

# Self-sustainable green homes are hot property

Homes featuring energy-saving alternatives and greener living solutions are more in demand and are selling at premium prices.



Over the past couple of years, there has been a definite increase in the interest and demand for self-sustainable properties. This ranges from homes that are completely off the grid to those that are partially self-sufficient.

Property owners can choose to go completely off grid by becoming 100% self-sufficient - no longer needing electricity and water supplied by the municipality; or partially off grid by installing energy-efficient and environmentally-friendly solutions. For example, continuing to use the municipal water services provided but generating free electricity through solar panels is going partially off-grid.

Living off the grid is an ideal for many South Africans, especially in light of the recent increases in electricity and water tariffs, the scarcity of water and the latest threats of load-shedding.

It's not surprising that this trend is particularly noticeable in the Cape Peninsula. The coastal suburb of Noordhoek is known for its free-spirited and nature-loving residents, but there is also a growing crowd of well-to-do's who have a more holistic view of life that includes living well, living greener, and living off the grid, which may be why the area has become popular

with buyers from Gauteng, who are choosing the Peninsula's lifestyle over that of the 'suburbs'.

"We recently sold a beautiful 6-bedroom home in Noordhoek for close to R10m that offered buyers several off the grid options, such as a back-up generator, borehole and hi-tech water purification system that supplied water to the entire property," said Maryanne Coates from Jawitz Properties Noordhoek.

According to the seller of this property, the hi-tech water purification system circulated the borehole water through an ozone generator and then passed the water through a series of filtration media to two storage tanks, one for irrigation and one for home use.

Another Noordhoek home currently on the market is equipped with state-of-the-art solar technology with a hybrid inverter that supplies electrical power first from solar energy, then the battery bank and only uses the grid if absolutely necessary. Whereas the independent water system consists of a borehole supply and reservoir, a rain water supply and reservoir and a pressurised water filtration and purification system.

"Homeowners that purchase fully or partially off the grid homes not only make a positive impact on the environment but they also provide themselves with a consistent and reliable source of services. In addition, they save themselves the high monthly costs associated with paying for these services, invest in the future of their homes and save themselves from increasing tariffs in the future. They're also likely to get a higher price if they sell. It's a win-win solution that makes environmental sense, but also great property sense," added Coates.

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