



## Luxury 4 Bed waterfront Villa for Sale in Porcupine Ridge Gauteng South



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 360,295.77

#### Location

Pays:	Afrique du Sud
État/Région/Province:	Gauteng
Ville:	Vanderbijlpark
Adresse:	Meerkat Street
Soumis:	28/07/2023

#### Description:

Luxury 4 Bed waterfront Villa for Sale in Porcupine Ridge Gauteng South Africa

Esales Property ID: es5553300

#### Property Location

20 Porcupine ridge;  
Vaaloewer;  
Vanderbijlpark;  
Gauteng  
South Africa

#### Property Details

With its beautiful inland scenery, historic sites and laid-back atmosphere, South Africa continues to be



---

one of the most desirable places across the world to be. On offer here is a chance to invest into this mesmerising part of the world with this luxury waterfront villa.

The Porcupine Ridge Eco Estate in Vaal Oewer is a trendsetting, boutique eco lifestyle estate.

Set on the waters' edge of the Vaal River is an idyllic setting with a jetty and mooring. The surroundings of the property are natural and complement the character of the home.

The home on offer is a modern yet practical home that has a homely welcoming atmosphere.

The guest bedroom is a sun-filled large bedroom that has a modern en-suite bathroom.

The first floor of the home is a spacious open-plan space that keeps family and guests connected. Volume has been created with a mansard or gambrel roof that serves two basic purposes of an energy-efficient home and allows the full exposure of natural lighting that creates the homely warm ambience of the home. One can see the Japanese architecture influenced design philosophy of the roof related to the centre of the room named 'moya'.

The lounge, dining room and kitchen is the heart of the home. Large windows that offer panoramic views of the surroundings combine the outdoors with the interior of the home, and tinted glass offers privacy.

The kitchen has been designed to be efficient with the centre island fitted with a modern gas hob. The layout of the preparation counters and cupboards have an ergonomic layout.

The master bedroom is a sophisticated, elegant space that is lavishly proportioned with a minimalist efficient approach. The bedroom connects to a private balcony. The sliding door of the bedroom also allows natural lighting to fill the space. The en-suite bathroom is fitted with the latest in bathroom couture.

The two remaining bedrooms are equally lavish and share the same bathroom.

There is a six-car garage and a four cat carport for vehicles.

There is a large storage room in the garage.

## Property Key Features

### Rooms

4 Bedrooms

3 Bathrooms of which 3 are En Suite

2 Living Rooms

Laundry room

### Services

Levy R800

Rates and Taxes R800

Kitchen



1 Kitchen  
Gas Stove  
Entertainment  
Pool  
Exterior Cladding  
Face Brick  
Parking  
4 Car Port  
6 Garage  
External Features  
Shed/Store  
More Features  
Property Type – House  
Seller Type – Private Property

## ABOUT THE AREA

Gauteng is one of the nine provinces of South Africa. The name in Sotho-Tswana languages means ‘place of gold’. Situated on the Highveld, Gauteng is the smallest province by land in South Africa. Though Gauteng accounts for only 1.5% of the country’s land area, it is home to more than a quarter of its population.

Stretching all the way from Pretoria in the north to Vereeniging in the south, Gauteng (Sotho for place of gold, although the ‘gaut’ is also thought to originate from the Dutch ‘goud’ for gold) was created by the ANC in 1994 after the country’s first all-race elections, uniting six regions, including part of the old Transvaal province, into what might be the smallest South African province, but serves as the gateway into Africa.

Whilst Gauteng’s history lies embedded in the discovery of gold, today Gauteng not only has one of the best infrastructures, but its population of over 9 million people form part of a vibrant mix of energy and diversity that make it one of the wealthiest provinces in Africa, and the entertainment epicentre of South Africa. The energy of the Highveld, with its intense summers broken only by intermittent electric storms, is echoed in the sheer buzz of the place. In Johannesburg people walk and talk fast, they drive at high speed too, and the ever increasing skyline – as glass and chrome structures rise like mushrooms seemingly overnight – reflects the rapid development that has taken place in the city in the last 10 years.

There is more to Gauteng than the art of business and money-making. The Johannesburg Metro and the City of Pretoria – the two major cities in Gauteng – are diametrically opposed, and Pretoria provides a more laid-back, gentrified alternative – its jacaranda lined, wide streets and lovely old buildings a more sedate choice for many who readily make the daily commute to Johannesburg. The Vaal River, which separates Gauteng from the Free State, provides a number of avenues of escape; the Magaliesberg Mountains, virtually on Johannesburg’s doorstep, another effortless flight into days of heady blue quiet spaces; and Limpopo – just to the north of Gauteng, with its allure of game reserves, waterfalls, forests and streams – one more escape of note.



## MAiN FEATURES:

- 600m<sup>2</sup> living space
- 1189m<sup>2</sup> plot
- Private Garden
- Private Parking
- Waterfront Views
- 4 Bedrooms
- 5 Bathrooms
- Massive potential in the holiday rental market
- Stunning views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of South Africa
- Many excellent sports facilities, fishing, walking and cycling areas nearby

Contact us today to buy or sell your property in South Africa.

### **Commun**

Chambres:	4
Salle de bains:	5
Pied carré fini:	600 m <sup>2</sup>

### **Building details**

Number of Garages:	3
--------------------	---

### **Lease terms**

Date Available:

### **Information additionnelle**

Virtual tour URL:	<a href="https://www.youtube.com/embed/9IE8o_TIRcw?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autohide=2&amp;wmode=transparent">https://www.youtube.com/embed/9IE8o_TIRcw?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autohide=2&amp;wmode=transparent</a>
-------------------	---

### **Contact information**

IMLIX ID:	IX4.693.661
-----------	-------------



IMLIX

Marché immobilier IMLIX

<https://www.imlix.com/fr/>

---

