

# The Residence

Where **Sustainable**  
City Living Meets  
Smart Investment

📍 Parklands North, Cape Town

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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) _____	<b>56m<sup>2</sup></b>
Projected monthly rental income from _____	<b>R8 780</b>
Projected monthly bond repayment - 30yr @ 10.75% _____	<b>R10 595</b>
Est. monthly levy _____	<b>R886</b>
Est. monthly property rates _____	<b>R397</b>
Est. monthly contribution from _____	<b>- R2 007</b>

**Priced from R1 135 000**



# Typical 2 Bedroom 2 Bathroom

Avg. unit size (incl. Balcony) \_\_\_\_\_ **64m<sup>2</sup> - 65m<sup>2</sup>**

Projected monthly rental income from \_\_\_\_\_ **R 9 280**

Projected monthly bond repayment - 30yr @ 10.75% \_\_\_\_\_ **R 11 528**

Est. monthly levy \_\_\_\_\_ **R1 015**

Est. monthly property rates \_\_\_\_\_ **R444**

Est. monthly contribution from \_\_\_\_\_ **- R2 008**

**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**





# 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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