



## **The Secret of the Wheatfields Revealed – *The Way Life Should Be***

### **Exclusive Lifestyle Estate - Piketberg, South Africa**

Breathtaking vistas. Invigorating country air. And Mother Nature in all her majestic beauty... Wheatfields will fill you with a sense of wonder.

Located in Piketberg, where people greet each other with sunny South African smiles, this prestigious tranquil mountain feel residential development provides a secure and inspiring lifestyle. Wheatfields is an exclusive lifestyle estate, in a private gated secure environment. The estate capitalises on the invigorating country air and breathtaking vistas of the Swartland's mountain peaks and rolling fields. And because Wheatfields is only an hour's drive from Cape Town, you can easily go into the city for a bit of retail therapy or to watch the sport at Newlands.

However, with its incredible views of mountain peaks, rolling fields and fruit orchards, you probably won't want to leave Wheatfields for too long. It is, after all, a special place under a uniquely African sky... where every time is quality time. Where traffic jams, emails and deadlines are replaced by long walks, real conversation and peaceful simplicity.

With attractive pricing not only is Wheatfields a prime investment in the growing Western Cape country market, it is also the ideal location for relaxing days with family and friends. The vibrant Swartland area offers many activities for the energetic – fishing, horse riding and hiking to name a few – while braver souls can try rock-climbing, paragliding and hang-gliding.

There are only 136 residential land plots in phase one of the estate and the final phase two will comprise of additional 49. Plots are of an easily manageable size of approximately 500m<sup>2</sup>. Architectural guidelines ensure that houses are built in a harmonious style and in proportion throughout the estate and there is scope within the estate for both smaller and larger houses. The architectural style is of a South African rural hamlet look and feel with deep verandas, gum poles and thatch or slated type roofing. The architectural guidelines are broad and although restrictive, they are not prohibitive. To ensure best use of water resources, households are encouraged to make use of rain water for landscaping purposes.

All private roads within the estate are constructed of natural colours, whilst storm water, storm water outlets and retaining walls are built with a natural rock look and feel.

Adding to this aesthetic harmony is the optimal use of the area's indigenous vegetation, creating an unobtrusive evergreen landscape, authentic to the area. This not only ensures low cost maintenance, but also optimal use of water resources within the eco-friendly estate. The majority of the existing gum trees have been removed and those that are left are incorporated into the landscaping of the estate.

There are two dedicated open private areas in phase one and a third in phase two for the residents of the estate, which include gardens, walkways, picnic areas, playgrounds, a swimming pool, a pool lapa, a multi-purpose sports court and a gym. These are available to all



residents, allowing one to enjoy a truly idyllic lifestyle. To enhance the natural beauty of the site, a favourably located water feature in the existing 'donga' on the land has been added.

The moment you enter Wheatfields, you are aware of its comprehensive security. The Grand Entrance is the only entry point, where there is a guardhouse to monitor and control access to the estate. The estate's perimeter fence is electrified and there are unobtrusive CCTV cameras at crucial viewpoints, particularly in quieter areas. Even though Piketberg is a very safe town, Wheatfields has put these extra protective measures in place to give you complete peace of mind, allowing you to make the most of your freedom.

Wheatfields will be formally marketed and launched to the public in June 2005. Infrastructure construction will commence in the first quarter of 2006, with estimated completion and transfer towards mid 2007.

Discover Wheatfields – where you can escape, reconnect and feel at home.

## **What to See and Do is Up to You**

Wheatfields is surrounded by opportunities for action, exploration and adventure. Wake up at dawn and set foot on one of the many hiking trails that wind around the Piketberg, or head towards the nearby dam for some serious jet skiing. If you're brave-hearted and don't mind heights, head for the nearby town of Portersville – a renowned paragliding and hang-gliding spot – or try your hands at rock-climbing.

To the north, Redelinghuys and Verlorenvlei are paradise for bird-watchers, and if you prefer to bring something home, there is excellent fishing to be had at Elands Bay. Alternatively, you can flex those muscles and canoe down the Berg River, or let an animal do the work and go horse riding at nearby Excelsior Farm, where you can follow winding trails through Piketberg's majestic valleys and peaks.

However, if you are a Wheatfields resident who prefers less physical pursuits, Excelsior Farm also has awe-inspiring Bushman paintings that are centuries old, while the local Museum has a fascinating Anglo-Boer War exhibit. The Museum is situated inside the Old Synagogue, which is where the local Jewish community's memoirs are kept.

When you have young ones in tow, head for the popular Piket-Bo-Berg Tea Garden and delicious Inthaba Jam Factory. Or put your revitalised senses to the test, in true South African Swartland style, by tasting the nectar of the vines at the Winkelshoek Wine Cellar. And before heading back to the comfort and security of your Wheatfields home, why not take a drive up Versveld Pass to watch the glorious sunset over the pastures and mountains?

## **Investing in Tomorrow**

Property markets to the south and east of Cape Town are becoming increasingly over-subscribed and overheated – like many urban areas of South Africa. Smart, forward-thinking investors are beginning to look elsewhere, where they can still purchase quality investment property in naturally beautiful surroundings at an entry level allowing excellent capital growth.



At the same time, an increasing number of people are adopting more flexible work patterns or are able to work from home. This means that city dwellers are moving to the country not only because land prices and rates are lower, but also because there is less traffic and stress.

This combination of factors has led to a growing number of investments in picturesque South African rural towns, from the West Coast to the farmlands of the Karoo, and beyond. Many buyers use their investment as a holiday home, while planning to settle permanently in the near future. Others are seeking a more relaxed life by doing business from home or opting for semi-retirement.

This trend is still relatively new, but property values in towns such as Malmesbury, Darling and Riebeeck Kasteel, which are within a reasonable proximity to Cape Town, have already shot up exponentially. However, there are still a few undiscovered gems, favourably located in relation to the city and offering the peaceful country life in abundance.

Piketberg is one of them, and Wheatfields will be the first development to fully take advantage of its astonishing natural beauty. After all, there are not many places left that offer incredible mountain views, fresh air, top security and extensive facilities – all within an hour's drive of Cape Town – at such an excellent price.