



## WELCOME TO PORTION 152

OF THE FARM KAALPLAATS 577  
(PORTION 4 OF PORTION 4)

A warm spacious home with  
2,0200 hectares of land,  
situated 43 meters above the  
Barrage on the Vaal River.



Booking an appointment is required for interested buyers.



# LINDUVAAL

ON THE VAAL RIVER

WITH HELP,  
24 SECURE



## SURVEILLANCE & ARMED RESPONSE

The collective safety of the community is significantly improved, fostering a sense of well-being and camaraderie among residents who share a commitment to a secure living environment.

- Quick Response Time
- Peace of Mind
- Crime Prevention
- Access Control
- Community Well-being



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## WORKERS ACCOMMODATION

3 BEDROOM  
LIVING AREA  
KITCHENETTE  
BATHROOM  
TOILET  
PARKING

The workers' accommodation is thoughtfully designed to seamlessly blend into the habitat's functionality, creating a harmonious integration with the surrounding environment.

With a careful touch of homeliness, the accommodation goes beyond mere shelter, providing a warm and welcoming haven for everyone dedicated to the property's upkeep. Each detail is curated to enhance not just the physical comfort but also the overall well-being of those contributing to the property.

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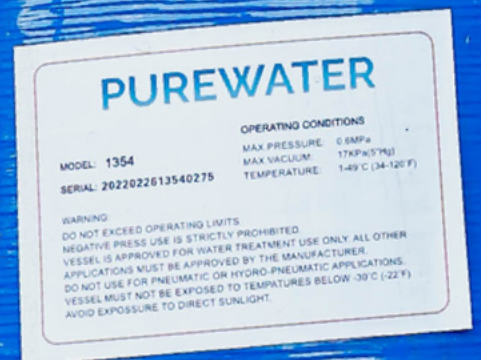




## PUREWATER FILTRATION

Installed on the property is a well-equipped borehole, featuring a substantial 5000-liter water tank and an advanced water purification system. This setup includes a reliable pressure pump to ensure consistent water flow. Additionally, a dedicated irrigation pump draws water from the nearby river, providing comprehensive irrigation coverage for the entire plot.

The property is thoughtfully designed with pavement to enhance its overall functionality and aesthetic appeal.



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## FARMING

Towards the rear of the property, an agricultural facet comes to life with the presence of a chicken barn, accommodating a thriving community of 10 to 20 chickens. This dedicated space ensures a sustainable source of fresh eggs and adds an agrarian touch to the property. Adjacent to the barn stands a sizable under-roof structure, open and versatile, ready to host various farming projects. The integration of agriculture seamlessly blends into the property's expansive landscape, promoting self-sufficiency and a connection to nature.

Adding a touch of wildlife, the property also serves as a habitat for a pair of Duikers—a male and a female—accompanied by their young male offspring. This harmonious coexistence with nature enhances the property's charm, creating a unique blend of rural and natural elements within the confines of a luxurious living space.



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## BOAT SHED

- 2 UNDERROOF PARKING SPACES
- 2 MOTORIZED GARAGES DOORS
- WORKSHOP SHED
- SOLAR INSTALLATION
- WASHING ROOM

The boat shed is equipped with two underroof parking spaces, two garages featuring motorized doors, and a dedicated workshop with a separate solar installation for your tools.

Additionally, there's a convenient washing room at the back, and the entire property is powered by solar panels on the roof, ensuring sustainable energy use across the board.







## THE SOLAR SYSTEM

The solar system installation is a robust configuration, featuring cutting-edge components to ensure optimal energy efficiency. At its core, the system incorporates three 8.5kW Victron Inverters, exemplifying top-tier technology in converting solar energy into usable power. Enhancing its storage capacity, two 20kW Lite Lithium ION Batteries are seamlessly integrated, providing a reliable reservoir for sustained energy availability.

The backbone of the solar array consists of 36 high-performance 550Watt Canadian Solar Panels, strategically positioned to harness maximum sunlight and generate a substantial amount of clean, renewable energy. This meticulous combination of advanced inverters, state-of-the-art batteries, and high-efficiency solar panels underscores a commitment to sustainability and ensures a robust, eco-friendly power supply for the property.







## THE COTTAGE

- DINING ROOM
- KITCHENETTE,
- 2 BEDROOMS,
- 1 BATHROOM WITH BATH
- SHOWER AND TOILET
- CINEMA







## THE COTTAGE

Step into this inviting living space, featuring a practical kitchenette, two comfortable bedrooms, and a fully equipped bathroom with a bath, shower, and toilet. The entertainment zone steals the spotlight with a private cinema adorned with six plush recliner seats, accompanied by six sleek bar stools and two snug bean bags, creating the perfect setting for movie nights or gaming sessions. Complete with an air conditioner for year-round comfort, this multifunctional haven promises a delightful and enjoyable lifestyle.







## THE MAIN HOUSE

STEP INTO THE HEART OF THIS LUXURIOUS RESIDENCE, WHERE A WARM FIREPLACE WELCOMES YOU TO THE EXPANSIVE LIVING AREA SEAMLESSLY CONNECTED TO A MODERN KITCHEN. THE WELL-APPOINTED KITCHEN IS NOT ONLY A CULINARY HAVEN BUT ALSO A SOCIAL HUB, ENSURING THAT EVERY MEAL IS AN EXPERIENCE TO BE SAVORED. ADJACENT TO THE KITCHEN LIES A CONVENIENT WASH-UP AREA, PROVIDING EFFICIENCY AND EASE IN MAINTAINING THE PRISTINE ATMOSPHERE OF THE HOME.







## LIVING AREA

VENTURE FURTHER, AND YOU'LL DISCOVER THE INDULGENCE OF A WALK-IN COLD ROOM, OFFERING BOTH FUNCTIONALITY AND SOPHISTICATION FOR STORING AND PRESERVING CULINARY DELIGHTS. A PANTRY STANDS READY NEARBY, ENSURING THAT EVERY INGREDIENT AND NECESSITY IS WITHIN EASY REACH, MAKING DAILY LIFE A SEAMLESS AND DELIGHTFUL EXPERIENCE.







## FUN IN THE SUN

STEP OUTSIDE INTO THE ENCHANTING OASIS OF A SWIMMING POOL, WHERE THE REFRESHING WATERS INVITE YOU TO UNWIND AND BASK IN THE SERENITY OF YOUR SURROUNDINGS. AS A FINAL TOUCH OF SOPHISTICATION, A WINE CELLAR AWAITS, PROMISING CONNOISSEURS AND ENTHUSIASTS A CURATED SELECTION OF INDULGENCE WITHIN THE CONFINES OF THEIR ELEGANT ABODE. THIS RESIDENCE EMBODIES THE PERFECT BLEND OF FUNCTIONALITY, COMFORT, AND OPULENCE, ENSURING A LIFESTYLE OF UNPARALLELED REFINEMENT.



CONVENIENCE MEETS ELEGANCE WITH THE INCLUSION OF A GUEST TOILET AND A DEDICATED LINEN ROOM, ENSURING THAT BOTH RESIDENTS AND GUESTS EXPERIENCE THE UTMOST COMFORT. FOR MOMENTS OF RELAXATION AND LUXURY, A JACUZZI BECKONS, OFFERING A TRANQUIL ESCAPE WITHIN THE CONFINES OF YOUR OWN HOME.







## SOCIAL HUB SPACE

Within this luxurious residence, the living area serves as the social heartbeat of the home—a welcoming space that seamlessly blends comfort and entertainment. The living room, adorned with a warm fireplace, invites residents and guests to gather, unwind, and engage in conversations that linger into the evening. Plush furnishings and tasteful decor create an atmosphere of sophistication and relaxation. Sink into sumptuous seating as you lose yourself in the world of film and television.







## BEAUTIFUL BEDROOMS

THE SLEEPING QUARTERS ARE A HAVEN OF COMFORT, COMPRISING FOUR BEDROOMS, EACH ACCOMPANIED BY ITS OWN PRIVATE BATHROOM. AIR CONDITIONING THROUGHOUT THE ENTIRE RESIDENCE GUARANTEES A PERFECT AMBIANCE, PROVIDING RESPITE FROM ANY EXTERNAL ELEMENTS.

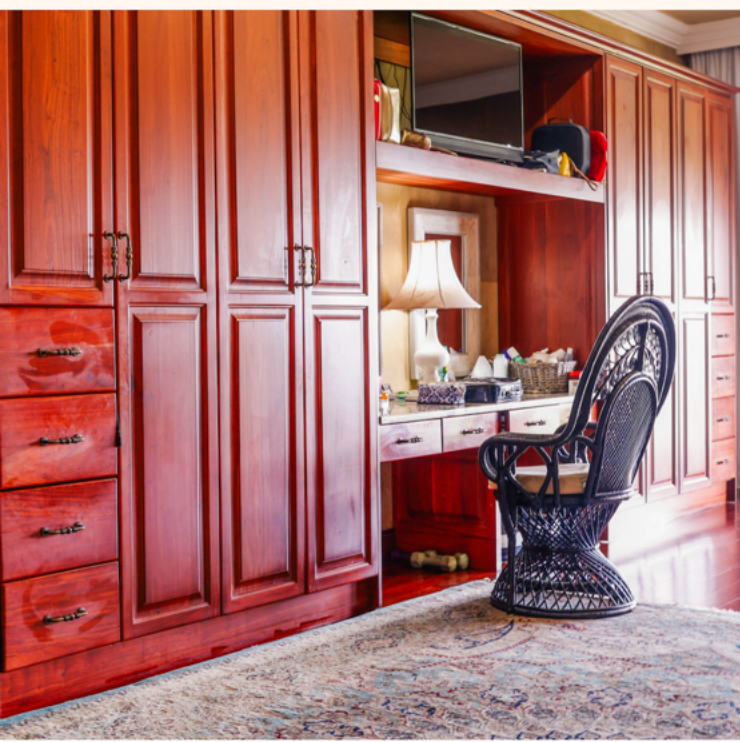






## MAIN BEDROOM

THOUGHTFULLY DESIGNED, IT OFFERS A SPACIOUS RETREAT WITH TASTEFUL DECOR AND PLUSH FURNISHINGS, CREATING AN INVITING ATMOSPHERE FOR RELAXATION. LARGE WINDOWS ALLOW NATURAL LIGHT TO CASCADE INTO THE ROOM, ILLUMINATING THE ELEGANT DETAILS. A KING-SIZED BED SERVES AS THE FOCAL POINT, ADORNED WITH LUXURIOUS LINENS TO ENSURE A RESTFUL NIGHT'S SLEEP. THE ROOM SEAMLESSLY INTEGRATES A PRIVATE ENSUITE BATHROOM, PROVIDING A SPA-LIKE EXPERIENCE WITH A SOAKING TUB, A REFRESHING SHOWER, AND MODERN AMENITIES.



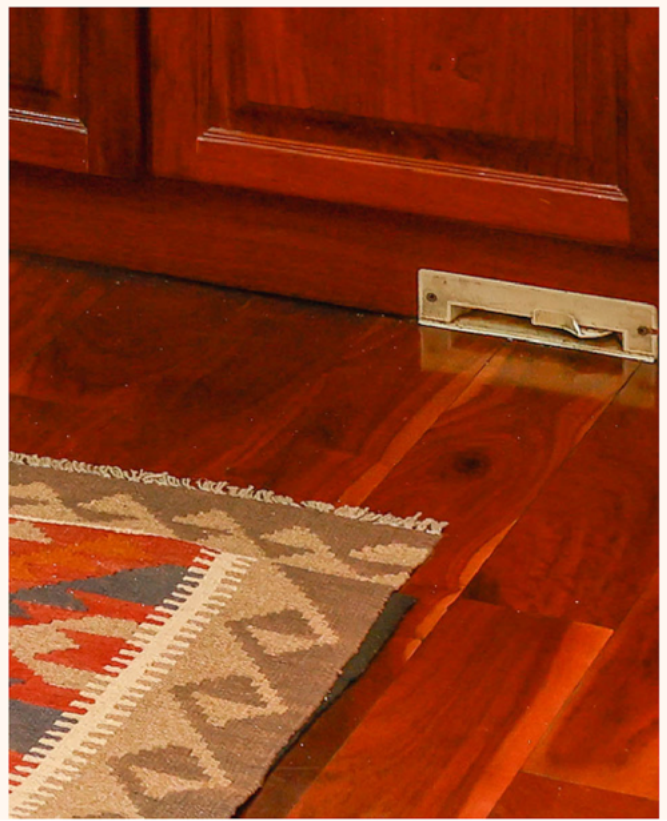




## CENTRAL VACUUM SYSTEM

Elevating the standard of convenience and cleanliness, the house is equipped with the innovative Beam Central Vacuum System, seamlessly integrated throughout its entirety. This cutting-edge system discreetly conceals its power, yet its impact is profound. Designed for efficiency and ease, the Beam Central Vacuum System ensures a dust-free environment with its powerful suction capabilities, effortlessly removing dirt and allergens from every corner of the home.

The strategically placed wall inlets make vacuuming a breeze, eliminating the need to lug heavy equipment from room to room. Whisper-quiet in operation, this system adds a layer of tranquility to daily chores, allowing for a seamless blend of practicality and modern technology. With the Beam Central Vacuum System, maintaining a pristine and healthy living space becomes a simple, yet transformative, experience.







## PEACE OF MIND

Completing the array of features on this exceptional property there is a practical halfway house bathroom and a charming boathouse with a boat-ready jetty by the river. To enhance security, the premises feature a sophisticated camera surveillance system. Discreetly positioned cameras provide comprehensive coverage, ensuring peace of mind for residents as they enjoy serene river views or relax in the entertainment areas. This property seamlessly combines luxury, convenience, and safety for an unparalleled living experience.

