



LANGEVLEI

VILLAGE



NEW DEVELOPMENT

STARTING FROM R1 999 000
It's more than a home, it's a lifestyle

WELCOME TO LANGEVLEI VILLAGE

Langevlei Village is a new development situated in the picturesque town of Struisbaai, offering homes starting from R1 999 000. One of its key features is its close proximity to the beach, making it a perfect location for those who enjoy the coastal lifestyle. Additionally, Langevlei Village offers integrated living with a creché, day hospital and assisted living facilities, providing residents with all the amenities they need right on their doorstep.



WHY STRUISBAAI?

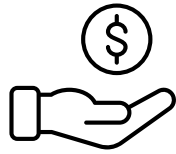
Struisbaai is a small coastal town located in the Overberg region of the Western Cape, South Africa. It is situated about 2 hours from Cape Town, making it a convenient weekend getaway destination for city dwellers. The town is known for its picturesque beaches and laid-back atmosphere, providing visitors with an opportunity to escape the hustle and bustle of city living. One of the main attractions in Struisbaai is its long stretches of white sandy beaches, making it a popular spot for swimming, sunbathing, and water sports. The town also boasts the longest natural beach in the Southern Hemisphere, stretching for over 14 km. Visitors can also indulge in a variety of outdoor activities such as fishing, hiking, and bird watching. Struisbaai also offers a range of accommodation options, from budget-friendly guesthouses to luxury villas, catering to all types of travelers.



ESTATE FEATURES



Safe and Secure



No Transfer Duty



Pet Friendly



Community Living



Sustainable Living



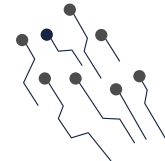
Modern Design



Low Levies



Landscaped



Fibre Ready



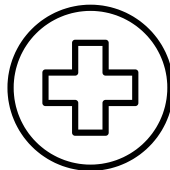
Adventure



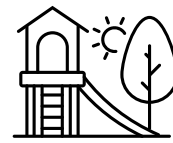
Assisted Living



Retirement



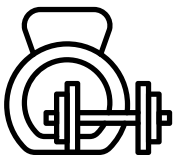
Hospital



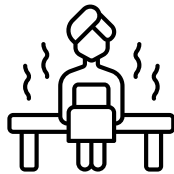
Playground



Clubhouse



Gym



Sauna



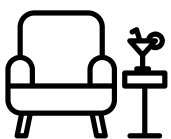
Walking Trails



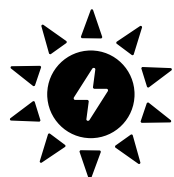
Beach



Restaurant



Bar & Lounge



Solar Solutions



Creche



Conference facilities



Own title homes

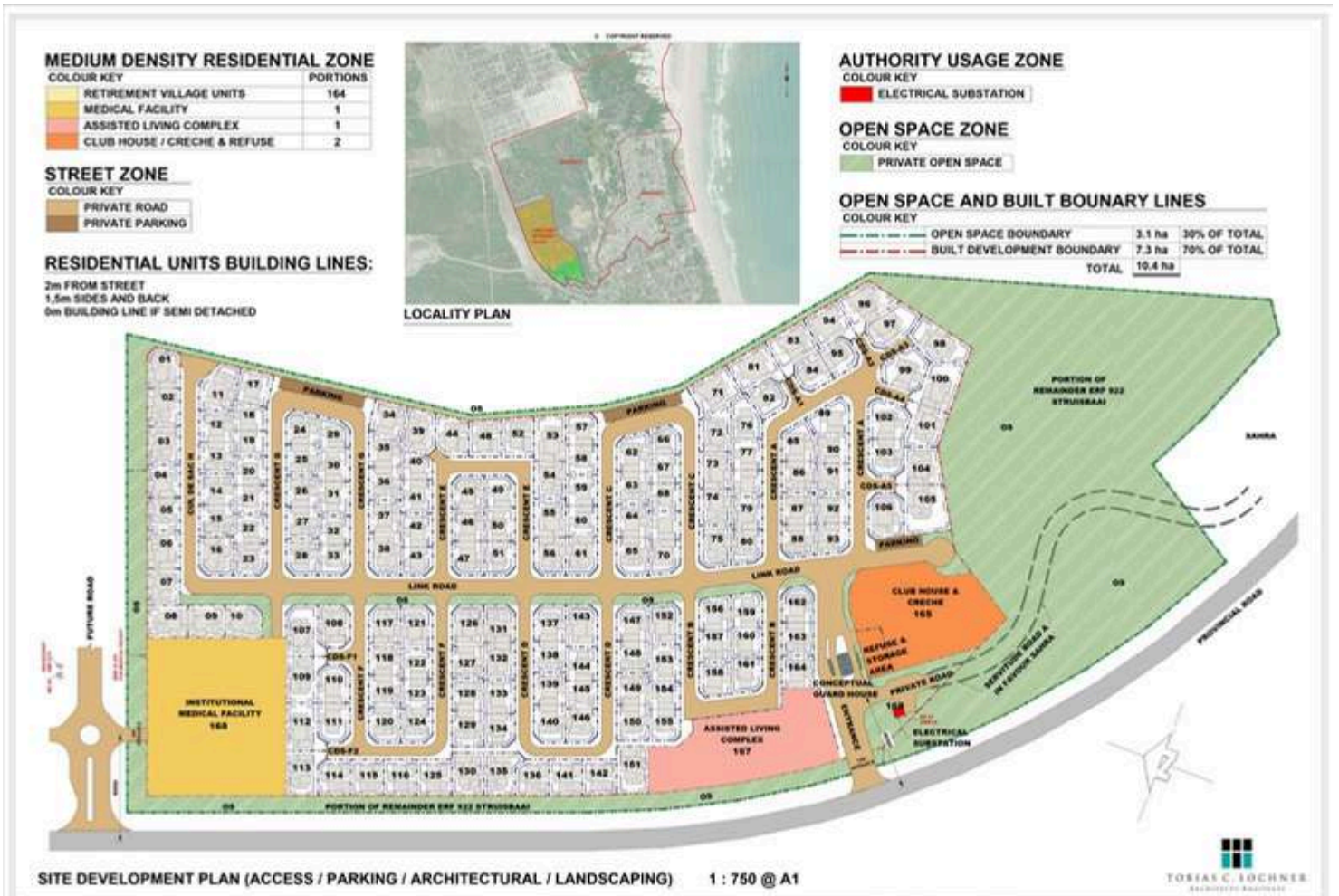
HOMES & DESIGN

Langevlei Village homes are elegant seaside cottages, grounded in history and location, with a contemporary twist. The architectural style is inspired by the charming heritage of the historical Langezandt Fisherman cottages and given a clean and contemporary interpretation in this lifestyle village.

The homes are carefully designed to respond to wind and sun, views and the light. The plans are flexible and can be easily adapted over time to suit your changing lifestyle needs.



SITE PLAN



PLAN OPTIONS

PRICES FROM
R1,999,000



KREFIE



Size 70m²



Bedrooms 1



Bathrooms 1



Garages 1



FLOOR PLAN_OPTION D_70 SQM
SCALE 1:50

PLAN OPTIONS

PRICES FROM
R1,999,000



VISSIE



Size 70m²



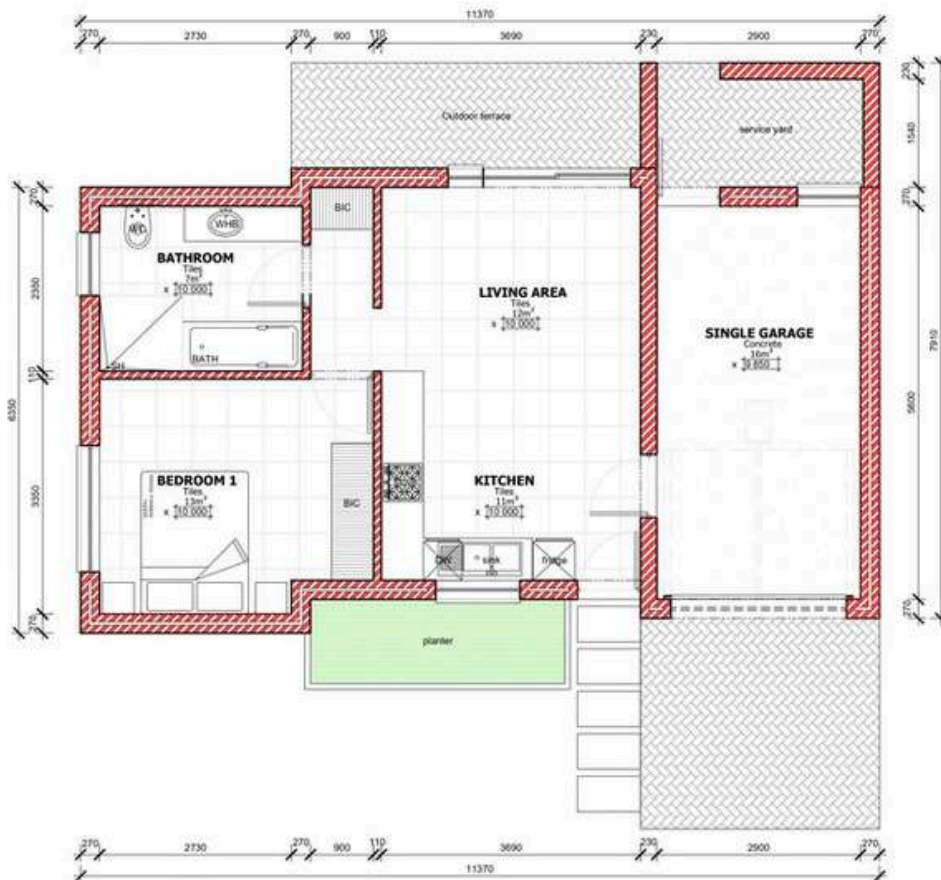
Bedrooms 1



Bathrooms 1



Garages 1



FLOOR PLAN_OPTION C_70 SQM
SCALE 1:50

PLAN OPTIONS

PRICES FROM
R2,060,000



SEEKAT



Size 70m²



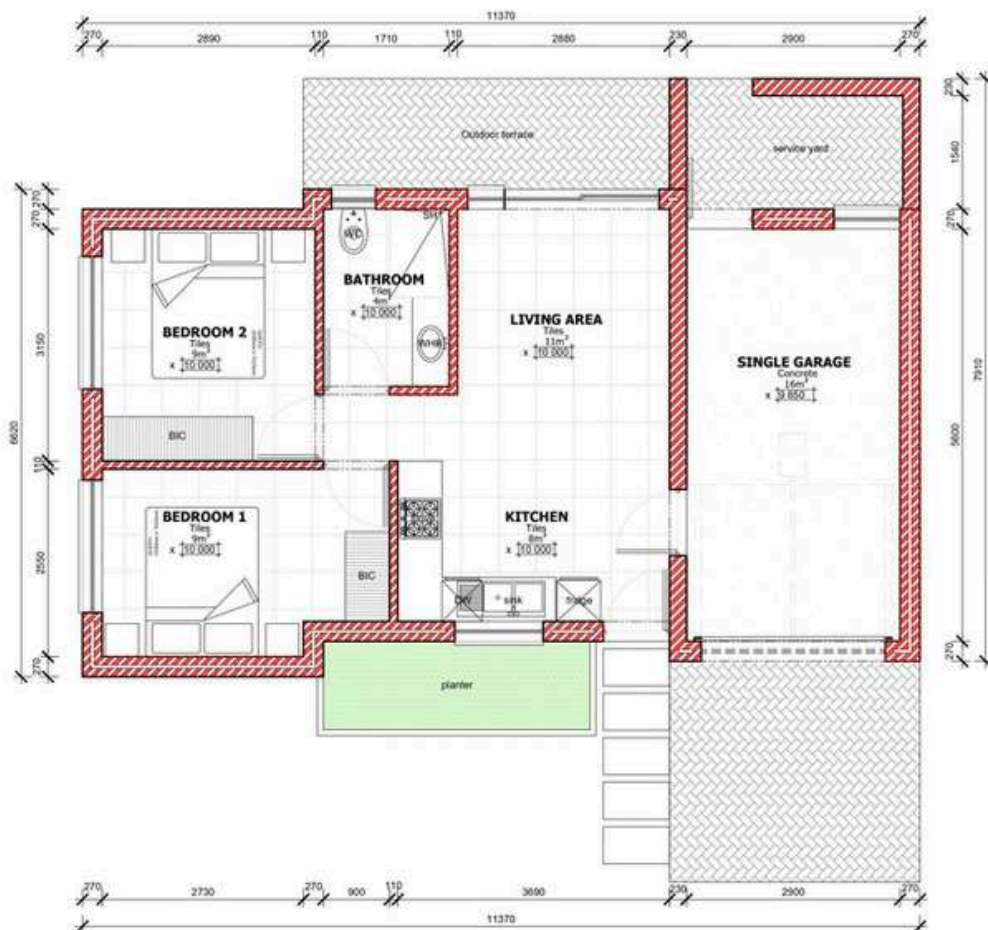
Bedrooms 2



Bathrooms 1



Garages 1



FLOOR PLAN_OPTION B_70 SQM
SCALE 1:50

PLAN OPTIONS

PRICES FROM
R2,140,000



SEEPERDJIE



Size 74m²



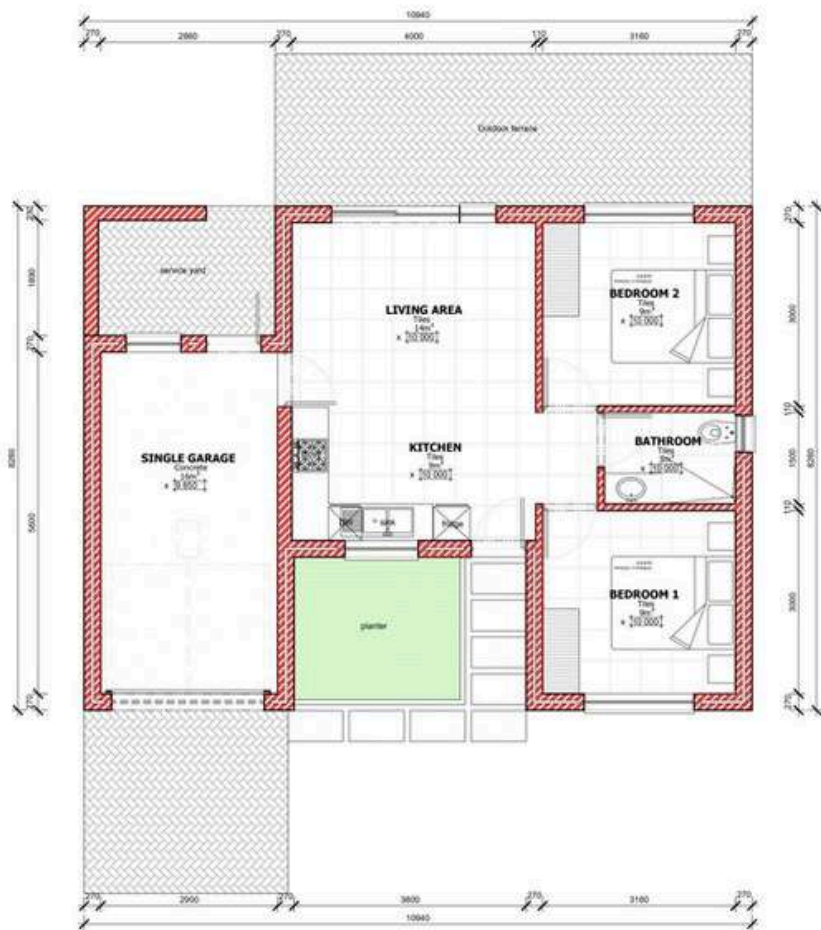
Bedrooms 2



Bathrooms 1



Garages 1



FLOOR PLAN_OPTION A_74 SQM
SCALE 1:50



STERRETJIE 1

	Size	120m ²
	Bedrooms	2
	Bathrooms	1
	Garages	1

PLAN OPTIONS

PRICES FROM
R2,540,000





STERRETTJIE 2

	Size	120m ²
	Bedrooms	2
	Bathrooms	2
	Garages	1

PLAN OPTIONS

PRICES FROM
R2,640,000





STRANDLOPERTJIE

	Size	147m ²
	Bedrooms	2
	Bathrooms	2
	Garages	1

PLAN OPTIONS

PRICES FROM
R3,300,000





SEAGULL

- Size 168m²
- Bedrooms 3
- Bathrooms 2
- Garages 1

PLAN OPTIONS

PRICES FROM
R3,690,000





ALBATROSS

	Size	221m ²
	Bedrooms	3
	Bathrooms	2
	Garages	2

PLAN OPTIONS

PRICES FROM
R4,830,000



LANGEVLEI POSSIBLE RENTAL INCOME CALCULATOR

	2026	2027 8% Escalation on each unit	2028 8% Escalation on each unit
Sterretjie 1 2 Beds	R10,500 - R12,500	R11,340 - R13,500	R12,247 - R14,580
Sterretjie 2 2 Beds	R10,500 - R12,500	R11,340 - R13,500	R12,247 - R14,580
Strandlooptjie 2 Beds	R12,500 - R14,000	R13,500 - R15,120	R14,580 - R16,330
Seagull 3 Beds	R15,000	R16,200	R17,496
Albatross 3 Beds	R16,500 - R17,500	R17,820 - R18,900	R19,246 - R20,412



LANGEVLEI

VILLAGE

CONTACT US

Wessel Muller
0813318705
wm@lateganmuller.co.za

Louis Wiese
0839507056
louis.wiese@harcourts.co.za

LateganMuller
GROUP

Harcourts
Cape Agulhas