



HARBOUR BAY

VILLAGE

LIFE

STARTS HERE

EXCLUSIVE RETIREMENT LIVING
SIMONSTOWN



LOCATED IN SIMONSTOWN ON THE CAPE
PENINSULA COASTLINE, HARBOUR BAY VILLAGE
IS A TRULY UNIQUE RETIREMENT OFFERING.

Perfectly situated within Harbour Bay, a multi-functional development that combines luxury residence with world-class amenities such as retail, restaurants and a sophisticated medical facility. More than just a normal development, Harbour Bay is a blend of superior lifestyle comforts and conveniences that are found right on your doorstep. There is no need to venture far when every aspect of living life well has been provided for.

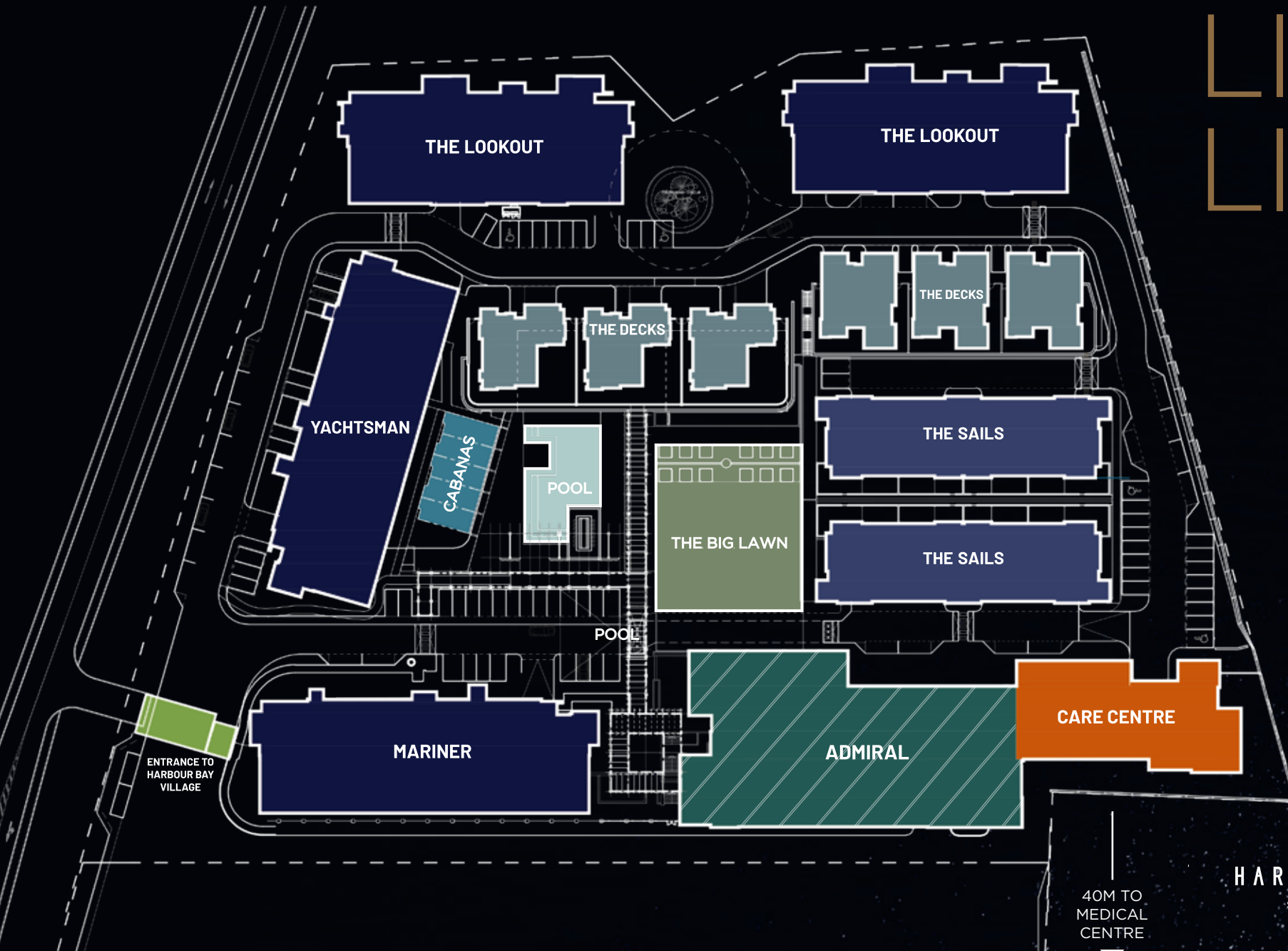
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|---|---|---|--|
|  | Beautiful ocean views |  | Superb lifestyle shopping centre, including Woolworths Food, Pick n Pay and Clicks |
|  | In close proximity to the mountains |  | Banking |
|  | Sophisticated day hospital and world class medical centre |  | Resort style pool & gym |
|  | Upmarket eateries and coffee shops |  | Holistic health spa |



LIVE LIFE WELL

Harbour Bay Village is the pinnacle of exclusive retirement living for the 50+. Here, peace of mind is paramount – from your health and wealth, to your lifestyle and personal security.

The development offers the opportunity to live a luxurious, carefree, retired life in the most carefully considered estate imaginable. Designed, developed and managed with the discerning investor and retiree in mind, it's an exceptional solution for people looking to secure their future retirement in style.



- | | |
|--|---|
|  LUXURY APARTMENTS |  DAY HOSPITAL & MEDICAL SUITES |
|  EXCLUSIVE GARDEN COTTAGES |  STATE-OF-THE-ART SECURITY & SMART VILLAGE |
|  LUXURY GARDEN VILLAS |  ON-SITE FITNESS & BEAUTY CENTRE |
|  PREMIER LIVING SUITES |  RECEPTION, CONCIERGE, CLUBHOUSE, LOUNGE, RESTAURANT & BUSINESS CENTRE |
|  CABANAS |  POOL |
|  FRAIL CARE CENTRE |  THE BIG LAWN |

40M TO
MEDICAL
CENTRE

70M TO
HARBOUR BAY
SHOPPING
CENTRE

200M TO
THE BEACH





LIVE LIFE EASY

WHERE COMMUNITY & CONVENIENCE ARE KEY

There are so many opportunities to make the most of life at Harbour Bay Village. Choose how to spend your days rediscovering forgotten hobbies or exploring new ones:

- sailing outings on the Harbour Bay yacht
- daily yoga and exercise classes
- join our resident garden guru in exploring our herb gardens
- socialise with friends and family at nearby restaurants and coffee shops
- participate in leisure activities at the clubhouse

At Harbour Bay Village, emphasis is placed on ensuring that day-to-day practicalities are easily taken care of:

- concierge service
- indoor heated pool and gym
- laundry and cleaning services
- nearby grocery and convenience stores
- daily catered dining
- smart village with high speed internet
- members bar
- 24hr medical centre, frail care and memory care
- holistic health spa
- Captain's Cabin clubhouse
- relax in the library lounge
- resort style pool & cocktail bar
- bistro





WHERE LOCAL ATTRACTIONS ARE A STONE'S THROW AWAY

Harbour Bay Village is enviably close to stunning beaches, the pristine surrounds of Cape Point Nature Reserve and the historic village of Simonstown. Explore and experience the best that the Cape Peninsula has to offer:

- Sip world-renowned wines on estates of nearby Constantia Valley and Cape Point Vineyards
- Tee off at local golf courses in Simonstown and Clovelly
- Enjoy deep-water fishing charters in False Bay
- Dine at stylish restaurants in and around Cape Town
- Hike, bike or walk along the countless trails of Table Mountain National Park
- Cast off & reel in with your toes in the sand on Glencairn Beach
- World class beaches & open water swimming
- Wreck scuba diving
- Swim with the penguins at Boulders Beach
- Catch of the day in Kalk Bay harbour
- Visit Cape Point

LIVE LUXURIOUSLY

WHERE THE LIVING IS EASY & THE SURROUNDS ELEGANT

Designed and opulently fitted out and finished, our exclusive accommodation offerings range from state-of-the-art premier living suites to luxury apartments, tranquil garden cottages and magnificent garden villas. Carefully constructed to maximise sea and mountain vistas, each unit is an exercise in understated sophistication.



WHERE YOUR HOME IS YOUR FINANCIAL INVESTMENT

Making the right financial decisions is one of the keys to financial security. What makes Harbour Bay Village so unique in its retirement offering is that it allows residents to secure their family's financial security and future retirement. Instead of a Life Right Scheme, you own your home through an integrated Sectional Title Scheme:

- Owners can bequeath their properties to heirs/beneficiaries
- Properties can be rented out for additional income
- Owners can seed their benefits to their tenants
- Owners receive capital growth from their investment property
- On selling, owners receive 100% investment capital back and 75% of the profit
- No refurbishment fees on resale
- No transfer duty applicable



FITNESS CENTRE



PREMIER
LIVING SUITES



DAY HOSPITAL
& FRAIL CARE



HEALTH PRACTITIONER,
DOCTOR, DENTAL,
RADIOLOGY & PATHOLOGY



RESTAURANT &
CLUBHOUSE



RESORT SYLE POOL
& COCKTAIL BAR



CONCIERGE



HOLISTIC HEALTH
SPA

LUXURY APARTMENTS

[YACHTSMAN]

Our warm and sunny, spacious apartments offer contemporary interior design with impressive finishes. Lavishly equipped with Smeg appliances, Bio Fuel fireplaces and high-end finishes, they feature large balconies and / or patio gardens with built-in braai's, secure basement parking, storerooms and a choice of 2 colour palettes. Choose between designer studio's, 1, 2 or 3-bedroom apartments and exquisite penthouses. Enjoy spectacular sea views, sunrises, whale watching, or a braai with friends, the choice is yours.

Priced between: R2 700 000 – R11 950 000



PENTHOUSES
2 PARKING BAYS &
STOREROOM

STUDIO
APARTMENTS
1 PARKING BAY

1 BED | 1 BATH
APARTMENTS
1 PARKING BAY

2 BED | 2 BATH
APARTMENTS
2 PARKING BAYS &
STOREROOM

3 BED | 3 BATH
APARTMENTS
2 PARKING BAYS &
STOREROOM

EXCLUSIVE GARDEN COTTAGES

[THE SAILS]

The architecturally-styled spacious garden cottages, offering 2 bedrooms and 2 bathrooms, are all equipped with a designer kitchen, open plan living space, laundry and / or drying bay, patio or balcony, built-in braai, single garage and carport. Overlooking Babylonstoren-inspired herb gardens, with water features woven together by a network of walkways, it's a tranquil neighbourhood setting that provides a sense of community, whilst still maintaining residents' privacy.

Priced between: R3 995 000 – R4 700 000



2 BED | 2 BATH
GARDEN APARTMENTS
1 PARKING BAY & GARAGE

LUXURY GARDEN VILLAS

[THE DECKS]

These opulent, single and double storey homes with 2 or 3 bedrooms, and 2,5 bathrooms are equipped with a designer kitchen, open plan living space, private patio with built-in braai, sparkling lap pool, laundry, double garage, visitors parking bay and an exclusive-use garden. All these sophisticated homes enjoy sea views, top of the range finishes, Smeg appliances, a choice of 2 colour palettes and fireplaces. Retire without compromise.

Priced between: R4 850 000 – R13 500 000



2 BED | 2,5 BATH
VILLAS
SINGLE GARAGE
1 PARKING BAY AND GARDEN

3 BED | 2,5 BATH
VILLAS
DOUBLE GARAGE, LIFT,
GARDEN AND LAP POOL

PREMIER LIVING SUITES

[ADMIRAL]

Offering both sunny north-facing mountain views or breathtaking sea views across False Bay, choose from luxury hotel-style studio suites to spacious 1 & 2-bedroom apartments and a choice of 2 colour palettes. Premier Living includes 24hr medical care, nutritionally balanced meals, laundry, cleaning services and all the benefits of assisted living. Situated in close proximity to all amenities, including the business centre, bar, restaurant, library, lounge and medical care centre. The added convenience of full concierge and room service, provides the discerning investor with a unique, luxury hotel living experience.

Priced between: R1 675 000 – R8 250 000



STUDIO
APARTMENTS

1 BED | 1 BATH
APARTMENTS
1 PARKING BAY

2 BED | 1,5 BATH
APARTMENTS
1 PARKING BAY

6 BED
FRAIL CARE
FACILITY

LIVE IN COMFORT

WHERE YOUR HOME REFLECTS YOUR LIFESTYLE CHOICES

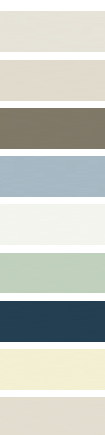
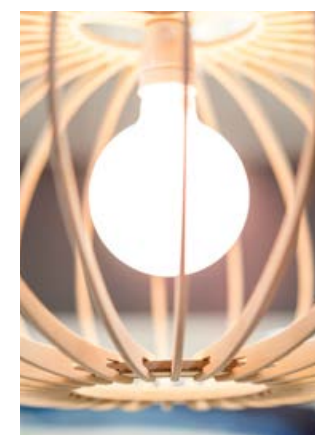
Owners can choose from two classic interior schemes - Canvas or Hull, each reflecting different moods of the nearby ocean and surrounds, thanks to a choice of easy-on-the-eye colour palettes.

Fully furnished furniture packages available on request.

hansgrohe

smeg

TopLiving
KITCHENS



HULL VS.

HULL

This contemporary interior scheme features a series of moody maritime references - including warm timber and brickwork as well as textured concrete and sleek steel detailing.

CANVAS

CANVAS

Inspired by sunbleached ships' sails and the beautiful grains of timeworn driftwood - this light and bright interior scheme is a timeless take on chic seaside living.

LIVE LIFE IN GOOD HEALTH

WHERE YOUR HEALTH IS IN EXCELLENT HANDS

All healthcare services at Harbour Bay Village are provided by Medwell SA, the leading provider of healthcare that focuses on independent living and at-home rehabilitation and recovery. Every resident has access to the Harbour Bay Village Medical Care Centre and its facilities, which includes a 10-bed frail care centre. An adjacent medical centre with doctors, dentistry, pathology, radiology and renal services means that daily healthcare needs and concerns are easily seen to and managed.

- fully functioning day hospital
- premier living and frail care services
- 24hr on-site medical care professionals
- standard clinic services
- general and specialised home visits
- basic on-site medical procedures and preventative care
- memory care centre
- dedicated assisted living units



LIVE SECURELY

WHERE YOUR SAFETY & SECURITY ARE ALWAYS ASSURED

We know how crucial personal safety and privacy is for our residents, which is why we have a series of the most advanced security measures available in place.

- professionally trained 24hr on-site security and response team
- internal access control
- state-of-the-art perimeter fences
- internal and external Smart Camera systems
- internal intercom systems within the Harbour Bay community
- on-site concierge team
- smart village





HARBOUR BAY

VILLAGE

EXCLUSIVE RETIREMENT LIVING

LIVE THE COASTAL DREAM YOU'VE EARNED IT!

Your independent lifestyle, health, wealth and safety are the cornerstones of our unique, coastal luxury retirement offering.



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PARTNERS

C&A FRIEDLANDER
RECYCLING



Medwell SA
The Home Health Care Specialists



FINANCED BY



DEVELOPED BY



EPCM LATITUDE DEVELOPMENT (PTY) LTD

ASSEMBLED BY



www.harbourbayvillage.co.za