

# Villa Rottingdean

Region: Bakoven Sleeps: 6

## Overview

Villa Rottingdean is a splendid 3-bedroom villa located just a leisurely stroll away from the renowned Camps Bay shoreline. This opulent retreat, nestled amidst lush grounds, invites families to experience a tranquil escape in a setting where azure waters meet majestic mountains.

Step into the capacious villa, where exquisite decor meets cutting-edge functionality. The open-plan living area seamlessly connects to a private balcony with ocean vistas at the front, while the rear unfolds into an enchanting garden with a BBQ area and a dining oasis. The garden hosts a pristine, newly-minted swimming pool, providing breathtaking views of the Twelve Apostles mountain range.

Inside, three sumptuous bedrooms and two indulgent bathrooms await your arrival, each meticulously adorned with refined luxury, and boasting a king-size bed, a queen-size bed and two singles that can be converted into a king-size if required. The main bedroom boasts an ensuite bathroom, featuring a spacious walk-in shower, while the other two rooms share a modern bathroom with both a bathtub and shower.

Villa Rottingdean's generously sized kitchen, fully outfitted for entertaining, is a culinary haven, featuring a 3-seater breakfast bar and an array of high-end appliances that include an oven, microwave, dishwasher and Nespresso coffee machine. An additional laundry room, complete with washing machine, is a handy addition for those with children, or guests who are enjoying an extended stay at the villa.

Outdoors, two private terraces, ocean views, outdoor seating, an 8-seater dining area, a wood-fired BBQ, a swimming pool, a garden area, and a private jungle gym for children complete the picture of leisure and relaxation. The residence ensures security with parking for two vehicles within its garage and a comprehensive security alarm system.

Managed exclusively and professionally year-round, this beautiful holiday home is meticulously vetted, offering a dedicated 24/7 guest support team, housekeeping, WiFi, and hotel-grade amenities, ensuring a relaxing and memorable stay just ten-minutes from the vibrant centre of Cape Town.



## Facilities

Villa/House • Ideal for Teens • Air-Con • <1hr to Airport • Laptop Friendly  
Workspace • BBQ • Washing Machine • Dishwasher • Coffee Machine •  
All Bedrooms En-Suite • Parking Space • Tourist Towns & Villages •  
Historical Sites • Seafront

# Interior & Grounds

## Ground Floor

- Lounge space with sofas, chairs, TV with Netflix and terrace access
- Dining area with table and chairs for 6 guests
- Well equipped kitchen with breakfast bar and additional seating, oven, hob, Nespresso coffee machine, microwave, fridge, dishwasher
- Laundry room with washing machine
- Bedroom with king-size bed, walk-in closet with work station, TV, patio access and ensuite bathroom with shower
- Bedroom with queen-size bed, and shared bathroom with bathtub and shower
- Bedroom with two single beds (can be made into a king-size on request), and shared bathroom with bathtub and shower

## Exterior Grounds

- Private swimming pool
- Ample terrace and garden area
- Various sun loungers
- Covered terrace
- Outdoor dining
- Garden furniture
- Parking space
- Barbecue

## Additional Facilities

- Wi-Fi connection
- Security system
- Safe box
- Electricity inverter system





## Location & Local Information

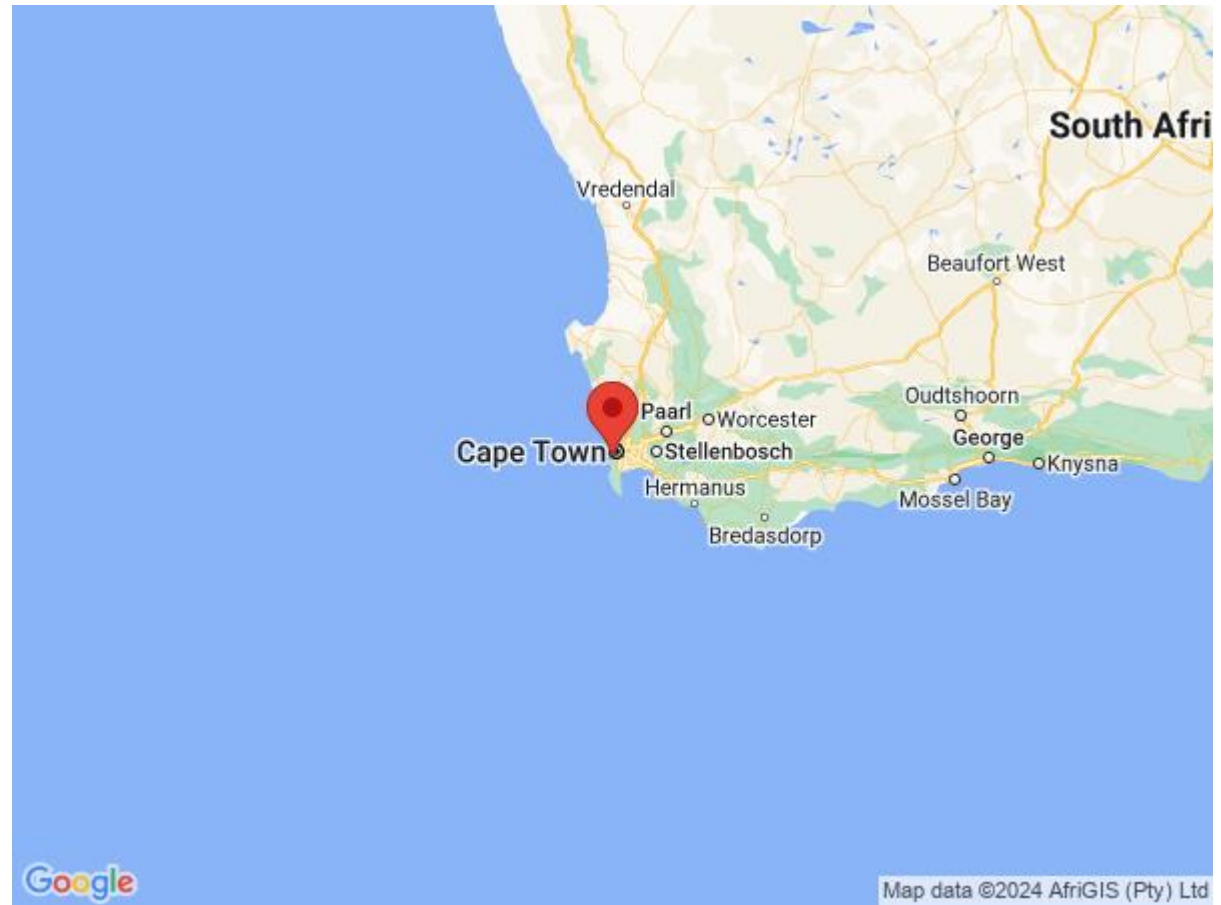
Nestled in the lap of luxury, Villa Rottingdean isn't just a villa; it's a gateway to an enchanting world of coastal bliss. Located just a minute's drive from the pristine Camps Bay beach, this haven is a beach lover's dream. Feel the sand between your toes and soak up the sun with the iconic Table Mountain as your backdrop – it's a postcard-worthy experience right on your doorstep.

For those with a culinary itch, the villa is a mere minute away from an array of eclectic restaurants that promise to tantalise your taste buds. Whether you're in the mood for fresh seafood, gourmet cuisine, or a casual beachfront brunch, Camps Bay has it all. Your biggest dilemma will be choosing which culinary adventure to embark on first!

If retail therapy is on your holiday agenda, fear not - for just a stone's throw away, you'll find shops that cater to every whim and fancy. From boutique fashion outlets to charming local stores, exploring the area is like unwrapping a gift of hidden treasures.

Should the city lights beckon, a mere 10-minute drive will transport you to the vibrant heart of Cape Town City Centre. Immerse yourself in the rich history, diverse culture, and vibrant energy of the city. Whether you're a history buff, art enthusiast, or simply seeking a lively atmosphere, Cape Town has something for everyone.

But let's not forget the villa's immediate surroundings – a playground for outdoor enthusiasts. Take a scenic hike up the Twelve Apostles mountain range or enjoy a leisurely swim in the azure waters of the Atlantic. The options are as vast as the ocean views from your private terrace.



## Local Amenities

Nearest Airport	<b>Cape Town Airport (26 km)</b>
Nearest Town/City	<b>Cape Town (8 km)</b>
Nearest Restaurant	<b>The Hussar Grill Camps Bay (350 m)</b>
Nearest Bar/Pub	<b>Chinchilla Bar (2 km)</b>
Nearest Supermarket	<b>Woolworths Supermarket (2 km)</b>



Nearest Beach	<b>Bakoven Beach (1 km)</b>
Nearest Golf	<b>Green Point Golf Course (10 km)</b>
Sightseeing	<b>Table Mountain (7 km)</b>

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## What we love

- We love the modern, homely interior of Villa Rottingdean, featuring home-comforts such as WiFi and Netflix
- The villa has a private pool - need we say more!?
- The kids loved being located so close to the beach

## What you should know...

- The bedroom with twin beds can be converted into a king-size bed on request
- Two of the bedrooms share a bathroom
- Off-street and garage parking is provided

# 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?: Not available on this property.
- 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: 4 nights during low season. All other durations on request.
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: Not available on this property.
- 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: 2 times a week (excl weekends and public holidays, can be arranged at an extra cost).
- 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).