



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



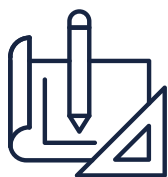
Pet Friendly



Community
Living



Sustainable
Living



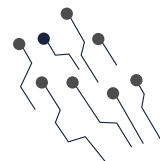
Modern Design



Low Levies



Landscaped



Fibre Ready



Adventure



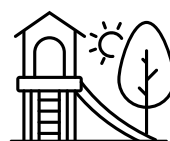
Assisted Living



Retirement



Hospital



Playground



Clubhouse



Gym



Sauna



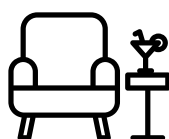
Walking Trails



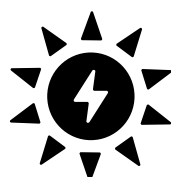
Beach



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.



PHASE 1 & 2



PLAN OPTIONS



KREFIE



Size 70m²



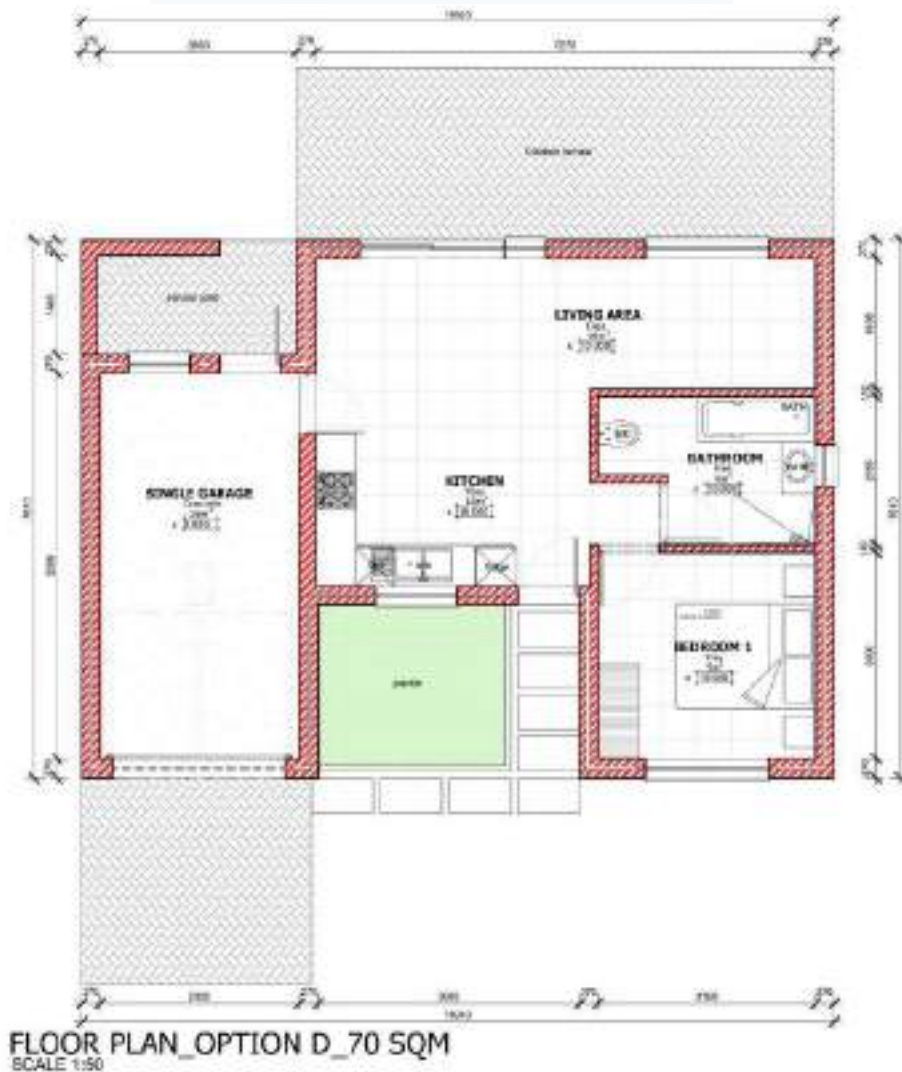
Bedrooms 1



Bathrooms 1



Garages 1



PRICES FROM
R1,999,000



KREFIE



Size 70m²



Bedrooms 1



Bathrooms 1



Garages 1

PLAN OPTIONS

PRICES FROM
R1,999,000



PLAN OPTIONS

PRICES FROM
R1,999,000



VISSIE



Size 70m²



Bedrooms 1



Bathrooms 1



Garages 1





VISSIE



Size 70m²



Bedrooms 1



Bathrooms 1



Garages 1

PLAN OPTIONS

PRICES FROM
R1,999,000



PLAN OPTIONS



SEEKAT



Size 70m²



Bedrooms 2

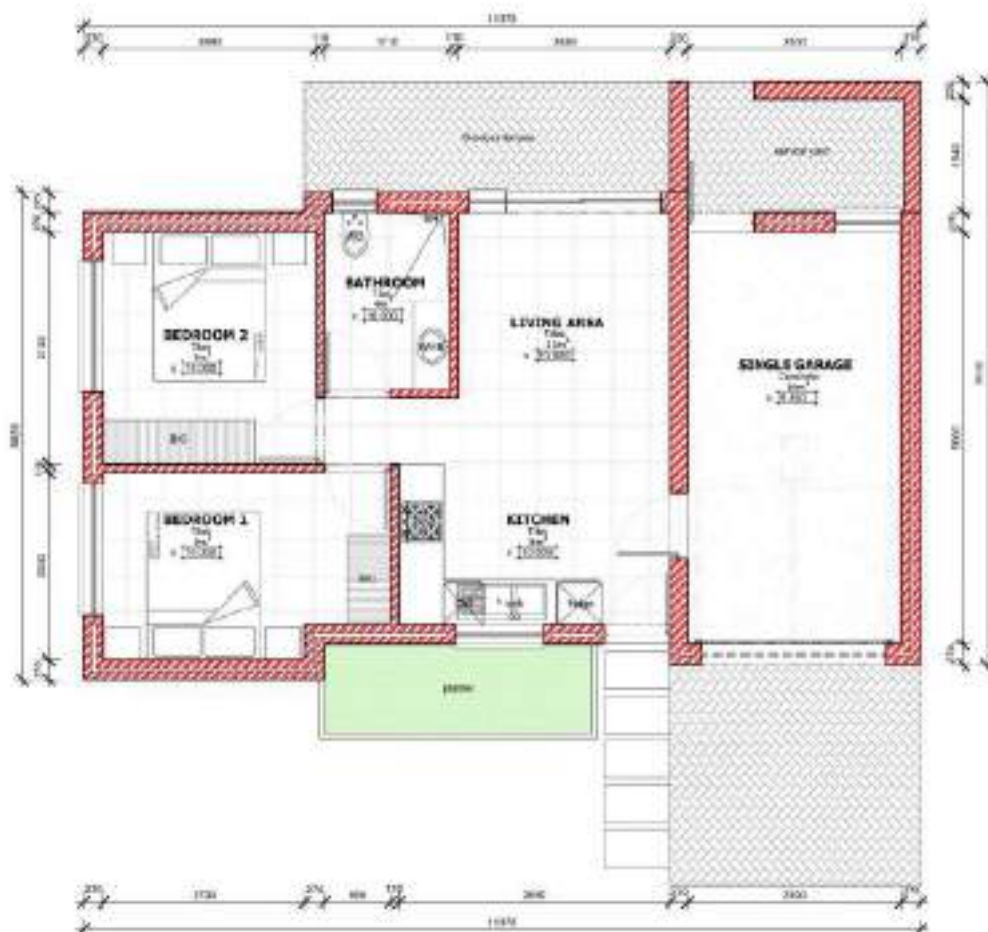


Bathrooms 1



Garages 1

PRICES FROM
R2,060,000



FLOOR PLAN_OPTION B_70 SQM
SCALE 1:50



SEEKAT



Size 70m²



Bedrooms 2



Bathrooms 1



Garages 1

PLAN OPTIONS

PRICES FROM
R2,060,000



PLAN OPTIONS



SEEPERDJIE



Size 74m²



Bedrooms 2



Bathrooms 1



Garages 1

PRICES FROM
R2,140,000



FLOOR PLAN_OPTION A_74 SQM
SCALE 1:50



SEEPERDJIE



Size 74m²



Bedrooms 2



Bathrooms 1



Garages 1

PLAN OPTIONS

PRICES FROM
R2,140,000



FLOOR PLAN OPTION A 74 SQM





STERRETIJIE 1

	Size	120m ²
	Bedrooms	2
	Bathrooms	1
	Garages	1

PLAN OPTIONS

PRICES FROM
R2,540,000





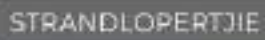
STERRETIJIE 2

	Size	120m ²
	Bedrooms	2
	Bathrooms	2
	Garages	1

PLAN OPTIONS

PRICES FROM
R2,640,000





PRICES FROM
R3,300,000

Size	147m ²
Bedrooms	2
Bathrooms	2
Garages	1





PLAN OPTIONS

PRICES FROM
R3,690,000





ALBATROSS



Size 221m²



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



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CONTACT US

Wessel Muller
0813318705
wm@lateganmuller.co.za

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

LateganMuller
GROUP

Harcourts
Cape Agulhas