



location³
— 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 860m² 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



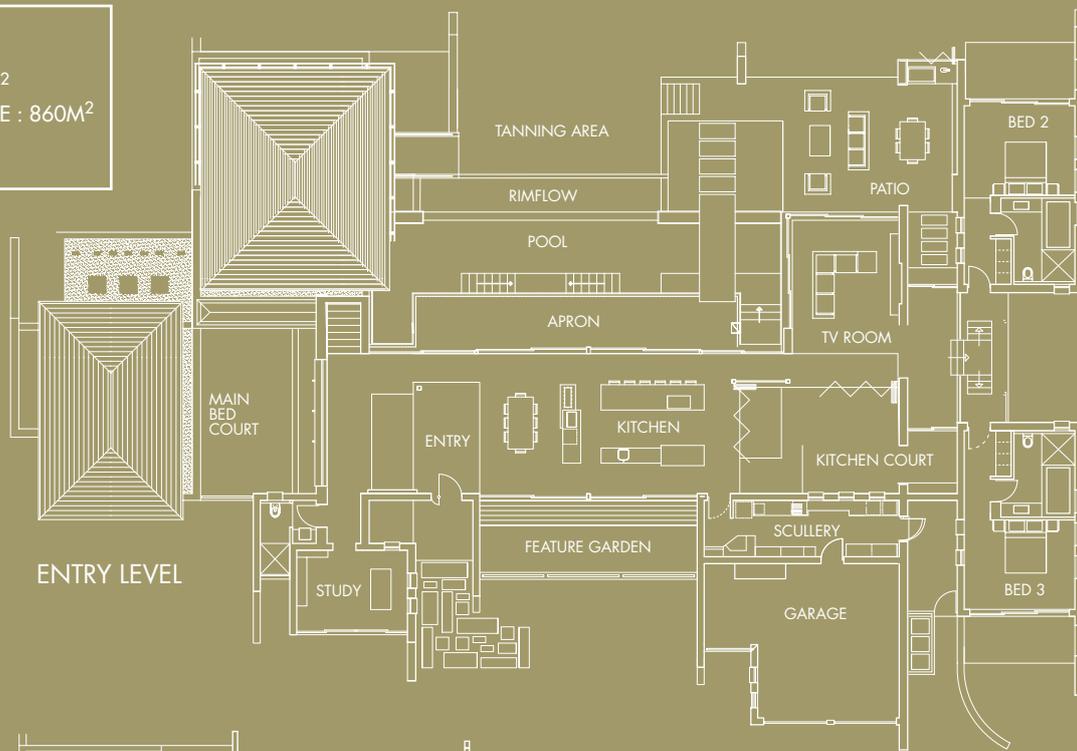
the location

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.

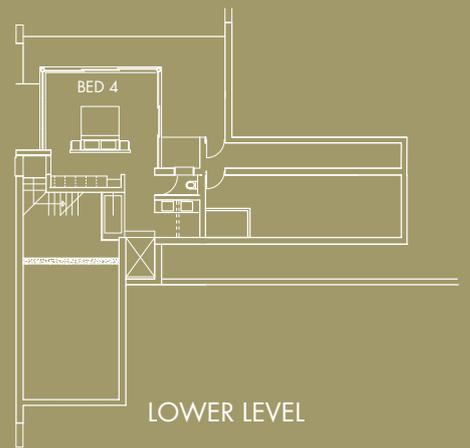
ERF SIZE : 6210 m²
TOTAL HOUSE SIZE : 860M²



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