



The seaside retirement lifestyle you have always dreamed of

Situated at the point where mountains meet the sea, Muizenberg is the gateway to a meandering coastline dotted with charming villages and beautiful places.

Residents at Muizenberg’s Evergreen Village have found it to be the best decision they could have made to invest in a top quality retirement lifestyle, in this peaceful corner of tranquillity, walking distance from the ocean.



One recent arrival says: “we feel like we’re on a permanent holiday! Since moving in three months ago, we have swum in the sea each morning, except for four days we spent supporting the Proteas.”

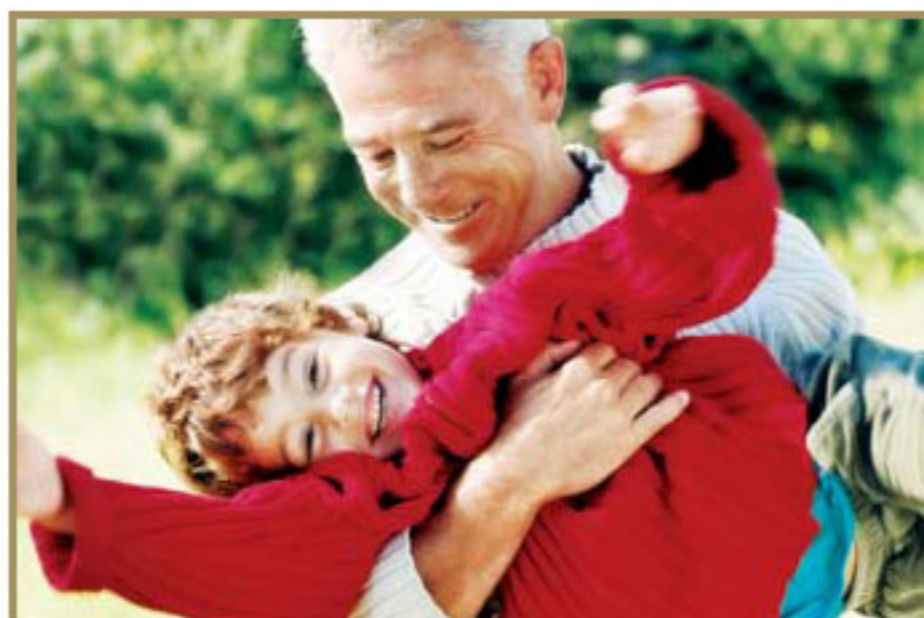
Another resident Stephen Shean enthused “during my daily run on the white beaches of Muizenberg, I enjoy smelling and hearing the ocean, while staring out at the beautiful Silvermine mountain range”.



Evergreen Muizenburg is perfectly situated just 500 metres from Sunrise Beach and the surrounding areas of Muizenberg, Kalk Bay, Fishhoek, Tokai and Constantia have a wonderful combination of cultural, leisure, sport, nature and shopping facilities.

Below are some of the many **cultural attractions** within a 6km radius that contribute to this evergreen lifestyle.

Amenity	Location	Distance from Evergreen
Churches	Muizenberg	1km - 2km
Library	Muizenberg	1.9km
Masque Theatre	Muizenberg	2.8km
Kalk Bay Theatre	Kalk Bay	6km
Museums	Kalk Bay	6km
Kalk Bay Art Galleries	Kalk Bay	6km



In addition to the **recreational facilities** at Evergreen there are countless leisure pursuits within a 20km radius, such as:

Amenity	Location	Distance from Evergreen
Boyes Drive Nature Walks	Muizenberg	3.3km
Silvermine Nature Reserve	Ou Kaapse Weg	12km
Kalk Bay Village Centre	Kalk Bay	6km
Muizenberg Beach (Blue Flag)	Muizenberg	1.7km
Kirstenbosch	Bishops Ccourt	20km
Tokai Forest	Tokai	10km
Westlake Golf Course	Westlake	6.1km
Sunrise Beach	Muizenberg	0.5km
Zandvlei Yacht Club / Vlei	Lakeside	3km



In addition Evergreen Muizenberg will have its own dedicated village bus to provide residents with access to **convenient facilities**, such as:

Amenity	Location	Distance from Evergreen
False Bay Station	Muizenberg	2km
Hairdresser	Eastlake	1.8km
Pharmacy	Muizenberg	1.7km
Pick n Pay	Capricorn	2km
Woolworths	Lakeside	3.8km
Spar	Lakeside	5km
Vet	Muizenberg	2.2km



Muizenberg is experiencing a ‘golden revival’ with extensive redevelopment, rising property prices and a restoration of the coastline’s popularity. To give momentum to this revival, Evergreen is spearheading the Urban Improvement project for the Muizenberg area in conjunction with businesses, property owners and Cape Town City Council. This initiative is aimed at upgrading roads, streetscapes and public areas in the Muizenberg area.

Safety and security is exceptional at Evergreen Muizenberg with 24 hour patrols and armed response; the development is fully enclosed with a single manned entry point and state-of-the-art electric fencing. In support there is a neighbourhood watch initiative and SAPS Muizenberg will work closely with these volunteers.

Health Security is equally as important and along with panic buttons, ER24 the largest emergency medical emergency network in South Africa is primary respondent in the event of an emergency to back up on site nursing staff.

Unparalleled leisure time within a brilliantly managed, secure, active community awaits those who believe that their best years have just begun.



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