
FIRWOODS
RIVER ESTATE
PAARL · WESTERN CAPE
UNRIVALED
LUXURY
BROUGHT TO YOU BY
LO YO GROUP

FIRWOODS RIVER ESTATE

A STREAMLINED & PREMIUM PATH TO OWNERSHIP

7 EXCLUSIVE PLOT-AND-PLAN OPPORTUNITIES

Unrivalled Customization

Precision Delivery

A Seamless Journey

Transfer Payable on
Stand Component Only

ARCHITECTURAL DESIGN BY

VAN DER MERWE ORFFER ARCHITECTS




SPACE TO LIVE
EXCEPTIONALLY

PRICE:

R12 500 000







PROPERTY INFORMATION

ERF 44840

467 m² Erf Size

347 m² Floor Size

RESIDENCE FEATURES

4 Bedrooms

4.5 Bathrooms

Double Garage

LIFESTYLE FEATURES

Solar & Backup Power

Pool

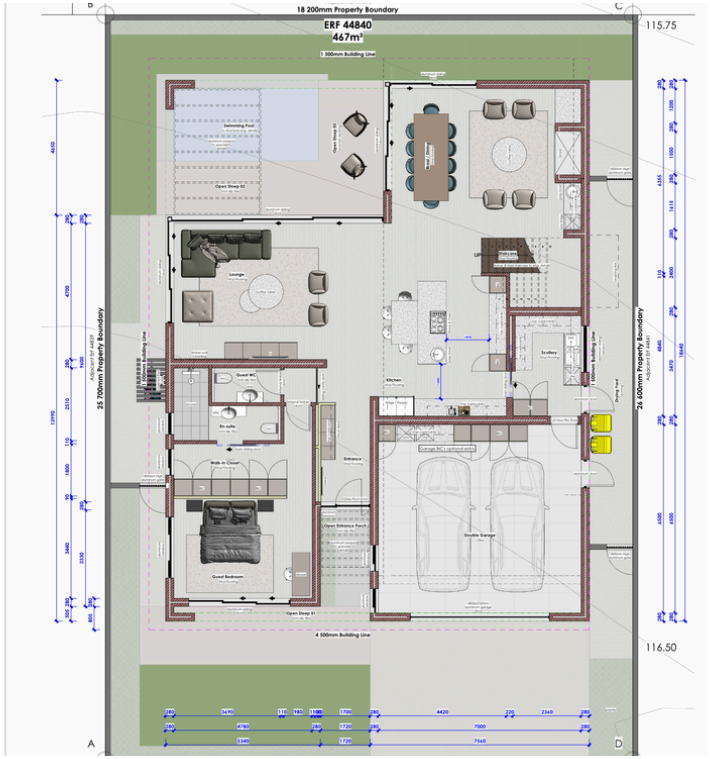
Open Plan Living

FLOOR PLAN

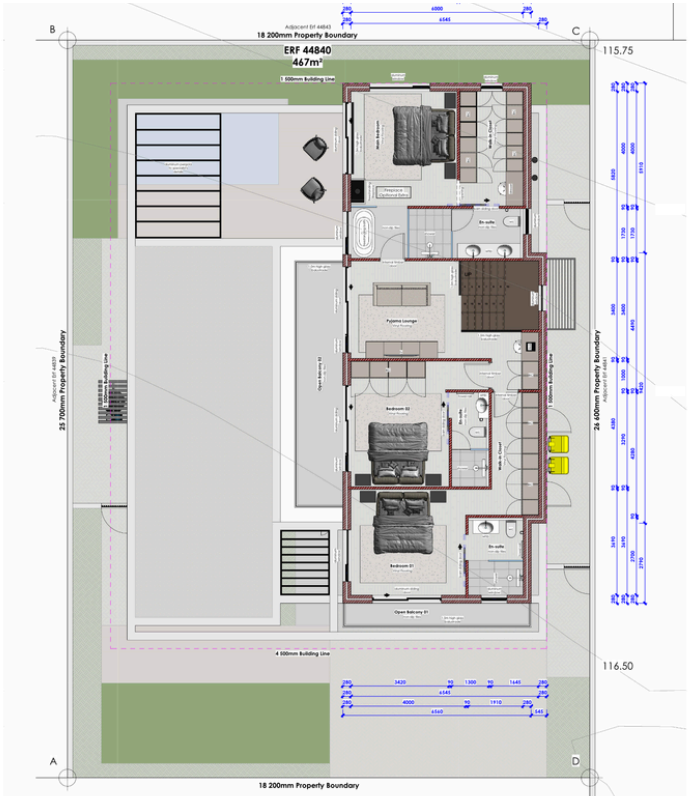
Clean lines, bold monochromatic contrasts, and seamless indoor-outdoor flow define this striking minimalist residence. Designed around effortless entertaining and contemporary living, the home combines refined simplicity, expansive open-plan spaces, and warm functional design.



ERF 44840
467 m²



GROUND FLOOR



FIRST FLOOR

PRICE:

R12 550 000







PROPERTY INFORMATION

ERF 44850

521 m² Erf Size

348 m² Floor Size

RESIDENCE FEATURES

4 Bedrooms

4.5 Bathrooms

Double Garage

LIFESTYLE FEATURES

Solar & Backup Power

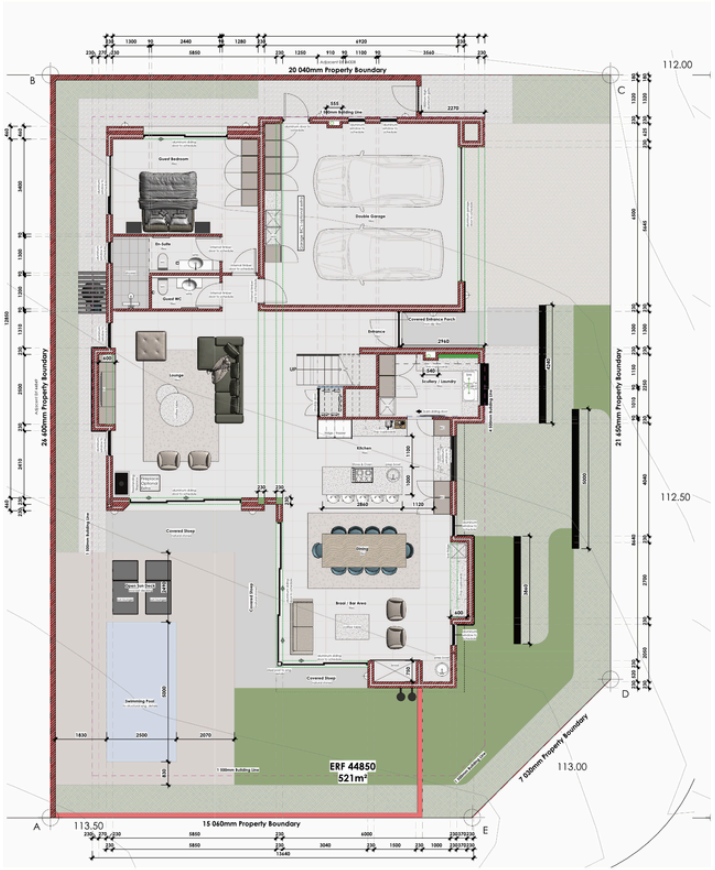
Pool

Open Plan Living

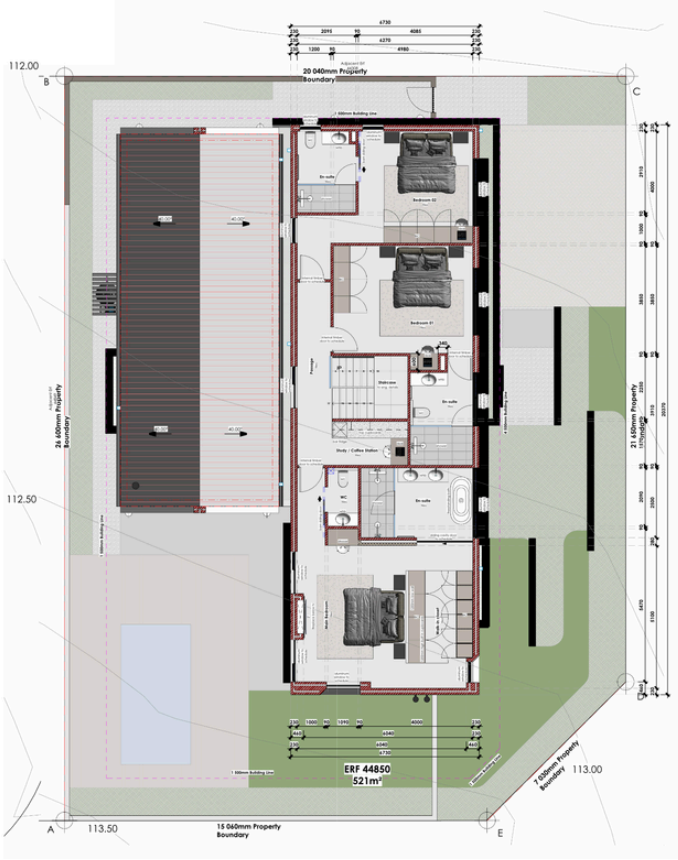
FLOOR PLAN

A considered layout that effortlessly balances open plan living with private sanctuary. Spacious interiors flow to outdoor spaces, creating a home designed for both connection and calm.





GROUND FLOOR



FIRST FLOOR



EFFORTLESS CAPE WINELANDS

LIFESTYLE ELEMENTS

LOCAL ON-SITE DELI

24-HOUR SECURITY ESTATE

OFFICE MEETING SPACE

CHILDREN'S WATER PARK

RIVER SPORTS

RIVERSIDE FACILITIES

INDOOR GYM

PADEL COURTS

WALKING TRAILS







PRICE:

R12 900 000







PROPERTY INFORMATION

ERF 44841

584 m² Erf Size

335 m² Floor Size

RESIDENCE FEATURES

4 Bedrooms

4.5 Bathrooms

Double Garage

LIFESTYLE FEATURES

Solar & Backup Power

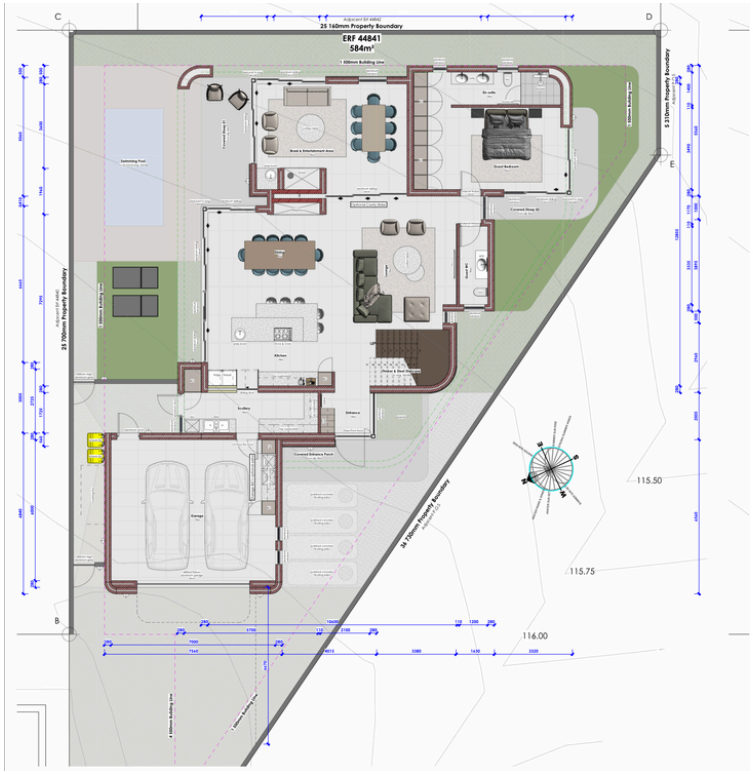
Pool

Open Plan Living

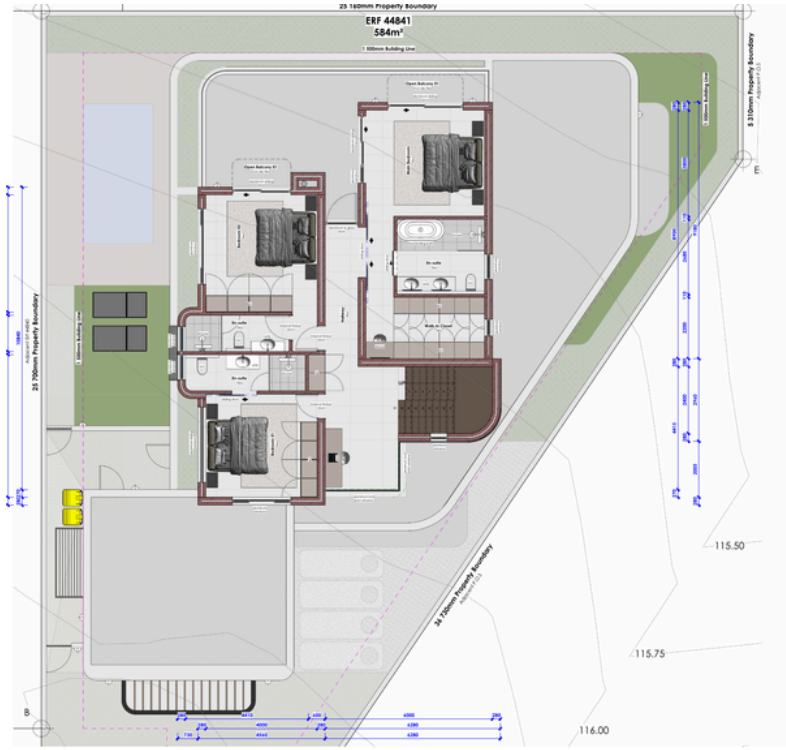
FLOOR PLAN

Defined by sweeping curves, sharp architectural lines, and layered natural textures, this contemporary residence balances sculptural design with warm, effortless living. Expansive entertainment spaces, seamless indoor-outdoor flow, and thoughtfully curated interiors create a home of refined sophistication.





GROUND FLOOR



FIRST FLOOR

PRICE:

R12 930 000







PROPERTY INFORMATION

ERF 44844

503 m² Erf Size

359 m² Floor Size

RESIDENCE FEATURES

4 Bedrooms

4.5 Bathrooms

Double Garage

LIFESTYLE FEATURES

Solar & Backup Power

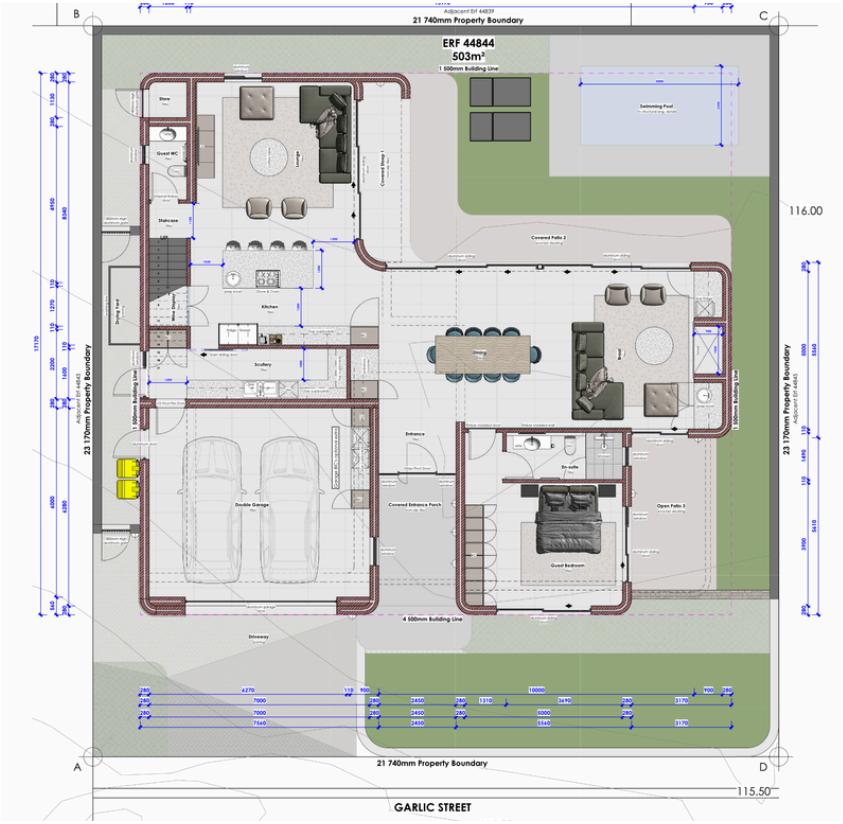
Pool

Open Plan Living

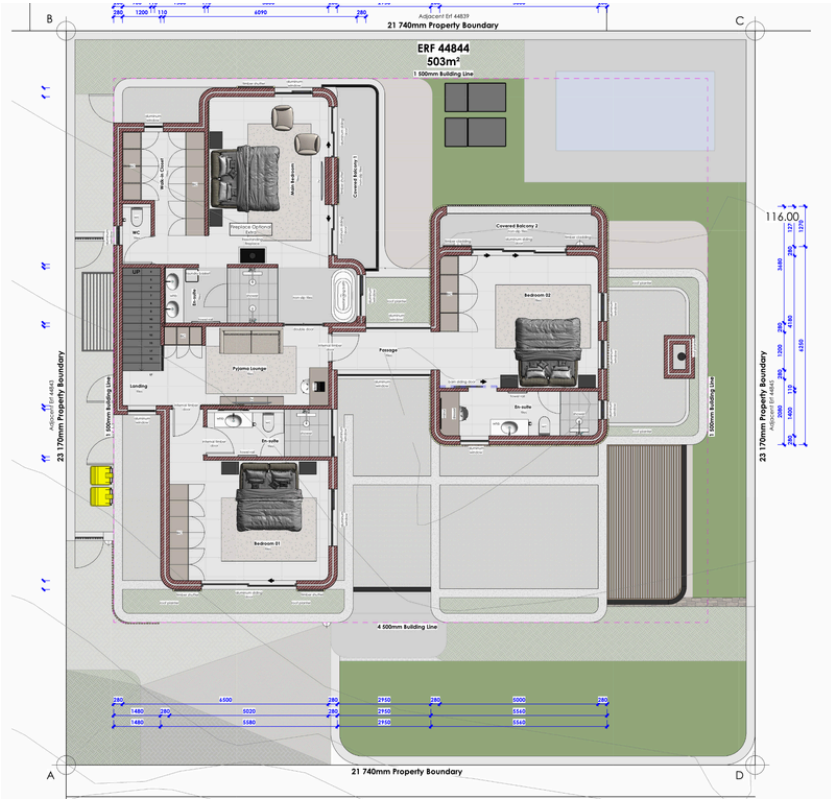
FLOOR PLAN

Sweeping curves, dramatic cantilevers, and expansive glass define this bold contemporary residence. Designed for seamless indoor-outdoor living, the home combines sculptural architectural form with warm, refined spaces created for effortless luxury and entertaining.





GROUND FLOOR



FIRST FLOOR


ARTISTRY IN
EVERYDAY LIVING

LIFESTYLE ELEMENTS







PANORAMIC MOUNTAIN VIEWS

SURROUNDING VINEYARDS

FYNBOS FLORA & FAUNA

EXCLUSIVE LOCATION IN PAARL

40HA WORKING FARM

DIRECT ACCESS TO BERG RIVER

14

GENTLEMAN'S ESTATE HOUSING

47

LUXURY ERVEN

70

ESTATE ERVEN

PRICE:

R13 150 000







PROPERTY INFORMATION

ERF 44849

521 m² Erf Size

365 m² Floor Size

RESIDENCE FEATURES

4 Bedrooms

4.5 Bathrooms

Double Garage

LIFESTYLE FEATURES

Solar & Backup Power

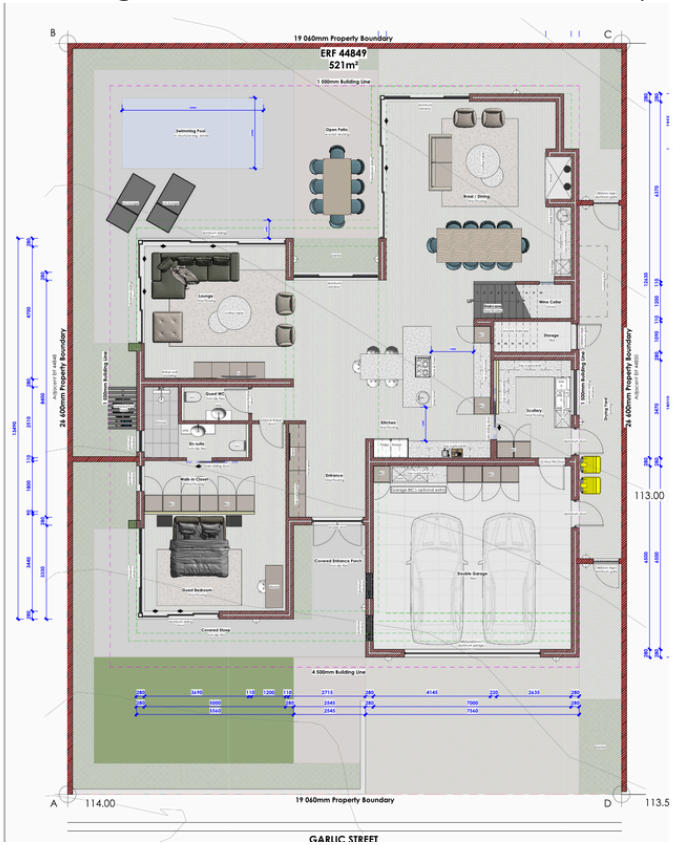
Pool

Open Plan Living

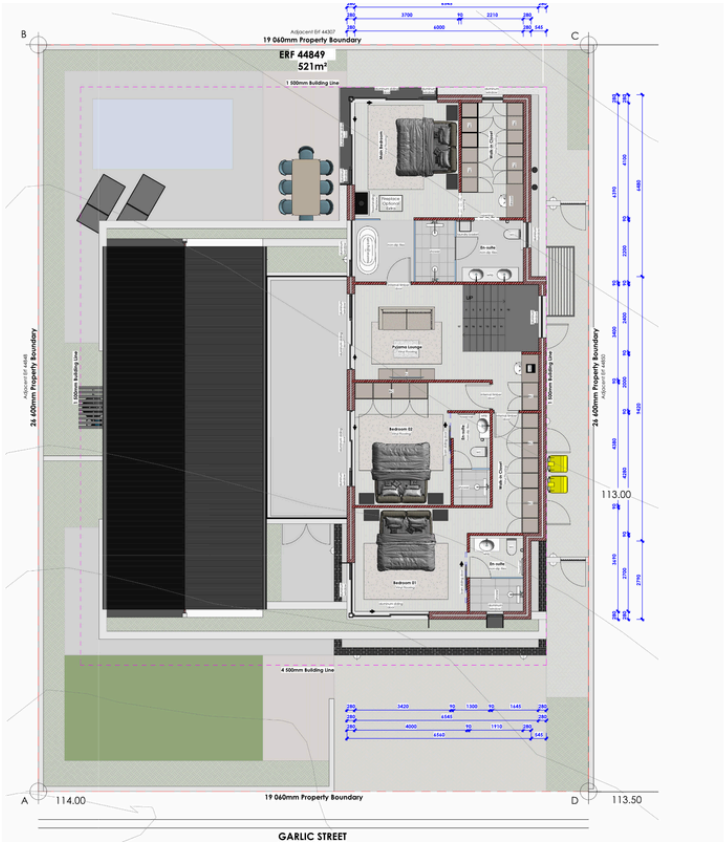
FLOOR PLAN

A bold interpretation of contemporary architecture, designed around clean geometry, dramatic overhangs, and seamless indoor-outdoor living. Spacious open-plan interiors flow effortlessly toward the covered patio, pool, and entertainment spaces, creating a home of both comfort and sophistication.





GROUND FLOOR



FIRST FLOOR

PRICE:

R13 270 000







PROPERTY INFORMATION

ERF 44843

568 m² Erf Size

368 m² Floor Size

RESIDENCE FEATURES

4 Bedrooms

4.5 Bathrooms

Double Garage

LIFESTYLE FEATURES

Solar & Backup Power

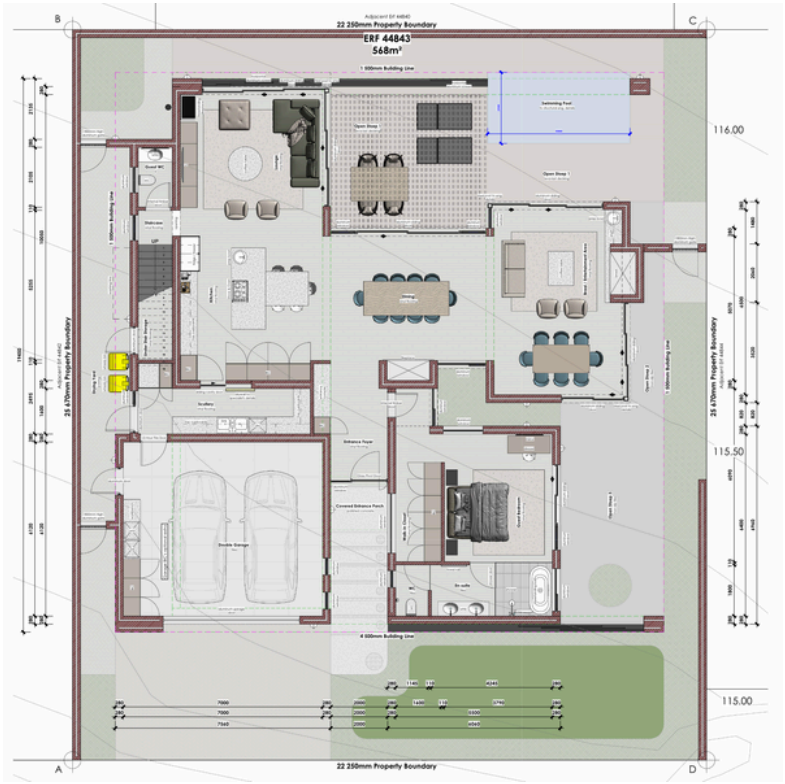
Pool

Open Plan Living

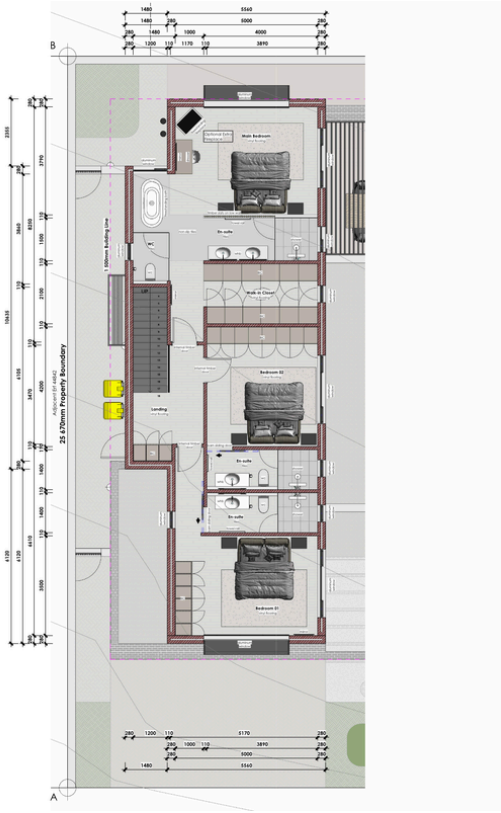
FLOOR PLAN

Bold dark tones, raw textured materials, and clean contemporary lines define this striking modern residence. Designed around effortless open-plan living and refined entertaining, the home balances moody architectural drama with warm, sophisticated interiors.





GROUND FLOOR



FIRST FLOOR

PRICE:

R13 500 000







PROPERTY INFORMATION

ERF 44842

571 m² Erf Size

375 m² Floor Size

RESIDENCE FEATURES

4 Bedrooms

4.5 Bathrooms

Double Garage

LIFESTYLE FEATURES

Solar & Backup Power

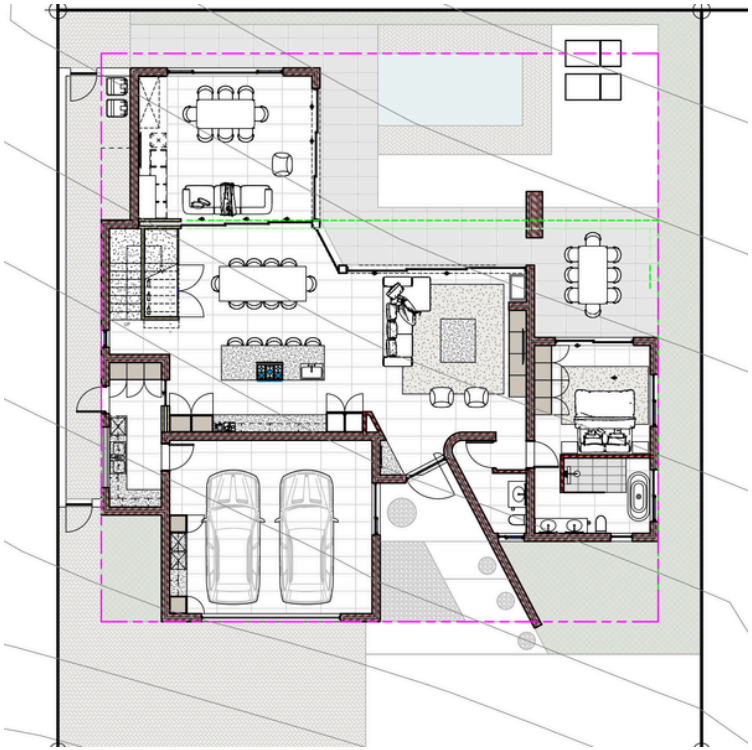
Pool

Open Plan Living

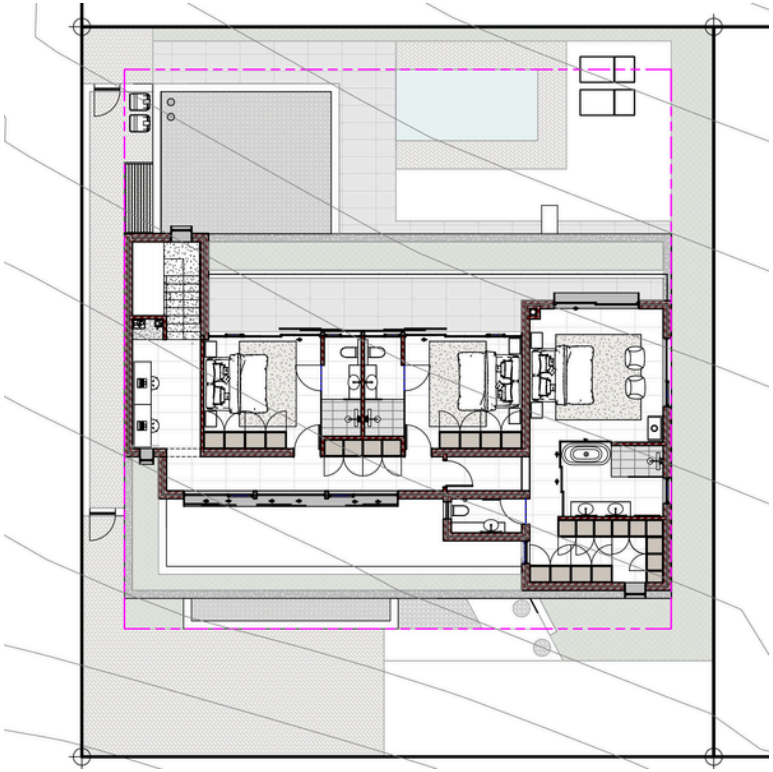
FLOOR PLAN

Defined by expansive glass, bold concrete forms, and seamless indoor-outdoor flow, this contemporary residence is designed for effortless modern living. Open-plan interiors, striking architectural detailing, and thoughtfully curated entertainment spaces create a home of refined luxury and sophistication.





GROUND FLOOR



FIRST FLOOR



WHERE LUXURY AND
PANORAMIC PERFECTION MEET


Paarl Gimnasium
Mediclinic Paarl
Nederburg Wines
WORCESTER
BERG RIVER
PAARL
Toringkerk
R101
Paarl Boys' High School
Paarl Rock
R45
Grand Roche
N1
KWV
SUID-AGTER-PAARL RD
Spice Route
Laborie Centre
Paarl Mall
Boschenmeer Golf Estate
Laborie Wine Estate
Fairview Estate
FIRWOODS
RIVER ESTATE
Courtrai Primary School
R301
CAPE TOWN
R101
R45
N1
Simonsvlei Wines
BERG RIVER
Val De Vie
FRANSCHHOEK
N
W
E
S



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