

📍 Scottsdene | Kraaifontein | CT



*Never seen before*  
**INVESTMENT PROPERTY PRICES**





**THIS IS YOUR**  
*Golden Hour*

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2 Bed | 1 Bath Apartments  
**FROM R636,000**

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Sunset Village West is a carefully designed and neatly finished new development in Cape Town's Northern suburbs, expected to offer fantastic returns on investment, with many units cash-positive from day one. It is designed to fulfill the huge demand for secure, middle-income rental housing in the Western Cape, and is well-connected to work and education opportunities.

Sunset Village is **exceptionally affordable** for investors and offers incredible Section13 tax deduction opportunities.





# *It just makes sense* **INVESTMENT BENEFITS**

- **NO** Transfer or Bond costs
- Units priced from an incredibly low R636,000 - **well below market value!**
- Amazing Rental Yields up to **12,83%**
- Monthly Contributions for as little as **-R820/month**
- Rental management & property maintenance by IGrow Rentals
- Rental Income up to **R6,800 p/m**
- Occupation from Registration
- Eligible for incredible Section 13 taxable income deductions





# *Excellent* **RENTAL LOCATION**

The welcoming, established community in the surrounding neighbourhood attracts settled families and makes for excellent property value stability.

For complete peace of mind, the estate offers secure perimeter fencing, manned security with controlled access, and biometric access pedestrian gates.

# Development

## KEY HIGHLIGHTS

The development offers renting families comfort and top-notch security with fantastic shared amenities. There is a netted astroturf team sport area, jungle gym and swing set, and a shared communal garden. It is conveniently close to transport nodes, shops, and recreational areas.

- Netted Astroturf soccer/basketball multisport court
- Timber kids' jungle gym & swing set
- Communal gardens and braai area
- Controlled access manned security
- Secure perimeter fencing
- Biometric access pedestrian gates
- Substantial water tanks to lower maintenance costs
- In the heart of a stable, vibrant community

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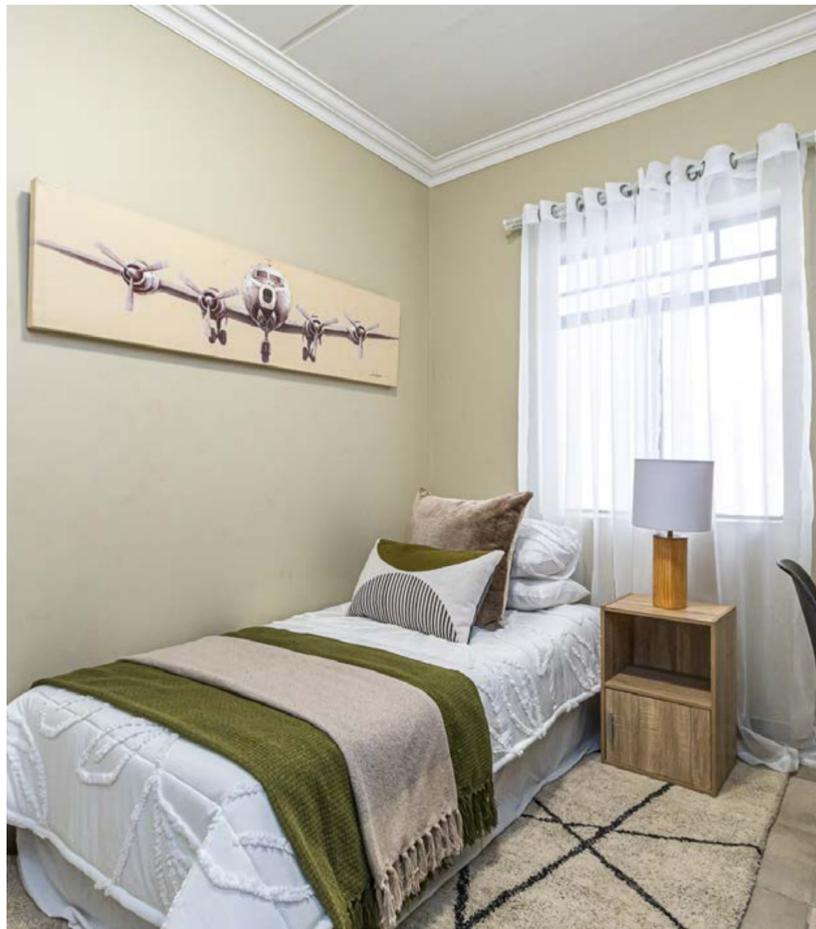


# Apartment

## FEATURES & PERKS

- Freshly built, well-proportioned homes
- Sleek modern finishes
- Elegant neutral colours
- Well-fitted open-plan kitchens with a single wet point available
- Convection oven
- Granite countertops
- Curtain rods installed on all windows
- Tiled throughout for easy living
- Prepaid electricity







# Sunset Village

## IS EXCEPTIONALLY AFFORDABLE

for investors and offers incredible Section13 tax deduction opportunities.

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### Shopping & Recreation

- **450m** from Scottsdene Sports & Recreation Centre
- **5km** to Fairbridge Mall with Checkers Hyper



### Health & Wellness

- **4.9km** to Medicross Langeberg Medical and Dental Centre

### Schools & Family Life

- **700m** from Bernadino Heights Secondary School
- **850m** from Brooklands Primary School

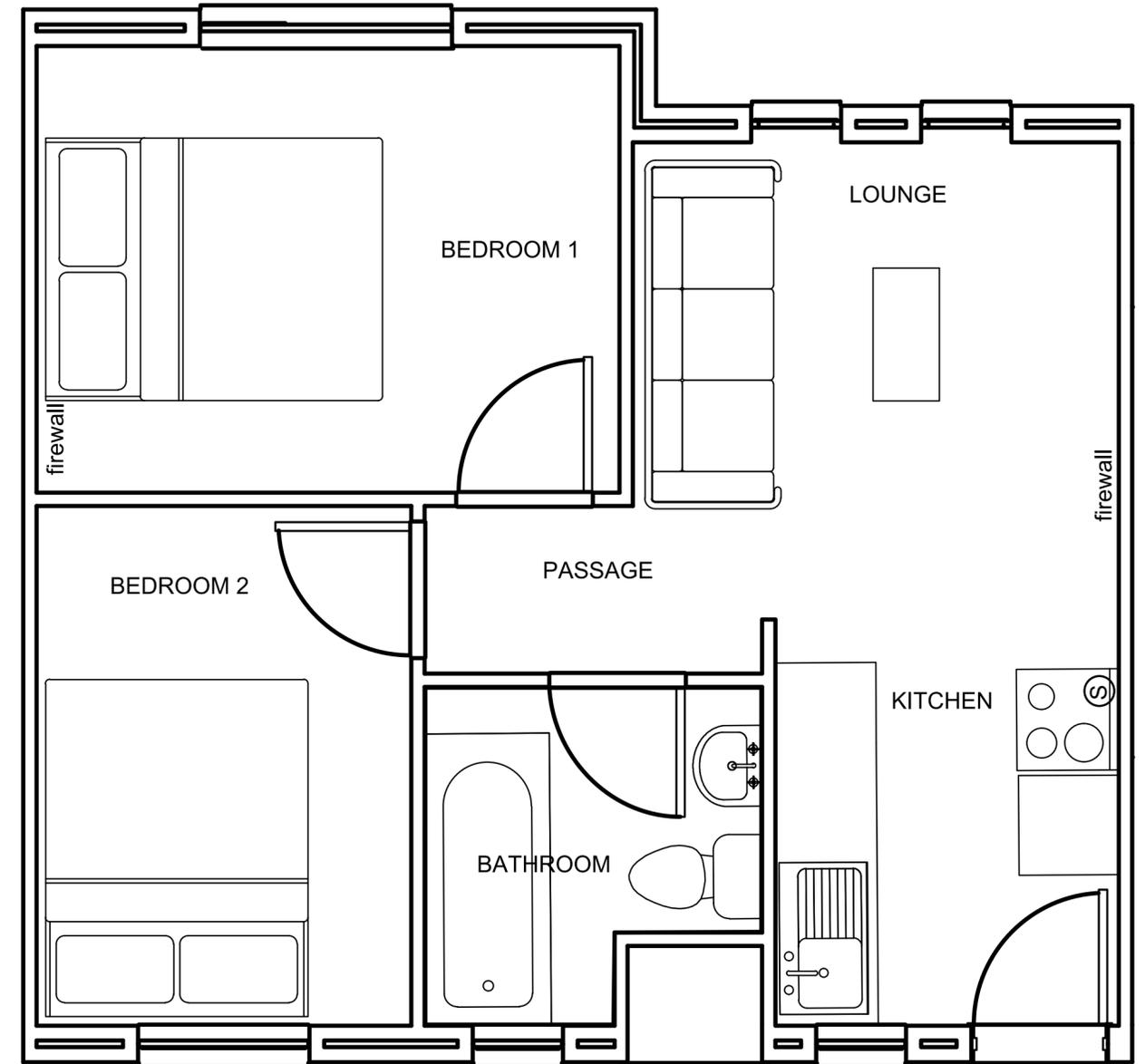


# Cosy Two Bed | One Bath

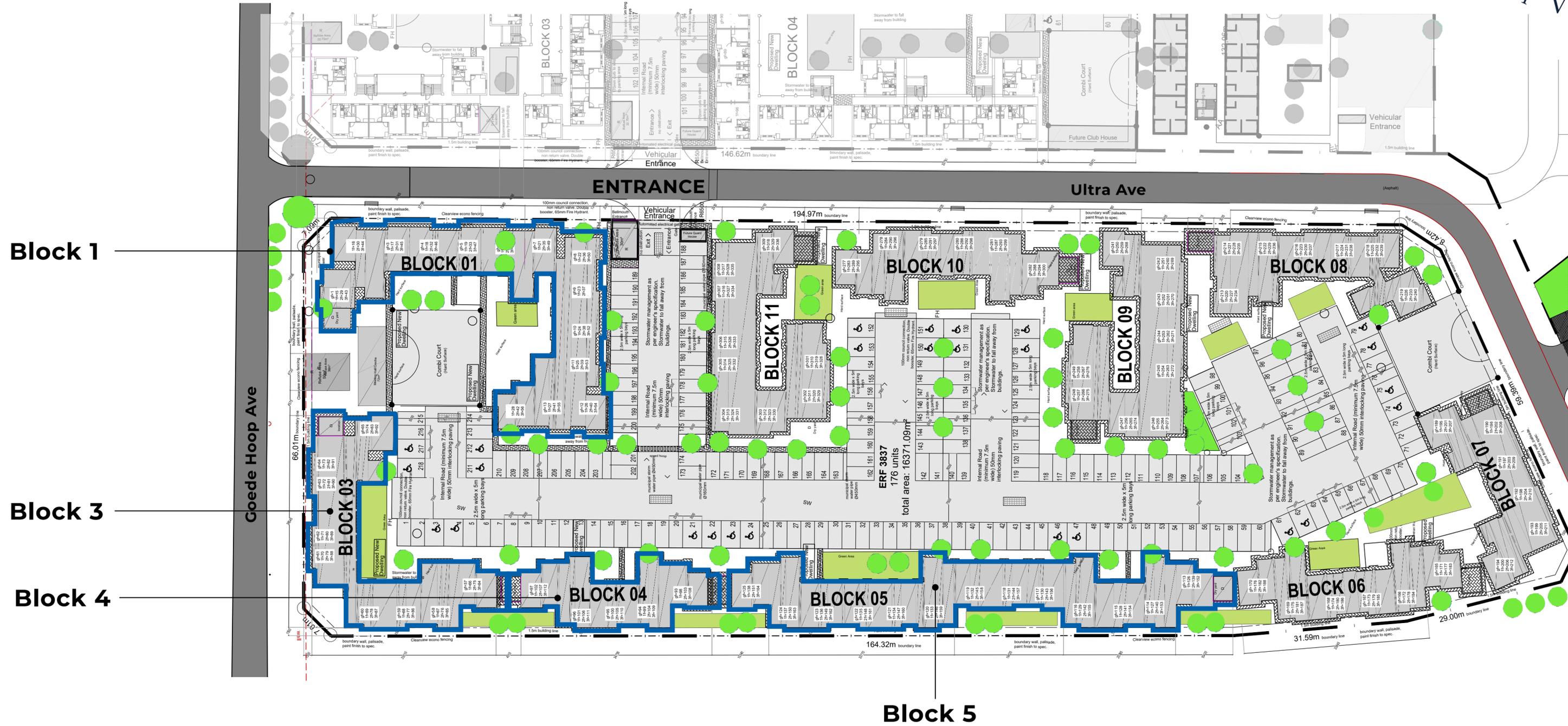


Unit size: \_\_\_\_\_ **40m<sup>2</sup>**  
Projected monthly rental income up to: \_\_\_\_\_ **R6,800**  
Projected monthly bond repayment (30yr @ 10.50%):— **R5,818**  
Est. monthly levy (excl. effluent charge): \_\_\_\_\_ **R870**  
Est. monthly property rates: \_\_\_\_\_ **R150**  
Est. monthly contribution from: \_\_\_\_\_ **- R820**

**PRICED FROM R636,000**



# Site DEVELOPMENT PLAN



Block 1

Block 3

Block 4

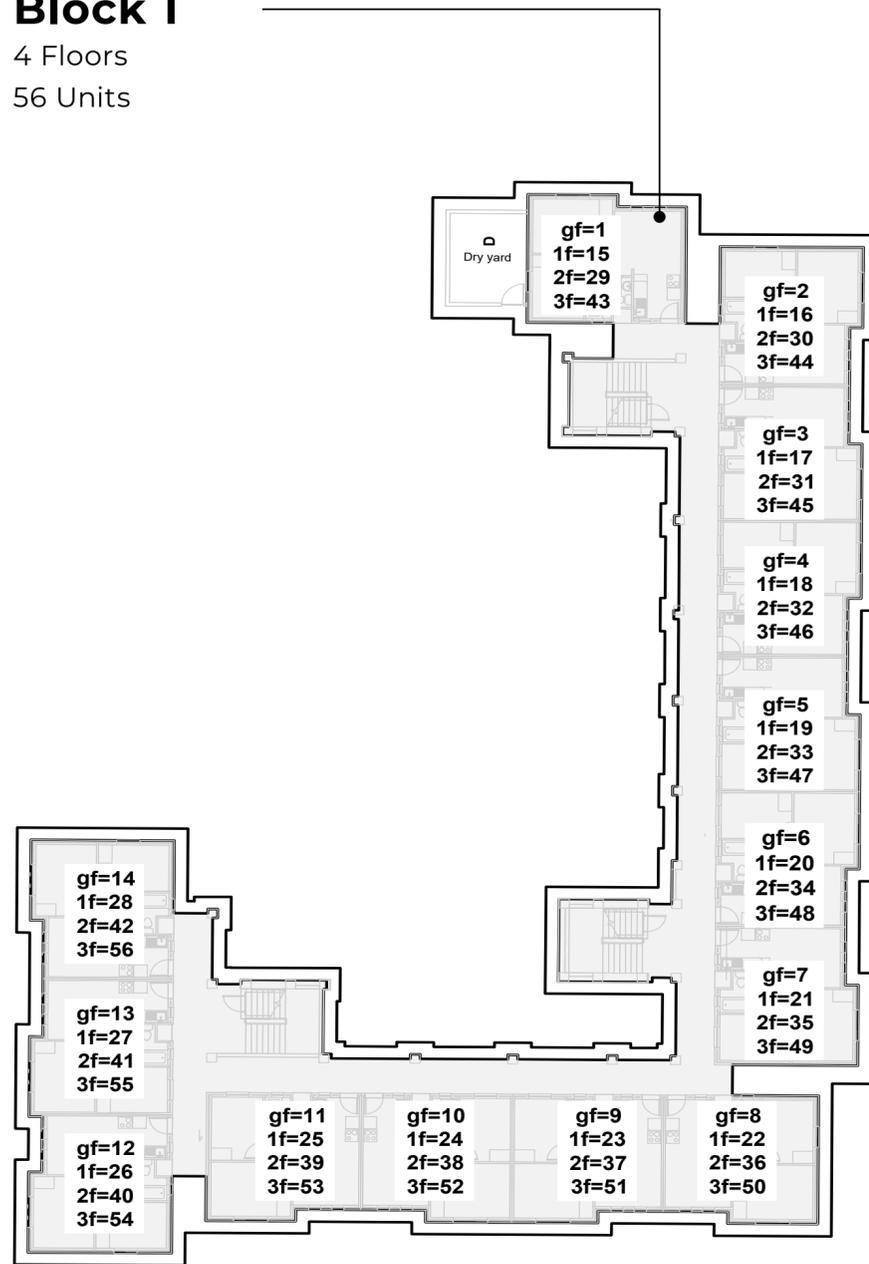
Block 5

# Floor PLANS



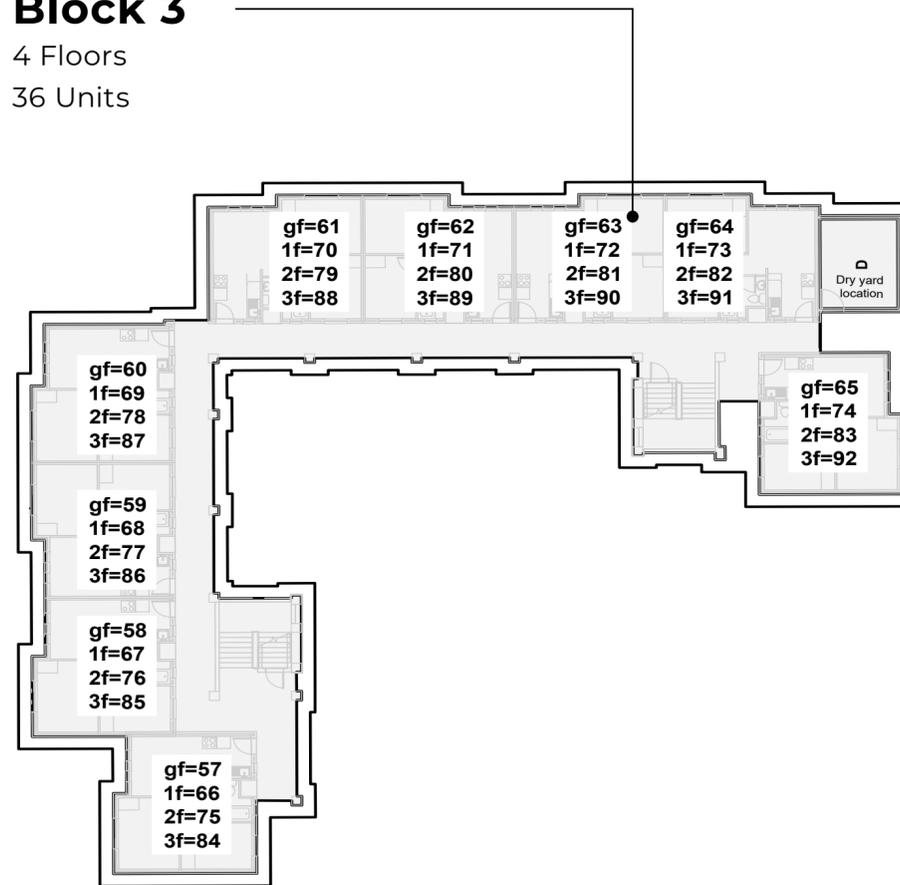
## Block 1

4 Floors  
56 Units



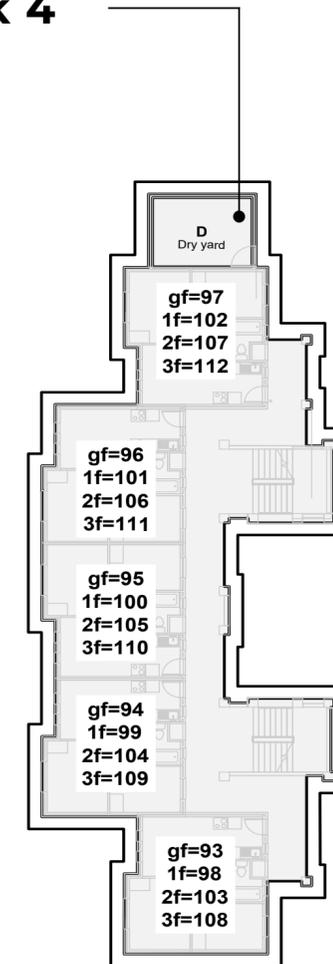
## Block 3

4 Floors  
36 Units



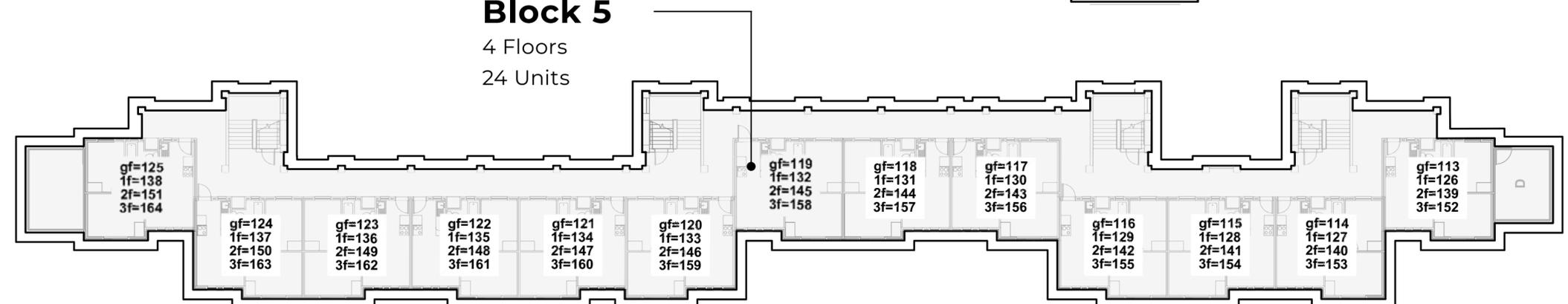
## Block 4

4 Floors  
20 Units



## Block 5

4 Floors  
24 Units





# 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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