



THE LAKES





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WELCOME TO THE LAKES

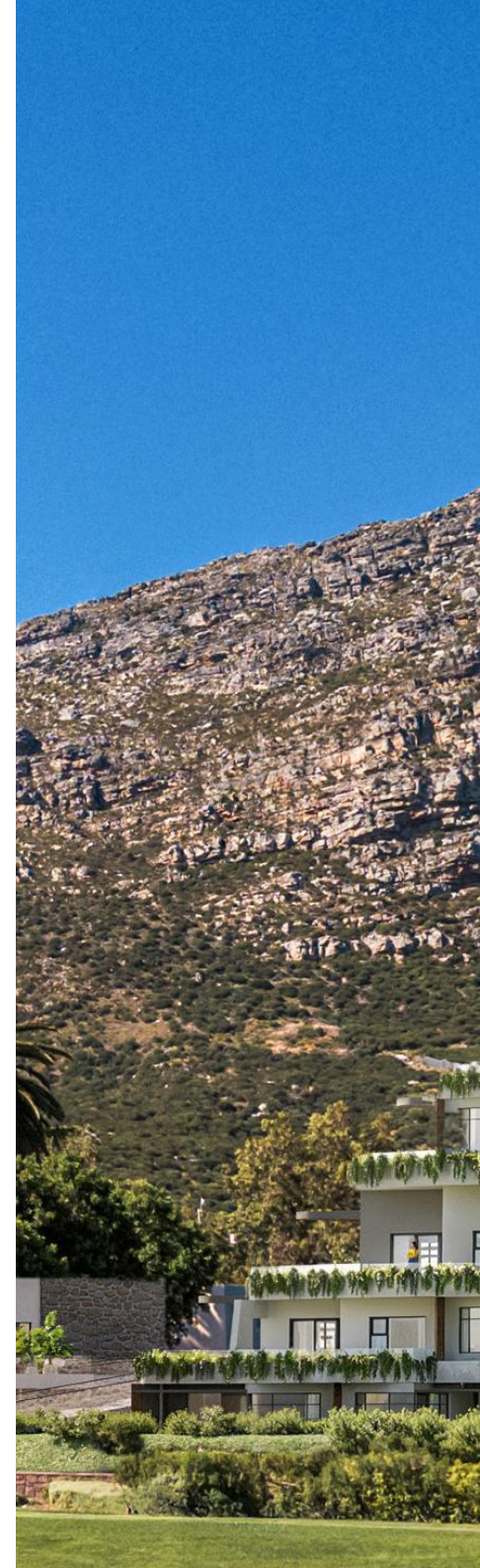
A Life Designed Around Ease,
Connection, And Wellbeing

The Lakes Lifestyle Estate introduces a new standard of later-life living in the heart of Westlake, Cape Town.

Thoughtfully conceived as a fully serviced luxury lifestyle estate, The Lakes combines elegant independent living with hospitality-inspired services, wellness amenities, integrated healthcare, and beautifully curated social spaces.

Every aspect of the estate has been designed to simplify daily living while enriching it, creating a secure, connected environment where residents can enjoy exceptional comfort, peace of mind, and a vibrant sense of community.

Whether enjoying morning walks, meeting friends for coffee, relaxing at the spa, or participating in community events, life at The Lakes unfolds effortlessly.





ABOUT THE LAKES

A fully serviced luxury lifestyle estate on Westlake Golf Course in Cape Town. 123 apartments across five storeys, designed for independent living supported by hospitality services, wellness facilities and integrated healthcare.

INDEPENDENT

Your home. Your routine.
Your pace.

CONNECTED

An active community.
A full social calendar.

CARED FOR

On-site healthcare.
24/7 concierge support.

THE LIFESTYLE

Where Every Day Feels Effortless

Life at The Lakes is centred around freedom, connection, and convenience.

Residents enjoy the independence of private luxury residences supported by a comprehensive range of services and amenities designed to enhance wellbeing, social engagement, and peace of mind.

- Lifestyle Features
- Hospitality-inspired living
- Elegant social spaces
- Wellness-focused amenities
- Secure estate environment
- Concierge assistance
- Lock-up-and-go convenience
- Beautiful landscaped surroundings
- Connected community living





The Lakes



DELI & CAFE

A contemporary deli and café at the centre of the estate, serving fresh meals, light dining and artisanal products throughout the day. Equally suited to a quiet morning coffee, a working lunch, or a relaxed catch-up with friends, the space carries the warmth of a neighbourhood hospitality venue rather than a residents' canteen. It draws people in from morning through evening, and is the natural meeting point of estate life.



DINING & SOCIAL

Where The Day Begins.

The social heart of the estate. A contemporary deli and cafe, a stylish bar and lounge, a library, an auditorium and meeting rooms - all under one roof, all part of your life.

BAR & LOUNGE

A stylish bar and lounge offering a relaxed setting for evening gatherings, social events and informal entertainment. Whether meeting friends for a drink before dinner, hosting visitors, or settling in for a quieter evening, the space is composed and well-appointed without being formal. It complements the deli during the day and comes into its own after dark, supporting both organised social events and the kind of unplanned evenings that build community.

AUDITORIUM, LIBRARY & MEETING ROOMS

An on-site auditorium hosts movie screenings, presentations and guest speakers across the year. The library offers a quiet, well-appointed setting for reading, reflection and book-club gatherings. Adjacent meeting rooms support resident committees, interest groups and private functions. Together these spaces underpin a year-round cultural and social programme that residents help shape and run themselves, rather than one delivered to them.





WELLNESS & FITNESS

Wellness At The Centre Of Everyday Living

The Lakes has been thoughtfully designed to support active, healthy, and balanced living through a comprehensive wellness offering tailored to residents' lifestyles.

The estate includes a a comprehensive wellness centre supporting active, healthy living. Heated indoor pool for year-round swimming and aqua therapy. Fully equipped gymnasium with professional support for personalised programmes. Luxury spa and hair salon with massage, facials and holistic treatments.

Wellness Features:

- Heated indoor pool
- Luxury spa & hair salon
- Personal wellness programmes
- Gymnasium
- Mobility and rehabilitation support
- Massage and holistic therapies

HOSPITALITY & CONCIERGE

Service That Simplifies Everyday Living

The Lakes delivers a hospitality-led approach to estate living through a dedicated concierge service designed to enhance convenience and peace of mind.

From transport arrangements and reservations to parcel management and day-to-day assistance, residents benefit from discreet support that simplifies daily living and creates a seamless lifestyle experience.

This personalised approach allows residents to focus less on logistics and more on enjoying life.

Concierge Services:

- Transport assistance
- Reservations
- Parcel and delivery management
- Lifestyle support
- Guest coordination
- Day-to-day assistance









GOLF PRIVILEGES

Exclusive Golf & Clubhouse Access

All residents of The Lakes will enjoy complimentary social membership to **Westlake Golf Club**, including access to the newly developed clubhouse and its facilities.

New residents will also receive a full golf membership, with first-year membership fees included.

This unique offering further enhances the lifestyle experience at The Lakes, combining wellness, recreation, and social connection within an exceptional estate environment.









UNDERSTANDING LIFE RIGHTS

A Simpler Way To Own The Lifestyle

At The Lakes, a Life Right gives you secure, lifelong occupation of your residence within a fully managed luxury estate. It is designed for the way residents want to live at this stage of life: with certainty of tenure, freedom from the demands of property management, and full access to the services, facilities, and care that make daily life effortless.

The responsibility of maintenance, administration, and resale sits with the operator, not the resident or their family. You focus on the lifestyle. The estate takes care of the rest.

Designed For Residents Who Value:

- Certainty of tenure and predictable costs
- Simplified estate planning
- Integrated wellness, hospitality, and healthcare
- A secure, managed environment

Your Life Right is protected under the Housing Development Schemes for Retired Persons Act (Act 65 of 1988). Your Seeff agent will provide the full Life Right information brochure on enquiry.





HOW LIFE RIGHTS COMPARES

Two Models, Two Different Choices

Sectional title gives you ownership of the unit, the right to bequeath or rent it, and exposure to body corporate decisions, special levies, and the open-market resale process. It suits buyers prioritising asset retention and capital growth.

Life Rights gives you secure, lifelong occupation within a fully serviced estate, without the responsibilities of ownership. It suits buyers prioritising lifestyle, certainty, and integrated services over investment return.

Life Rights At The Lakes::

- No transfer duty, VAT included in price
- Single all-inclusive monthly levy
- Operator-managed maintenance and resale
- On-site healthcare and concierge
- Lifelong tenure, protected by national legislation

Your Life Right is protected under the Housing Development Schemes for Retired Persons Act (Act 65 of 1988). Your Seeff agent will provide the full Life Right information brochure on enquiry.




The Lakes



THE LAKES AT A GLANCE

123

Apartments

6

Step-down care suites

5

Storeys

24/7

Medical & Concierge service

23

Unit Types

1 year

Golf membership included

13

Penthouses

73m² - 196m²

Apartment area

THE RESIDENCES

Elegant Residences Designed For
Comfortable Living

The Lakes offers a collection of beautifully designed one-, two-, and three-bedroom residences that combine refined interiors with practical, low-maintenance living.

Each residence has been thoughtfully planned to maximise natural light, comfort, functionality, and effortless day-to-day living.

Five storeys of north-facing apartments overlooking Westlake Golf Course. Balcony or garden options. Premium finishes throughout. No freestanding units - this is apartment living, by design.









THE UNITS

123 homes. Four Classifications. One Uncompromising Standard.



Two Bedroom Garden Residences

A refined two-bedroom retreat perfectly suited to elegant, low-maintenance living.



Two Bedroom Residences

Expansive residences crafted for elevated living, generous entertaining, and exceptional comfort.



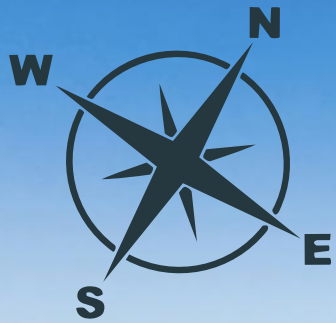
Three Bedroom Residences

Spacious and versatile homes offering comfort, flexibility, and contemporary convenience.



Penthouse

An exclusive collection of premium penthouse residences offering elevated luxury living at The Lakes.





WESTLAKE, CAPE TOWN

Between Mountain And Sea, With The City On
Your Doorstep.

5 min

Constantia Village

8 min

Constantiaberg Hospital

15 min

Kirstenbosch

20 min

V&A Waterfront

30 min

Cape Point

25 min

Cape Town International

On site

Westlake Golf Course

10 min

Beaches (Muizenberg)



HEALTHCARE, ON YOUR TERMS

From Wellness Monitoring To
Frail Care, On Site And On Call.

A six-bed step-down facility, operated by AGMS Medical Solutions, provides 24/7 access to healthcare within the estate. On-site consulting rooms accommodate medical practitioners, physiotherapists and nursing support. Home-based care is available. A partnership with a leading frail care facility ensures 24-hour medical care for residents who are no longer able to live independently.

OPERATED BY AGMS MEDICAL SOLUTIONS

A national leader in concierge medical services.



TINTSWALO GROUP

A Hospitality Heritage,
Brought To Residential Living.

TheTintswalo Group brings the hospitality standards of its luxury lodges, to residential living at The Lakes.

HOSPITALITY

Award-winning luxury lodges across South Africa.

DESIGN

Interiors and architecture from the Tintswalo studio.

SERVICE

Five star operating standards, applied to residential living.

INVESTMENT

Premium Apartments With North-West Aspect.

From

R5,200,000

Full price | No VAT | No transfer duties

WHAT'S INCLUDED

- Lifelong tenure
- Single monthly levy
- Full estate administration
- Year-one golf membership
- Ongoing social membership
- Concierge & wellness access

NEXT STEPS

From Here, The Rest Unfolds.

01

ENQUIRE &
BOOK

Speak to your Seeff agent to secure your private Life Right viewing and receive The Lakes full Life Right information brochure and price list.

02

PRIVATE
VIEW

Tour the sales suite and experience The Lakes with your Seeff agent. Choose from 23 unique residence types across five storeys.

03

RESERVE &
SIGN

Secure your apartment and sign the Life Right agreement. Begin your luxury lifestyle centred around ease, connection, and wellbeing.



THE LAKES

PROUDLY BROUGHT TO YOU BY



Seeff

Zuckerman
Sachs
ARCHITECTS

STBB

Contact our sales team to arrange a private presentation,
request pricing information, or reserve your preferred residence.

QR CODE