



location<sup>3</sup>  
— signature homes



THEATRE OF DREAMS  
3 SIMOLA DRIVE

SIGNATURE SERIES HOME

# *The property*

Theatre of Dreams is built on the western ridge of Simola Golf & Country Estate, one of the most desirable estates in South Africa. The design of the house is contemporary and dramatic. Cantilevered off the hillside, it is split over four levels with strong elements of stone and glass. The spaces are visually connected but separated by various water features. The result is a calming, tranquil feeling which compliments the internal spaces.

The internal courtyards allow north light to penetrate deep into the living areas. The 860m<sup>2</sup> home has four bedrooms, study, TV room, lounge and open-plan dining room and kitchen. Fittings and finishes are of the highest standards.





"Theatre of Dreams is a ceremony of nature merging with stone, glass and concrete, enhanced by the most awe inspiring views of any location worldwide. A truly magnificent residence that ranks as one of the most perfectly designed houses in South Africa. A state of the art residence designed for the discerning buyer with many exceptional and extraordinary features"

Colin O'Mara Davis Décor Editor Top Billing



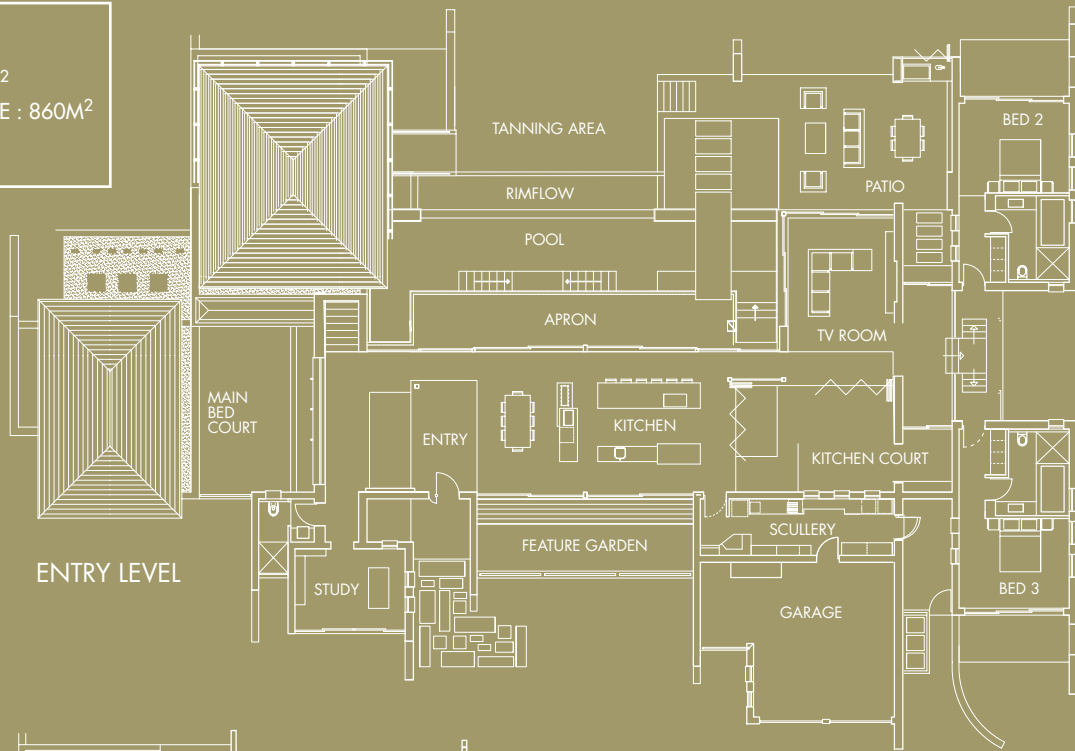
## *the location*

Simola is Knysna's newest upmarket development and no expense has been spared in unlocking its true potential. Golfing legend Jack Nicklaus designed the stunning signature 18-hole golf course around the lush indigenous vegetation and forests and the result is one of the most remarkable golf courses in South Africa. The golf clubhouse and bar form part of the luxury five star Simola Hotel that has an exceptional spa and restaurant with views that are arguably the best in Knysna.

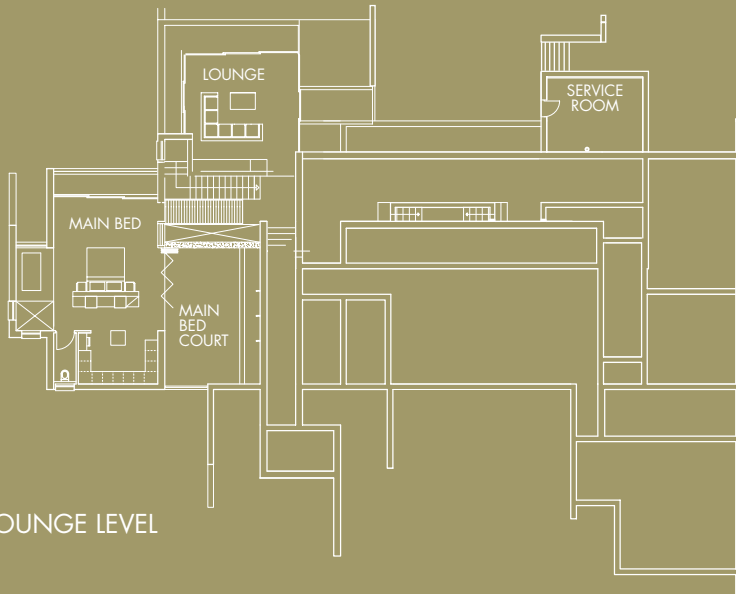
The 325ha estate is located high above the town and looks out across the Knysna Lagoon to the famous Heads

and beyond to the Indian Ocean. On the northern side are hills and valleys of lush vegetation, which point to the Outeniqua Mountains in the distance. To compliment the exquisite natural beauty of the estate, Simola offers top class facilities, which contribute to an enviable lifestyle for its residents. Activities include trails for walking, hiking, jogging, bird watching, a private River Club for social get togethers, picnics, fishing, canoeing and mountain biking. All within an up market gated community.

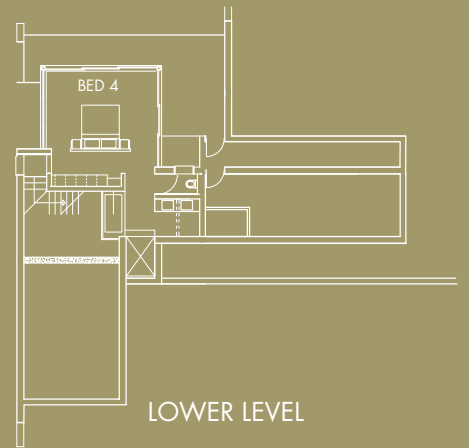
ERF SIZE : 6210 m<sup>2</sup>  
TOTAL HOUSE SIZE : 860M<sup>2</sup>



ENTRY LEVEL



LOUNGE LEVEL



LOWER LEVEL

### ACCOMMODATION

4 Bedrooms all en-suite  
Study/5th bedroom  
Open plan kitchen  
Separate scullery with pantry  
Dining room  
Lounge  
TV room  
Double garage  
Golf cart barn

### FEATURES

AEG appliances  
Dry packed stone cladding  
Terrazzo patio tiles  
Slate roof tiles  
Skylights  
En-suite private courtyard  
Balau timber decks  
Internal water & landscaping features  
Lutron home automation system

Designer bulkheads  
1.6m Rimflow lap pool  
Hydraulic pivoting swing bridge  
Under floor heating  
Central vacuum system  
Turkish bath (main en-suite)  
Built-in barbeque/braai & bar fridge  
Rainwater collection tanks  
Irrigation system