

WHERE STYLE MEETS ELEGANCE NEIGHBOURING THE
PRESTIGIOUS ZEVENWACHT NODE OF KUILS RIVER



PHASE 2 - NOW LAUNCHED

One and two bedroom apartments

Priced from

R969 000

Experience the renowned Cape Winelands or sit back and marvel at the splendour of Table Mountain.





“

Located in the fastest-growing node of Kuils River, Kleijne Wingerd is poised to experience substantial capital appreciation on your property investment.

”

This Cape Vernacular-styled development has been meticulously designed to integrate spacious, private areas of green grass, making these properties pet-friendly and an ideal home for those with small four-legged friends. Kleijne Wingerd, which gains access via the established and popular Die Wingerd Estate, will offer 24-hour security for your peace of mind. The development will also house a communal pool, clubhouse, and braai facilities to create a neighbourly spirit.

In total, there will be 171 properties upon completion. Each apartment comes with a secure parking bay while ample visitor's parking is available. As the purchaser, you will be offered the choice of three interior colour schemes, complemented by high-end finishes, for your apartment.

Various apartments, which include balconies, will enjoy views of Table Mountain from a distance. In the opposite direction, world-renowned wine farms in the Stellenbosch area, are a mere minutes' drive from this development. Travelling to and from the Cape Town CBD or Somerset West is also seamless via easy access to major freeways.

Within the area, the prestigious Zevenwacht Estate is less than two kilometers away while the Langverwacht Plein, which hosts a selection of retail giants, within walking distance. Kuils River also boasts numerous primary and secondary schools, making this an ideal address for families and young professionals.

In addition, due to the interest from large firms, the Kuils River area is expected to experience significant future commercial growth. Coca-Cola and Nampak are just two companies that have established distribution centres in the greater area.

While the neighbouring Bellville area also plays host to several conveniently located amenities such as the Tygervalley shopping centre and the University of Stellenbosch Business School, the newly and ever-popular Brackengate Business Park are also only minutes away. Various power brands such as Shoprite, British American Tobacco, Royal Canin and Food Lover's Market have chosen this business park due to the ideal location.



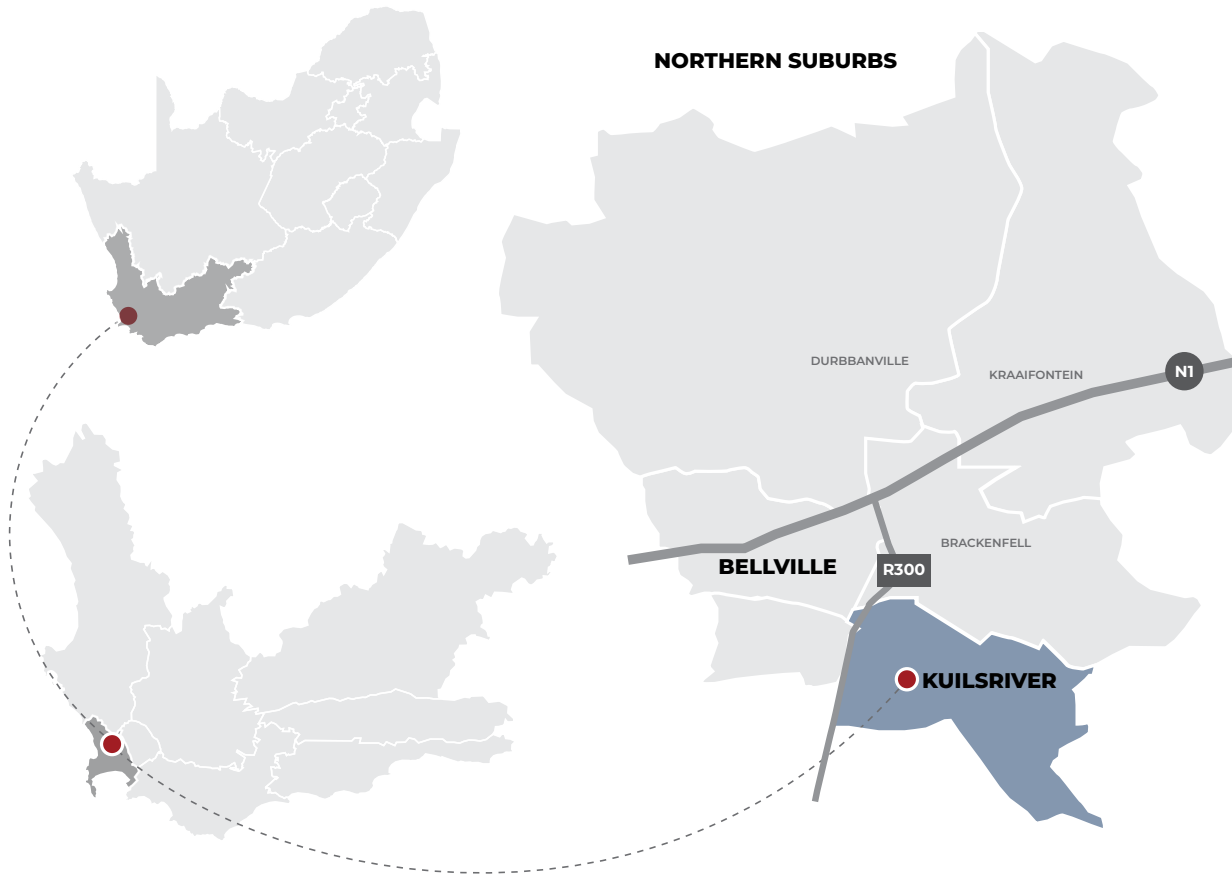
6 Awesome things to do in and around Kleijne Wingerd

- **Work**
Tyger Waterfront
- **Eat at**
Haasendal Gables
- **Practice your swing**
Kuils River Golf Course
- **Socialise at**
The Cape Wine routes
- **Enjoy nature**
Tygerberg Nature Reserve
- **Shopping**
Zevenwacht mall



Location

Kuils River, Cape Town



Amenities

Travel

N1 Highway	8km
Cape Town International Airport	15,6km
Cape Town CBD	35km
Stellenbosch CBD	18km
Bellville CBD	14km

Education

De Kuilen Primary and High Schools	2.4km
University of Stellenbosch Business School	14,8km
University of the Western Cape (UWC)	12km
Cape Town University of Technology	11,2km
Stellenbosch University	18km

Medical

Netcare Kuils River	5,5km
MediClinic Cape Gate	13,7km
Tygerberg Hospital	13,4km
Kuils River Medical Centre	3km
Dischem Haasendal Gables	4,4km

Recreational activities:

Zevenwacht Mall	3,3km
Langverwacht Plein	100m
Soneike Shopping Centre	4,5km
Tygervalley Shopping Centre	15km
Kuils River Golf Course	7km

KLEIJNE

WINGERD





KLEIJN
WINGERD

Saxdowns rd

Kwikspar

Langverwacht Rd

Little Earth Pre-School

Lebensraum St

Neethlingshof St

Zandvliet Singel

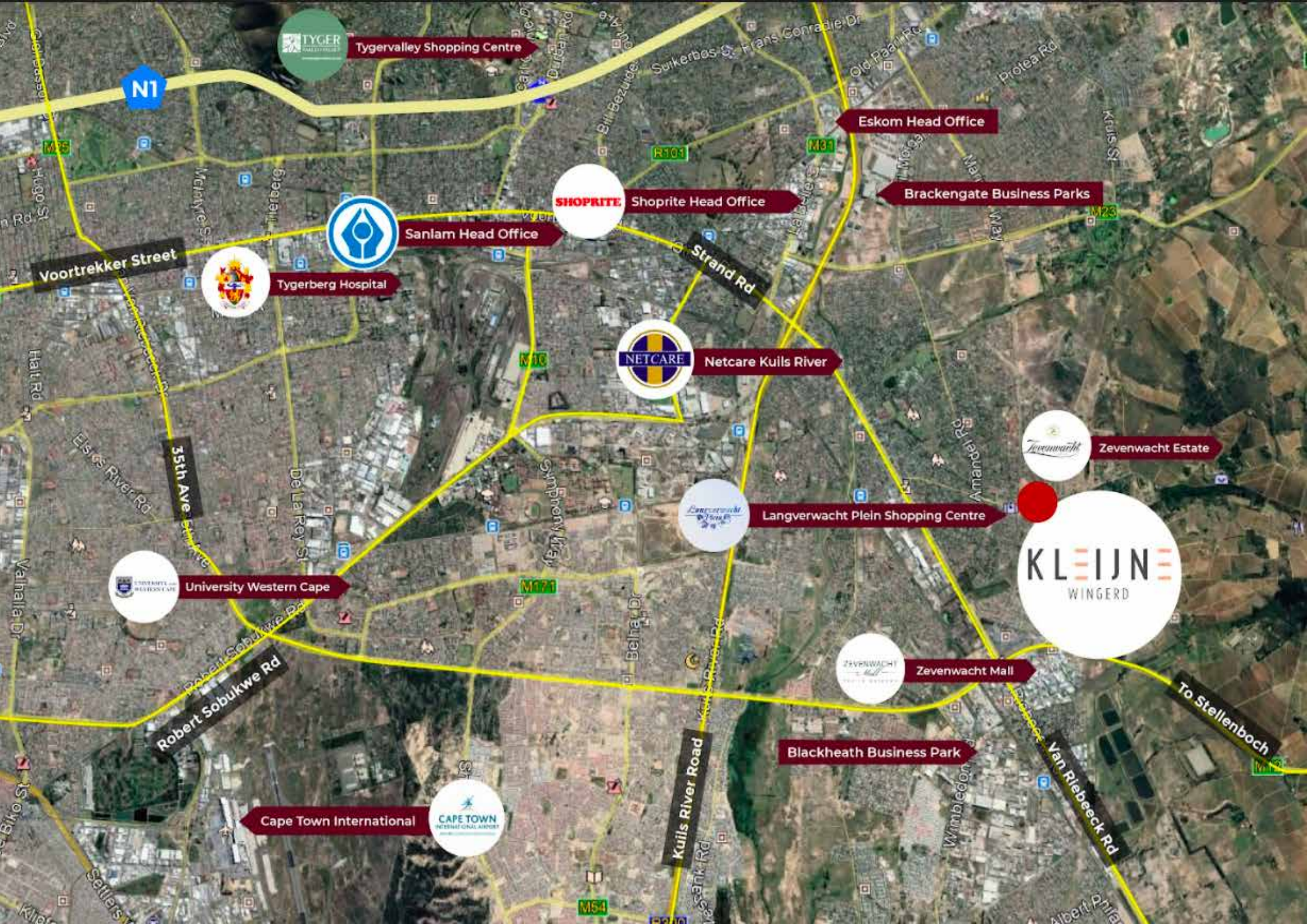
Zevenwacht Mall

Langverwacht Plein
Shopping Centre

KLEIJN
WINGERD

To Zevenwacht
Estate





TYGER
Tygervalley Shopping Centre

Eskom Head Office

SHOPRITE Shoprite Head Office

Brackengate Business Parks

Sanlam Head Office

Tygerberg Hospital

NETCARE Netcare Kuils River

Zevenwacht Zevenwacht Estate

Langverwacht Plein Shopping Centre

KLEIJN
WINGERD

UNIVERSITY OF WESTERN CAPE University Western Cape

ZEVENWACHT Zevenwacht Mall

Robert Sobukwe Rd

Blackheath Business Park

CAPE TOWN INTERNATIONAL AIRPORT
Cape Town International

Kuils River Road

To Stellenboch

Van Riebeeck Rd

N1

R101

M31

M3

M27

M54

M23

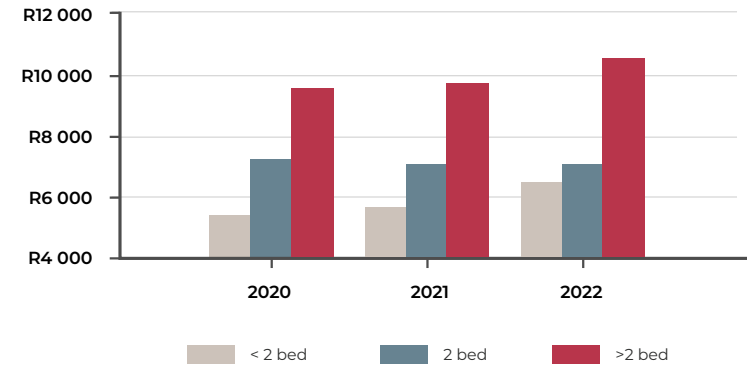
R200

Good tenant standing ratio

Kuils River tenants in good standing compared to the national average



Rental prices by bedroom number



Tenant payment profile

Payment trends of tenants who pay a monthly rental income

Payment trend detail		Suburb	Province	National	
Paid on time (POT)		85,54%	75,35%	65,81%	
Grace period (GP)		1,28%	3,21%	4,26%	
Paid late (PL)		4,83%	8,25%	11,44%	
Partial payment (PP)		5,62%	8,66%	11,42%	
Did not pay (DNP)		2,73%	4,53%	7,07%	
Good standing (POT+GP+PL)		91,65%	86,81%	81,51%	



Why invest in Kleijne Wingerd

Investment benefits

8.51%

Gross ROI projected up to **8.51%**

R6 000

Up to R6 000 **rental assist** to investors*

- ✓ Occupation phase 1 projected from June 2023
- ✓ Projected rental income from R79 200 per year for one bedroom apartments
- ✓ Projected rental income from R102 000 per year for two bedroom apartments
- ✓ Up to 100% bond financing available
- ✓ Deduct up to R714 450 against taxable income through Section 13sex tax incentives*
- ✓ Transfer and bond fees included* (Save up to R72 000 in fees!)
- ✓ No transfer duty payable
- ✓ Building insurance & external maintenance covered by levy
- ✓ Property tax strategies offered by IGrow Chartered Accountants
- ✓ Company & trust advice and setup through IGrow Trusts
- ✓ Buy directly from the developer

Projected (one bedroom) income from:

R79 200+ p/a

Apartments selling from:

R969 000

Development features

- ✓ Gated secure estate with electrified fencing
- ✓ One parking bay per apartment
- ✓ Clubhouse with pool and braai facilities
- ✓ On site dog park & sportsfield
- ✓ Secure play area for children
- ✓ Fibre ready (connection fee excluded)
- ✓ Large patios / balconies
- ✓ Large exclusive gardens for ground floor apartments
- ✓ Electric oven with ceran hob
- ✓ Built-in cupboards in kitchen and bedrooms
- ✓ Black leathered granite kitchen tops with feature splashbacks
- ✓ Prepaid water meters for each unit
- ✓ Apartments tiled throughout for low maintenance
- ✓ Choice of 3 colour schemes of finishes
- ✓ Modern sanitary fittings and bathroom accessories
- ✓ Prepaid electricity meter for each unit
- ✓ Neighbourhood with well-designed infrastructure and roads
- ✓ Plenty of recreational amenities in surrounds
- ✓ Five year NHBRC warranty

Comprehensive end-to-end rental management igrow rentals, our in-house rental managers

- ✓ In-house rental agents and managers
- ✓ Tenant vetting and placement services
- ✓ Rental collection services
- ✓ Ingoing and outgoing inspection services
- ✓ Maintenance service available

Massive tax incentive for investors

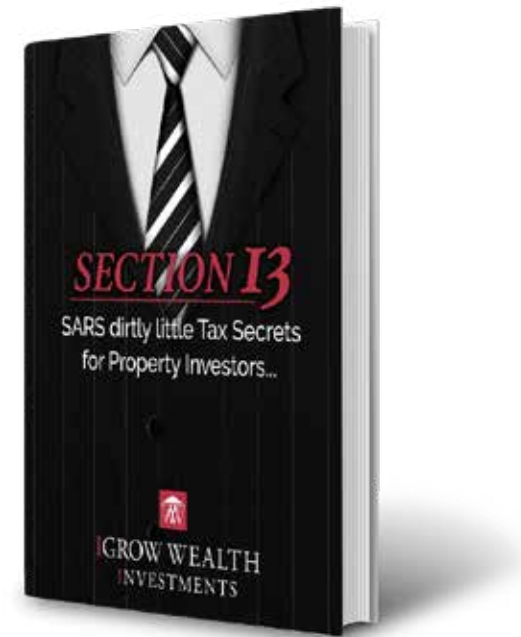
Section 13sex of the Income Tax Act applies where up to 55% of the purchase price can be used as a deduction against the investor's income for tax purposes when purchasing five or more properties.

Enjoy 20 years of tax deductions through Section 13sex.



20
years
Tax deduction through
Section 13sex tax rebates

55%
deduction through Section
13sex tax rebates



Visit our website for more information on this amazing tax incentive.

www.igrow.co.za





Unit plans type A

From R969 000

1 bedroom | 1 bathroom

Unit size - 38.4m ²
Ground floor units - Private gardens up to 30m ²
First & second floor units - Large balconies of 5,6m ²
1 open parking bay
Rental assist of R6 000
Rental income from R6 100 p/m
Projected levy approximately R968 p/m
Projected rates approximately R333 p/m
Bond repayment @30yr. 10.50% - R8 864
Est. monthly shortfall : R-4 266 p/m



Unit plans type B



From R1 199 000
2 bedrooms | 1 bathroom

Unit size - 50.5m ² - excluding balcony
Ground floor units - Private gardens up to 30m ²
First & second floor units - Large balconies of 6,2m ²
1 open parking bay
Rental assist of R6 000
Rental income from R8 000 p/m
Projected levy approximately R1 247 p/m
Projected rates approximately R416 p/m
Bond repayment @30yr. 10.50% - R10 968
Est. monthly shortfall : R-5 051 p/m



Get in Touch

IGrow is a group of property investment companies which assists property investors to achieve financial independence by building lasting wealth through high-performing property portfolios.

Contact us for more information:

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