CONTENT
Page 2  ......................... Contents
Page 3  ......................... About Witsand
Page 4  ......................... The Development
Page 5  ......................... Site Layout
Page 7  ......................... Building Packages and Architectural Styles
Page 8  ......................... Houses for Sale
Page 9  ......................... The Lifestyle
Page 10 ......................... The Wildlife and Whales
Page 11 ......................... Gallery
Page 12 ......................... Gallery
Page 13 ......................... Gallery
Page 14 ......................... About the Developer
Page 15 ......................... Map and Website
Following the trickling dwellings that dot the eastern bank of the majestic Breede River where it flows into the Indian Ocean, the tranquil fishing hamlet of Witsand on the southern Cape coast wraps itself discreetly around the white sand dunes which it derives its name from. Once a bustling little town with a port where steamboats unloaded goods destined for the markets of Cape Town, the small village is now known as one of the last wild, safe and unexploited places on our beautiful coastline. From the turn-off, just outside Heidelberg on the N2, the road meanders through beautifully cultivated fields, sheep and ostrich farms - a place where sunrise and sunset, the sky, land and water are a flame with hues of red and gold.

Steeped in history dating back as far as the era of the Portuguese seafarers - hence the name St Sebastian Bay - this historical gem draws visitors from far and wide to delight in its offerings: Witsand's famous landmark, the Barry Memorial Church (built in 1849), the ruptured remains of the steamships, the SS Kadie and the SS Locust, still visible on the rocks at low tide, Moddie's Well, the well preserved little "Kraaltjie" harbour and many more.
THE DEVELOPMENT

The development offers 120 full-title, fully serviced prime stands with spectacular views of the Breede River estuary, the Indian Ocean and the famous Witsand dunes. Stands are now selling at below market related prices and building packages are available at cost. Once a stand has been selected, clients have a choice of five approved architectural styles that pay tribute to the beautiful natural setting and the town’s unique character. However, it’s not mandatory to use any of these. As a full-title estate, it is the prerogative of all owners to have the home of their dreams built by their choice of NHBRC contractor, subject to approval by the Home Owner’s Association and adherence to our architectural guideline.

TO OUR CLIENTS’ GREAT ADVANTAGE, BREEDEZICHT OFFERS

- Completed services, including water, sewerage, roads, curbs and street lights
- Flexible building time frames
- Significant added value through sound architectural and environmental ethics
- Gated development with perimeter fencing
- Levies determined by home owners
- Architectural guidelines and approved house styles
- Underground storage tanks for the reclamation of rain water
- Estate whale watching deck
- Indigenous landscaping
- Excellent rental possibilities
- Private access to river
- An estate surrounded by beautiful farmlands and rural scenery
- Conservation area protecting views
Available stands and prices as at Nov. 2019
Central Developments is offering turnkey building packages at cost, exclusive to Breedezicht Estate. Our unique special offer links the purchase of a stand to a choice of housing designs and building packages that includes:

- A choice of 5 popular architectural styles in sizes ranging from 122m² to 450m². Plans can be changed and customized.
- A wide choice of finishes and colours to ensure individuality.
- Basic, energy-saving, green elements including:
  - Underground water tanks.
  - Gas options for stoves and heating.
  - Solar panels for water heating.
- A competent and experienced team of engineers, contractors, architects and landscapers to ensure the best quality.

These building packages are offered at cost price to all investors in Breedezicht Estate. Our established construction team offers savings of up to 30% on the construction of your new house.
**HOUSES RECENTLY SOLD**

**Fisherman's Cottage 3-bedroom house**

*STAND 1075*

- Erf size: 600 m²
- Total house size: 122 m² (including garage and open patio)
- Bedrooms: 3
- Bathrooms: 1
- Garage: 21 m² single garage
- Description: North facing stand overlooking the Langeberg Mountains. Walking distance to the Breede River Lodge, The Sands shops, River Breeze deli and 2.5 km from the beach.

**Vermont 3-bedroom house**

*STAND 1081*

- Erf size: 600 m²
- Total house size: 136 m²
- Bedrooms: 3
- Bathrooms: 2
- Garage: 21 m² single garage
- Description: North facing three bedroom, two bathroom house overlooking the Langeberg Mountains and is in close proximity to all amenities in town. Perfect low maintenance house ideal for retirement or cozy fisherman's getaway.

**Cape Heritage 4-bedroom house**

*STAND 1083*

- Erf size: 662 m²
- Total house size: 678 m² (including garage and 20 m² covered patio)
- Bedrooms: 4
- Bathrooms: 3
- Garage: 21 m² single garage
- Description: North facing stand overlooking the Langeberg Mountains. Walking distance to the Breede River Lodge, The Sands shops, River Breeze deli and 2.5 km from the beach.

**Modern Beach 3-bedroom house**

*STAND 1085*

- Erf size: 600 m²
- Total house size: 136 m²
- Bedrooms: 3
- Bathrooms: 2
- Garage: 21 m² single garage
- Description: North facing stand overlooking the Langeberg Mountains. Walking distance to the Breede River Lodge, The Sands shops, River Breeze deli and 2.5 km from the beach.

---

**STAND 1090**

- Erf size: 765 m²
- Total house size: 311 m² (including garage and 18 m² open patio)
- Bedrooms: 4
- Bathrooms: 3
- Garage: 21 m² single garage
- Description: This home offers magnificent views of the Breede River. Downstairs offers an office/fourth bedroom with guest bathroom and an open plan living and kitchen area leading onto an outdoor braai terrace with stack folding doors. Upstairs offers 3 bedrooms and 2 bathrooms with a lovely south facing balcony. This property is within quick walking distance to the river.

**STAND 1081**

- Erf size: 600 m²
- Total house size: 122 m² (including garage and open patio)
- Bedrooms: 3
- Bathrooms: 1
- Garage: 21 m² single garage
- Description: North facing three bedroom, two bathroom house overlooking the Langeberg Mountains and is in close proximity to all amenities in town. Perfect low maintenance house ideal for retirement or cozy fisherman's getaway.

**STAND 1083**

- Erf size: 662 m²
- Total house size: 678 m² (including garage and 20 m² covered patio)
- Bedrooms: 4
- Bathrooms: 3
- Garage: 21 m² single garage
- Description: North facing stand overlooking the Langeberg Mountains. Walking distance to the Breede River Lodge, The Sands shops, River Breeze deli and 2.5 km from the beach.

---

**STAND 1085**

- Erf size: 586 m²
- Total house size: 243 m² (including garage and 18 m² open patio)
- Bedrooms: 4
- Bathrooms: 3
- Garage: 21 m² single garage
- Description: Spacious double story four bedroom house with unlimited mountain, river and sea views from the three bedrooms upstairs. Large entertainment area and indoor braai downstairs with a lovely spacious open plan kitchen with separate scullery. This property is walking distance to most amenities in town including the river, Pili Pili Restaurant, Adventure Centre and The Sandshope.

---

**STAND 1105**

- Erf size: 765 m²
- Total house size: 311 m² (including garage and 18 m² open patio)
- Bedrooms: 4
- Bathrooms: 3
- Garage: 21 m² single garage
- Description: This home offers magnificent views of the Breede River. Downstairs offers an office/fourth bedroom with guest bathroom and an open plan living and kitchen area leading onto an outdoor braai terrace with stack folding doors. Upstairs offers 3 bedrooms and 2 bathrooms with a lovely south facing balcony. This property is within quick walking distance to the river.

---

**STAND 1083**

- Erf size: 600 m²
- Total house size: 136 m²
- Bedrooms: 3
- Bathrooms: 2
- Garage: 21 m² single garage
- Description: North facing stand overlooking the Langeberg Mountains. Walking distance to the Breede River Lodge, The Sands shops, River Breeze deli and 2.5 km from the beach.
Whether calm and serene or in raging flood, the Breede River is the main attraction. With tidal action that reaches 60 km upstream, it supports an abundance of fish and bird species, creating one of the finest fishing estuaries in the country with Kabeljou of up to 50 kg. Spotted grunter, steenbras, white and red stumpnose and red roman are in abundance. Witsand is also excellent for kite-boarding, rowing, canoeing, sailing, and... sunset cruising! Sundowners at the Bush Pub, which is only a short cruise up the river, with the stars appearing overhead, is an unforgettable experience.
Witsand offers miles of unspoilt beachfront, a rich diversity of fauna and flora and prolific birdlife. Some 260 species, among which are a number of rare birds, inhabit the area. Almost without exception the nights are clear, creating a magical collage of heavenly bodies for the avid stargazer. Right on your doorstep is the De Hoop Nature Reserve with its 3,000 hectares of undisturbed fynbos. It is home to the endangered Cape mountain zebra and Cape vulture. In the immediate vicinity of Breedezicht Estate, small deer still roam around undisturbed in the conservation areas.

Although not generally known, Witsand has more and better whale sightings than Hermanus during the whale season from June to November. It is renowned for having the largest concentration of the endangered southern right whale along the South African coast. Migrating from the icy waters of the Antarctic, they come to calve in the warmth and safety of St Sebastian Bay. On a good day, at least 50 of these majestic giants are observable from the shore whilst many as 164 have been counted from a helicopter.
Untouched - as it has always been, and still is.
ABOUT THE DEVELOPER

Central Developments is an esteemed, innovative company in the property development industry with an outstanding and diversified track record achieved over more than 25 years. Several successful, high profile projects pay tribute to their integrity and commitment to create quality homes in lifestyle estates and retirement villages. At the helm of each and every development is a project team that carefully oversees and manages every aspect of it, hands-on.

The perfect place for a holiday, retirement or a superb turnkey investment - Breedezicht Estate offers an unrivaled opportunity to invest in your future, both in quality of life and capital growth. This unique development on the Garden Route and Overberg boundary is a well-kept secret that will most certainly become one of the most prized properties on the Cape coast. Limited infrastructure and services restrict further development of the town. This adds tremendously to exclusivity and investment value, as Witsand should remain what it is today for many years to come - a crime-free haven of peace and tranquility.
SHOW HOUSES AVAILABLE - VIEW BY APPOINTMENT

Anthea: 084 445 4640
www.breedezicht.co.za