

NEWSLETTER | JULY 2025

Greetings from TPF Waterfront Property
We trust that you are well.
Herewith our July 2025, Marina Waterfront Newsletter for your kind attention.
For ease of reference, we confirm that NO sales have been reported for the month of July, and enclose the Sales as June 2025:

Address	Extent	R/m²	Bed	List Price	Sale Price	Diff	SOLD BY
102 Palgrave	147m²	R125,170	1	R18,975,000	R18,400,00	-3.00%	SOLD BY US
209 Kylemore	140m²	R103,571	2	R14,995,000	R14,500,000	-3.30%	SOLD BY X
211 Juliette	154m²	R117,987	2	R18,400,000	R18,170,000	-1.30%	SOLD BY US
403 Pembroke	230m²	R773,913	3	R40,000,000	R40,000,000	0.00%	SOLD BY X
206 Juliette	155m²	R82,581	2	R13,950,000	R12,800,000	-8.30%	SOLD BY X

A RARE FIND | SOLE MANDATE



2 Bedrooms | 2 Bathrooms | 2 Parking Bays | 1 Store Room | 133m²

Set within the iconic and sought-after Kylemore building, this beautifully curated 2-bedroom, 2-bathroom apartment offers the perfect blend of luxury, location, and lifestyle.

Positioned in Cape Town's most prestigious gated marina estate, the V&A Waterfront, this residence showcases a fully integrated kitchen, generous open plan living, and elegant interiors that flow effortlessly to a private balcony , ideal for relaxed indoor-outdoor living. Residents enjoy access to five magnificent swimming pools, a private gym overlooking the yacht basin, and direct access to the scenic promenade lined with world-class restaurants, boutiques, and the marina itself.

With 24-hour manned security and exceptional short-term rental demand, this is both a secure lifestyle investment and a luxurious home away from home. Whether you're purchasing for personal enjoyment or capital growth, this apartment is a rare Waterfront offering you'll want to hold onto.

ASKING PRICE: R15 750 000 plus VAT

LEARN MORE

GROUND FLOOR | SOLE MANDATE



Discover the epitome of waterfront living in this expansive 2-bedroom garden unit. Each large bedroom is en-suite, offering privacy and comfort, perfect for an elegant lifestyle or entertaining guests.

The open-plan living and dining area leads out to a generous terrace with a secluded garden, ideal for al fresco dining and outdoor gatherings.

Includes 2 parking bays & 1 store room.

R14 630 000 plus VAT

LEARN MORE

LUXURIOUS GARDEN APARTMENT | SOLE MANDATE



1 Bedroom | 1 Bathroom | 2 Parking Bays | 1 Store Room | 113m²

Spacious. Exclusive. Unmatched.

This generously sized 1-bedroom apartment is a rare gem in the sought-after V&A Marina, offering not one, but two secure parking bays and a private storeroom.

Impeccably maintained and beautifully appointed, this residence delivers premium waterfront living with open-plan flow, luxurious finishes, and tranquil views.

Secure, exclusive, and rarely available in a prime Marina location.

NEW ASKING PRICE: R11 000 000 plus VAT

LEARN MORE

Call us today for your
FREE PROPERTY VALUATION

GET IN TOUCH



EMELIA V D LINDE

PROPERTY PRACTITIONER

OFFICE: [021 421 5040](tel:0214215040)

MOBILE: [083 748 5184](tel:0837485184)

emelia@tpfwaterfrontproperty.com
www.tpfwaterfrontproperty.com

Discover **REAL ESTATE EXPERTISE** at our exclusive offices, situated within the **V&A WATERFRONT ESTATE, GROUND FLOOR, LAWHILL BUILDING.**



Chat with us on
WhatsApp