



**LIVE IN HARMONY WITH NATURE**







## WELCOME TO YOUR NEW OASIS IN PAARL

### ABOUT AVEC LA TERRE

Avec la Terre is an exclusive lifestyle estate meticulously designed to blend luxury living with environmental consciousness. Indulge in an unparalleled lifestyle that cherishes ecological balance, while enjoying the finest amenities and breathtaking natural surroundings.

Nestled in the picturesque Paarl Winelands, Avec la Terre is more than just a place to live; it's a testament to sustainable luxury. Here, we've crafted a haven that seamlessly merges the splendour of nature with the elegance of modern living.

At the core of Avec la Terre lies a profound commitment to sustainability. Our homes are not just houses; they are a statement of our dedication to eco-friendly living. From the materials we use to the energy-saving technologies we implement and eco-friendly construction practices, every detail is carefully planned to ensure a minimal ecological footprint.





## LIFESTYLE ESTATE

### DISCOVER THE EPITOME OF LUXURY LIVING

Avec la Terre is an exceptional estate, where comfort, sustainability, privacy and nature intertwine. But sustainable living doesn't mean compromising on luxury. In fact, Avec la Terre redefines luxury living.

Brought to you by LEEE Developers, each home is a masterpiece of design, crafted with the utmost attention to detail. Each home is strategically designed to maximise the spacious interiors and take advantage of the stunning views.

While Avec la Terre meets all your lifestyle needs, you and your family are also protected through state-of-the-art security systems and personnel. In addition, the local authority, Drakenstein Municipality, is one of the top performing municipalities in the country, making Paarl an extremely attractive prospect for investment.





STORMWATER POND /  
WWTP

ELECTRICAL  
SUBSTATION

EXISTING PRELINE SERVITUDE (6m)  
PORTION OF FUTURE PUBLIC ROAD RESERVE (12m)

TEAL CLOSE (12m)

GRIFFIN CLOSE (12m)

PINEGROVE STREET (12m)

WILLOWBROOK CRESCENT NORTH (12m)

PINEDENE BOULEVARD (25m)

DRESDEN CLOSE (12m)

WILLOWBROOK CRESCENT SOUTH (12m)

WILLOWBROOK CRESCENT SOUTH (12m)

ARCADIA STREET NORTH (12m)

PINEDENE BOULEVARD (25m)

ARCADIA STREET SOUTH (12m)

DUNDEE STREET NORTH (12m)

DUNDEE STREET SOUTH (12m)

SCHUURMANSE

ACCE

Guard Hou



TEIN ROAD (DR1095)

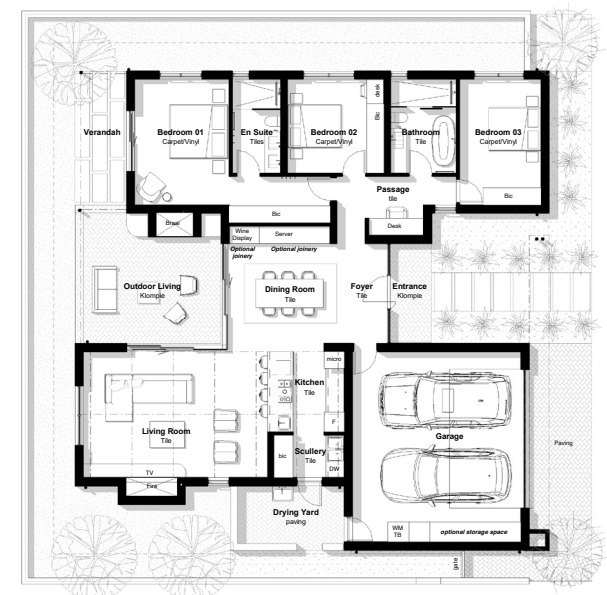
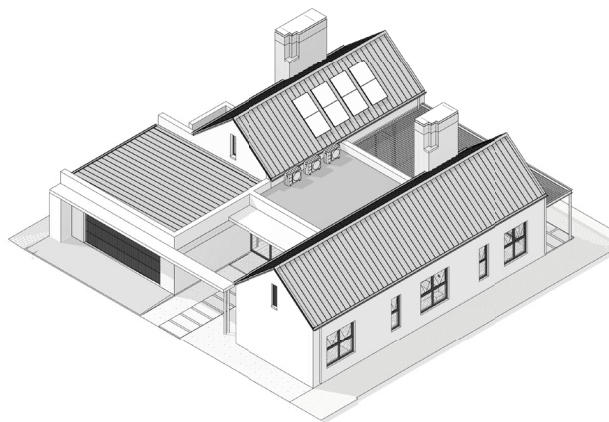






## RESIDENCE 1

- Erf size: 357-600sqm
- Size of house: 201sqm
- 3 bedroom
- 2 bathroom
- Double garage



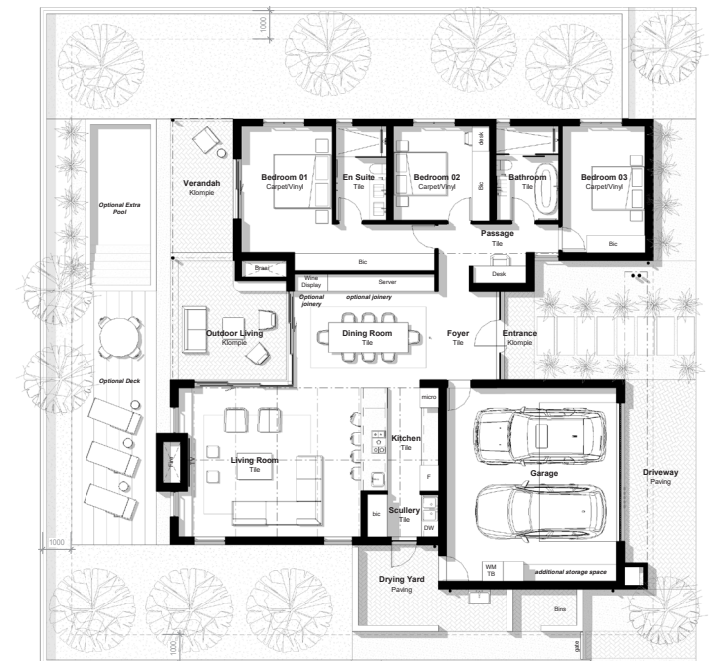
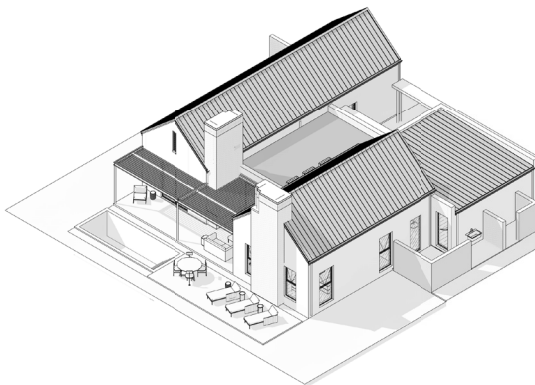
Ground Floor Plan  
1 : 100





## RESIDENCE 2

- Erf size: 480-700sqm
- Size of house: 213sqm
- 3 bedroom
- 2 bathroom
- Double garage



Ground Floor Plan

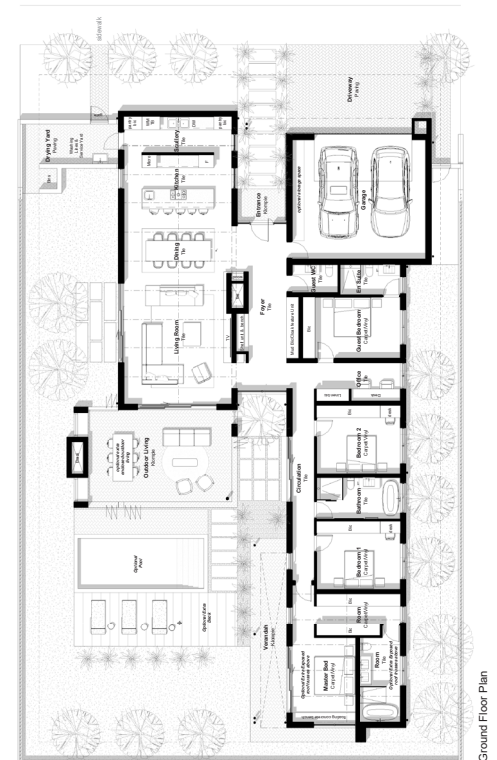
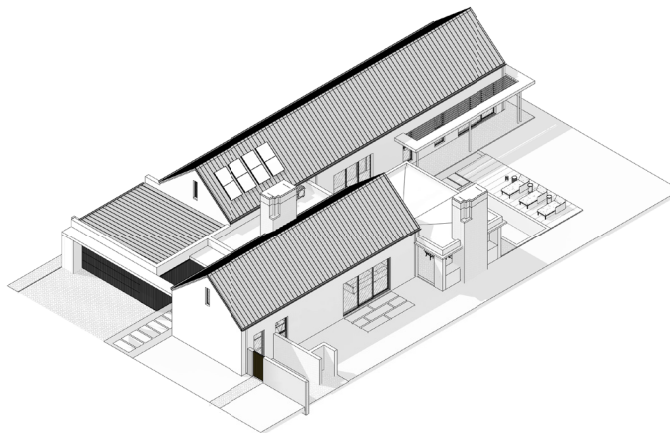
1 : 100



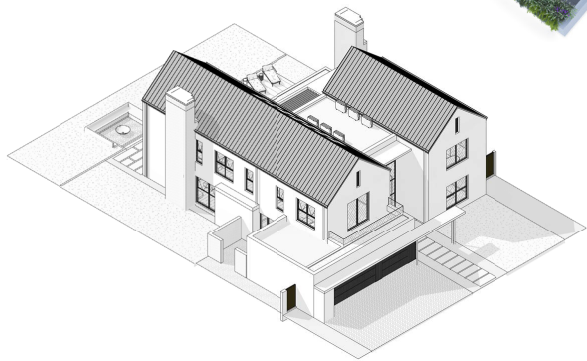


### RESIDENCE 3

- Erf size: 650-850sqm
- Size of house: 299sqm (+ 41sqm patio with concrete roof)
- 4 bedroom
- 3,5 bathroom
- Double garage
- Structural and cosmetic optional extras according to Avec la Terre's building guidelines

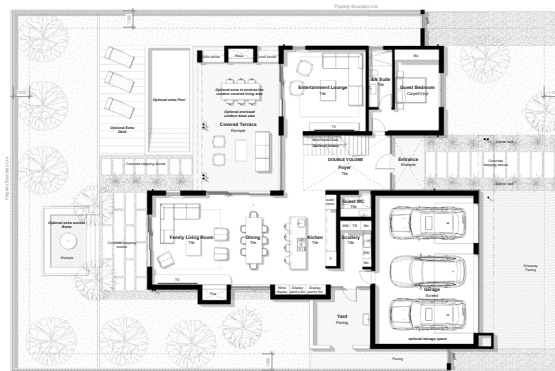






## RESIDENCE 4

- Erf size: 800-1606sqm
- Size of house: 400sqm (45sqm concrete roof patio + 9sqm balcony)
- 5 bedroom
- 5,5 bathroom
- 2 + 1 garages
- Structural and cosmetic optional extras according to Avec la Terre's building guidelines

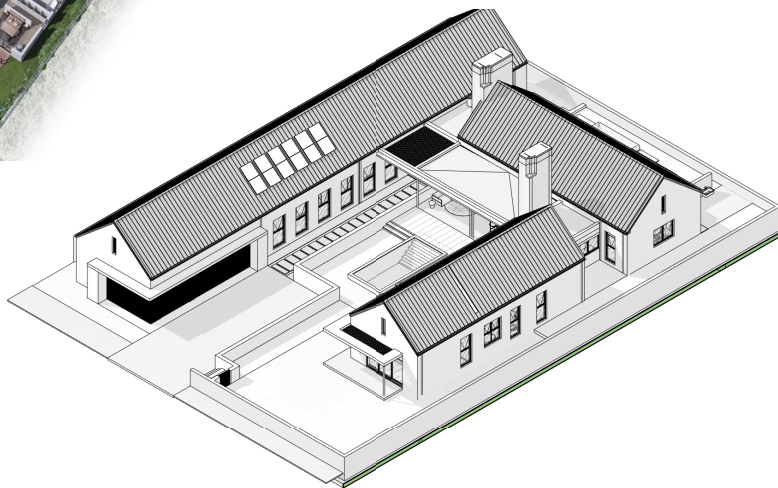


Ground Floor Plan  
1 : 100



First Storey Plan  
1 : 100





## RESIDENCE 5

- Erf size: 800-1606sqm
- Size of house min : 440sqm (48sqm concrete roof patio & entrance)
- 5 bedroom
- 4,5 bathroom
- 2 + 1 garages
- Structural and cosmetic optional extras according to Avec la Terre's building guidelines

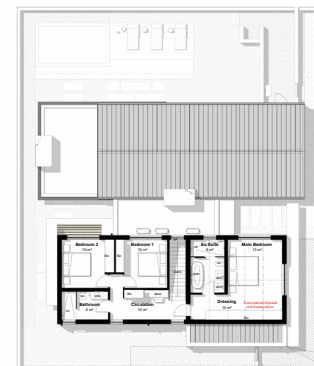
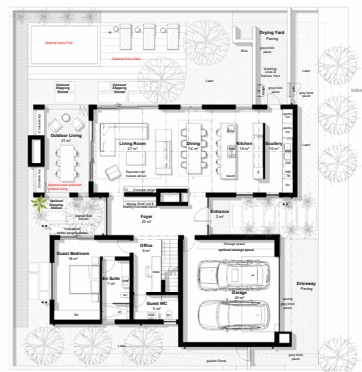






## RESIDENCE 6

- Erf size: 390-500m<sup>2</sup>
- Size of house min: 300sqm
- 4 bedroom
- 3.5 bathroom
- Double garage
- Structural and cosmetic optional extras according to Avec la Terre's building guidelines







## SUPERIOR DESIGN

### METICULOUS ATTENTION TO DETAIL

Every aspect of Avec la Terre has been crafted to provide an exceptional living experience. From sleek architecture to premium interior finishes, we are redefining what luxury living truly means.

#### Luxury finishes

Avec la Terre incorporates exceptional finishes and premium appliances into all residences. These include tiles or timber-look vinyl, matt black aluminium framed windows, Geberit sanitaryware, Hansgrohe taps, Franke sanitaryware and SMEG appliances.

#### Standard features

All homes include inverters, battery storage, solar panels, exposed roof trusses to living areas only, where applicable and air conditioning in bedrooms and living areas .

#### Additional extras\*

Customise your home's design features to your unique needs. Lifestyle add-ons include underfloor heating, flooring upgrade to hard wood, different glazing, gas heaters and fireplaces, timber decks, pools, garages with added joinery/storage units, additional battery storage and landscaping upgrades. Residences 4 & 6 have the option to include green roofs, while residences 3, 4, 5 and 6 allow for feature wine rack joinery units, bomas, pergolas, pool/entertainment houses and enclosable outdoor living areas.

*\*The developer may amend and/or substitute items at their discretion if items are no longer available, are in short supply or if there are price increases beyond their control.*





## COMMUNITY AMENITIES

### WHERE NATURAL BEAUTY, RECREATION AND CONVENIENCE MERGE

Avec la Terre's generous outdoor spaces, onsite amenities and local area attractions will enrich everyday life. Experience the outdoors through running and walking tracks, seasonal fishing spots, and local mountain biking and trail running. Unwind through yoga sessions and spa treatments and connect with your community at the estate's parks, outdoor fitness equipment, and organic natural lap pool and pond area with a beach.

The estate has a wetland and kids' play park, which provides ample opportunities for your little ones to play freely and explore. Get convenient access to a fynbos reserve and unleash your sporting spirit at the well-equipped sports centre or nearby prime sports fields and venues, including a gym and padel courts, and neighbouring golf courses, including Pearl Valley Golf Course and Boschenmeer Golf Club.





## PRIME LOCATION

### EXPERIENCE THE WINELANDS LIFESTYLE

Avec la Terre is perfectly positioned on the most desired land in the valley. Located between the iconic Simonsberg and Drakenstein mountain ranges, the estate offers a picturesque backdrop for your dream lifestyle.

Live in the Paarl Winelands, where you can indulge in the essence of country living, surrounded by world-class wine farms, restaurants and attractions. Centrally located between Paarl and Franschhoek, with access to Stellenbosch University, top schools, shopping centres, hospitals and countless local attractions.

The estate's proximity to Paarl, Franschhoek, Stellenbosch and Cape Town, enables residents to enjoy a country lifestyle with urban conveniences. Cape Town International Airport is a 40-minute drive away, simplifying travel logistics and providing convenient access to local and global destinations.





## CRAFTING LUXURIOUS **LIFESTYLE ESTATES**



### THE DEVELOPERS

LEE Developers, where innovation in property development meets a steadfast commitment to crafting luxury energy efficient estates. Our name, an acronym for Luxury Energy Efficient Estates, embodies the guiding values and principles that infuse every facet of our work. With an unwavering pursuit of excellence, we reimagine luxury living by seamlessly intertwining it with sustainability, envisioning a future where opulence and ecological responsibility harmoniously coexist.

At the heart of our efforts stands our philosophy personified – the Avec la Terre Lifestyle Estate. A testament to our commitment to innovative and sustainable luxury, this exclusive estate merges opulent living with eco-consciousness. Within these walls, it's our vision for residents to embrace an unparalleled lifestyle that treasures ecological balance, while enjoying premier amenities and breathtaking natural surroundings.



CAPE COLLECTION CEP

### THE BUILDERS

At Cape Estates Paarl TA Cape Collection CEP, we pride ourselves on trust, integrity, and quality. We specialise in residential developments, luxury homes, and select commercial projects, with a focus on precision and professionalism throughout.

Our team brings extensive industry experience and a hands-on approach to every project, with careful attention to cost, scope, and timing. We work closely with our clients to ensure each project is delivered with care and to the highest standards. Please feel free to visit our website at [cepaarl.co.za](http://cepaarl.co.za) for more information.

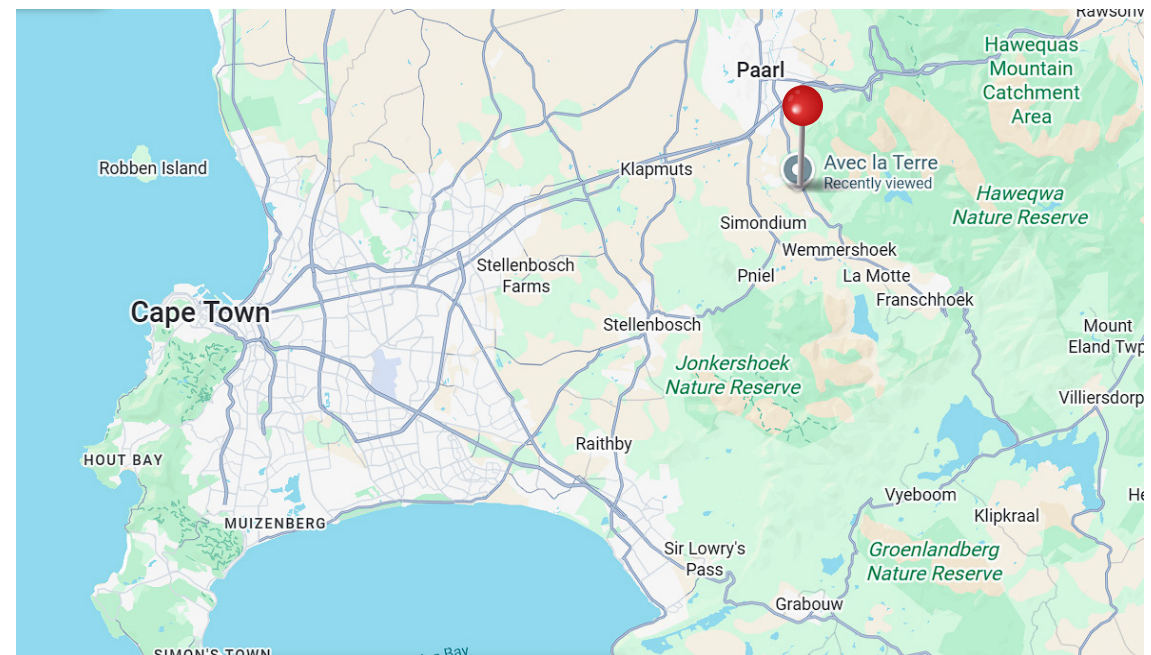




Be a part of our vision, to experience a lifestyle where sustainability and luxury coexist. Together, we are not just building homes; we are shaping the future of living in the Paarl Winelands.

Come, be a part of something extraordinary.

gps coordinates - 33°49'31.31"S - 19° 0'12.73"E



**GET IN TOUCH**

[www.aveclaterre.co.za](http://www.aveclaterre.co.za)