

LAVIDA

Luxury Estate • Contemporary open-plan homes in the Helderberg, Western Cape

Brochure

Life, illuminated. LAVIDA Homes feature a contemporary open-plan design that creates a seamless flow throughout, spilling onto private gardens and covered patios with built-in braai areas. Freestanding 4-bed, 3.5-bath homes with double and triple garage options from **R 2 749 900**.

Launch Collection

Vision & lifestyle

Lavida means “life” — and living was the core focus in designing these exclusive free-standing homes. With high-end modern finishes and a low energy consumption philosophy, the open-plan spaces invite light, air, and effortless daily living.

Hero Image Placeholder

Development overview

- **Residences:** Freestanding homes with private gardens
- **Layouts:** 4 bedrooms • 3.5 bathrooms
- **Garages:** Double and triple options
- **Built areas:** Approx. 220–245 m² (indicative)
- **Erf sizes:** Approx. 350–520 m² (indicative)

All details indicative and subject to final design and availability.

Highlights

Open-plan living

Seamless kitchen-dining-lounge with stack doors to patio.

Outdoor & braai

Covered patio and private garden for year-round entertaining.

Energy conscious

Low-consumption design, natural light, and ventilation.

High-end finishes

Curated materials, fixtures, and designer lighting.

Garage flexibility

Double or triple garages with direct access (select types).

Secure estate

Access control, perimeter security, and landscaped spaces.

Residence types

Type A — Double garage

Approx. 220 m²

- **Living:** Open-plan with island kitchen and scullery
- **Bedrooms:** 4 (main en-suite with walk-in)
- **Bathrooms:** 3.5 with guest cloakroom
- **Outdoor:** Covered patio with built-in braai

Floor Plan Placeholder

Type B — Triple garage

Approx. 245 m²

- **Living:** Expanded lounge, pantry, and study nook
- **Bedrooms:** 4 generous rooms
- **Bathrooms:** 3.5, main with freestanding tub
- **Garage:** Triple with storage/workbench space

Floor Plan Placeholder

Finishes & inclusions

Kitchen

- **Surfaces:** Stone countertops
- **Cabinetry:** Soft-close doors & drawers
- **Appliances:** Gas hob • Electric oven

Bathrooms

- **Showers:** Frameless glass
- **Taps:** Matte black or brushed accents
- **Vanities:** Floating with storage

Floors & doors

- **Living:** Luxury vinyl plank
- **Wet areas:** Porcelain tile
- **External:** Aluminium doors & windows

Lighting

- **Ambient:** LED downlights
- **Feature:** Pendants over island
- **Exterior:** Motion-sensitive fittings

Outdoor

- **Patio:** Covered with built-in braai
- **Garden:** Indigenous, water-wise planting
- **Boundary:** Estate-standard fencing

Connectivity

- **Data:** Fibre-ready conduits
- **Power:** Solar-ready DB (select units)
- **Geyser:** Timer for efficiency

Sustainability & efficiency

- **Orientation:** Homes positioned for light and cross-ventilation
- **Insulation:** Reduced heat loss and improved comfort
- **LED:** Energy-saving lighting throughout
- **Water-wise:** Low-flow fittings and indigenous landscaping
- **Solar-ready:** Provision for future PV/inverter (select units)
- **Gas cooking:** Efficient hob standard

Location & proximity

Situated in the scenic Helderberg, LAVIDA balances tranquillity and access — with schools, shopping, wine estates, medical facilities, and beaches all within easy reach.

Estate / Area Map Placeholder

Destination	Approx. distance / time
R44 & N2 Access	3–5 km / 5–10 min
Somerset Mall	6 km / 10 min
Vergelegen Wine Estate	6 km / 10 min
Strand Beach	10 km / 15 min
Top Schools & Medical	Within 5–15 min
Cape Town CBD	45 km / 40–50 min

Times are traffic-dependent and indicative.

Estate amenities & security

- **Access control:** Manned gatehouse and visitor management
- **Perimeter:** Estate boundary security with monitored systems
- **Landscaping:** Maintained green belts and pocket parks
- **Circulation:** Calmed internal roads with sidewalks

How to purchase

- 1. **Enquire:** Connect with our sales team for availability and options
- 2. **Select:** Choose your plot and residence type
- 3. **Offer & deposit:** Sign the OTP and pay the deposit
- 4. **Bond approval:** Apply via your bank or our preferred partners
- 5. **Transfer & handover:** Registration, snag process, and move-in

Contact

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Private viewings of our furnished show home available by appointment.

QR / Map

Visit the show home

Book a time that suits you and experience the LAVIDA lifestyle firsthand.