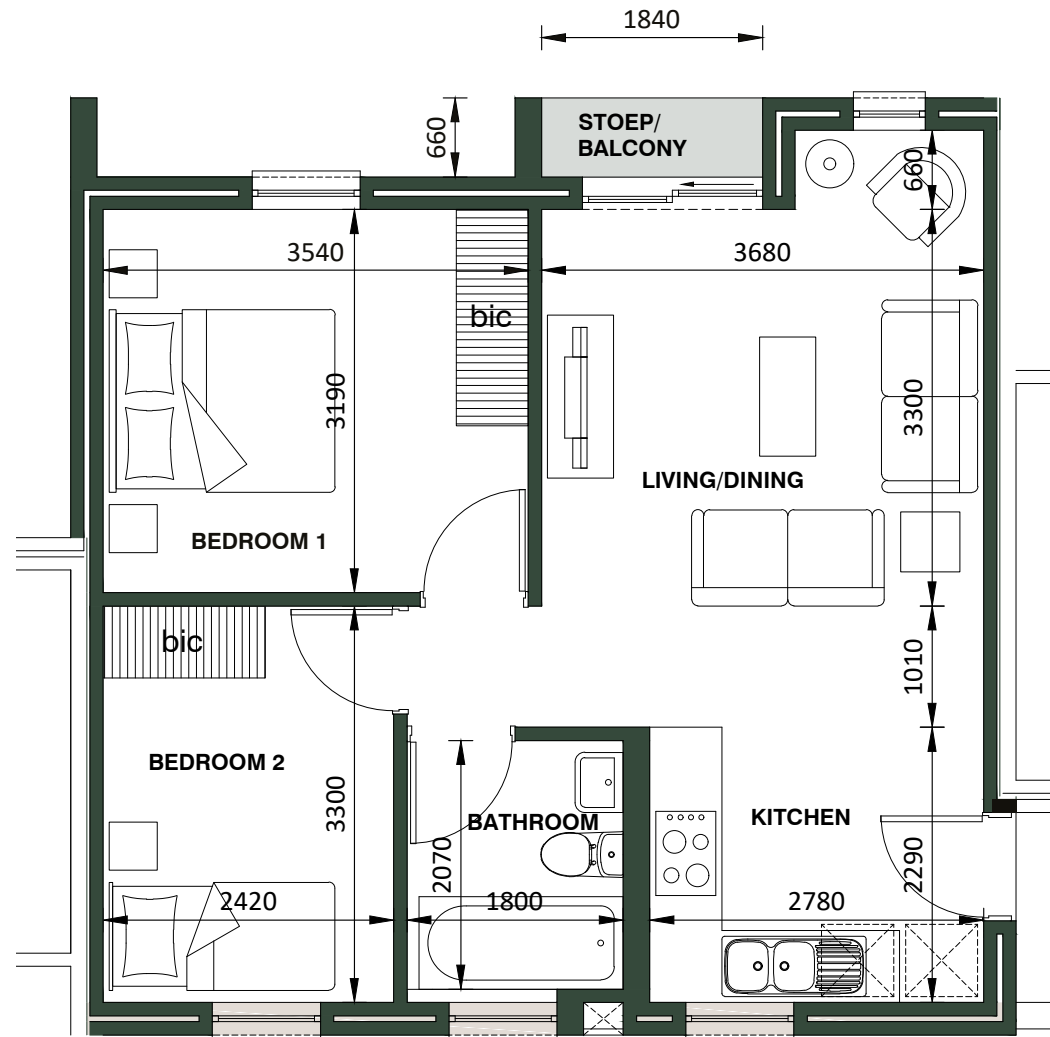
56.44m²

Stoep/Balcony

1.21m²

Total Unit Size

57.65m²



Unit concept sketch. All units will be built in accordance with the approved municipal building plans.



Don't miss your chance
to be a part of this
exceptional property
development.

Contact us today to secure your dream
apartment at Kleine Swartberg in Caledon,
Western Cape. Your perfect lifestyle awaits.



Discover a world of beauty and
tranquility at Kleine Swartberg.



For all queries and sales appointments

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