

Launch of Ellefsen Village within the Langebaan Country Estate offers exceptional value and facilities

Just launched within the well-known secure 450 ha Langebaan Golf & Country Estate, situated within the West Coast Biosphere Reserve in the seaside paradise of Langebaan, is Ellefsen Village. Named after a Norwegian captain who visited Saldanha Bay in the late 17th century on the ship 'Mosvalla', Ellefsen Village is a secure village perfectly positioned between the 9th and 18th fairways of the championship golf course within the Langebaan Country Estate. Golf cart paths connect Ellefsen Village with the Clubhouse and all other amenities of Langebaan Country Estate.

Says Craig Scott, CEO of Langebaan Country Estate Joint Venture: "Ellefsen Village was designed by the architectural firm In-Line Architects in consultation with Langebaan Country Estate architect Warren Simpson. Clean lines, earthy tones, Vermont boarding and charcoal roof tiles create a modern village feel. The homes and duplex townhouses all showcase green living, and embrace the rich history of the area. The freestanding plot and plan homes are situated on the last remaining golf course fronting stands - all offering views of the golf course, some fronting spectacular water features and some with lagoon views. The indigenous and rare vegetation has been protected and re-established."

All of the homes in Ellefsen Village are available in an array of designs, and have high-quality finishes, including travertine flooring, stainless-steel balustrades, granite tops in the kitchens and down-lighters in most areas. A stainless steel oven, hob and extractor fan are included, as is a built-in braai.

Owners can choose from a wide variety of interior finishes in terms of carpets, cupboards and wall colours. Optional extras include wrap doors to kitchens; pebble gas fireplaces and automation of garage doors.

The 26 duplex townhouses are sized from 160 m² and priced from R1 229 000, while the 28 homes are priced from R1 595 000 (180 m² - 220 m²). Pricing includes VAT (transfer duty) as well as transfer costs. Security is assured by the dedicated 24-hour manned guardhouse as well as on-site Estate security.

Heinrich Koorts of Seeff West Coast, who are mandated to sell on the Estate, says the general slowdown in the property market has not impacted on the West Coast at all. "Our sales figures have remained on par with last year's, and since September have shown an increase year on year - and the season is still coming! The West Coast remains a sought-after destination - and with all the attractions it offers I do not see interest waning."

With its spectacular lagoon and myriad of activities from water sports to kite sailing and fishing - plus the famed flower season from July to September - it is not hard to see why Langebaan in particular is so popular. There is no shortage of the facilities that make the good life worth living here, whether permanently or for holidays. The same is true of Langebaan Country Estate, within which Ellefsen Village is set. Apart from the golf course, driving range and Clubhouse with Pro Shop, there is also a restaurant, cocktail bar and private event facility, tennis club and courts, bowling green with clubhouse, and a residents' swimming pool. Owners at Ellefsen have access to all of these facilities and levies are remarkably low at around R350 a month. Ellefsen Village offers exceptional value in the best of settings.

Contact the On-site Sales Office on 083 251 4813; 022 772 2112 or email sales@langebaanestate.co.za