

Executives looking for country living close to city centres



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Sandton bushveld luxury residential development put to market.

“In Gauteng a new kind of ‘pre-retirement’ life-stage is emerging, which involves executives seeking a lifestyle that is closer to nature, while remaining in close proximity to commercial hubs, as they are often high-flying, economically active individuals.”

Chief executive of PamGolding Properties, Dr Andrew Golding

He explains that this group of individuals are successful ‘empty-nesters’, who seek a serene country lifestyle with all the conveniences of modern city life close to hand, and a space in which they are able to reclaim the freedom to pursue passions that may have long taken a back seat to work and family commitments.

“We are now starting to see developers respond to this kind of demand, as is expressed through the new [Kruinkloof Bushveld Estate](#), which is located just 12km west of [Sandton](#). Situated on the beautiful landscape bordering a private hilltop nature reserve, the eight-acre estate is a completely new Johannesburg lifestyle concept, which is enabling the more established executive to enjoy the luxury of a bushveld home in close proximity to big-city amenities.”

Kruinkloof Busveld Estate is located on the slopes of the highest ridge in Johannesburg’s leafy northern suburb of Boskruin. This provides an idyllic setting for 38 superbly appointed country homes, which were recently launched to market by Pam Golding Properties. Plots are available from R700 000 while homes are being marketed from R3.5 million.

“All of the facilities within the luxury estate have been completed while the first four houses have already been reserved and are almost ready for occupation. The remaining 34 free-standing properties are now on sale and they represent an outstanding opportunity for investors seeking an entirely novel lifestyle that takes full advantage of our wonderful Gauteng climate,” adds Dr Golding.

“What makes this estate unique is that it is set in nature against the slope of the koppie, and the sense of tranquillity that emanates from it,” affirms the owner and developer of Kruinkloof Bushveld Estate, Johan Wasserfall. “With its scores of bird species and other wildlife, Kruinkloof is like living in the country, and yet it’s close to the heart of Johannesburg.”

There is a choice of four different house plans to choose from, which vary in size and are all north-facing, says Wasserfall. “The homes are beautifully designed in the styled paradigm of contemporary bushveld-inspired residences.”

“These properties have been specifically created for those executives and professionals who want to avoid the hassle of maintaining their own home and garden, who want to travel more, but still want all the luxury, security and space they enjoyed in their family homes. So we set about making sure Kruinkloof could meet all these needs and are confident that we have succeeded in created something that is in a league of its own.”

The homes offer designer kitchens, Smeg appliances, entertainers’ living areas, fibre optic cabling for lightning-fast internet and state-of-the-art security. There are three hectares of landscaped private open space, while the 30-acre reserve runs along the crest of the ridge.

“What makes the offering so special is that we have considered every aspect of residents’ needs. Take the Clubhouse, for example, with its gym, library, restaurant, lounge, and business centre. Upstairs, we have positioned the furnished apartments where residents’ guests will be able to come and stay. Among other features are a banqueting hall, medical centre and assisted living facilities,” notes Wasserfall.

“Surrounding this are the outdoor facilities which include a boma with fire-pit, swimming pool and the lovely gardens. A look-out point on the koppie above the estate offers stunning views of the Magaliesberg.”

Explaining the history of the property, Wasserfall says he considered buying the eight-acre smallholding on the slopes of the ridge in 1991. Back then, there was nothing much built up around it, just an old homestead.

“What clinched the deal for us was the silence of the area; apart from the birds there was nothing to be heard. We lived in the original farmhouse for eight years before we decided to commence developing the site. We started by making sure we had the very best possible security system in place for the estate, with biometric access control and double-gated guardhouse. Then we installed fibre optic cabling system, as we know how important it is to keep in touch with family and business.”

“We have also worked to keep the development as green as possible. It has an underground dam where all the rainwater accumulates, a borehole as well as an irrigation system. In fact, we are totally self-sufficient as far as water for the grounds is concerned. A load-shedding strategy is also in place, with an automatic backup to keep the fences electrified at all times.”

“Our initial idea was to develop an upmarket retirement village, but after talking to more people it became clear that there was a greater need for a development that would speak to the specific needs of the typical empty-nest couple or single person who was entering a new phase of life. It’s an aspirational development and the chairman of a top firm of attorneys and a partner at a leading accounting firm have already secured properties here.”

The Boskruijn suburb has easy access to the N1 freeway, Beyers Naudé Drive, and Witkoppen Road as well as Sandton, [Fourways](#), [Kyalami](#) and Lanseria Airport. Local hospitals such as Netcare Olivedale Hospital, Wilgehewel Hospital and Flora Clinic are also nearby. Large shopping centres located in close proximity include Cresta Centre, Fourways Mall, Northgate, Randpark Ridge and Clear Water Mall, as well as the local Boskruijn Shopping Centre, which caters for all immediate needs.

Pam Golding Properties area agent Gwen Kenmuir says that from an investment point of view, the Boskruijn area has shown solid, above-average capital growth over the years and there is a shortage of land for development in the area.

“Kruinkloof represents an entirely new, once-off opportunity within the Johannesburg region. This means that these homes are likely to be highly sought after and to strengthen from an investment perspective into the future,” concludes Kenmuir.

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