



# WHY INVEST?

COMPELLING REASONS TO CONSIDER THIS INVESTMENT OPPORTUNITY

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## 1 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 metropolises) 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.

## 2 COST-EFFICIENT PURCHASE

The **purchase price covers all legal costs:** including transfer costs, mortgage registration costs, and transfer duties – as units are acquired directly from the developer.

## 3 IMPRESSIVE PROPERTY GROWTH

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





## REASONS TO INVEST

### 4 EXCLUSIVE 24-HOUR SECURITY ESTATE

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 world-class gym, diverse shops and restaurants, sports facilities, swimming pools, padel courts, and a Montessori kindergarten.

### 5 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.

### 6 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.

### 7 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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### 8 STEADY RENTAL MARKET

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

### 9 ESSENTIAL INFRASTRUCTURE

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

### 10 ACCESSIBLE FINANCING

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

### 11 FAVOURABLE ECONOMIC OUTLOOK

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

### 12 TAX BENEFITS FOR MULTIPLE UNITS

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

### 13 LOW INITIAL COMMITMENT

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

RESERVATION FEE ONLY R10 000