



BUSINESS REPORT

Date: **1st August 2025**

Business Reference: **37565**

About the Business:

Lodge for sale in a sought-after coastal town in the Western Cape Overberg district

INVESTOR'S DREAM: Lodge located just moments from the stunning main beach in the Overberg district in the Western Cape. This lodge is the perfect investment for discerning buyers looking to own a premium accommodation property 14 Luxurious Guest Units: Each of the 14 guest units is meticulously designed to provide a high-end experience, combining sleek modern interiors with coastal charm. The units are

spacious, elegantly furnished, and feature en-suite bathrooms, high-quality fixtures, and contemporary finishes. Some of the units offer views of the surrounding mountains, creating an inviting atmosphere for guests.

Lodge for sale in a sought-after coastal town in the Western Cape Overberg district



Sector: **Accommodation**

Asking Price:

R 15,900,000

Monthly Profit:

R 54,451

Asset Value:

R 17,500,000

Stock Value:

R 0

Yearly Net Profit :

R 653,407



Business Report

Fully describe the business's activities?

This is an upmarket, modern lodge located just moments from the stunning main beach. Offering the ideal blend of luxury, comfort, and convenience, this lodge is the perfect investment for discerning buyers looking to own a premium accommodation property in one of the Western Cape's most sought-after coastal towns.

How does the business operate on a daily basis?

Guests book accommodation online. Some pay upfront and others at the property. Rooms are cleaned daily and there is a manager onsite to handle the operations.

What Advertising/Marketing is carried out?

Online via booking sites and own website

What competition exists?

This is the only property of its kind in town but do face competition from Air BnB and people privately letting part of their houses or rooms, especially in holiday times

How could the profitability of the business be improved?

Providing meals
Marketing for overseas visitors
Longer term stays

Change the nature of the accommodation away from a traditional lodge and use it for another purpose.

Give a breakdown of staff/ functions/ length of service?

Manageress and both cleaners have been with us since the beginning. Handyman started in 2024

Do any have management potential?

No

How involved is the Owner in running the business?

Not at all. Done by Manageress

When does the current lease end?

This is a property sale

How many rooms does the property have?

14 Luxurious Guest Units: Each of the 14 guest units is meticulously designed to provide a high-end experience, combining sleek modern interiors with coastal charm. The units are spacious, elegantly furnished, and feature en-suite bathrooms, high-quality fixtures, and contemporary finishes. Some of the units offer views of the surrounding mountains, creating an inviting atmosphere for guests. One of the family rooms is Wheelchair friendly.

Exclusive Manager's Unit: The property also includes an upscale manager's unit, offering a private, comfortable living space for on-site management. This additional unit ensures the smooth operation of the lodge and provides convenient proximity to the guest rooms. This unit has its own covered balcony with built-in braai.

Contemporary Design & Amenities: The lodge's design features clean lines, modern architecture, and stylish decor. It is equipped with all the necessary amenities, including, Wi-Fi, flat-screen TVs, and premium bedding. The property is also fitted with a state-of-the-art security system, providing peace of mind to both guests and owners. A silent generator runs the complete guesthouse when loadshedding appears. Ample parking for guests.

Are there extra features on the property?

The lodge offers comprehensive modern conveniences and safety features to ensure guest comfort and operational continuity. Each room is fitted with fire alarms, and fire extinguishers are strategically placed throughout the premises. Energy needs are well managed with the inclusion of an inverter and a robust 40 KVA generator, ensuring uninterrupted power supply during load-shedding. Rainwater harvesting tanks provide a reliable water backup system. There is a fully equipped laundry on site with 2 Industrial Washing machines and dryers as well as a domestic washing machine and dryer for guest's use.

For leisure, children can enjoy a well-equipped jungle gym, while adults can make the most of the spacious communal braai area, perfect for relaxed outdoor gatherings. The entire establishment is serviced by a centralized gas system, supported by 12 large gas cylinders, offering efficiency and convenience.

What are the development opportunities?

The property can accommodate 10 more rooms.

The option exists to change the nature of the development to another form of accommodation if not used as a lodge

What are the main assets of the business?

The building itself is the main asset

Strengths?

Only facility in town that can cater for large groups - can sleep 32 people
Walking distance to beach and shops

Weaknesses?

Lack of Chef
Not enough marketing

Opportunities?

Overseas marketing
Providing of meals
Functions
Long stay accommodation

Threats?

None identified

What is the reason for the sale?

Owner wants to relocate to the UK