

📍 Muizenberg | Cape Town



Surf, Sand & **SUNSHINE**

SUNRISE
VILLAS 



Outstanding INVESTMENT OPPORTUNITY

1 Bed | 1 Bath units
1 Bed | 1 Bath lofts
2 Bed | 1 Bath units
2 Bed | 1 Bath lofts

FROM R999,000

📍 Muizenberg | Cape Town

SUNRISE
VILLAS 

An outstanding investment opportunity in the vibrant seaside town of Muizenberg. Already tenanted, so you earn income right away. Sunrise Villas offers tenants sunny apartments in a secure estate. They can smell the seaspray from their windows as they enjoy stunning mountain or sea views. On summer days, there is an estate swimming pool and clubhouse for entertaining and relaxing.

The location and lifestyle are hard to beat. Residents enjoy beautiful beaches, one of the most popular surfing destinations in South Africa, and the colourful flea markets and historic Art Deco Muizenberg beachfront coffee shops, restaurants, and ice-cream parlours. For the adventurous, there are hiking trails and rock climbing, boating, snorkelling and scuba diving within easy reach.

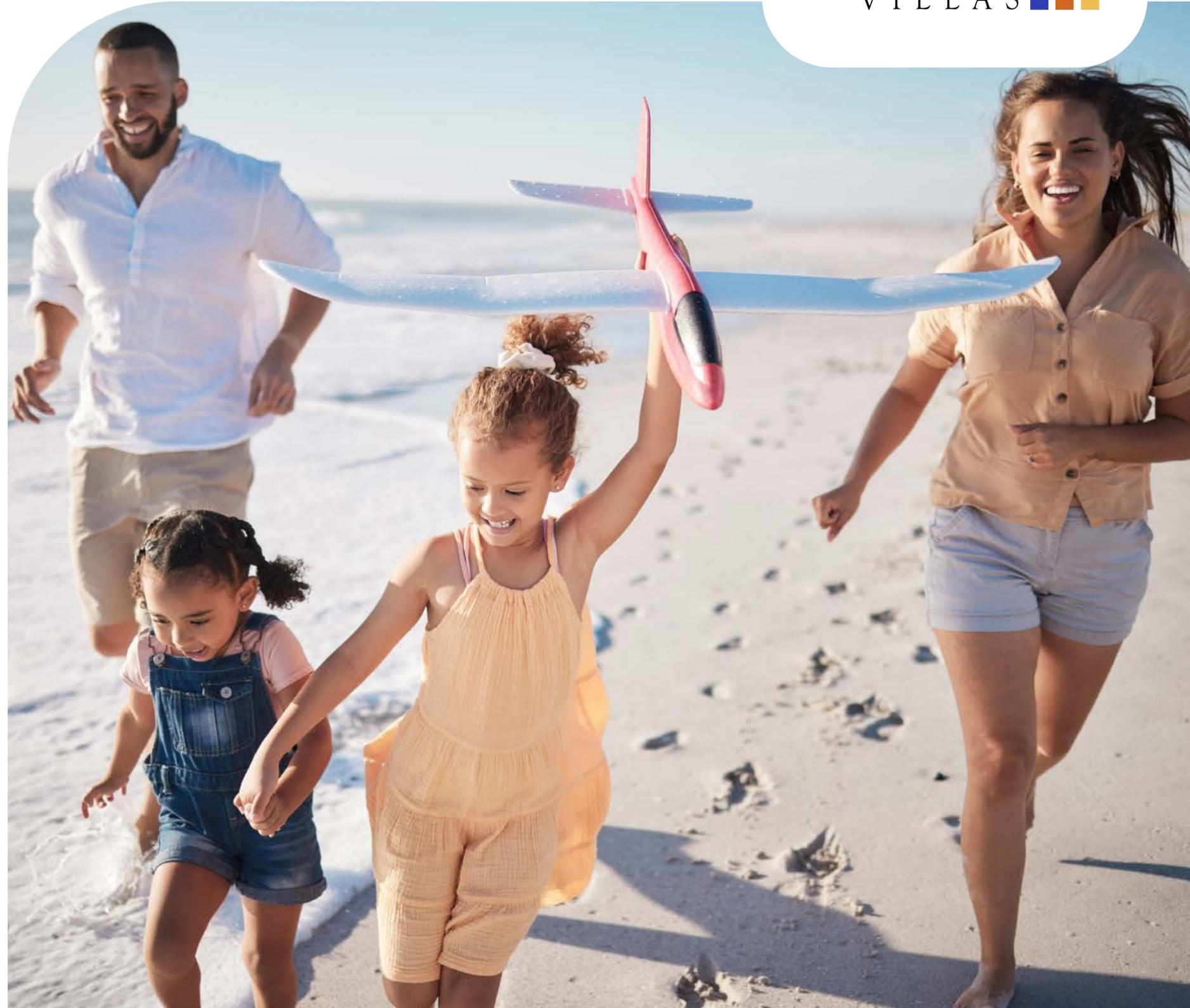


SUNRISE
VILLAS 

Incredible

INVESTMENT BENEFITS

- **Already tenanted** - income generating
- Rental Assist up to **R115,800*** paid directly to investors
- Gross ROI up to **12.26%***
- Rental income projected up to **R10,906** per month*
- Monthly contributions from as little as **-R1,491*** / month
- Rental management special: **FREE for 1 year** (you save up to R15,048)
- Rental management and property maintenance by IGrow Rentals
- **Bond and transfer fees included** (you save up to R88,000!*)
- **Zero deposit required**



Development HIGHLIGHTS

- Fabulous seaside location
- Clubhouse and swimming pool
- Gated village with manned access control
- Electrified perimeter fencing
- Shade net carports for each residence
- On-site laundry
- Pet friendly (on approval)
- AirBnB friendly (on approval of Body Corporate)



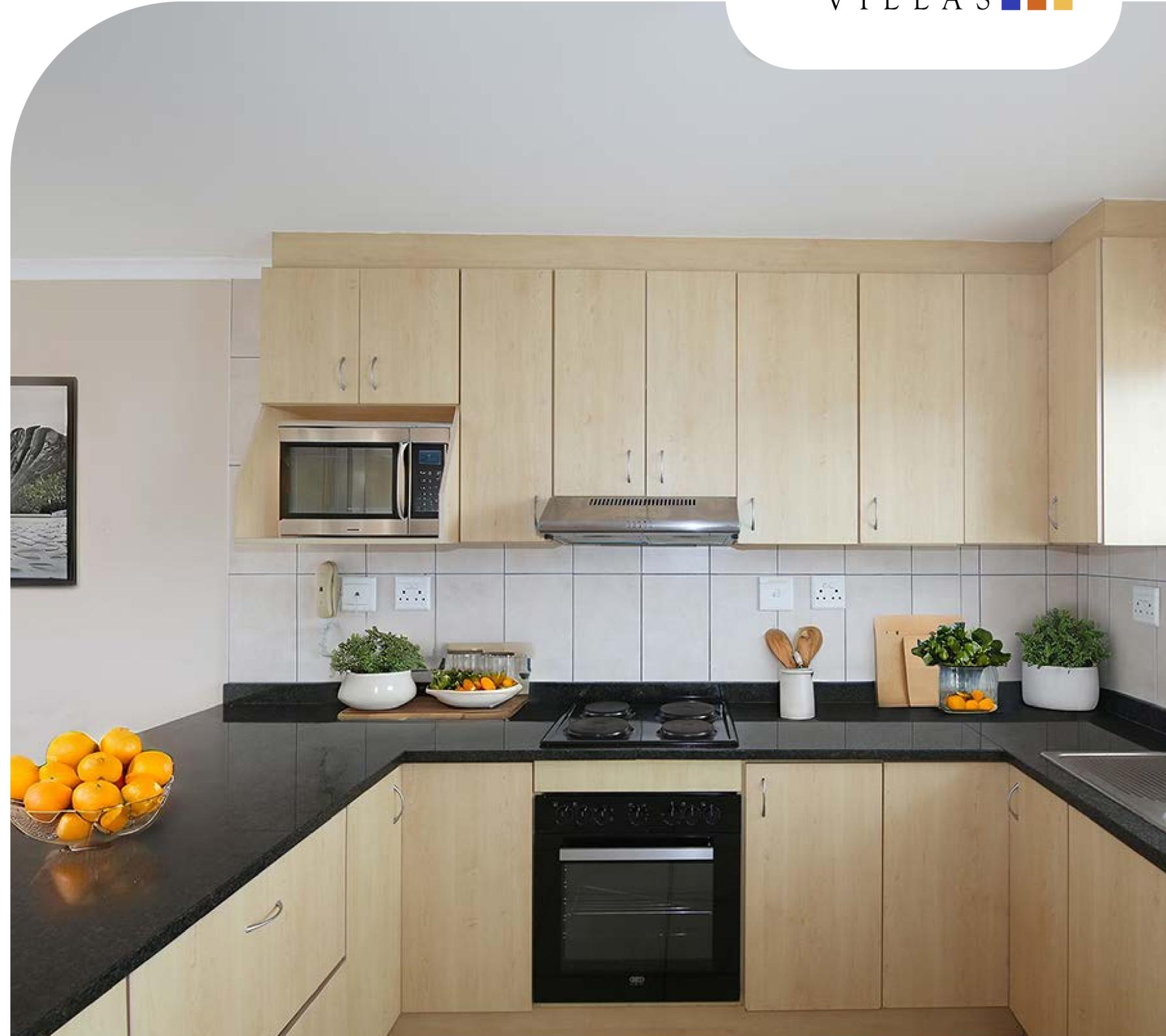


SUNRISE
VILLAS 

Apartment

FEATURES & PERKS

- Modern, sunny open-plan layouts
- Fully fitted modern kitchens with oven, hob & extractor fan
- Granite countertops
- Fibre-ready
- Loft apartments have an open upstairs bedroom/office space
- DSTV ready
- Washing machine/ dishwasher point





SUNRISE
VILLAS

Superb

SEASIDE LOCATION IN VIBRANT MUIZENBERG

The location and lifestyle are hard to beat. Residents enjoy beautiful beaches, one of the most popular surfing destinations in South Africa, and the colourful flea markets and historic Art Deco Muizenburg beachfront coffee shops, restaurants, and ice-cream parlours. For the adventurous, there are hiking trails and rock climbing, boating, snorkelling and scuba diving within easy reach.

Other popular weekend destinations, a short drive or safe train ride away, include the arty Kalk Bay with its famous harbour and seals, and Simon's Town with the penguins at Boulder's Beach. Whales visit this coast, and there are numerous boating, kayaking, snorkeling, and scuba diving opportunities to watch marine life year-round. For kids, the Muizenburg mini golf and water slides are a hop, skip, and a jump away.

SUNRISE
VILLAS 





Recreation

- **2km** to Muizenberg Beach
- **6.5km** to Westlake Golf Club
- **12.1km** to Silvermine Nature Reserve (Table Mountain National Park)

Shopping & Dining Out

- **2km** to Muizenberg's beach front restaurants, ice cream parlours, and coffee-shop
- **2.5km** to Muizenberg Shoprite Centre

Education & Medical

- **1.7km** to Muizenberg High School
- **1.9km** to Marina Medical Centre
- **2.2km** to Muizenberg Junior School
- **2.3km** to False Bay College



SUNRISE
VILLAS

One Bed Apartment

GROUND, 1ST & 2ND FLOOR

Unit size (Incl. terrace): _____ **45-49m²**

Projected monthly rental income up to: _____ **R8,602**

Projected monthly bond repayment (30yr @ 10.50%):_ **R9,138**

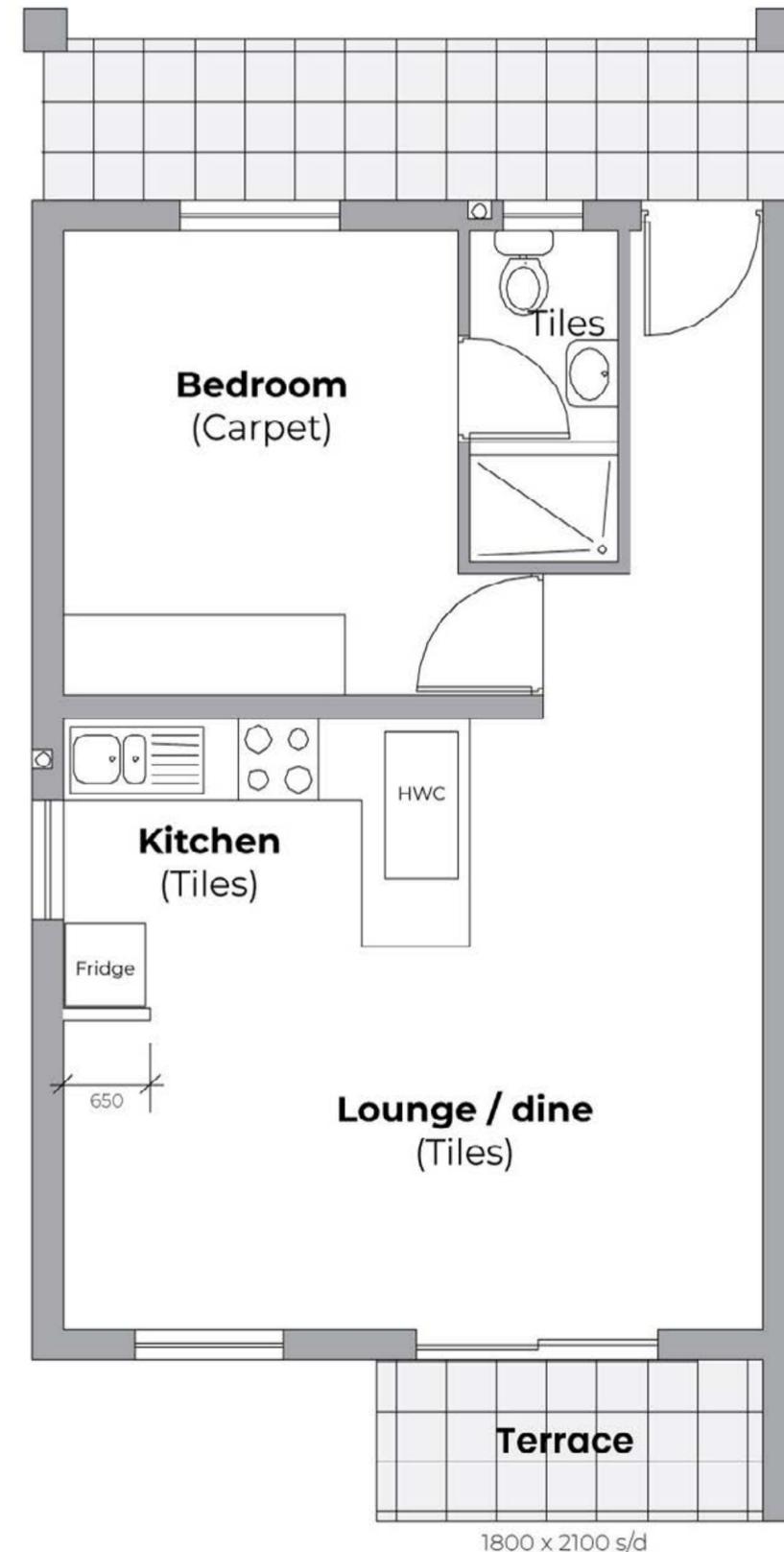
Est. monthly levy: _____ **R1,296**

Est. monthly property rates: _____ **R210**

Est. monthly contribution from: _____ **-R1,542**

Rental Assist at: _____ **R48,000***

ONE BED | ONE BATH APARTMENTS
PRICED FROM R999,000



SUNRISE
VILLAS

One Bed Apartment

3RD FLOOR

Unit size: _____ **58-67m²**

Projected monthly rental income up to: _____ **R9,861**

Projected monthly bond repayment (30yr @ 10.50%): _____ **R11,425**

Est. monthly levy: _____ **R1,654**

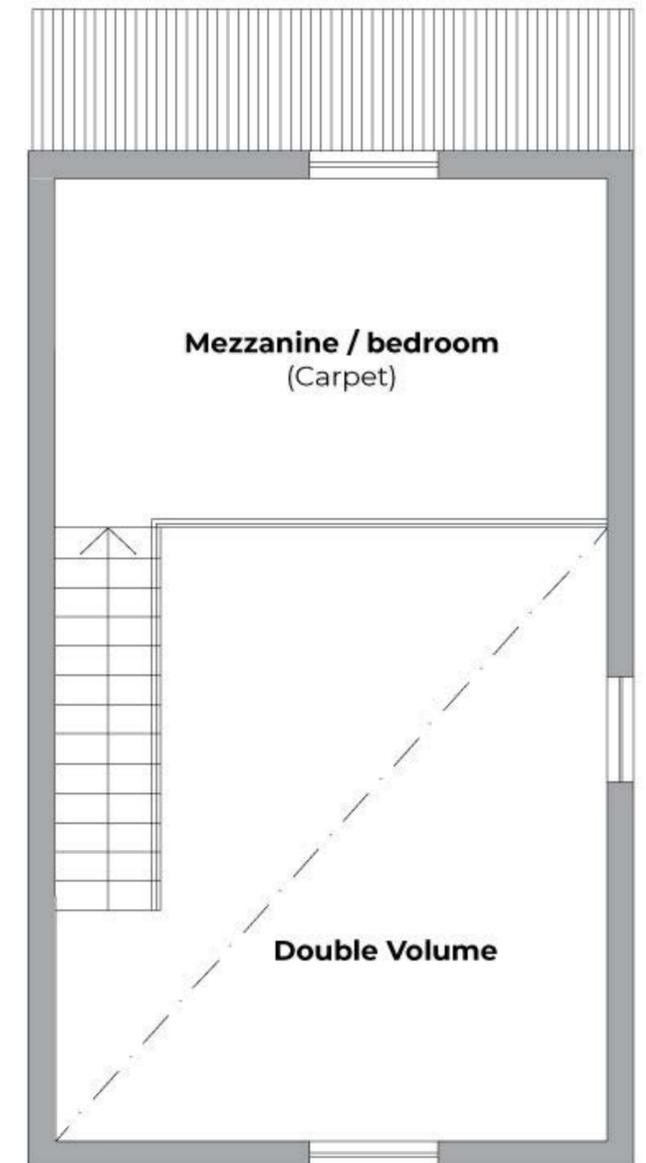
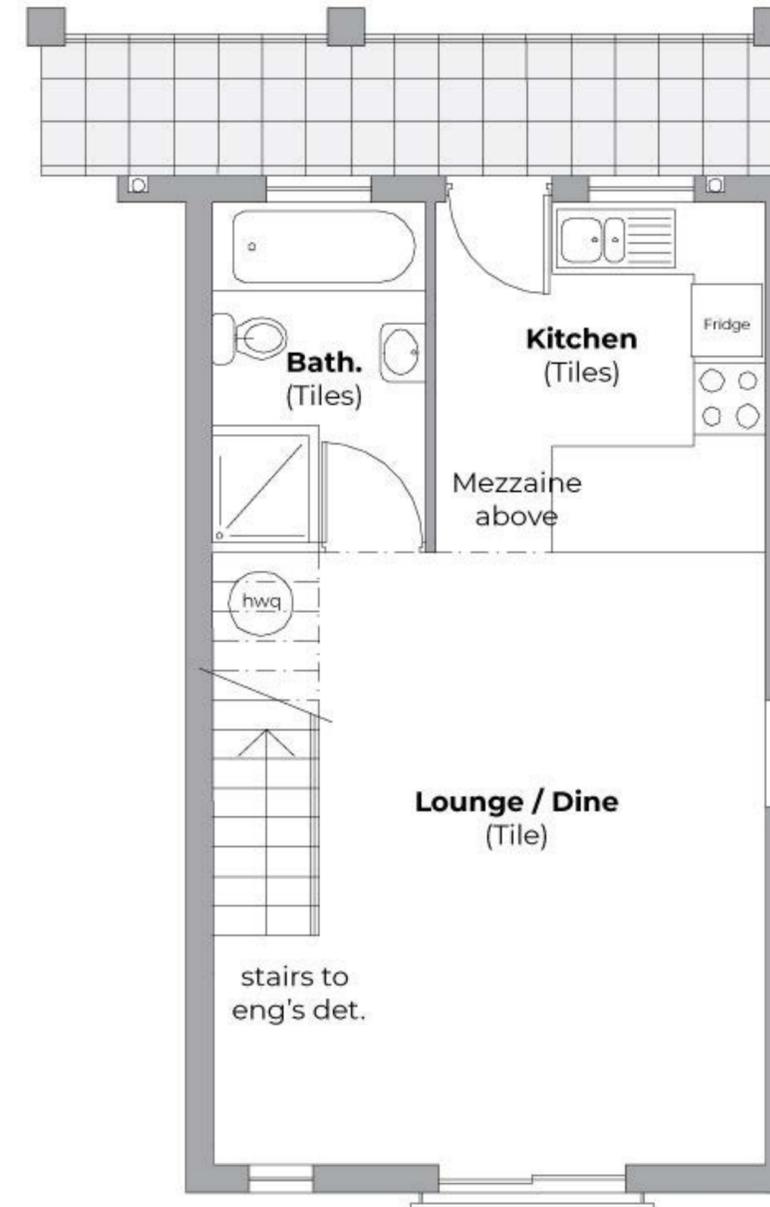
Est. monthly property rates: _____ **R299**

Est. monthly contribution from: _____ **-R1,491**

Rental Assist at: _____ **R108,600***

ONE BED | ONE BATH LOFT APARTMENTS
PRICED FROM R999,000 - R1,299,000

SUNRISE
VILLAS



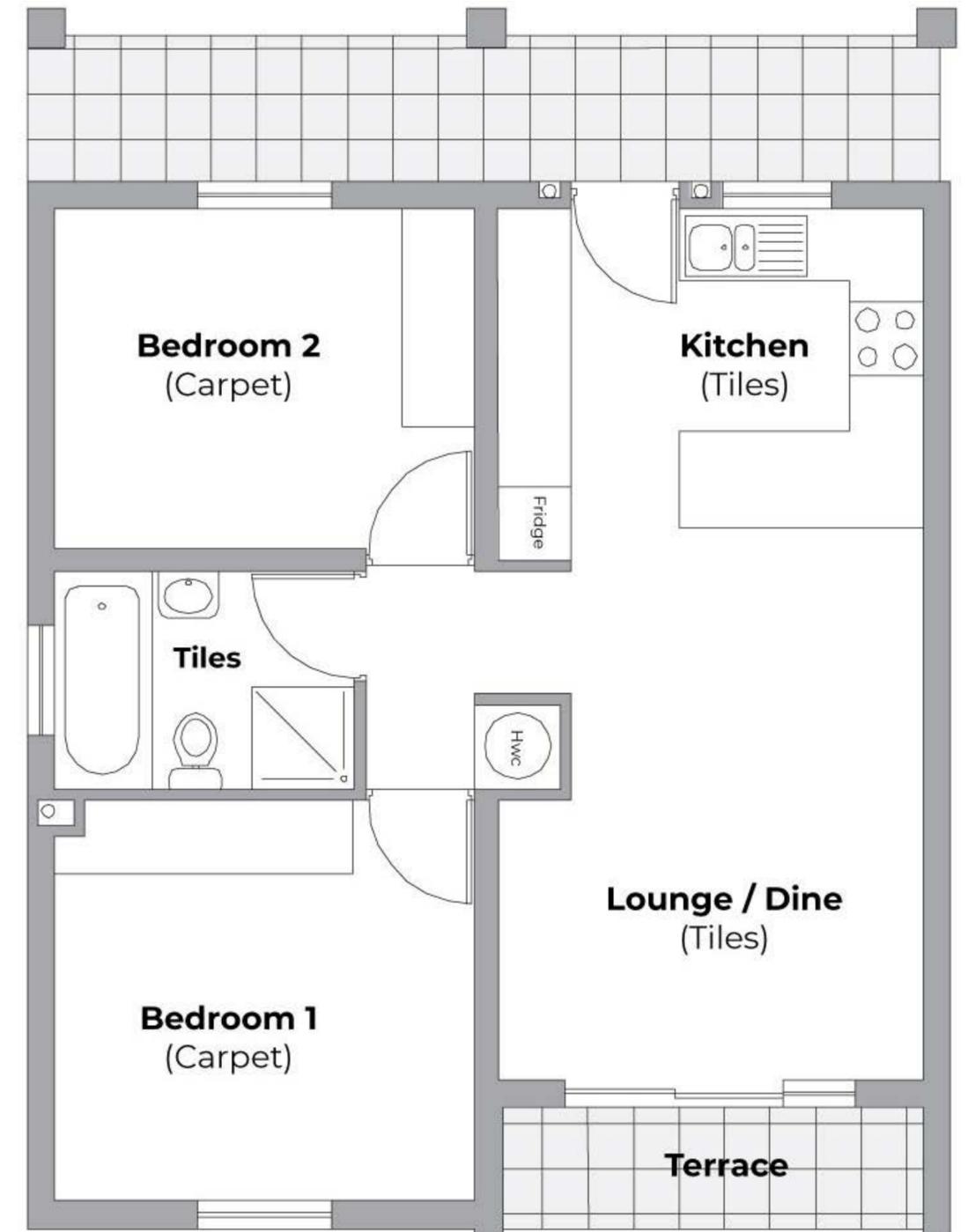
Two Bed Apartment

GROUND, 1ST & 2ND

Unit size (Incl. terrace): _____	62m²
Projected monthly rental income up to: _____	R10,906
Projected monthly bond repayment (30yr @ 10.50%): _____	R11,882
Est. monthly levy: _____	R2,005
Est. monthly property rates: _____	R338
Est. monthly contribution from: _____	-R2,119
Rental Assist at: _____	R48,000*

TWO BED | ONE BATH APARTMENTS
PRICED AT R1,299,000

SUNRISE
VILLAS



Two Bed Apartment

3RD FLOOR

Unit size: _____ **76m²**

Projected monthly rental income up to: _____ **R10,300**

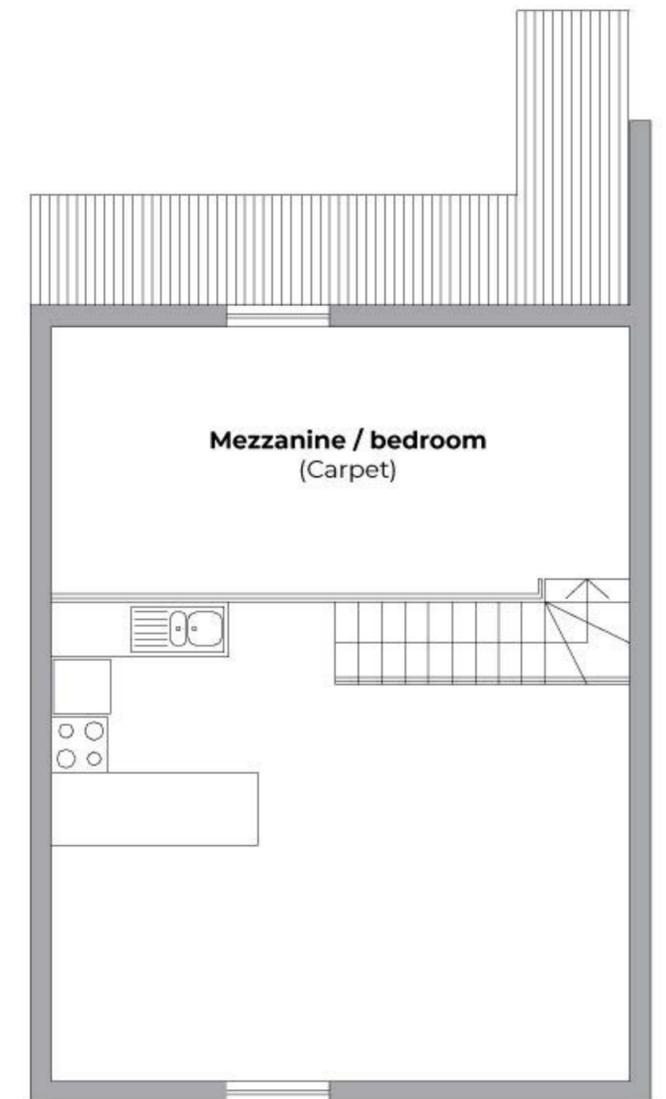
Projected monthly bond repayment (30yr @ 10.50%): _____ **R14,169**

Est. monthly levy: _____ **R2,121**

Est. monthly property rates: _____ **R400**

Est. monthly contribution from: _____ **-R2,989**

Rental Assist at: _____ **R115,800***



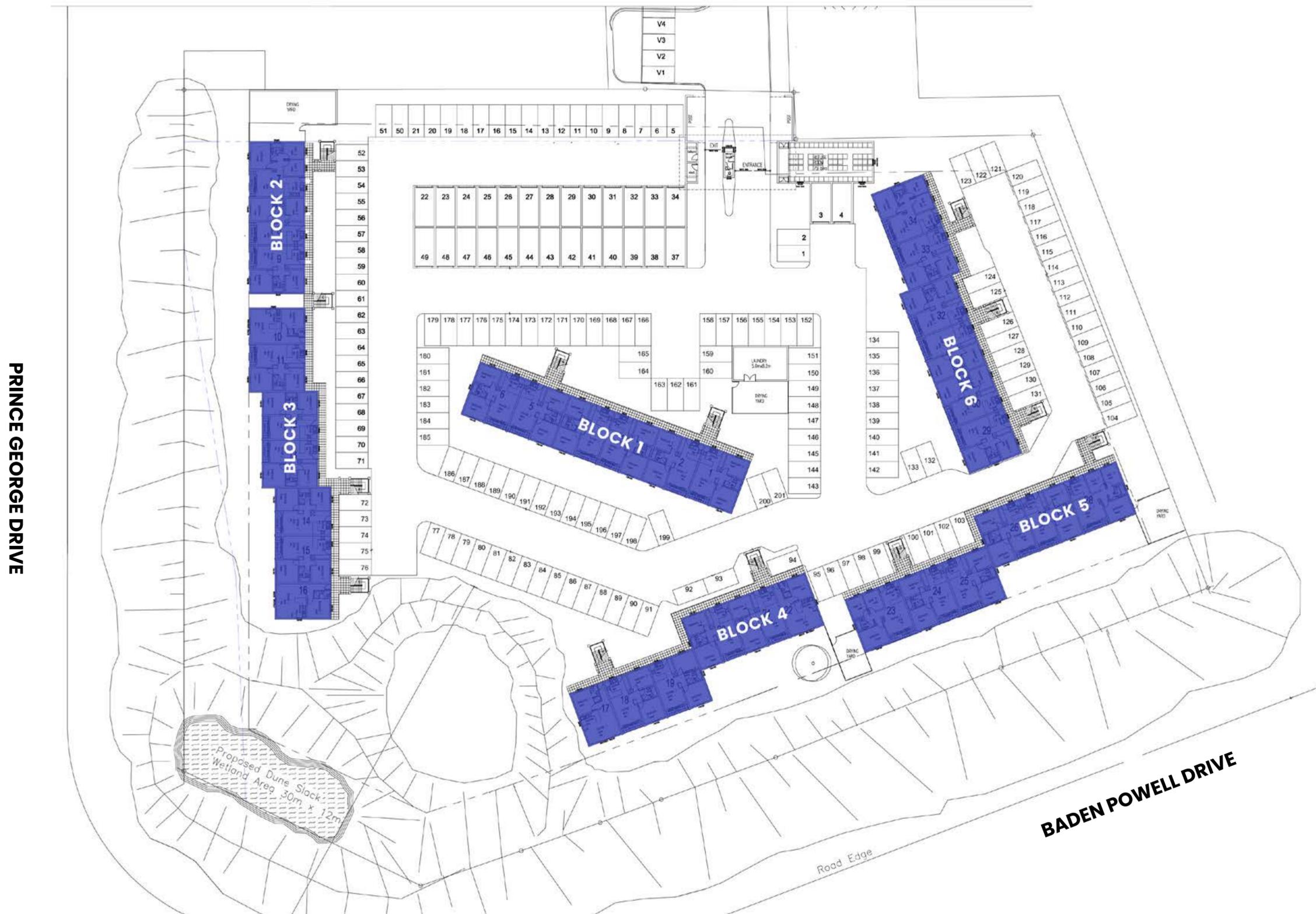
SUNRISE
VILLAS

TWO BED | ONE BATH LOFT APARTMENTS
PRICED AT R1,549,000

Site

DEVELOPMENT PLAN | 33 UNITS

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VILLAS



Ground FLOOR

NUMBER OF UNITS | **6 Units**



First FLOOR

NUMBER OF UNITS | **4 Units**

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- 1 Bed, 1 bath units
- 1 Bed, 1 bath lofts
- 2 Bed, 1 bath units
- 2 Bed, 1 bath lofts

Second FLOOR

NUMBER OF UNITS | **7 Units**



Third FLOOR

NUMBER OF UNITS | **16 Units**

SUNRISE
VILLAS



- 1 Bed, 1 bath units
- 1 Bed, 1 bath lofts
- 2 Bed, 1 bath units
- 2 Bed, 1 bath lofts

Mezzanine FLOOR



- 1 Bed, 1 bath units
- 1 Bed, 1 bath lofts
- 2 Bed, 1 bath units
- 2 Bed, 1 bath lofts



OLEA VIEW



Get in touch **WITH US TODAY!**

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.**



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Footnotes:

*Depending on unit chosen

**Rental assist only applicable where buyer signs a rental mandate with IGrow Rentals for the duration of the rental assist offering.