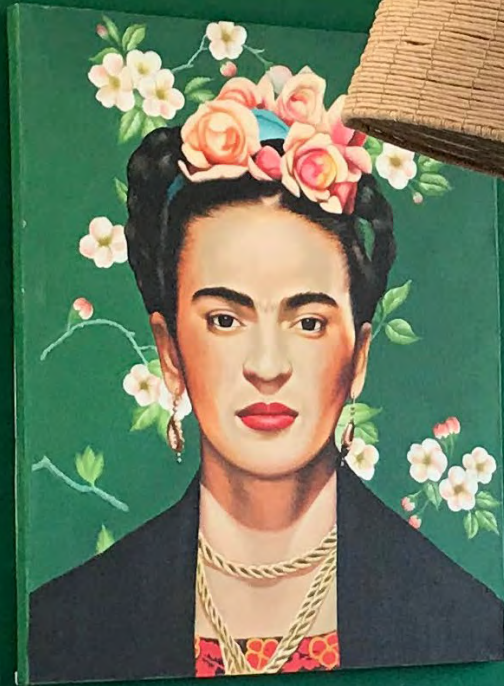




188

on Second

INVESTMENT PROPOSAL
PREPARED BY LEDERLE HOLDINGS



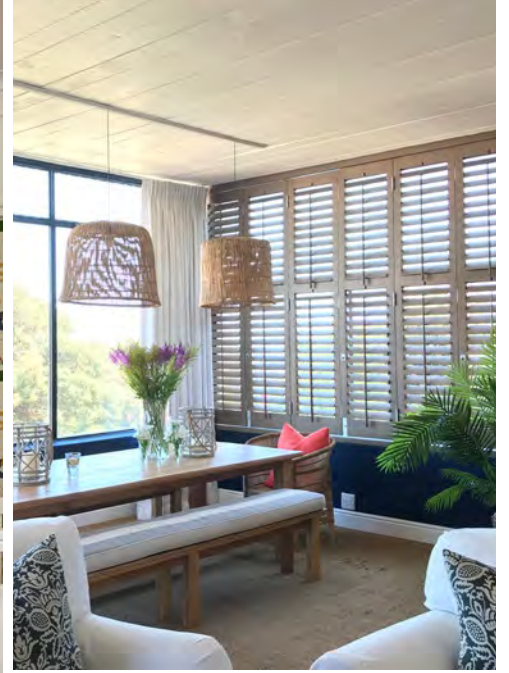


A B O U T

188 on Second

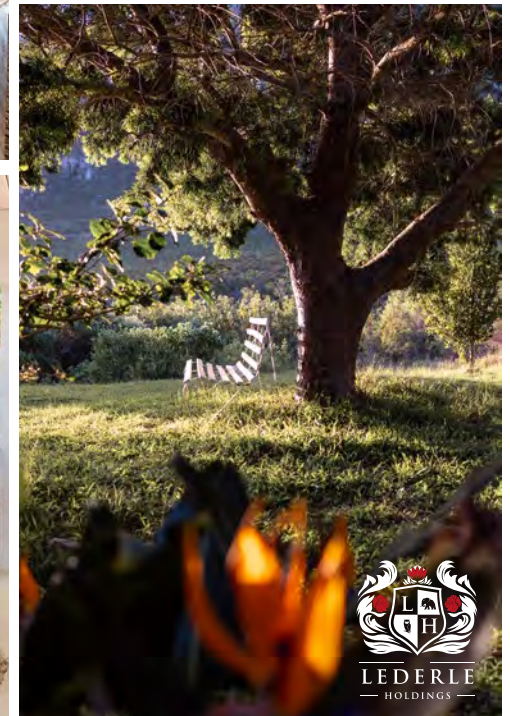
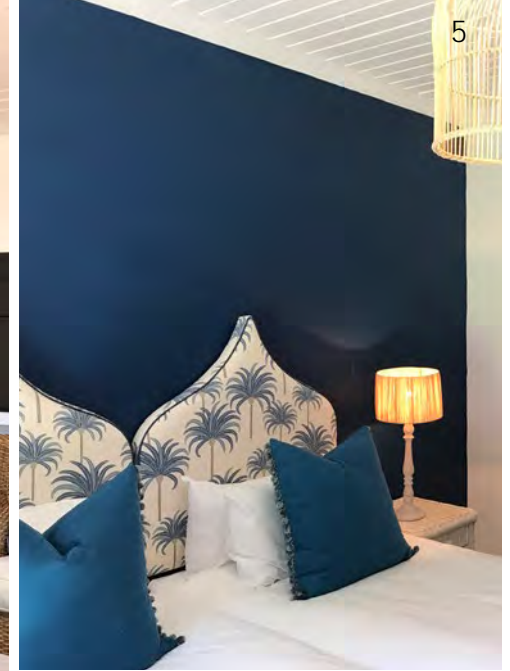
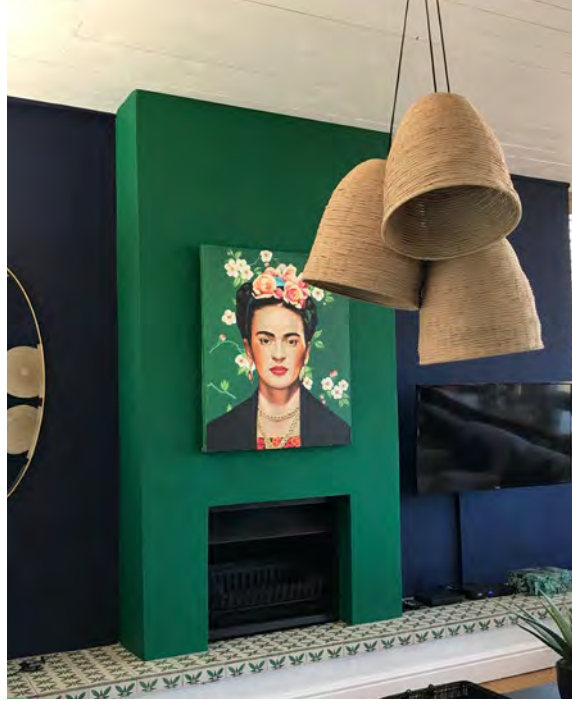
Nestled on the mountainside of Voelklip, Hermanus, with breathtaking views of the ocean, lies an exquisite family home that perfectly captures the essence of coastal living. This beautifully decorated 7-bedroom seaside retreat offers unparalleled vistas of both the ocean and mountains. Just a leisurely 5-minute walk to the beach or a stroll through the garden leading to the mountain cliff path, nature's beauty in Hermanus is right at your fingertips.

Located only 1.5 hours from Cape Town and mere minutes from the beach and the vibrant town center, 188 on Second is the ideal spot for an unforgettable beach holiday. Enjoy whale watching, explore the nearby Winelands, dine at outstanding restaurants, bask in the sun on the deck, or hike the numerous scenic trails.



188
on Second







1 8 8 O N S E C O N D

7 Bedroom home

Once arriving at 188 on Second you will be pleasantly surprised at the sheer size of the property. Features include 4 en suite bedrooms, 1 double room plus a room for the kids with two single beds and a cot and nursery. Lounge in one of the 3 lounging areas while taking in the sea views, relax in the entertainment area over-looking the mountain with plunge pool, braai, and pizza oven.

If you can drag yourself away from the pool you will find many wonderful places to visit in the area. Head to town to whale watch, visit the harbour for a seafood meal, or explore some of the lovely shops around town. If you are a wine lover, the Hemel and Aarde wine route is on your doorstep, or take a day trip to Stanford for beer tasting at the Stanford Brewing Company. No matter what you came for you will leave with your heart full and soul replenished.





DESIGN CONCEPT

Layout & Features

Built on a double plot of just over 900m², and set right up against the mountain, 188 on Second boasts the following accommodation:

DESIGN CONCEPT

Ground Floor

- Entrance with access to **Double garage** and **Nannies room**
- **Family Garden Suite** consisting of 2 bedrooms; one with double bunks, cot and kids' playroom and the other with King bed. These rooms share a bathroom with shower, bath, toilet and vanity
- **Garden Bedroom** with two single beds that can be converted into a King with ensuite bathroom with shower, toilet and vanity
- **Large Sea View Bedroom** with King bed and ensuite bathroom with bath, shower, toilet and vanity
- Large **dining and lounge** open plan area
- **Open plan Kitchen** with island and stools
- Smaller informal dining area
- Fully equipped **scullery and laundry**
- **Patio** with lounging and dining area
- **Swimming Pool** with surrounding deck and loungers
- **Pizza oven** and **braai** area with seating under pergola



DESIGN CONCEPT

First floor

WEST WING

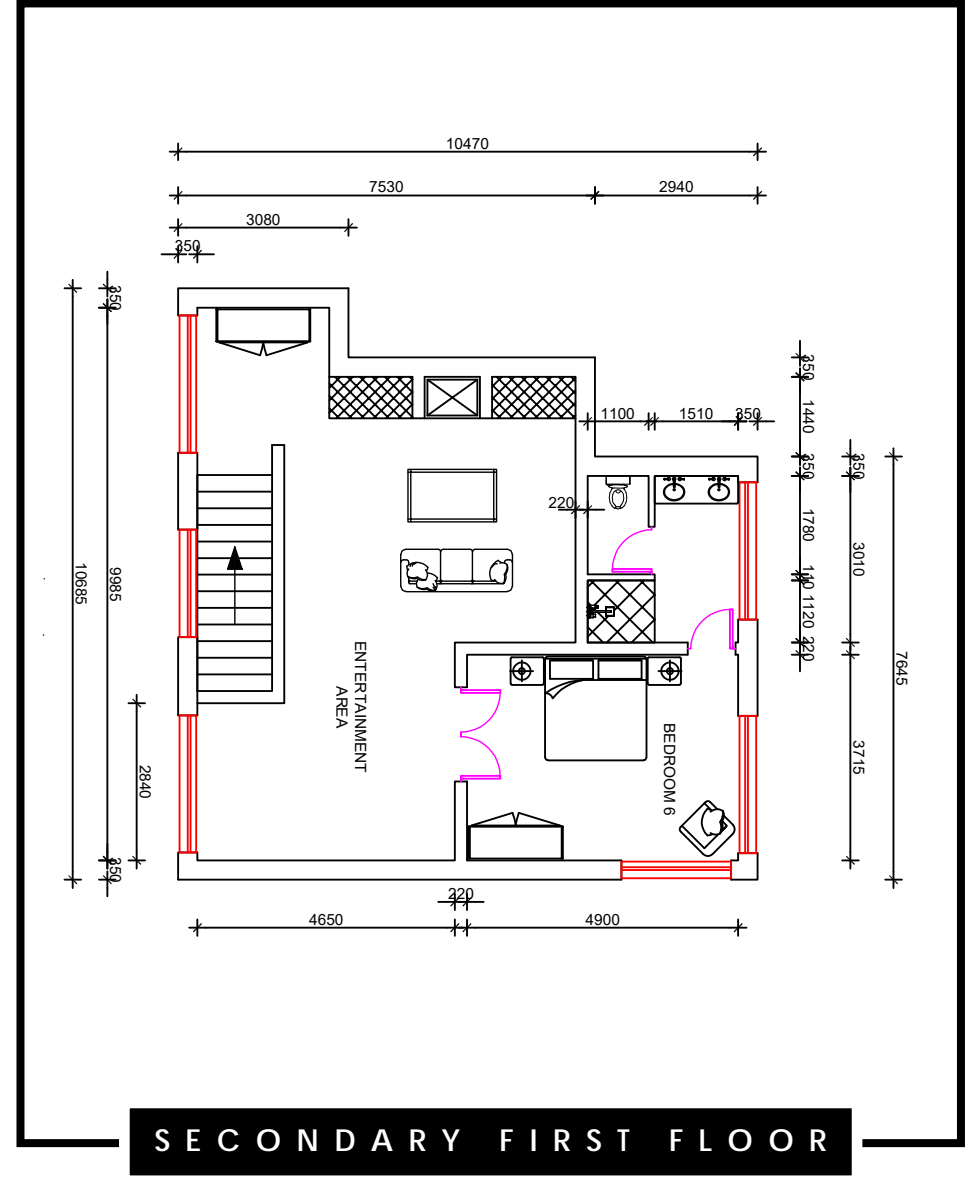
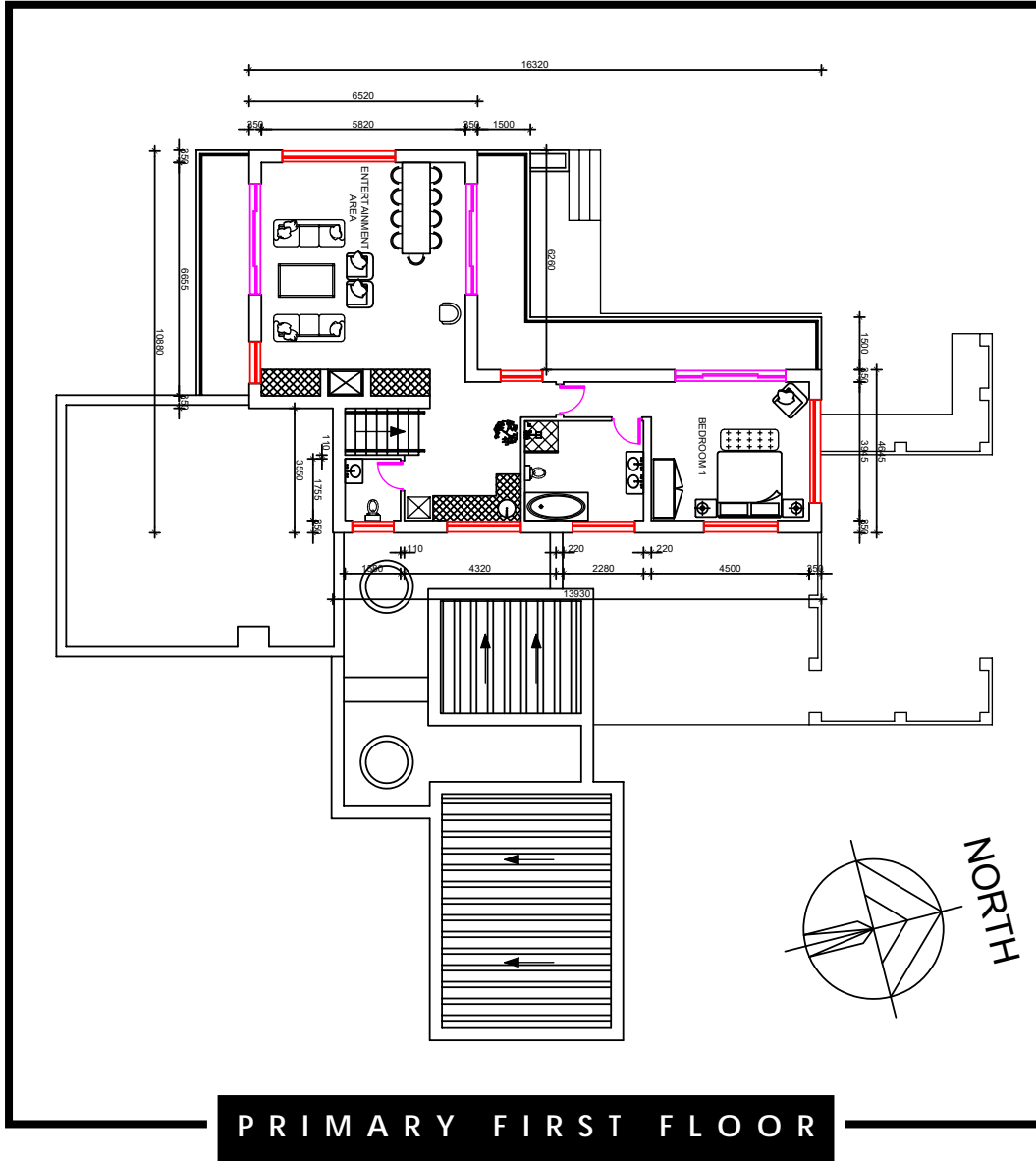
- **Mountain View Bedroom** with King bed, lounge pod and ensuite bathroom with bath, shower, toilet and double vanity. This room leads onto a private patio with exquisite mountain views.
- Landing with **kitchenette**
- Guest Toilet
- Large whale watching **lounge** with **built-in braai, bar** area and beautiful wraparound mountain and sea views

EAST WING

- **Mountain and Sea View Bedroom** with King bed and en suite bathroom with shower, double vanity and toilet.
- **Lounge area** with fireplace, pool table and beautiful sea views

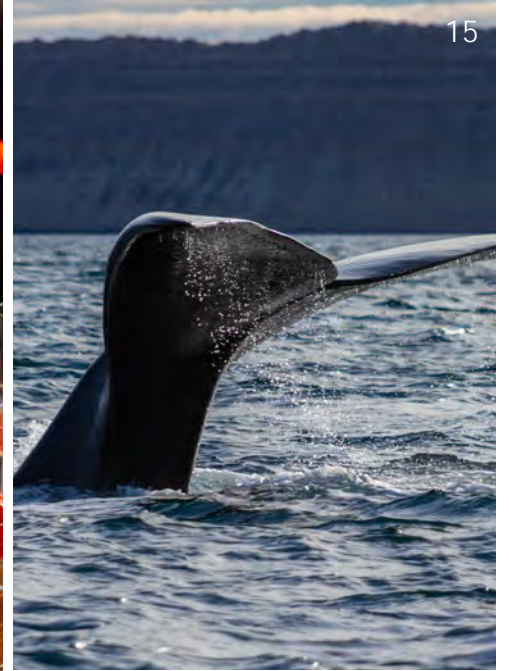
The home is beautifully furnished by mom and daughter design duo, Sue Lederle and Tammy Holmes, with much attention to detail and as it is constantly let to guests.





The lifestyle

If you can drag yourself away from the pool you will find many wonderful places to visit in the area. Nestled along the scenic Western Cape coast of South Africa, Hermanus stands as a beacon of seaside charm and natural beauty. Head to town to whale watch, visit the harbour for a seafood meal, or explore some of the lovely shops around town. If you are a wine lover, the Hemel and Aarde wine route is on your doorstep or take a day trip to Stanford for beer tasting at the Stanford Brewing Company. No matter what you came for you will leave with your heart full and soul replenished.



4 EXCLUSIVE SHARES AVAILABLE

AT R2,9 MILLION EACH FOR 15% OF THE PROPERTY



What an absolutely wonderful stay! The house feels more like a home when you stay and the views, both mountain and sea are exquisite! The house is perfectly equipped with everything you need and best of all for us super kid friendly! We loved everything about the home! We will be back!



We were absolutely blown away after arriving at Sue's place. The pictures don't do it justice. The spaces are incredibly detailed and well thought out, there is nothing missing from this space she has thought of everything you can think of. Sad we didn't stay longer, by far my most enjoyable air bnb to date! We will 100% be back!



This is in a great location with incredible views from all windows, patios and balconies. The decor is very tasteful, beautiful and practical. Very luxurious but still with feeling of a relaxing holiday home. Highly recommended!

Own a share of Mountain and Seaside

By investing in 188 on Second, you are not just acquiring a home for your family and friends to cherish for years to come; you are also freeing yourself from the hassle, expenses, and management associated with establishing your own beach house. This family-oriented retreat is fully equipped with all the comforts you would expect in your own home, allowing you to simply bring your beach gear and books for a memorable getaway.

Shares include

- Exclusive use of this luxury beach home for 8 weeks per year, on a rotational basis with a guaranteed peak stay each year.

Other costs include

- Monthly levy, covering operating costs

Members Benefits*

- Sign up now and enjoy a **25% discount** on our rack rates at our other signature properties:
 - **Ukuthula House** – Mjejane Game Reserve, Mpumalanga
 - **Casa di Led** – Umbria, Italy

* Subject to availability, terms and conditions apply.



ABOUT
Sue Lederle





SUE LEDERLE
FOUNDER & CEO

Sue Lederle stands as the driving force behind Lederle Design, a prominent developer and interior design studio based in Cape Town. Renowned for her expertise, Sue has crafted stunning indoor and outdoor spaces not only in South Africa but also across the UK, Italy, Mauritius, and France. Her distinctive signature lies in the effective use of bold colours and textures, creating designs that captivate and inspire.

In addition to her design prowess, Sue has expanded her entrepreneurial endeavours by launching Concierge Travel, a luxury travel brand that seamlessly complements her design business. To further elevate her portfolio, she introduced the Lederle Collection—a curated selection of properties, including the elegant Casa Di Led in Italy, the exclusive Lodge 23 and Ukuthula House in Kruger National Park, and the sophisticated 188 on Second in Hermanus, Western Cape.

Sue Lederle is not confined to singular aspects of a project; she undertakes entire ventures, from initial space planning and architectural design to comprehensive project management. Her focus remains unwavering—to create spaces that are not only aesthetically pleasing but also highly functional.

As a versatile entrepreneur, Sue's journey extends beyond the realms of design and property development. Her commitment to innovation is exemplified by the successful integration of Concierge Travel and the establishment of the Lederle Collection, showcasing a holistic approach to enhancing lifestyle and experiences.

Sue Lederle's exceptional ability to weave together design, property development, and entrepreneurial ventures solidifies her position as a trailblazer in the industry. Her commitment to creating functional and beautiful spaces continues to leave an indelible mark on the landscapes she transforms, making her a true visionary in the world of design and beyond.





YOUR TICKET TO THE WORLD OF LUXURY

OUR SUCCESSES

Ukuithula

Inspiration and lessons gained from Lodge 23, as well as many trips to Morocco, 5-star game lodges and other parts of Africa, have given Sue and her team a brilliant understanding of what to include in the new lodge.

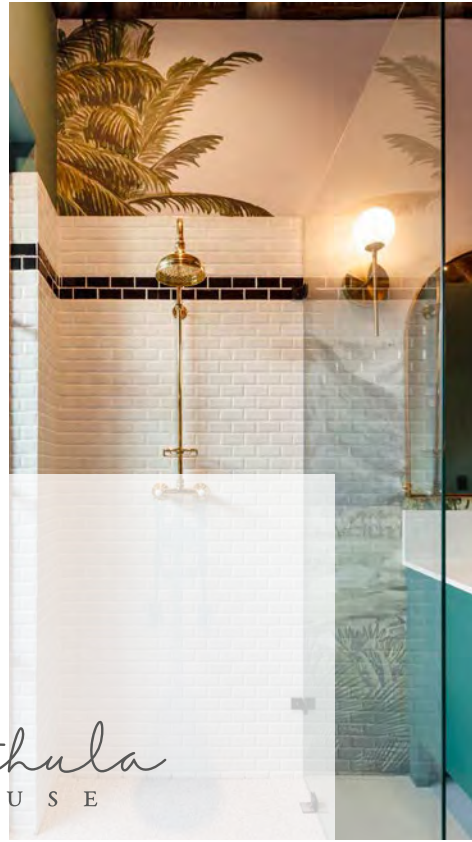
Luxury abounding, beautiful nooks and getaway areas, courtyard dining under the night sky, a pool under the palms and game viewing from the deck sipping your favourite drink, being just a few.

Accommodating up to 12 guests in six luxury suites and a dedicated children's wing and jungle gym area makes it ideal for a family getaway too.

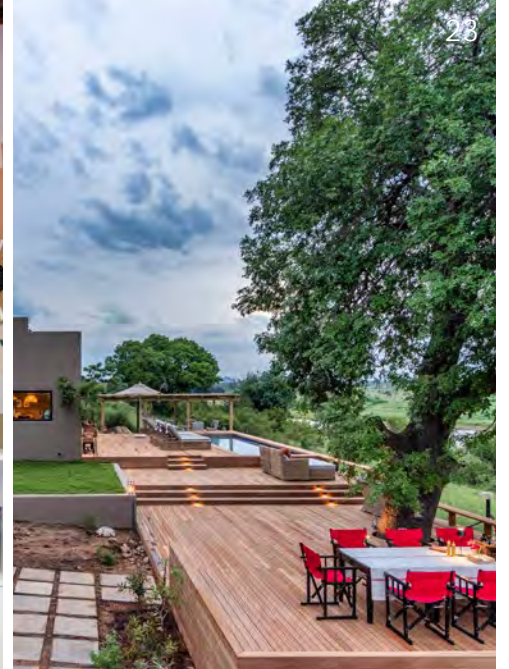
Owners and guests can make use of the impressively equipped conference room with high-speed connectivity for any work requirement, team meeting or work-from-the-lodge situation.

A lodge-dedicated open game vehicle and experienced ranger completes your Lodge stay.





Ukuthula
HOUSE



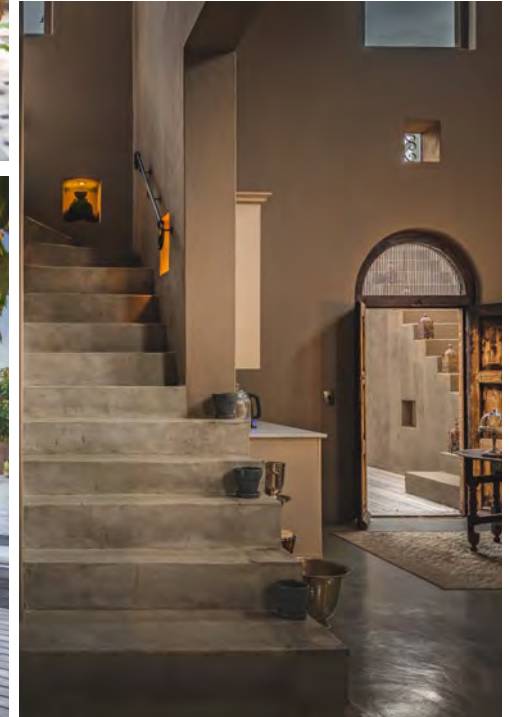
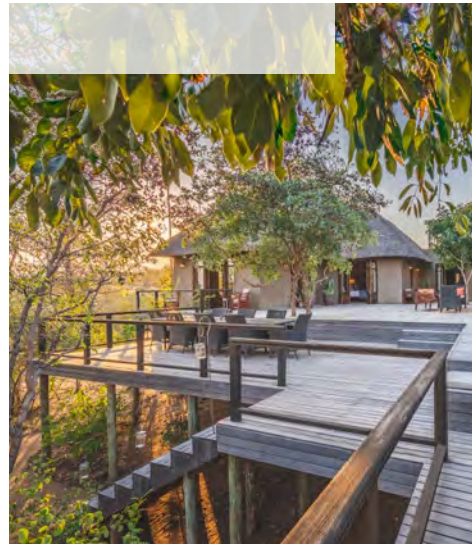




OUR SUCCESSES

Lodge 23

An excellent example of one of Sue's passion projects, where, along with her team, she designed, built and decorated the lodge, the flagship property on a popular development called Elephant Point near Skukuza. Lodge 23 was successfully sold in 2020 and continues to be an idyllic bush lodge escape for the new owners and guests.





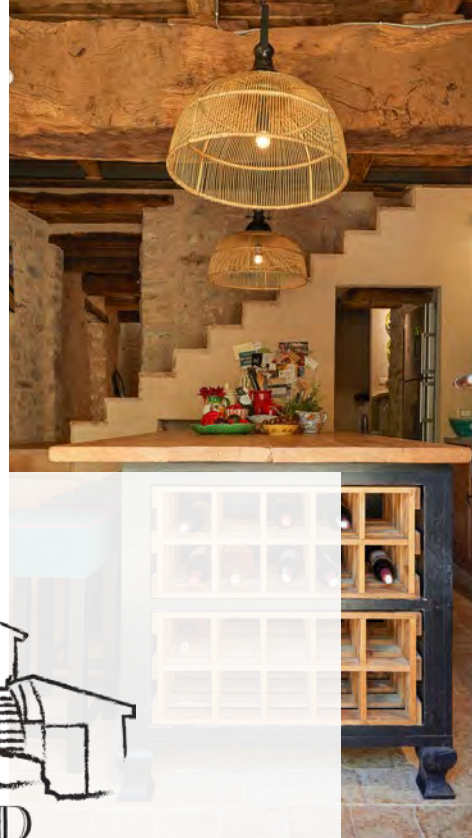


OUR SUCCESSES

Casa Di Led

Feeling the need to expand the property portfolio beyond our local borders, Sue explored opportunities in France and Italy and fortunately it didn't take long to find this piece of paradise in Italy for our next exciting adventure. Another passion project and an adventure with a slight "Under the Tuscan Sun" building experience, the culmination was this spectacular property - which once again is being thoroughly appreciated and enjoyed by many happy local and international guests. Furniture from South Africa and local bric-à-brac from the local antique markets added to the final look of this now authentic Italian villa.

View the property online www.casadiled.com









188
on Second

SUE LEDERLE | DIRECTOR
sue@lederleholdings.co.za
+27 82 8938487