



Heuningberg

For Generations

AN OVERBERG LIFESTYLE ESTATE

Building Generational Wealth



About Heuningberg

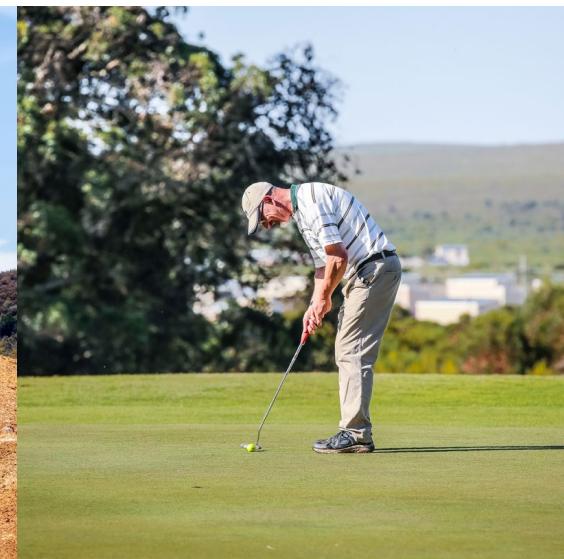
At Heuningberg, timeless natural beauty meets modern comfort in a secure, multi-generational lifestyle estate in the Overberg – a legacy investment designed to build generational wealth with total peace of mind.

Nestled against the slopes of the Heuningberg in Bredasdorp, this premium lifestyle estate combines natural beauty, modern convenience, and a strong sense of community. Designed as a multi-generational estate, Heuningberg offers secure living, elegant architectural design, and a sustainable approach that safeguards both nature and long-term value.

Residents enjoy direct access to the Bredasdorp Golf Club, while nearby wine estates, De Hoop Nature Reserve, and coastal escapes such as Arniston, Struisbaai and Agulhas add to the charm of the Overberg.

Benefits of Living in Heuningberg

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- Secure, gated community
- Unique biodiversity and natural beauty
- Elegant, uniform architectural style
- Sustainable, future-focused development featuring planned medical care facilities, a retail hub and a boutique hotel
- Multi-generational living opportunities
- Close to coastal escapes such as Arniston and Struisbaai
- Cultural and lifestyle richness of the Overberg
- Well-managed provincial hospital in Bredasdorp
- Located within one of South Africa's best-run municipalities
- Quality education: strong state schools and several private schools nearby
- Excellent retail options: SPAR, Checkers, Woolworths and more



Developers

Heuningberg spans 39.72 hectares and is held in a NewCo, Suikerbos Ontwikkeling (Pty) Ltd, of which Clearlake Capital (68%) and the Bredasdorp Golf Club (32%) are the shareholders and developers.

The Service Level Agreement has been signed with the Cape Agulhas Municipality, marking a key milestone that paves the way for infrastructure and development to proceed with confidence.



Ben Smit is the founder and CEO of the Clearlake Capital Group and has more than twenty years' experience in private real estate investments.



• **Werner Claassen**, a director of Clearlake Capital Group, has twenty years of experience in real estate development, ranging from deal origination to turnkey project management.

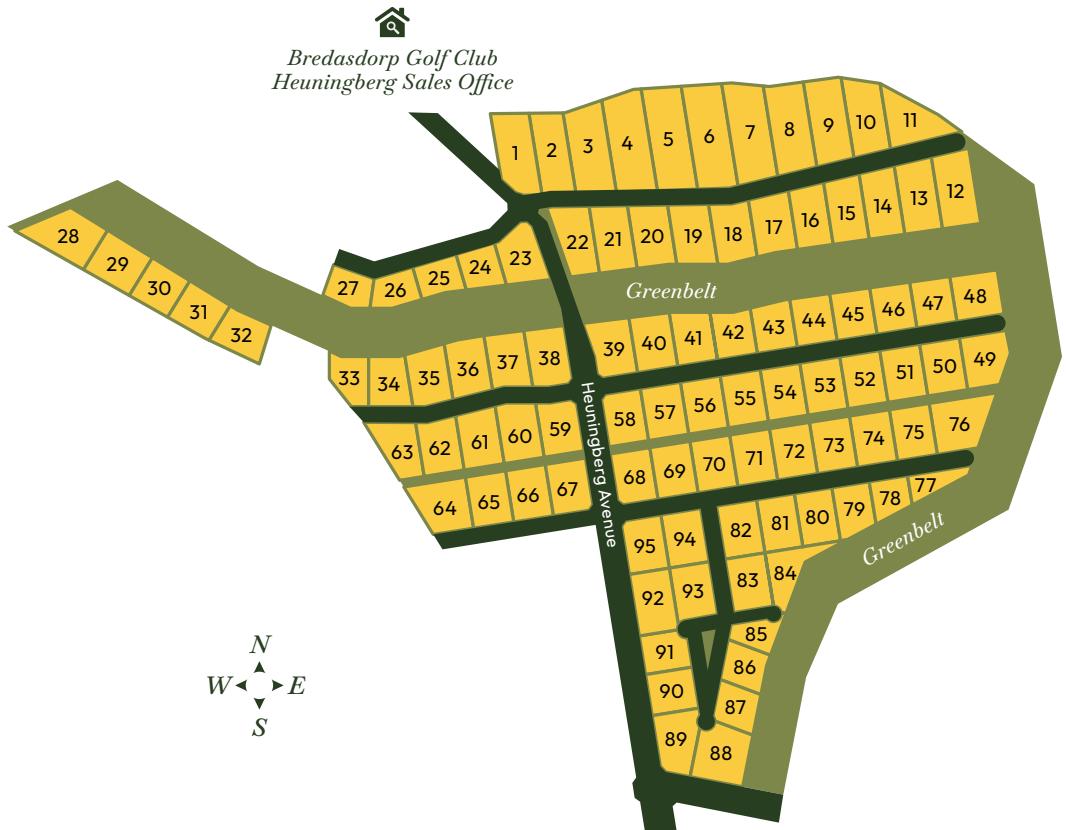


Louw Coetzer, who represents the Bredasdorp Golf Club on the Suikerbos Ontwikkeling board, served as CFO of Overberg Agri for more than twenty years and brings a wealth of experience in structuring medium and large M&A transactions across multiple business sectors.

Vacant Freehold Stands

Phase 1A of Heuningberg is now selling, offering 95 premium freehold stands. With a low-density layout, each stand ensures privacy, space and scenic views. Positioned to maximise natural beauty and community integration, these erven balance tranquillity with convenient access to future amenities.

Stand sizes range from 520 m² to 1517 m². Prices start at R500 000. This first release presents a rare opportunity to invest early in a lifestyle estate designed for generations.



Phase 1A vacant freehold stands

Precincts

When fully developed, Heuningberg will comprise the following precincts:

Residential



95 single residential erven (Phase 1A)
Low-density layout ensuring privacy, space and scenic views



38 medium-density units (Phase 1B)
Comfort, elegance — ideal for a lock-up-and-go lifestyle



100 retirement living units (Phase 2A & 2B)
Secure, community-focused living



331 apartments (Phase 3)
Modern, versatile units — also adaptable for retirement

Community



Care facilities including frail care and step-down services



Medical suites and pharmacy



Crèche/Daycare centre

Commercial



Beehive trading post



Office space



Boutique hotel

Conservation



Greenbelt with pathways for recreation and relaxation



Nursery to nurture indigenous flora

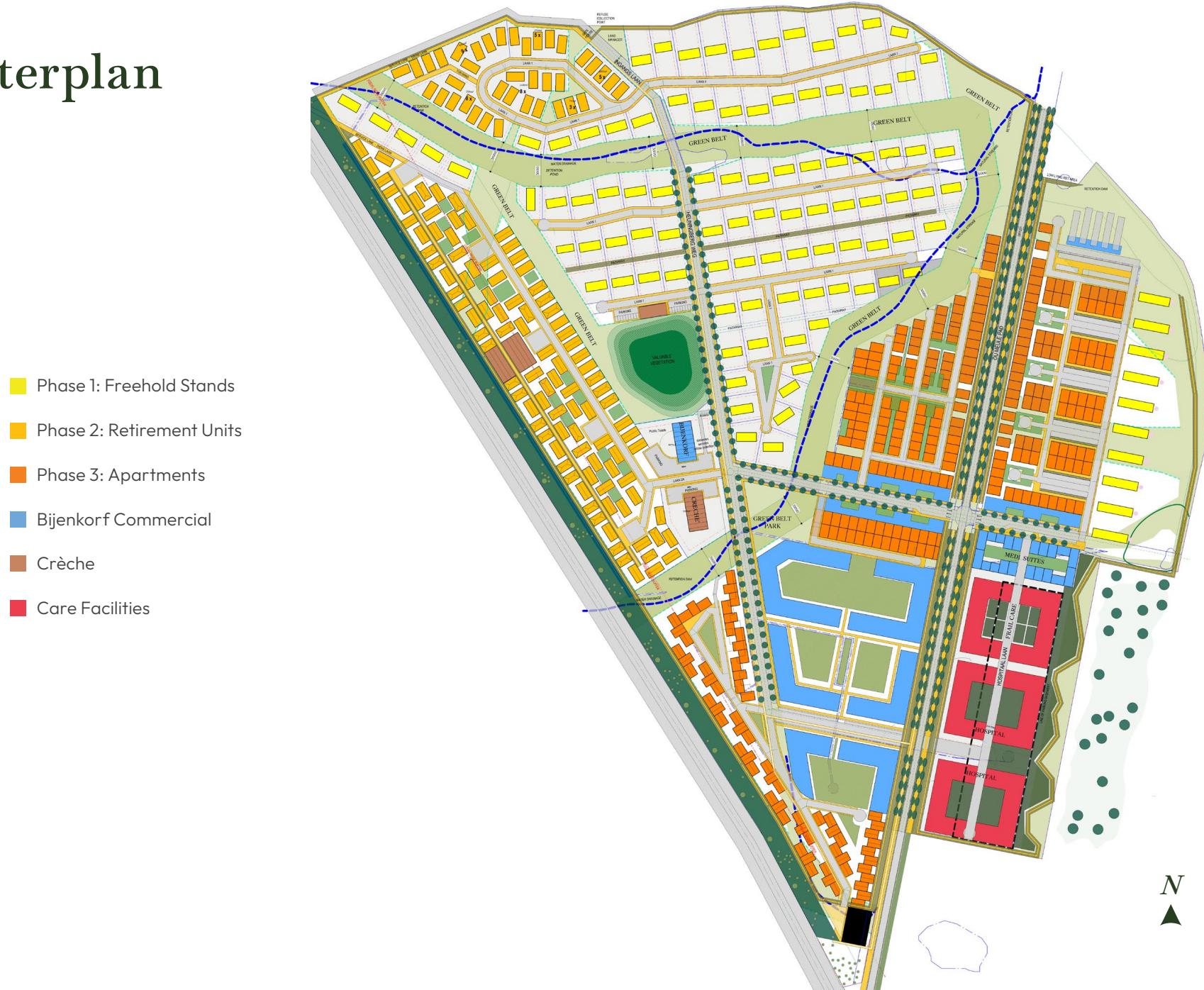


Green corridors preserving identified high-sensitivity ecological areas



Conservation area with protected pincushion (*Leucospermum cordifolium*)

Masterplan



Location

Disa Avenue
Bredasdorp
Western Cape

GPS Coordinates: -34.543150, 20.048329

Perfectly positioned just outside Bredasdorp, between the Heuningberg Nature Reserve and Bredasdorp Golf Club, close to Cape Agulhas and Napier.

Nearby Destinations

Cape Town International: 173 km

Hermanus: 89 km (whales)

Caledon: 74 km

Swellendam: 73 km

Agulhas: 37 km (lighthouse)

Struisbaai: 30 km

Arniston (Waenhuiskrans): 24 km

Napier: 15 km



Contact

Sales Office

Monday to Thursday: **13:00 – 16:00**

Friday and Saturday: **12:00 – 17:00**

Sunday: **12:00 – 14:00**

Sales Office: **028 205 0052**

General enquiries: **info@heuningberg.co.za**

Sales Professionals

Please contact our dedicated sales team for any sales, development or homeowner-related enquiries.



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Proudly in dual mandate partnership with Greeff Christie's Whale Coast and Chas Everitt Cape Agulhas.



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Terms and conditions apply. Prices are subject to the developer's discretion. (November 2025)