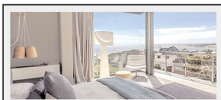




SA'S TRENDIEST SUBURB

It occupies an unbeatable location which helps it top the list of blue-chip properties



NOT CHEAP: Property to rent at R150 000 per month

PICTURE: SEEFF

By the numbers

Suburb demographics:
 Adult population: 3 608
 Predominant LSM: 10 high
 Average household income: Above R75 000
 Market stock:
 Freehold: 793
 Sectional schemes: 411
 Estates: none

PERIOD OF OWNERSHIP (Aug 2014 – Jul 2015)

	Existing owners	Recent sellers
11 and more years	50%	36%
8-10 years	10%	14%
5-7 years	13%	15%
Less than 5 years	27%	35%

AGE OF RESIDENTS (Aug 2014 – Jul 2015) (years)

	Stable owners	Recent buyers	Recent sellers
65 or more	35%	8%	34%
50-64	38%	29%	42%
36-49	24%	47%	22%
18-35	3%	16%	2%

Average house prices (R'000)

	2005	2010	2014
Freehold	4 600	6 500	9 022
Sectional Title	2 998	2 999	4 750

SOURCE: Lightstone

By Bianca Coleman

BETWEEN Clifton and Lansdowne, with the spectacular Twelve Apostles mountain range behind it and the ocean in front, Camps Bay is one of Cape Town's most affluent suburbs, as well as being a popular summer attraction for locals and tourists.

It got its name "Die Baai van Von Kampff" from Frederick Ernst von Kampff who acquired the land where he married Anna Koekemoer, who was the widow of Johan Wierich. The Wierich family had been granted the land after the original Gringothia population was reduced by measles and smallpox

and all that remained of their settlement was an old kraal (Dadekraal).

The area remained mostly undeveloped throughout the 19th Century. Kloof Nek was built in 1848, and in 1884 Thomas Bain was commissioned to build a road from Sea Point to Camps Bay.

Completed in 1887 it was named Victoria to honour the queen's jubilee the following year. Along it people cycled to Camps Bay which had become a popular picnic site, and, of course, it is now the well-known beachfront strip.

That Camps Bay tops the list of blue chip properties is undeniable: it occupies an unbeatable location, firstly on the country's sought-after Atlantic Seaboard and secondly in the country's most visited tourist

city, Cape Town, says Seeff Camps Bay agent, Pula Jacom.

The agent says the suburb has seen a remarkable transformation in recent years as many buyers have bought up the older properties and either renovated or demolished them, making way for luxurious seaside villas that can compare with the best in global destinations.

"Camps Bay is arguably the country's trendiest suburb. It also tends to top the list of most sought-after areas for holiday rentals with visitors from all over the world prepared to pay R2 000 to R20 000 a day and even more", says Jacom.

Fronted by one of the country's most beautiful sandy-white Blue-Flag beaches, offset by the azure-blue ocean, the suburb now easily tops the list of most aspirational areas in which to own property – it is home to the largest concentration of R20-million-plus homes in the country with 155 such homes.

Each area within Camps Bay has its own characteristics and atmosphere that draw buyers. The Glen, adjacent to the nature reserve on the slopes of Lion's Head, is a green, wind-sheer area. Bakoven lies close to the ocean and offers a mix of beach bungalows, while Barbey Bay offers largely new luxury apartments. Bontjies is a vast area from the slopes of Table Mountain to Camps Bay drive.

Part of the attraction is that Camps Bay is just seven minutes from the centre of Cape Town and 10 minutes from the V&A Waterfront via Kloof Nek. The proximity to various schools and ununi-

ties adds to its easy living lifestyle.

It is a suburb with great investment potential as there is hardly any land left for expansion, says Jacom.

"In terms of the property offering, there is still great diversity with a good 60/40 split between freehold houses and sectional title property including a large selection of apartments. There are still older apartments and houses on offer, but more and more, it is luxury architectural homes designed by iconic architects

“ There are luxurious seaside villas that can compare with the best in global destinations

that are characterising the suburb.”

Camps Bay has seen consistent year-on-year growth in property values. For example, based on Lightstone data that records transactions in the suburb, during 2005, the price of a freehold house here was R8.6m, today it is around R9.5m.

The population of Camps Bay is also getting younger, in line with its trendy status, and it has been mostly younger, cash-rich buyers who have driven much of the activity, says Jacom. More than 60% of sales the past year are attributable to younger, under-50 buyers – about 80% of these bring cash deals.



UNPARALLELED: The stunning view from the Bay Hotel.