# WHY INVEST?

#### COMPELLING REASONS TO CONSIDER THIS INVESTMENT OPPORTUNITY

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#### THRIVING LOCATION IN THE WINELANDS

The strategic move to the Western Cape positions Paarl as an incredibly sought-after destination in the Winelands. Drakenstein, the fastest-growing municipality (excluding metropoles) in the country, boasts excellent schools, commendable service delivery, and a more affordable housing market compared to Stellenbosch. Rental properties are scarce, with a high demand in the Boland area.



#### The **purchase price covers all legal costs:** including transfer costs, mortgage registration costs, and transfer duties – as units are

acquired directly from the developer.



#### IMPRESSIVE PROPERTY GROWTH

Investments in the Western Cape currently exhibit a **10% annual capital growth**, surpassing the national average by a remarkable 35%.





This gated estate provides access to an array of amenities and attractions, including an international cricket/rugby stadium, lush gardens, the Hilton Hotel (featuring conference facilities, a rooftop bar, and shared office/boardroom space), a worldclass gym, diverse shops and restaurants, sports facilities, swimming pools, padel courts, and a Montessori kindergarten.



#### **COMPETITIVE UNIT PRICING**

Unit prices range from R980k to R3.7m for various sizes, equating to a **competitive cost of R25k/m<sup>2</sup> to R34k/m<sup>2</sup>**. Considering the anticipated value increase upon transfer in two years, these prices are particularly enticing.

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#### PREMIUM INCLUSIONS

Each apartment features a balcony with a built-in braai, and the **sale price encompasses nine Bosch appliances**: electric oven, gas stove, extractor, fridge-freezer, washing machine, tumble dryer, dishwasher, toaster, and kettle.

# ATTRACTIVE RETURN ON INVESTMENT

With a **predicted net return of 9%** after factoring in rates, taxes, and levies, this investment offers a compelling financial opportunity.

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#### STEADY RENTAL MARKET

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Rental prices in the Cape Winelands consistently rise by between 6.5% and 7.5% annually.



The estate ensures **uninterrupted living** with 24-hour backup electricity and water solutions.

Economists project a reduction in interest rates by the end of 2024, aligning with the planned transfer period in mid to end 2025.

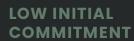


Section 13sex of the SA tax law provides advantageous tax benefits for investors purchasing five or more units for rental purposes.



Demonstrating confidence, banks require only a **3% deposit** from buyers, coupled with "buy-to-let" products that facilitate financing for investor buyers.

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A mere **R10k reservation deposit** (deductible from the purchase price) secures your unit, streamlining the initial investment process.

### **RESERVATION FEE ONLY R10 000**

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