



PREEKSTOEL  
BEACH ESTATE

LUXURIOUS  
HOMES  
FOR SALE

A shorefront development situated on  
the Garden Route with breathtaking  
views.

NEW BEACHFRONT  
DEVELOPMENT

ON SHOW | STANDS FROM R495 000

# A B U N D A N T L U X U R Y

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Situated on the coast of Stilbaai East, on the edge of the Geelkrans Walking Route is Preekstoel Beach Estate. A fantastic exclusive beach house development with unparalleled views of the Stilbaai Peninsula.

The building style is aimed at families who desire a practical yet sophisticated lifestyle. Freestanding homes and full-title townhouses will be available, perfect for holiday homes or for those that are ready to downscale.

Preekstoel Beach Estate also offers a clubhouse, leisure areas, fully fenced access to the beach, as well as a hotel and spa.



G A T E D B E A C H A C C E S S



C L U B H O U S E



H O T E L & S P A



B O A T S T O R A G E F A C I L I T I E S



B E A C H F R O N T W A L K W A Y S



M U L T I P L E R E C R E A T I O N A L A R E A S

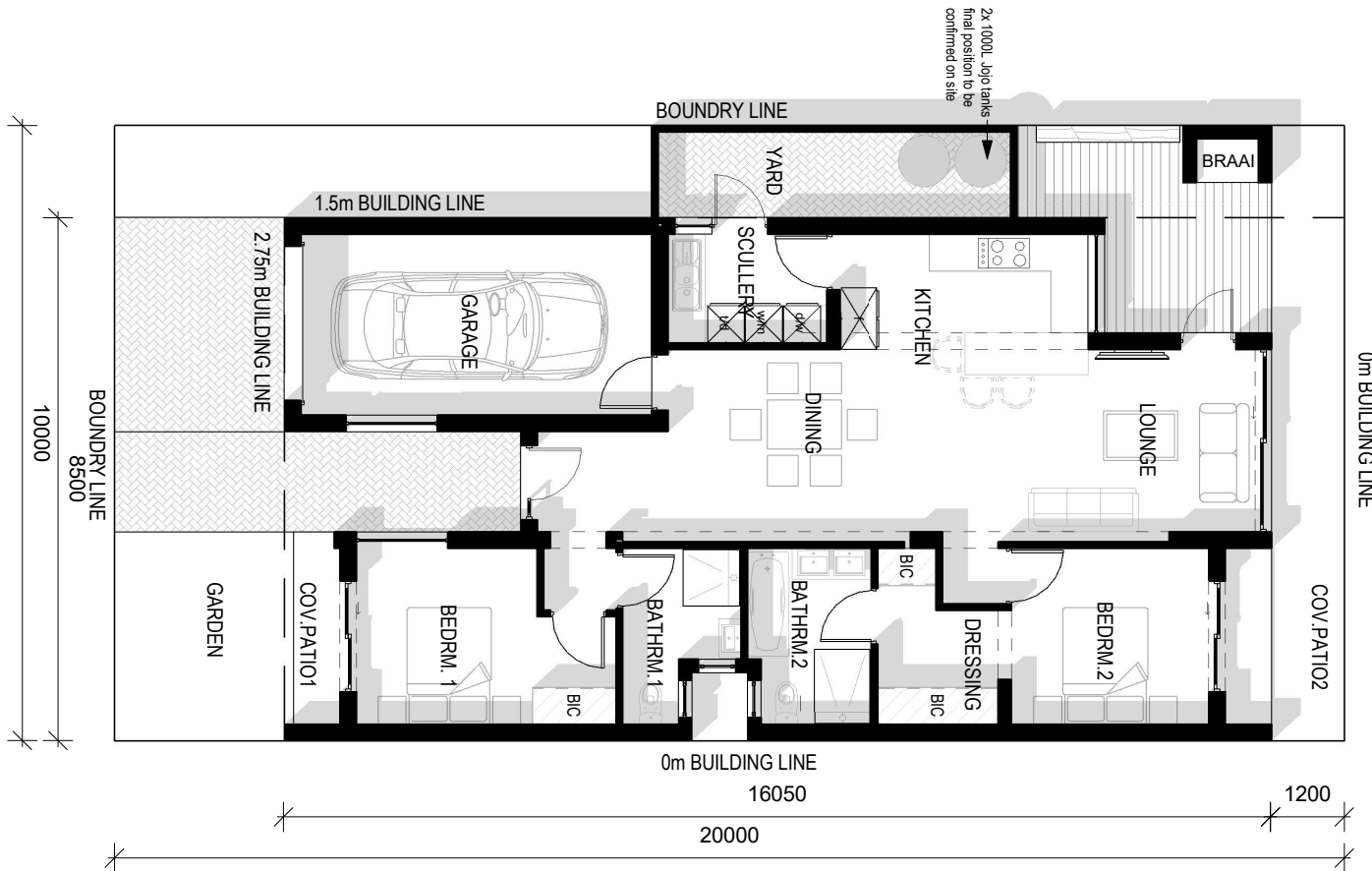


# PLAN TYPE I

ARTIST IMPRESSIONS



# PLAN TYPE I



## TYPE I

House: 96m<sup>2</sup>

Garage: 21m<sup>2</sup>

Entry porch: 1m<sup>2</sup>

Patio: 5m<sup>2</sup>

Timber deck: 15m<sup>2</sup>

Total Area: 138m<sup>2</sup>

R2 695 000

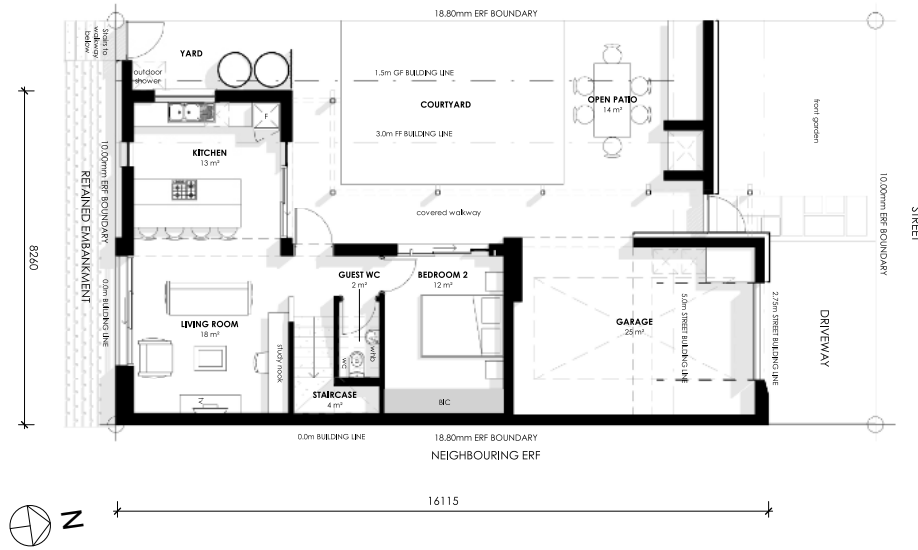
# PLAN TYPE 2A

ARTIST IMPRESSIONS

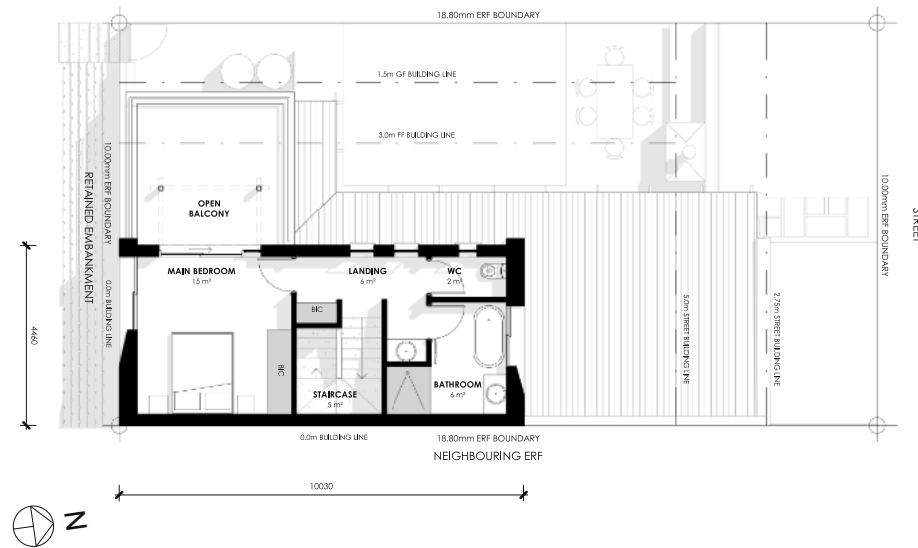


# PLAN TYPE 2A

## TYPE 2A - GROUND FLOOR



## TYPE 2A - FIRST FLOOR



## TYPE 2A

House: 62m<sup>2</sup>

Garage: 29m<sup>2</sup>

House First Floor: 46m<sup>2</sup>

Sun deck or terrace: 15m<sup>2</sup>

Total Area: 152m<sup>2</sup>

R2 805 000

# PLAN TYPE 2B

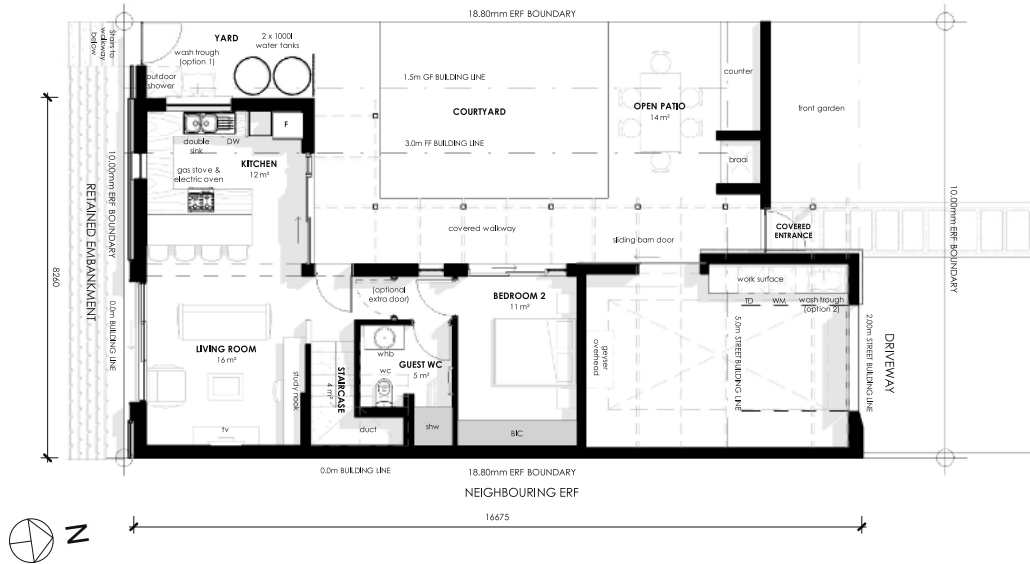
ARTIST IMPRESSIONS

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# PLAN TYPE 2 B

## TYPE 2 B - GROUND FLOOR



## TYPE 2 B

House: 62m<sup>2</sup>

Garage: 29m<sup>2</sup>

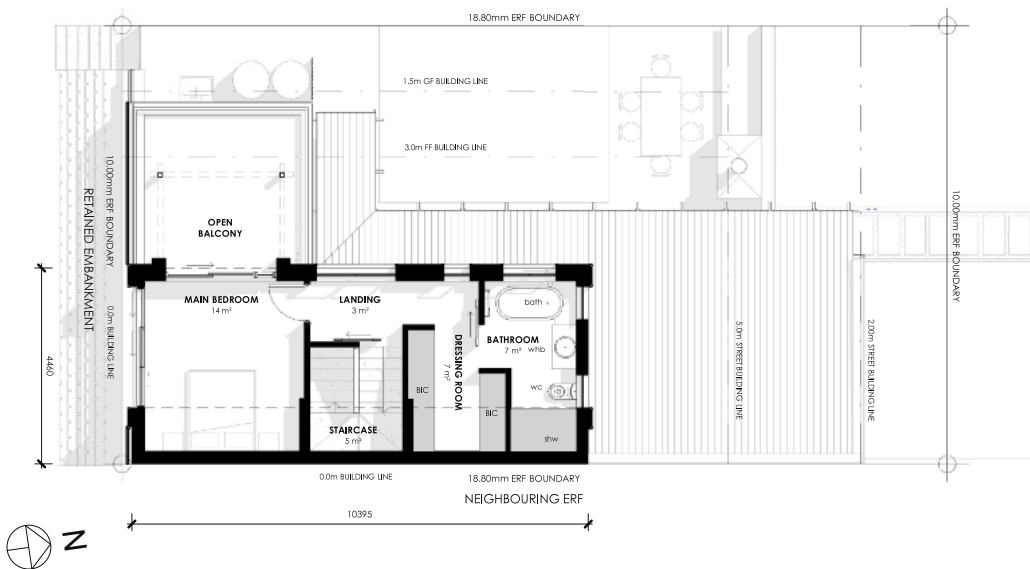
House First Floor: 48m<sup>2</sup>

Sun deck or terrace: 15m<sup>2</sup>

Total Area: 154m<sup>2</sup>

R3 360 000

## TYPE 2 B - FIRST FLOOR





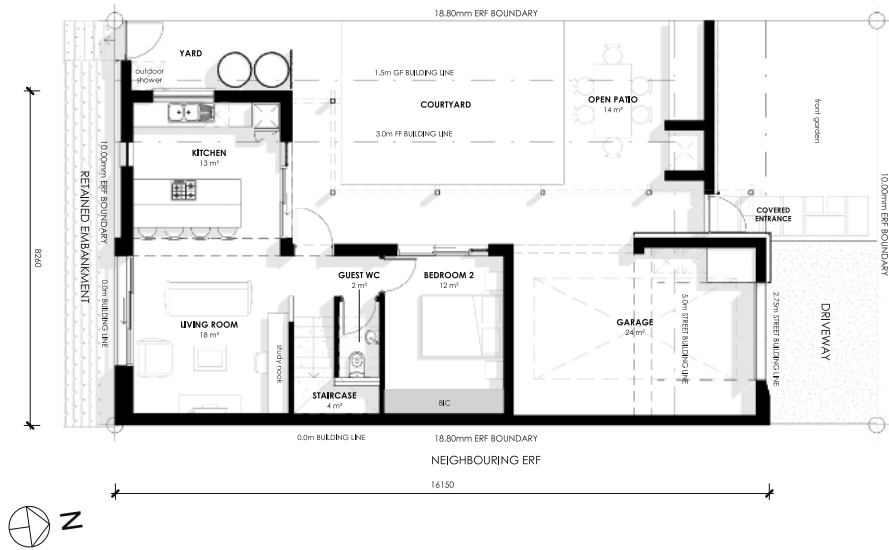
# PLAN TYPE 3A

ARTIST IMPRESSIONS

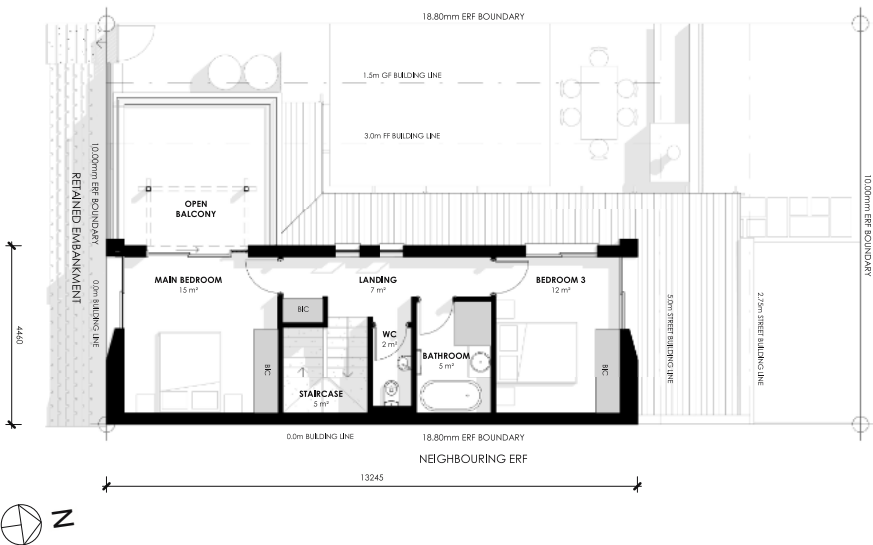


# PLAN TYPE 3A

## TYPE 3A - GROUND FLOOR



## TYPE 3A - FIRST FLOOR



## TYPE 3A

House: 62m<sup>2</sup>

Garage: 29m<sup>2</sup>

House First Floor: 63m<sup>2</sup>

Sun deck or terrace: 15m<sup>2</sup>

Total Area: 169m<sup>2</sup>

R3 135 000

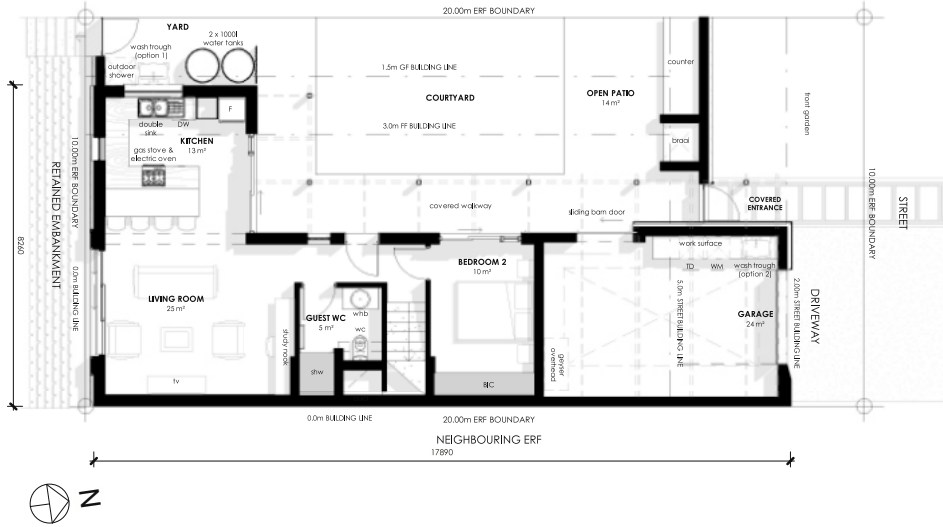
# PLAN TYPE 3B

ARTIST IMPRESSIONS



# PLAN TYPE 3B

## TYPE 3B - GROUND FLOOR



## TYPE 3B

House: 67m<sup>2</sup>

Garage: 29m<sup>2</sup>

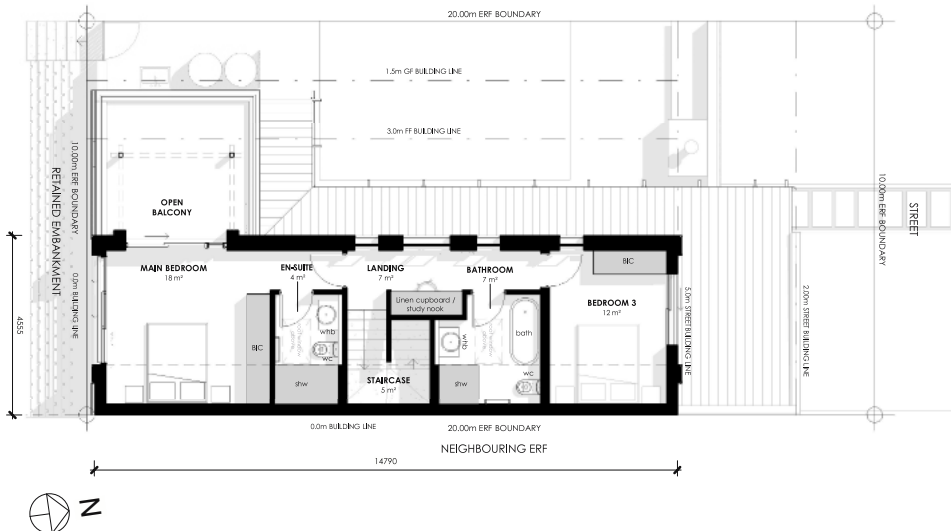
House First Floor: 63m<sup>2</sup>

Sun deck or terrace: 15m<sup>2</sup>

Total Area: 176m<sup>2</sup>

R3 790 000

## TYPE 3B - FIRST FLOOR



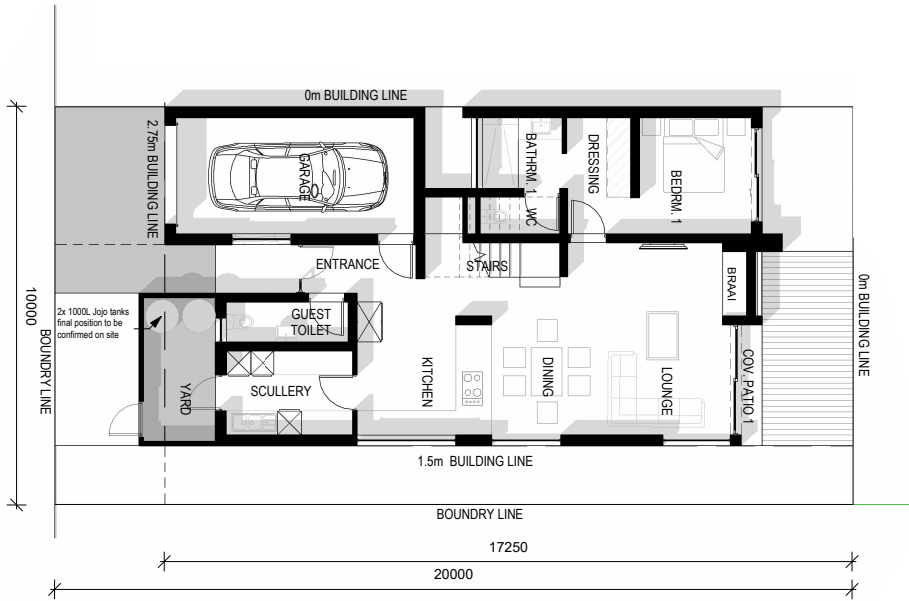
# PLAN TYPE 4

ARTIST IMPRESSIONS

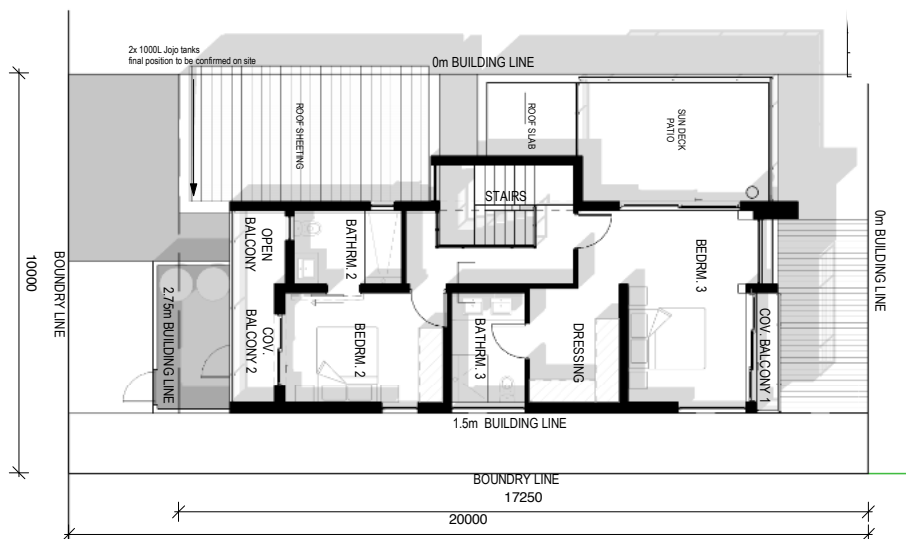


# PLAN TYPE 4

## TYPE 4 - GROUND FLOOR



## TYPE 4 - FIRST FLOOR



## TYPE 4

House: 93m<sup>2</sup>

Garage: 21m<sup>2</sup>

Entry porch: 1m<sup>2</sup>

Patio: 2m<sup>2</sup>

House First Floor: 63m<sup>2</sup>

Balcony: 9m<sup>2</sup>

Sun deck or terrace: 16m<sup>2</sup>

Timber deck: 11m<sup>2</sup>

Total Area: 222m<sup>2</sup>

R3 781 000

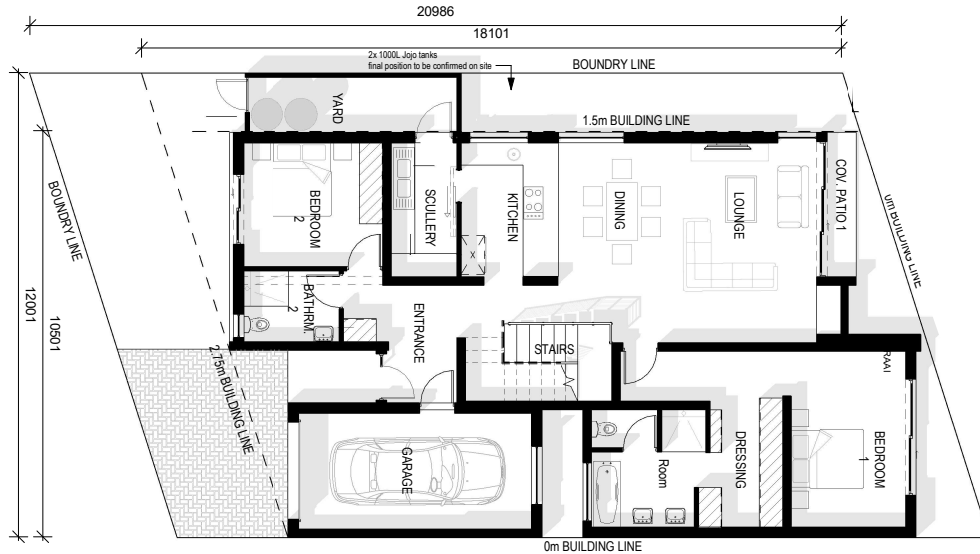
# PLAN TYPE 5

ARTIST IMPRESSIONS

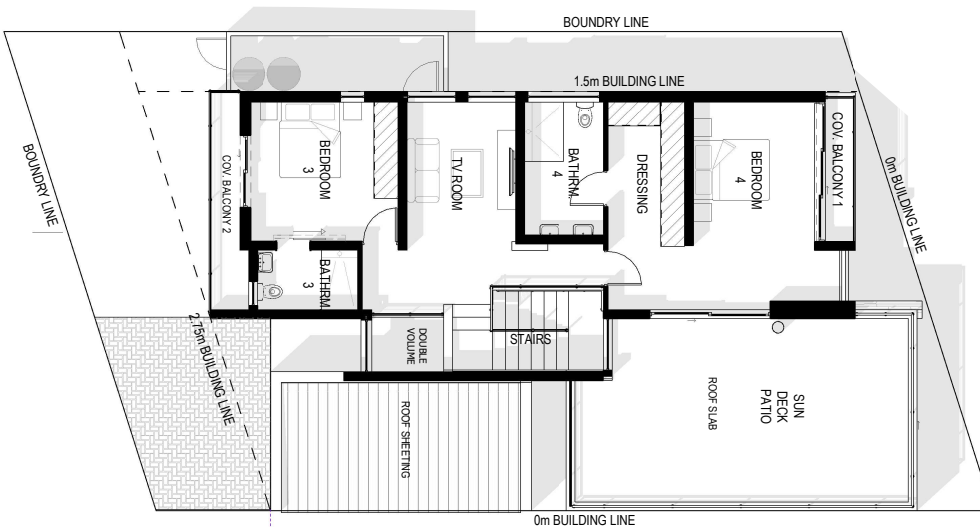


# PLAN TYPE 5

## TYPE 5 - GROUND FLOOR



## TYPE 5 - FIRST FLOOR



## TYPE 5

House: 134m<sup>2</sup>

Garage: 23m<sup>2</sup>

Patio: 3m<sup>2</sup>

House First Floor: 88m<sup>2</sup>

Balcony: 8m<sup>2</sup>

Sun deck or terrace: 41m<sup>2</sup>

Double volume: 6m<sup>2</sup>

Total Area: 303m<sup>2</sup>

R4 723 000



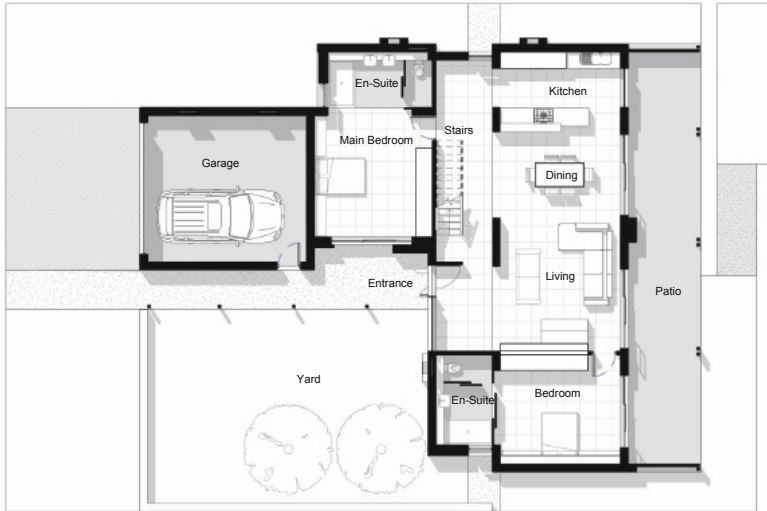
# PLAN TYPE 6

ARTIST IMPRESSIONS



# PLAN TYPE 6

## TYPE 6 - GROUND FLOOR



## TYPE 6

House: 155m<sup>2</sup>

Garage: 34m<sup>2</sup>

Patio: 43m<sup>2</sup>

House First Floor: 93m<sup>2</sup>

Balcony: 28m<sup>2</sup>

Total Area: 353m<sup>2</sup>

R5 830 000

## TYPE 6 - FIRST FLOOR



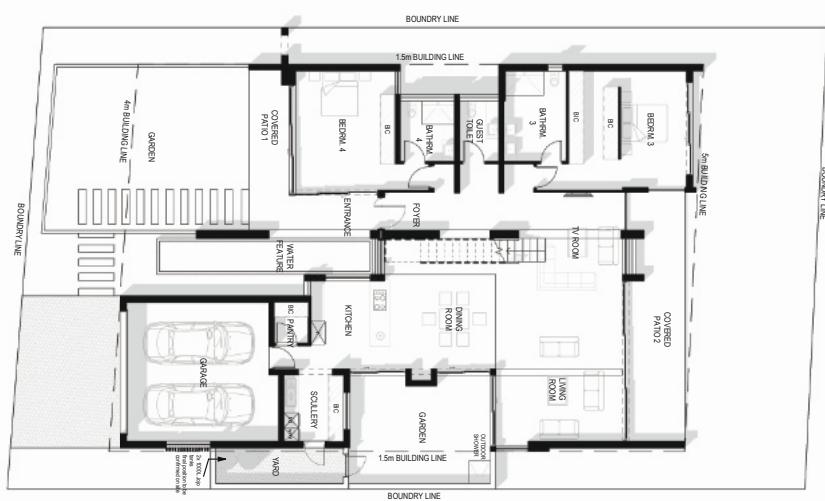
# PLAN TYPE 7

ARTIST IMPRESSIONS

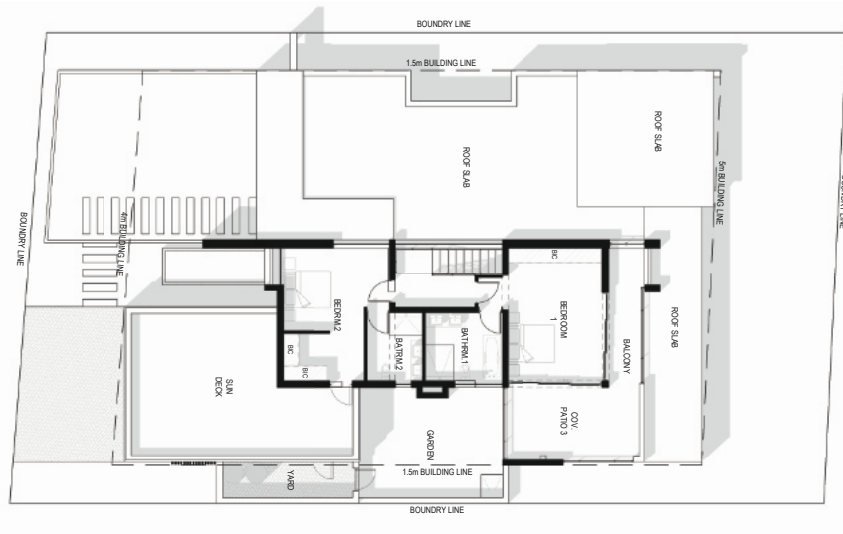


# PLAN TYPE 7

## TYPE 7 - GROUND FLOOR



## TYPE 7 - FIRST FLOOR



## TYPE 7

House: 206m<sup>2</sup>

Garage: 39m<sup>2</sup>

Entry porch: 7m<sup>2</sup>

Patio: 33m<sup>2</sup>

House First Floor: 81m<sup>2</sup>

Balcony: 28m<sup>2</sup>

Sun deck or terrace: 41m<sup>2</sup>

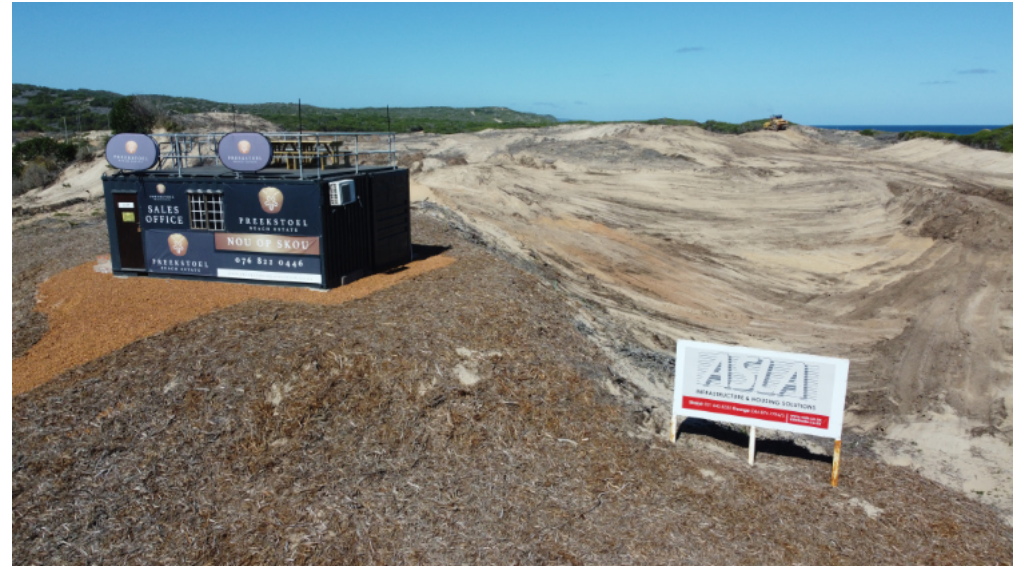
Total Area: 442m<sup>2</sup>

R6 740 000

# AERIAL VIEW

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DEVELOPMENT UNDERWAY



ARTIST IMPRESSION OF COMPLETED DEVELOPMENT



PHASE	MARK	AREA	ROW	ERF
2	33	405	Beach Villas	R630 000.00
2	34	238	Beach Villas	R630 000.00
2	35	252	Beach Villas	R630 000.00
2	36	252	Beach Villas	R630 000.00
2	37	252	Beach Villas	R630 000.00
1	38	244	Beach Villas	R600 000.00
1	39	255	Beach Villas	R600 000.00
1	40	287	Beach Villas	R600 000.00
1	41	291	Beach Villas	R600 000.00
1	42	244	Beach Villas	R600 000.00
1	43	244	Beach Villas	R600 000.00
1	44	236	Beach Villas	R495 000.00
1	45	238	Beach Villas	R495 000.00
3	46	239	Beach Villas	R630 000.00
3	47	241	Beach Villas	R630 000.00
3	48	242	Beach Villas	R630 000.00
3	49	244	Beach Villas	R630 000.00
3	50	283	Beach Villas	R630 000.00
3	72	571	3	R1 595 000.00
3	73	608	3	R1 595 000.00
3	74	538	3	R1 595 000.00
1	75	569	3	R1 595 000.00
1	76	544	3	R1 595 000.00
1	77	200	Beach Villas	R550 000.00
1	78	200	Beach Villas	R550 000.00
1	79	193	Beach Villas	R550 000.00
2	80	205	Beach Villas	R630 000.00
2	81	200	Beach Villas	R630 000.00
2	82	200	Beach Villas	R630 000.00
2	83	187	Beach Villas	R630 000.00
2	84	309	Beach Villas	R630 000.00
1	85	527	2	R2 995 000.00
1	86	494	2	R2 995 000.00
1	87	497	2	R2 995 000.00
3	88	492	2	R2 995 000.00
3	89	574	2	R2 995 000.00
3	90	631	2	R2 995 000.00
3	108	586	1	R3 500 000.00
3	109	560	1	R3 500 000.00
3	110	593	1	R3 500 000.00
1	111	604	1	R3 500 000.00
1	112	615	1	R3 500 000.00
1	113	625	1	R3 500 000.00
1	114	583	1	R3 500 000.00

### ERF ORIENTATION LEGEND

▼ SEA FACING ERVEN

▲ NORTH FACING ERVEN



Site Plan - Master Zoning  
1 : 1000



# HOUSE PRICING

DESCRIPTION	TYPE 1 (MERE)	TYPE 2A (ARD)	TYPE 2B DELUXE (ARD)	TYPE 3A (ARD)	TYPE 3B DELUXE (ARD)	TYPE 4 (MERE)	TYPE 5 (MERE)	TYPE 6 (MLB)	TYPE 7 (MERE)
House selling amount (VAT inclusive)	R 2 630 000.00	R 2 730 000.00	R 3 360 000.00	R 3 060 000.00	R 3 790 000.00	R 3 680 000.00	R 4 630 000.00	R 5 830 000.00	R 6 740 000.00
ADD: Optional extra as per below	65 000.00	75 000.00	(included)	75 000.00	(included)	101 000.00	93 000.00	-	-
<b>SELLING AMOUNT</b>	<b>R 2 695 000.00</b>	<b>R 2 805 000.00</b>	<b>R 3 360 000.00</b>	<b>R 3 135 000.00</b>	<b>R 3 790 000.00</b>	<b>R 3 781 000.00</b>	<b>R 4 723 000.00</b>	<b>R 5 830 000.00</b>	<b>R 6 740 000.00</b>
Rate per m <sup>2</sup> (based on GBA)	R 19 528.99	R 18 453.95	R 21 818.18	R 18 550.30	R 21 534.09	R 17 031.53	R 15 587.46	R 16 515.58	R 15 248.87
Gross Building Area (GBA)(as per measure for costing)	123 m <sup>2</sup>	137 m <sup>2</sup>	154 m <sup>2</sup>	154 m <sup>2</sup>	176 m <sup>2</sup>	195 m <sup>2</sup>	262 m <sup>2</sup>	353 m <sup>2</sup>	442 m <sup>2</sup>
ADD: GBA of optional extra as per below (timber & sun deck)	15 m <sup>2</sup>	15 m <sup>2</sup>	-	15 m <sup>2</sup>	-	27 m <sup>2</sup>	41 m <sup>2</sup>	-	-
<b>TOTAL GBA</b>	<b>138 m<sup>2</sup></b>	<b>152 m<sup>2</sup></b>	<b>154 m<sup>2</sup></b>	<b>169 m<sup>2</sup></b>	<b>176 m<sup>2</sup></b>	<b>222 m<sup>2</sup></b>	<b>303 m<sup>2</sup></b>	<b>353 m<sup>2</sup></b>	<b>442 m<sup>2</sup></b>
<b>Areas as per measure for costing (GBA)(rounded):</b>									
<b>- Ground floor:</b>									
= House	96	62	62	62	67	93	134	155	206
= Garage	21	29	29	29	29	21	23	34	39
= Entry porch	1					1			7
= Patio (open & covered)	5					2	3	43	33
<b>- First Floor:</b>									
= House (including staircase area)		46	48	63	65	69	88	93	81
= Balcony (open & covered)						9	8	28	28
= Sun deck or terrace		15	15	15	15	16	41		48
= Double volume							6		
<b>- Timber deck</b>	15					11			
<b>TOTAL GBA (m<sup>2</sup>)</b>	<b>138</b>	<b>152</b>	<b>154</b>	<b>169</b>	<b>176</b>	<b>222</b>	<b>303</b>	<b>353</b>	<b>442</b>

## STILBAAI

PAULINE BOHNEN  
NATURE RESERVE

GEELKANS PROVINCIAL  
NATURE RESERVE

STILBAAI OOS NATURE  
RESERVE

GEELKANS KARAVAN PARK

STILBAAI BAPTIST  
CHURCH

COFFEE AND CREAM

## STILBAAI WEST

LAPPIES BEACH

PREEKSTOEL  
BEACH ESTATE

## AREA ATTRACTIONS

RICH WITH HERITAGE

STILBAAI GOLF CLUB

MORRIS POINT  
UITKYK PUNT

SKULPIESBAAI  
NATURE RESERVE

ROLAND RUDD BIRD HIDE

BOSBOKDUIN PRIVATE  
NATURE RESERVE

ANCIENT FISH TRAPS

## PARTNERS

MAKING LUXURY A REALITY

If you're familiar with Preekstoel, you'll know the famous rock formation that the beach is aptly named after. Directly translated, Preekstoel means "preachers-pulpit" which is exactly what the formation represents - an interesting fact not commonly known.

Located on the Eastern side of Stilbaai, Preekstoel is engulfed by the Geelkrans Provincial Nature Reserve as well as the Stilbaai Oos Nature Reserve. If this isn't enough surrounding serenity, the Pauline Bohnen Local Nature Reserve protects the more Western area of Stilbaai. The Goukou River separates Stilbaai and opens up to the most beautiful coastline known for blue flag beaches and peaceful walks.

The rich heritage of the area hosts sites like the "Fish Traps" used by the Khoisan as well as the Stilbaai Museum and the Shell Middens.





# CONTACT



- From Still Bay West Head toward Main Rd
- Once on Main Road, cross over the bridge heading towards Still Bay East (240 m)
- Turn right onto Main Rd/R323 for (1.9 km)
- Turn left headed towards Geelkrans Caravan Park for (3.1 km)
- After Geelkrans Caravan Park road swings to the right, further down, Preekstoel Beach Estate will be on the Left hand side

## AGENT CONTACT



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