

# Villa Kramat

Region: Bakoven Sleeps: 12

## Overview

Nestled in the peaceful enclave of Camps Bay, Villa Kramat is a captivating retreat designed for those seeking an elevated holiday experience. With its contemporary design and six bedrooms spread across three levels, the villa offers a harmonious blend of style and comfort, complemented by breathtaking views of the Atlantic Ocean.

The first level, accessible by an elevator from the double garage, opens onto a wooden sun deck featuring a private gym with state-of-the-art equipment and a small spa, creating a haven for relaxation. Adjacent to the fitness area is a self-contained studio apartment, perfect for guests desiring additional privacy, complete with an open-plan living space, a fully-equipped kitchenette, and a king-size bedroom with an en-suite bathroom. A quiet balcony with sea views completes the studio's charm.

Ascending to the first floor, guests are welcomed by beautifully appointed living and dining areas adorned in natural hues. A rustic 12-seater dining table complements the large, open-plan kitchen equipped with top-of-the-range appliances. A separate scullery-cum-pantry adds convenience to the kitchen space.

The second level is dedicated to the master bedroom and four guest bedrooms, all en-suite and offering either ocean or mountain views. The master bedroom boasts a king-size bed and a luxurious en-suite bathroom with a large oval bathtub and deluxe rain shower. Additionally, this floor includes a small communal lounge area-cum-study, a laundry room, and access to a second-floor deck.

Outdoors, a sheltered barbecue area with a large gas-and-wood barbecue, a 12-seater outdoor dining table, and a well-equipped outdoor kitchen make alfresco entertaining a delight; a sprawling wooden deck features a solar-heated swimming pool, sun loungers, hammocks, and an outdoor lounge with an indoor/outdoor fireplace, providing an ideal setting for late afternoon sundowners against the backdrop of the Atlantic Ocean and Lion's Head.

The villa, equipped with smart technology, ensures security and comfort throughout, featuring air-conditioning, heating, and a double garage with secure off-street parking for three cars.



## Facilities

Villa/House • Wow Factor • Instagrammable • Heated Pool • Ideal for  
Teens • Air-Con • <1hr to Airport • BBQ • Washing Machine •  
Dishwasher • Microwave • Coffee Machine • All Bedrooms En-Suite •  
Smart TV • Satellite TV • Lift • Sauna/Steam • Gym/Fitness Room •  
Heating • Garage • Tourist Towns & Villages • Historical Sites • Seafront



# Interior & Grounds

## *Ground Floor*

- Ample living room with comfortable seating, Apple TV, fireplace, air conditioning and access to the pool area
- Open plan dining area for 12 people and access to a terrace
- Well equipped kitchen with air conditioning and access to a terrace
- Laundry room with washing machine
- Scullery and pantry with additional fridge
- Fitness area with cross trainer, reclining bike, weights, mats, and treadmill
- Spa with sauna, massage bed, separate shower and toilet

## *First Floor*

- Small open plan lounge/study
- Laundry room and suitcase storage
- Master bedroom with king size bed, walk-in closet, air conditioning, access to a terrace and en-suite bathroom with bath and shower
- Bedroom with king size bed, access to a terrace and en-suite shower room
- Bedroom with king size bed, access to a terrace and en-suite shower room
- Bedroom with two single beds, access to a garden courtyard and en-suite shower room
- Bedroom with two single beds, access to a garden courtyard and en-suite shower room

## **Studio Flatlet (private entrance)**

- Ample lounge area with comfortable seating
- Well equipped kitchennette
- Bedroom with king size bed and en-suite shower room
- Private balcony with table, chairs and sea views

## *Exterior Grounds*

- Private solar heated swimming pool
- Large terrace and garden area
- Various sun loungers
- Outdoor dining
- Summer kitchen
- Covered terrace
- Garden furniture
- Parking space
- Barbecue

## **Additional Facilities**

- Wi-Fi connection
- Air conditioning
- SMART house system
- Elevator access
- Garage

# Location & Local Information

Cape Town, nestled on the southwestern tip of South Africa, is a city of remarkable diversity and unparalleled natural beauty. Set against the dramatic backdrop of the iconic Table Mountain, this coastal metropolis exudes a unique blend of historical significance and modern vibrancy.

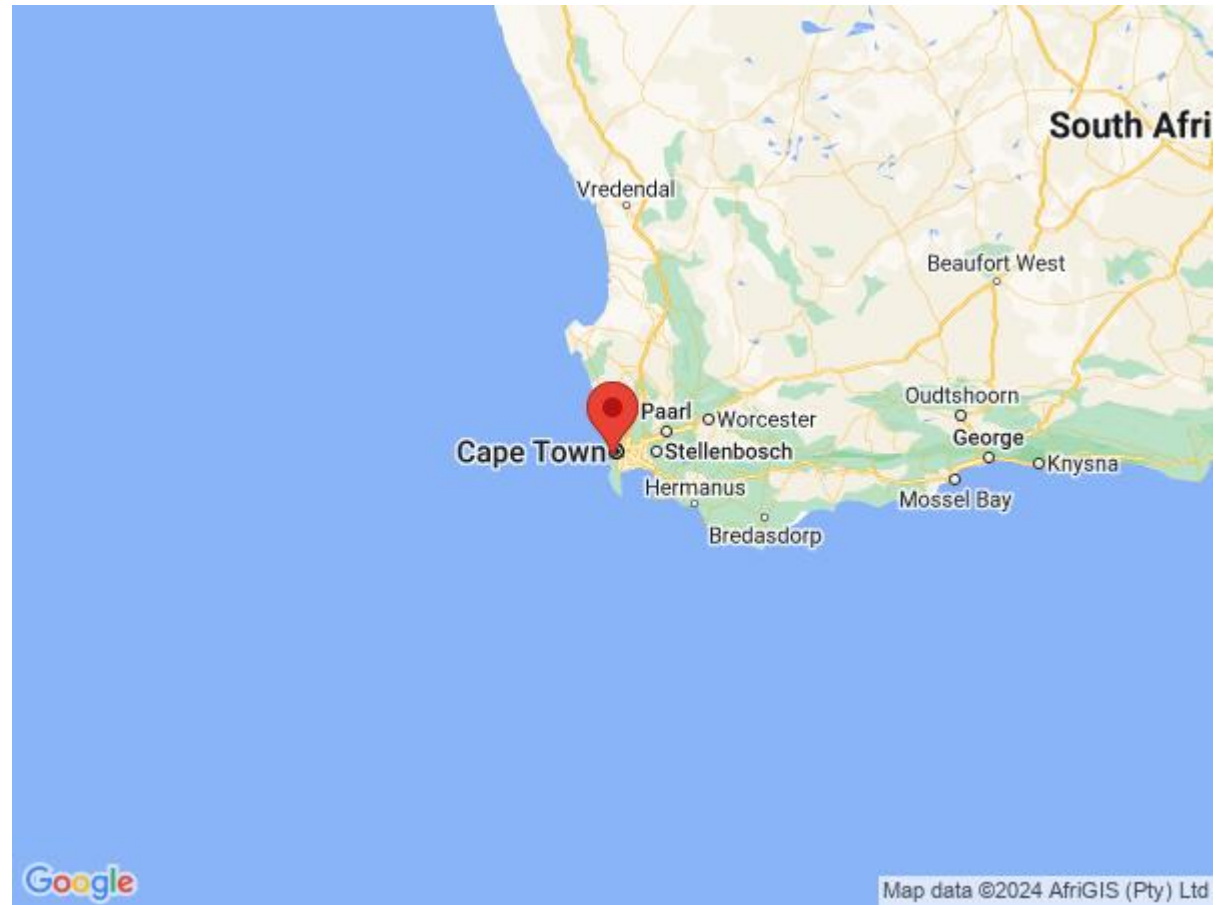
Renowned for its captivating landscapes, Cape Town offers a striking mix of pristine beaches, rolling vineyards, and rugged mountains. The city's jewel, Table Mountain, stands as a symbolic sentinel, inviting adventurers to ascend its heights for panoramic views that stretch over the shimmering expanse of the Atlantic Ocean. Cape Town's history is a tapestry woven with colonial influences, as evidenced by its architecture and cultural heritage. The Victoria & Alfred Waterfront, a bustling hub of activity, seamlessly melds the old with the new, showcasing its maritime past alongside chic boutiques, diverse dining options, and world-class entertainment venues.

The city's multicultural essence is reflected in its people, languages, and cuisines. One can experience a mosaic of cultures shaping Cape Town's dynamic identity, from the historic Malay Quarter to the bustling markets. Visitors can indulge in various gastronomic delights, from traditional African dishes to international culinary creations. Cape Town's coastline is a playground for outdoor enthusiasts, offering water sports, whale-watching opportunities, and breathtaking sunset cruises. Nearby, the Cape of Good Hope stands as a symbol of maritime exploration, where the Atlantic and Indian Oceans converge in a spectacular meeting of currents. Art and creativity flourish in Cape Town, evident in its vibrant art galleries, street performances, and cultural festivals. The city's warm climate and natural beauty provide a constant source of inspiration for local artists, who infuse their works with the essence of this enchanting locale.

In summation, Cape Town stands as an enchanting fusion of nature, history, and modernity. Its remarkable landscapes, rich cultural tapestry, and hospitable atmosphere make it an alluring destination that leaves an indelible mark on the hearts of those fortunate enough to explore its diverse wonders.

## Local Amenities

Nearest Airport	<b>Cape Town Airport (26 km)</b>
Nearest Town/City	<b>Cape Town (7 km)</b>



Nearest Restaurant	<b>The Hussar Grill Camps Bay (550 m)</b>
Nearest Bar/Pub	<b>Cause Effect Cocktail Kitchen (2 km)</b>
Nearest Supermarket	<b>Woolworths Camps Bay (2 km)</b>
Nearest Beach	<b>Bakoven Beach (2 km)</b>
Nearest Golf	<b>Green Point Golf Course (10 km)</b>
Sightseeing	<b>Table Mountain (6 km)</b>

## What we love

- Villa Kramat, perched on the slopes below Table Mountain and the Twelve Apostles, offers 180° panoramic views of the Atlantic Ocean from its wooden wrap-around decks, providing a stunning backdrop for a memorable stay
- This contemporary retreat seamlessly combines sophistication with family-friendly features, including a solar-heated swimming pool, spacious bedrooms with flexible sleeping arrangements, and a private gym, making it an ideal haven for families seeking both comfort and recreation
- Villa Kramat is a SMART house equipped with state-of-the-art technology, ensuring a secure and seamless experience. From a private elevator and a fully equipped gym to smart security features, this property is designed to meet the highest standards of modern living

## What you should know...

- Villa Kramat's stunning location on the slopes brings breathtaking views but also means the property has multiple levels and elevated decks. Families with young children or those with mobility concerns should exercise caution
- While the solar-heated swimming pool is a delightful feature, guests should be vigilant, especially if travelling with children. Supervision is essential to ensure a safe and enjoyable experience
- The villa's outdoor areas include stairs, decks, and balconies. Guests should be mindful, particularly during adverse weather conditions, as these surfaces may become slippery

# Terms & Conditions

- Security deposit: Please note that this property manager works with SUPERHOG. Once your booking is confirmed, you will be contacted by SUPERHOG directly to verify yourself and finalise the process. In the unlikely event that SUPERHOG is unable to provide the necessary damages cover, you would be required to provide a physical damages deposit prior arrival.
- Arrival time: 14:00 - 18:00
- Departure time: 10:00
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: Yes, included in the rental price.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet connection included.
- Minimum stay: 3 - 4 nights depending on season. All other durations on request.
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Not available on this property.
- Pool heating charge?: For those who require pool heating, there will be an additional charge, please enquire (to be paid to OT prior to travel). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Tourist tax not applicable.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Housekeeping: Mon - Fri (excl. weekends and public holidays, avail at an extra charge).
- Other Ts and Cs: A non-refundable 50% deposit is required to confirm a booking at this property (or full payment if booking within 12 weeks of departure).