



HUGUENOT
P A A R L

Your perfect home in the Winelands

Proudly developed by Boland Estates



Bergvliet
Manor

Wilde Paarde Country Estate



Huguenot Estate

Mountain Crest



Three Bedroom Homes starting from R 3 800 000

YOUR PERFECT HOME WITHIN REACH

Huguenot offers 110 full-title homes in the scenic Paarl Winelands, with plots ranging from 200 m² to 400 m² and homes between 144 m² and 230 m².

The estate provides stunning views of the Paarl and Du Toitskloof Mountains, with easy access to Cape Town and local attractions. Residents can enjoy a central park, running paths, a shared pool, children's play areas, and a water pond for relaxation. Additional amenities include a multi-sport court, a bird-view deck, and beautifully landscaped gardens.

The estate is designed for modern living, with a focus on outdoor spaces, security, and family-friendly features.





HUGUENOT
PARL

At Huguenot Estate, you're not just investing in a home—
you're embracing a lifestyle of beauty, connection, and opportunity.

DISCOVER YOUR NEW ADDRESS

Huguenot offers modern living in the heart of the picturesque Paarl Winelands. This estate offers the ultimate combination of scenic beauty, convenience and modern living. With breathtaking surroundings, you will enjoy stunning mountain views, with a focus on open spaces, security, and family-friendly amenities

Unbeatable Accessibility:

- ✓ Located just 1.5km from the N1 highway, providing easy access to Paarl hotspots like the town centre, top local schools and Paarl Mall.
- ✓ A short 25km drive to the charming wine town of Franschhoek and only 30km to Stellenbosch, South Africa's iconic wine capital.
- ✓ Conveniently located just 40km from Cape Town International Airport.
- ✓ Only 50km from the vibrant V&A Waterfront in Cape Town, combining world-class shopping, dining, and entertainment.



HUGUENOT SURROUNDINGS

Courtrai Primary School
- 5km / 8 minutes drive

Mediclinic Paarl
- 5km / 9 minutes drive

Val de Vie & Pearl Valley Estates
- 10km / 10 minutes drive

Wellington
- 14km / 15 minutes drive

Stellenbosch
- 30km / 25 minutes drive

Franschhoek
- 30km / 25 minutes drive

Cape Town International Airport
- 50km / 40 minutes drive

Cape Town V&A Waterfront
- 60km / 45 minutes drive

Vendôme Wine Estate
- 1km / 3 minutes drive

Boschenmeer & Paarl Golf Club
- 2km / 4 minutes drive

Paarl Mall
- 2km / 4 minutes drive

Drakenstein Centre
- 2km / 5 minutes drive

Paarl Boy's Primary School
- 4km / 6 minutes drive

Paarl Boys' High School
- 4km / 7 minutes drive

La Rochelle Girls' School
- 4km / 7 minutes drive

Paarl Girls' High School
- 5km / 8 minutes drive

12 REASONS TO CONSIDER BUYING YOUR HOME HERE

01 EXCEPTIONAL VALUE

Own a modern, full-title home from only R3 800 000 in one of Paarl's most desirable lifestyle estates.

02 MODERN 3-BEDROOM HOMES

Spacious homes with open-plan layouts, quality finishes, and 11 architectural designs to suit your lifestyle.

03 PRIME PAARL WINELANDS LOCATION

Just 1.5 km from the N1, with easy access to shopping centres, wine estates, golf courses, and surrounding Winelands towns.

04 CLOSE TO LEADING SCHOOLS & AKADEMIA UNIVERSITY

Near top schools including Paarl Gimnasium, Paarl Boys' High, Paarl Girls' High, and the newly opened Akademia University.

05 EXCELLENT MEDICAL FACILITIES NEARBY

Close to Mediclinic Paarl, Paarl Provincial Hospital, and the upcoming Paarl Life Hospital.

06 ADVANCED ESTATE SECURITY

Enjoy peace of mind with 24-hour guarded access, CCTV surveillance, and secure perimeter protection.

07 ENERGY-EFFICIENT FEATURES

Homes include gas hobs, LED lighting, and energy-efficient systems, helping reduce monthly utility costs.

08 LIFESTYLE AMENITIES

Enjoy walking trails, green spaces, a swimming pool, braai facilities, and tranquil outdoor areas.

09 FAMILY-FRIENDLY ENVIRONMENT

Secure play areas, parks, and a unique treehouse playground create a safe space for children to grow and thrive.

10 STRONG INVESTMENT POTENTIAL

Benefit from capital growth, rental income potential, and high demand for secure estate living in Paarl.

11 EASY PRE-QUALIFICATION PROCESS

BetterBond's digital platform makes home loan pre-approval quick and convenient.

12 LOCATED IN A TOP-PERFORMING MUNICIPALITY

Situated within the well-managed Drakenstein Municipality, known for excellent infrastructure and service delivery.



HUGUENOT
PAARL

Huguenot Estate is
thoughtfully designed to
cater to your every need.

From exceptional
amenities to cutting
edge security, this is
more than just a home:

it is a lifestyle.



LIFESTYLE ELEMENTS

At Huguenot, we've created spaces that inspire connection, relaxation, and well-being.



REFRESHING
POOL AREA &
BRAAI PERGOLA



RUNNING
& CYCLING
PATHWAYS



CHILDREN'S PLAY
AREA & FIGTREE
TREEHOUSE RETREAT



CENTRAL
PARK
& GAZEBO



MULTI-SPORT
COURT



OUTDOOR
FITNESS ZONE



BIRDWATCHING DECK
& TRANQUIL WATER POND



OPEN-AIR
WORKSPACE



YOUR SAFETY IS OUR PRIORITY

Live with complete peace of mind, thanks to our robust security features.



ELECTRIC FENCE

Four-zone system detects intruders and alerts security on breach



CCTV SURVEILLANCE

Thermal cameras detect threats and provide real-time footage



GATE HOUSE MONITORING

CCTV cameras monitor entry, ensuring control



RESIDENT ACCESS

Mobile credentials enable secure access for authorised residents



VISITOR ACCESS

Pre-registered guests use QR codes; unannounced visitors require verification



WORKER ACCESS

Facial recognition and strict schedules control worker access



Your Home

YOUR IDEAL LIVING SPACE

Huguenot offers modern, three-bedroom homes with open layouts and quality finishes. Choose from 11 designs that blend contemporary and traditional styles, reflecting the area's heritage.

With customization options, these homes are built for comfort and functionality, making them perfect for families in a sought-after location.

Special Features include:

- ✓ High-quality structure, fixtures and finishes
- ✓ Energy-efficient water heating solution
- ✓ Energy-saving gas hobs
- ✓ Energy-saving LED light fittings throughout

11 House Types to Choose from:

B - Belle (144 m ²)	F - Fleur (163 m ²)	J - Juliette (197 m ²)
C - Chloé (149 m ²)	G - Giselle (174 m ²)	K - Kyra (209 m ²)
D - Diane (156 m ²)	H - Hélène (174 m ²)	L - Lila (230 m ²)
E - Enya (153 m ²)	I - Iris (181 m ²)	

DESIGNED FOR YOU





TYPE B - BELLE (144m²)

TYPE C - CHLOÉ (149m²)



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

TYPE B - BELLE (144m²)

Garages	1	Ground Floor (m ²)	75
Bedrooms	3	First Floor (m ²)	69
Bathrooms	2	Total size (m ²)	144
Covered Entrance	✓		
Covered Patio/Braai	✓		

TYPE C - CHLOÉ (149m²)

Garages	1	Ground Floor (m ²)	87
Bedrooms	3	First Floor (m ²)	62
Bathrooms	2	Total size (m ²)	149
Covered Entrance	✓		
Covered Patio/Braai	✓		



TYPE D - DIANE (156m²)

TYPE E - ENYA (153m²)



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

TYPE D - DIANE (156m²)

Garages	1	Ground Floor (m ²)	87
Bedrooms	3	First Floor (m ²)	69
Bathrooms	2	Total size (m ²)	156
Covered Entrance	✓		
Covered Patio/Braai	✓		

TYPE E - ENYA (153m²)

Garages	1	Ground Floor (m ²)	83
Bedrooms	3	First Floor (m ²)	69
Bathrooms	2	Total size (m ²)	153
Covered Entrance	✓		
Covered Patio/Braai	✓		

TYPE F - FLEUR (163m²)



TYPE G - GISELLE (174m²)



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

TYPE F - FLEUR (163m²)

Garages	2	Ground Floor (m ²)	101
Bedrooms	3	First Floor (m ²)	63
Bathrooms	2	Total size (m ²)	163
Covered Entrance	✓		
Covered Patio/Braai	✓		

TYPE G - GISELLE (174m²)

Garages	2	Ground Floor (m ²)	102
Bedrooms	3	First Floor (m ²)	72
Bathrooms	2.5	Total size (m ²)	174
Covered Entrance	✓		
Covered Patio/Braai	✓		

TYPE H - HÉLÈNE (174m²)



TYPE I - IRIS (181m²)



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

TYPE H - HÉLÈNE (174m²)

Garages	2	Ground Floor (m ²)	106
Bedrooms	3	First Floor (m ²)	68
Bathrooms	2	Total size (m ²)	174
Covered Entrance	✓		
Covered Patio/Braai	✓		

TYPE I - IRIS (181m²)

Garages	2	Ground Floor (m ²)	109
Bedrooms	3	First Floor (m ²)	72
Bathrooms	2.5	Total size (m ²)	181
Covered Entrance	✓		
Covered Patio/Braai	✓		

11 HOUSE TYPES
TO CHOOSE FROM



TYPE J - JULIETTE (197m²)

TYPE K - KYRA (209m²)



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

TYPE J - JULIETTE (197m²)

Garages	2	Ground Floor (m ²)	117
Bedrooms	3	First Floor (m ²)	80
Bathrooms	2	Total size (m ²)	197
Covered Entrance	✓		
Covered Patio/Braai	✓		

TYPE K - KYRA (209m²)

Garages	2	Ground Floor (m ²)	121
Bedrooms	3	First Floor (m ²)	88
Bathrooms	2.5	Total size (m ²)	209
Covered Entrance	✓		
Covered Patio/Braai	✓		

11 HOUSE TYPES
TO CHOOSE FROM

TYPE L - LILA (230m²)



GROUND FLOOR



FIRST FLOOR

TYPE L - LILA (230m²)

Garages	2	Ground Floor (m ²)	131
Bedrooms	3	First Floor (m ²)	99
Bathrooms	2.5	Total size (m ²)	230
Covered Entrance	✓		
Covered Patio/Braai	✓		



11 HOUSE TYPES
TO CHOOSE FROM





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FINISHES & FEATURES

DESIGN & ARCHITECTURE

- Designed by a Professional Architect
- Internal Layout, Joinery, and Lighting by an Interior Designer

INTERIOR

- Designer Kitchens & 3 x colour scheme options
- Energy-efficient gas hob, electric stove & extractor
- Energy-Saving LED Lighting with Smart Lighting Design
- Fibre-Ready High-Speed Internet Access
- Flexible Open-Plan Living Spaces
- Flooring: Vinyl in Bedrooms, Tiles Elsewhere
- Geberit Water-Saving Toilets
- High Ceilings and Large Windows for Natural Light
- Luxury Bathrooms with Frameless Glass panels
- Main Bedroom fits King / Queen beds
- 2nd and 3rd Bedrooms fit Queen bed or two single beds
- Connections for Washing Machine, Tumble Dryer, and Dishwasher

EXTERIOR

- Modern Façade & High-Quality Finishes
- Energy-Efficient Water Heating Solution
- Aluminium Doors and Windows
- Aluminium Pergolas
- Aluminium Roof Rainwater System
- Private Garden for Outdoor Living
- Stainless Steel Ironmongery

YOUR DREAM HOME AWAITS





SELECT YOUR HOME

Online Sales Platform





Design your dream home (Property Configurator)

SELECT YOUR HOME

Explore Huguenot's "Select Your Home" 3D online sales platform to customize your new home. This innovative tool not only simplifies your home-buying journey but also makes it a joyful, engaging experience. Transform browsing into meaningful progress as you create your perfect home, confidently step by step.

Choose finishes, colours, and extras, and see all options with clear pricing. Save your choices and download a personalized brochure. It's a simple, intuitive way to bring your dream home to life.

"Where comfort and style come together."

Make use of our "Select Your Home" online sales platform to select your home, add extras and receive a firm quote instantly.

- ✓ **INTERACTIVE CUSTOMIZATION**
Select your perfect floor plan, finishes, and optional extras through a simple, user-friendly interface tailored to your preferences.
- ✓ **REAL-TIME VISUALIZATION**
Watch your selections come to life with stunning 3D or 2D visuals, giving you a clear picture of your dream home as you design it.
- ✓ **TRANSPARENT PRICING**
Instantly see pricing updates as you make choices, ensuring clarity and confidence in your decisions.
- ✓ **SAVE AND SHARE**
Save your personalized configurations and share them with family and friends for feedback before taking the next step.
- ✓ **EASY CALL-TO-ACTION**
After finalizing your design, seamlessly schedule a consultation, request a quote, or begin the purchasing process directly through the "Select Your Home" online sales platform.
- ✓ **FOLLOW-UP SUPPORT**
Provide your contact details for a quick response from our sales team, ensuring you're guided every step of the way.
- ✓ **LEAD CAPTURE INTEGRATION**
Unlock benefits such as early bird discounts, or access to personalized consultations.



HUGUENOT
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ABOUT THE DEVELOPER

Boland Estates may be a new name, but it is built on decades of proven expertise. The team behind the brand brings extensive experience in property development, construction, and investment, having successfully delivered thousands of homes and large-scale estates across Paarl, Stellenbosch, Durbanville, and Cape Town. This depth of experience ensures that Huguenot Estate is founded on credibility, precision, and trust. With a strong commitment to quality, sustainability, and thoughtful design, Boland Estates creates developments that integrate seamlessly with their natural surroundings while offering lasting value to homeowners and investors.



OMRI THOMAS

INVESTMENT PARTNER

With over 25 years in investment management, Omri has a sharp eye for high-value real estate opportunities. His focus on long-term growth and sustainable development ensures Boland Estates projects are built on solid financial foundations.



DIRCO RAUTENBACH

HEAD OF CONSTRUCTION

Dirco brings more than a decade of construction management experience, specializing in top-structure projects. He ensures developments are delivered to the highest standards, on time and within budget.



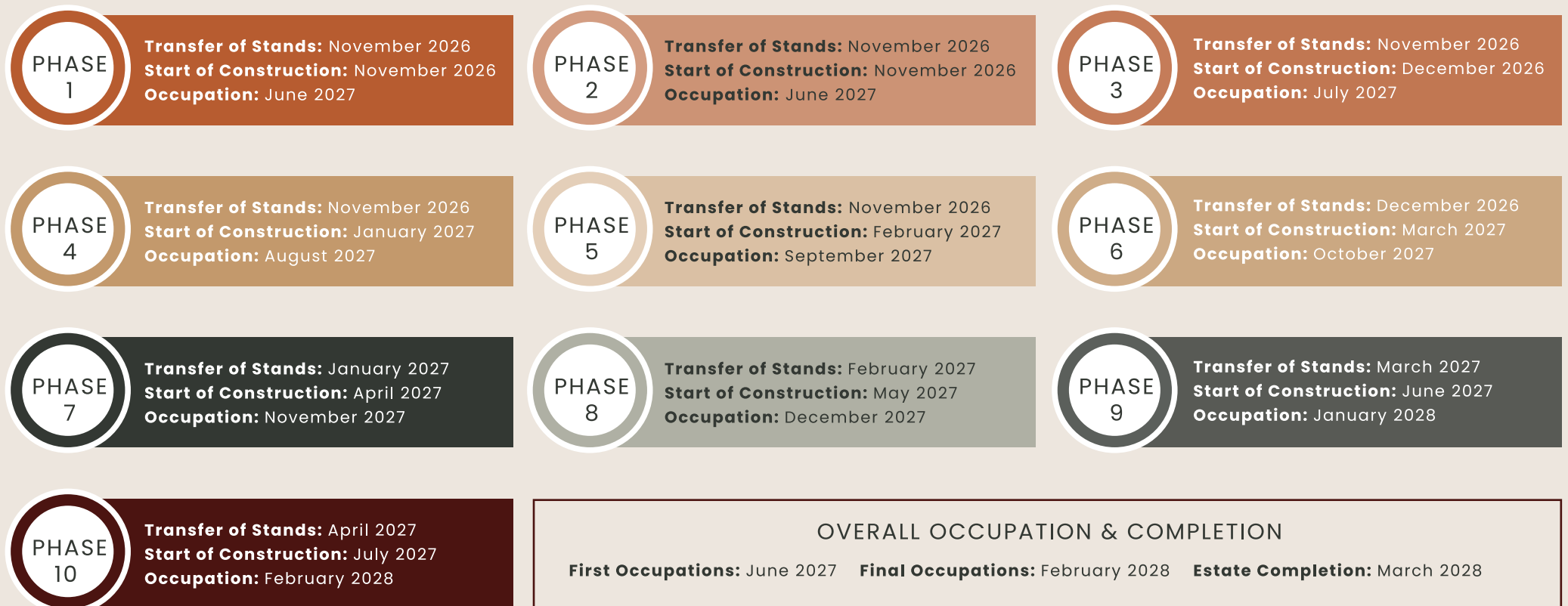
JANNIE KOTZÉ

DEVELOPMENT DIRECTOR

With 30+ years in civil engineering and real estate, Jannie oversees the full development process from design to infrastructure. His strategic leadership guarantees quality, sustainability, and community-focused living.

HOUSE CONSTRUCTION & OCCUPATION PROGRAMME (BY PHASE)

For a clear understanding of the project's stages, here's an overview of the sales phases and the associated timelines for each batch of homes. This will help you gauge the progress of the estate and your expected move-in date.



IMPORTANT NOTICE

All past milestone dates have been achieved as indicated. Future dates are based on the current project programme and may be influenced by factors including:

- Building plan approval timelines
- Weather conditions
- Contractor performance and material availability
- Municipal processes and inspections
- Other unforeseen circumstances

- 1 Phase 1
- 2 Phase 2
- 3 Phase 3
- 4 Phase 4
- 5 Phase 5
- 6 Phase 6
- 7 Phase 7
- 8 Phase 8
- 9 Phase 9
- 10 Phase 10



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SITE DEVELOPMENT PLAN





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Secure your home while Huguenot Estate is taking shape — not after it's complete.

WHY NOW IS THE RIGHT TIME TO BUY



- ✓ **CONSTRUCTION HAS OFFICIALLY STARTED**
Giving you confidence in a development that is already underway
 - ✓ **EARLY-PHASE PRICING STILL AVAILABLE**
Secure your home before prices increase
 - ✓ **LIMITED UNITS REMAINING**
Only a select number of homes available in the current release
 - ✓ **SAVE AND SHARE**
Save your personalized configurations and share them with family and friends for feedback before taking the next step.
 - ✓ **PRIME PAARL LOCATION**
Set against breathtaking mountain views in the Winelands
Minutes from leading schools, hospitals, shopping, and renowned wine farms
 - ✓ **A SMART LONG-TERM INVESTMENT**
Designed for secure, modern living with lasting value
- Opportunities like this don't last — secure your place today.



READY TO MAKE IT YOURS?

Secure your home today.

Visit our website to explore the "Select Your Home" platform or book a private viewing at Huguenot Estate.

For queries and sales assistance: www.huguenotestate.co.za | info@huguenotestate.co.za | **+ 27 79 144 7644**  



BOLAND ESTATES