

## Villa de Meeurots Cape Town, South Africa

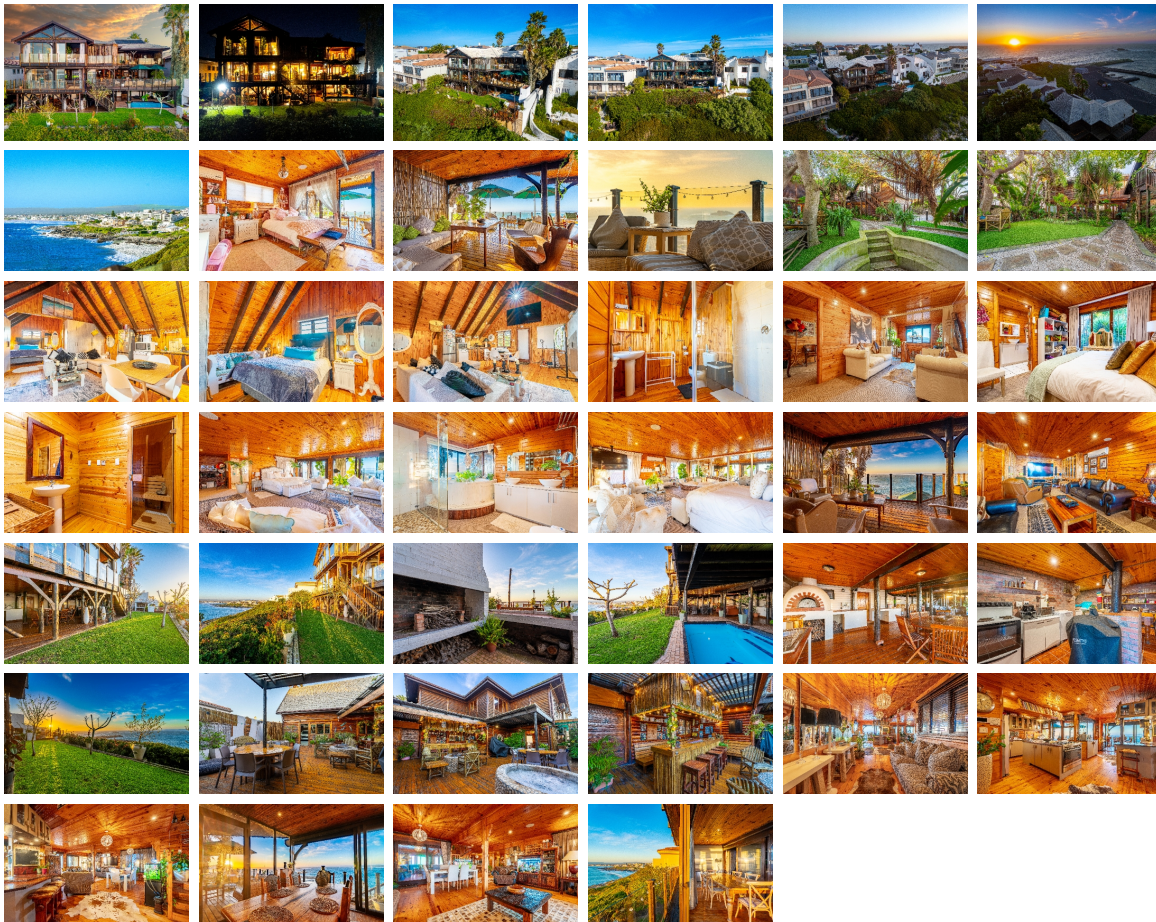
Property Code: ERA506

### Property Location:

Lutie Katz Road  
Yzerfontein  
Western Cape  
Cape Town, South Africa

### Amenities:

Bathrooms: 5.0  
Bedrooms: 5  
Surface: 500 M<sup>2</sup>  
Year Built: 2009



### Description:

Villa de Meeurots

A Rare Harbour Ridge Masterpiece with Uninterrupted 180° Atlantic Views

There are beautiful coastal homes, and then there are once-in-a-generation positions that can never be

recreated.

Some homes are built. Others become landmarks that define an entire coastline.

Known as Villa de Meeurots, this extraordinary coastal residence is perched high above Yzerfontein's historic harbour, overlooking the protected greenbelt and occupying one of the most coveted positions on the West Coast. It commands uninterrupted 180-degree views across the Atlantic Ocean, Dassen Island and the ever-changing harbour below, with these extraordinary views safeguarded by the protected natural landscape in front of the property.

Situated on one of the most sought-after stretches of Lutie Katz Road, this remarkable T&B log home occupies an exceptional position and creates a sense of privacy, openness and connection to the coastline that is increasingly difficult to find.

Designed for relaxed coastal living and large-scale entertaining, the home unfolds over multiple levels, with the ocean forming a spectacular backdrop throughout and the expansive sea-facing decks offering front-row seats to magnificent Atlantic sunsets.

Warm timber interiors, expansive decks and an effortless connection with the surrounding landscape give Villa de Meeurots the atmosphere of a private boutique coastal lodge.

The main living level welcomes you into a warm and character-filled interior comprising a well-appointed kitchen opening onto a balcony, with a separate dining room, informal dining room, spacious lounge and an enclosed braai room with sliding doors that invite the outdoors in.

Guest accommodation on this level includes a bedroom and conveniently positioned bathroom with shower, while a second, air-conditioned bedroom enjoys the privacy of a full en-suite bathroom.

Upstairs, the home becomes a private retreat. A dedicated cinema room with its own balcony provides the perfect space for evenings at home, while a sauna adds another element of luxury. An additional air-conditioned en-suite bedroom provides further family or guest accommodation, while the expansive principal suite offers a full en-suite bathroom, generous cupboard space and exceptional proportions. It opens onto a large covered patio currently enjoyed as a private gym and jacuzzi area. A separate study completes the upper level.

The ground floor is dedicated to entertaining. A heated swimming pool and established garden are complemented by an extensive entertainment area incorporating a pizza oven, kitchenette and braai area, creating an effortless setting for long summer afternoons and evenings with family and friends.

Adding considerable versatility is a fully self-contained private guest cottage, complete with its own kitchen, en-suite shower and excellent cupboard space — ideal for visiting guests, extended family or independent accommodation.

The outdoor spaces continue with a boma, greenhouse and an additional outside bar and fire-pit area, each creating a different place from which to enjoy the extraordinary setting.

Tucked away behind the residence, a beautifully landscaped private garden creates an unexpected sanctuary, surrounded by established trees and complete with artificial lawn and an intimate boma area, evoking the feeling of a secluded, enchanted retreat.

Practicality has not been forgotten, with three garages, a sound system extending throughout the property, and an energy system comprising solar panels and an inverter.

Yet for all that the home offers, it is ultimately the position that sets this property apart.

From its elevated vantage point above Yzerfontein's harbour and greenbelt, the outlook stretches uninterrupted across the coastline, Atlantic Ocean and Dassen Island. The historic harbour ridge is an exceptionally scarce location within Yzerfontein's established old-town area, where opportunities of this nature are increasingly difficult to replicate.

Villa de Meeurots is more than a home, it is a legacy property, destined to be treasured by generations to come.

LISTING AGENT:

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