

The Residence

Where **Sustainable**
City Living Meets
Smart Investment

📍 Parklands North, Cape Town

Brought to you by





Welcome to **The Residence**, an exceptional property investment opportunity in Cape Town's most dynamic growth corridor.

Located in the highly popular **Parklands North** area, this completed development offers immediate rental income potential in one of the Western Cape's highest-demand rental markets.

Your Gateway To Sustainable Returns

Discover **2-bedroom apartments** beautifully designed for modern living, combining environmental consciousness with investment excellence.

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Premium Investment Benefits

- Start **earning immediately** – Already tenanted
- Exclusive **R60,000** rental assist** for IGrow investors
- Bond and transfer fees included – Saving of up to **R73 000!***
- Up to **100% bond financing** available through IGrow Home loans
- Projected rental income from **R8,780 to R9,280** per month
- **EDGE-certified** green building status, encouraging preferential bank rates
- Building insurance covered by levy
- **Sustainable features** reducing tenant utility costs
- **Solar geysers** for all units



Excellent Location Advantages

All distances are approximate and represent the shortest practical route

Transport Convenience

- On the MyCiti bus route (direct access)
- Blouberg Rise bus stop (3.8km)
- CPT International Airport (29.8km)

Childcare & Schools

- Sunningdale Primary School (1.3km)
- Elkanah House High School (1.5km)
- On-site crèche with resident priority

Health & Wellness

- Netcare Blaauwberg Hospital (2km)
- Virgin Active Sunningdale (1.3km)
- Blouberg beach (6.3 km)

Shopping & Lifestyle

- Westcoast Village (2km)
- Sandown Retail Park (1.2km)
- The Piazza (5km)

Development Features

- 24-hour manned security with biometric access
- Communal green areas and braai facilities
- Children's play area
- On-site crèche with resident preference
- One dedicated parking bay per unit
- Pet-friendly*

Secure and **family-friendly** living.

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Typical 2 Bedroom 1 Bathroom

Avg. unit size (incl. Balcony) _____	56m²
Projected monthly rental income from _____	R8 780
Projected monthly bond repayment - 30yr @ 11% _____	R10 809
Est. monthly levy _____	R886
Est. monthly property rates _____	R397
Est. monthly contribution from _____	- R2 221

Priced from R1 135 000



Typical 2 Bedroom 2 Bathroom

Avg. unit size (incl. Balcony) _____ **64m² - 65m²**

Projected monthly rental income from _____ **R 9 280**

Projected monthly bond repayment - 30yr @ 11% _____ **R 11 761**

Est. monthly levy _____ **R1 015**

Est. monthly property rates _____ **R444**

Est. monthly contribution from _____ **- R2 240**

Priced from R1 235 000



Apartment Features

- **White Caesarstone** kitchen countertops
- Built-in oven and hob
- Modern bathroom with shower
- **Built-in cupboards** for sleek storage
- Washing machine / dishwasher connection
- Stylish **tiled flooring**
- **Balconies** for all units
- Certain ground floor units with **private gardens**
- DSTV and fiber-ready
- **Prepaid** electricity and water meters
- Cost saving **solar water heating system**
- Clever design with **natural lighting**





PUBLIC PLACE

TYRALL ROAD 20.0M

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LANGDON STREET 20.0M

PLAY AREA

WHITEHALL WAY 16.0M

Site Layout

Comprehensive Rental Management

- Professional **tenant vetting** and placement
- Dedicated rental collection services
- Regular property **inspections**
- Full **maintenance** coordination service
- Rental **insurance** available to protect your income

Hassle-free investment property **ownership**





Launch Special Offers

1 Reservation Deposit

Zero reservation deposit required

2 Rental Management

First 25 x 2B2B buyers receive 1 year FREE rental management

3 Rental Assist

Exclusive **R60,000** rental assist** for IGrow investors

4 Home Buyer's Assistance

Primary residence receive a **R25 000** appliance voucher on registration



Superlative Investment Potential

- Located in **Cape Town's** fastest-growing northern corridor
- Exceptional **rental demand** in established area
- Below market-average pricing
- **Sustainable** features encouraging banks to offer preferential rates
- **Immediate rental income** potential
- Professional property management available for **hassle-free ownership**

Benefits of Edge Certification for Property Investors in South Africa:

- Faster, More Secure Transactions
- Attractive Financing Options
- Lower Operating Costs
- Higher Rental Income
- Increased Property Value
- Environmental Responsibility

20% LESS ENERGY USE

20% LESS WATER USE

20% LESS EMBODIED

ENERGY IN MATERIAL





Get in touch

IGrow is your trusted partner in property investment, helping first-time and seasoned investors achieve financial independence through smart, high-performing property investments.

WE'RE HERE TO GUIDE YOU EVERY STEP OF THE WAY

Contact us for more information

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