

📍 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 Muizenburg. 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 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.

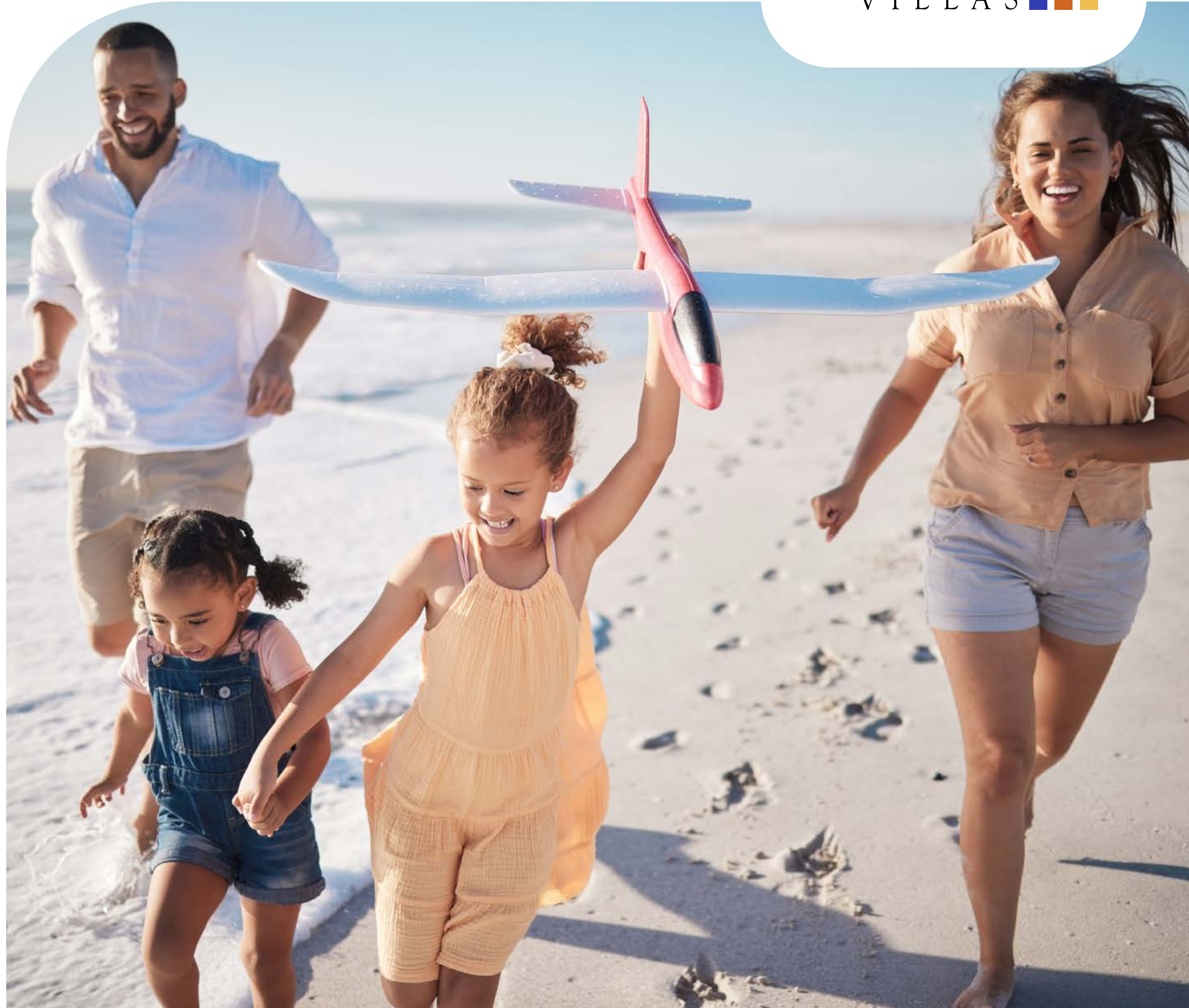


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# Incredible

## 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)



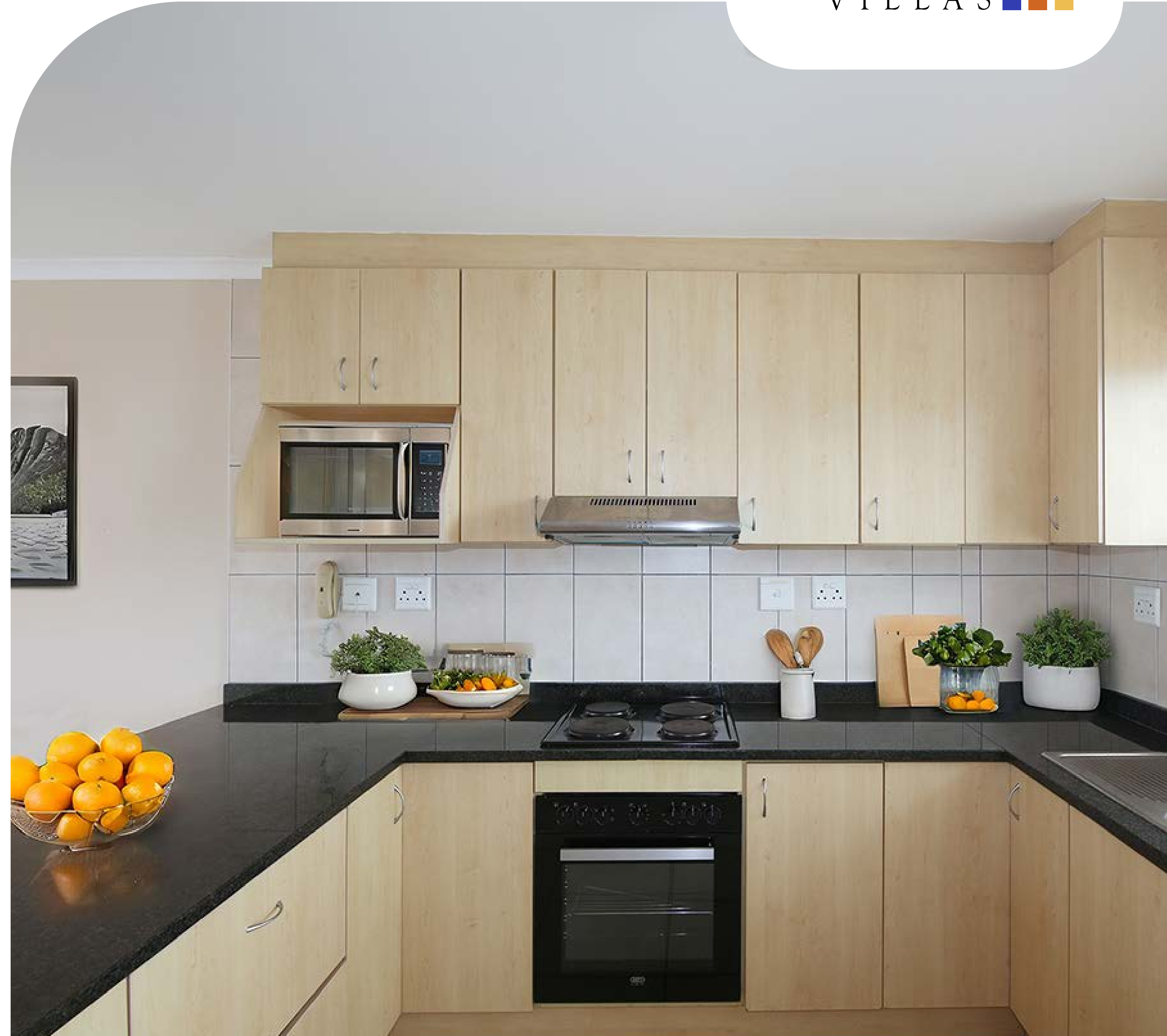


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# *Apartment*

## **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





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*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.

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### 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



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# One Bed Apartment

GROUND, 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR

Unit size (Incl. terrace): \_\_\_\_\_ **45-49m<sup>2</sup>**

Projected monthly rental income up to: \_\_\_\_\_ **R8,602**

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

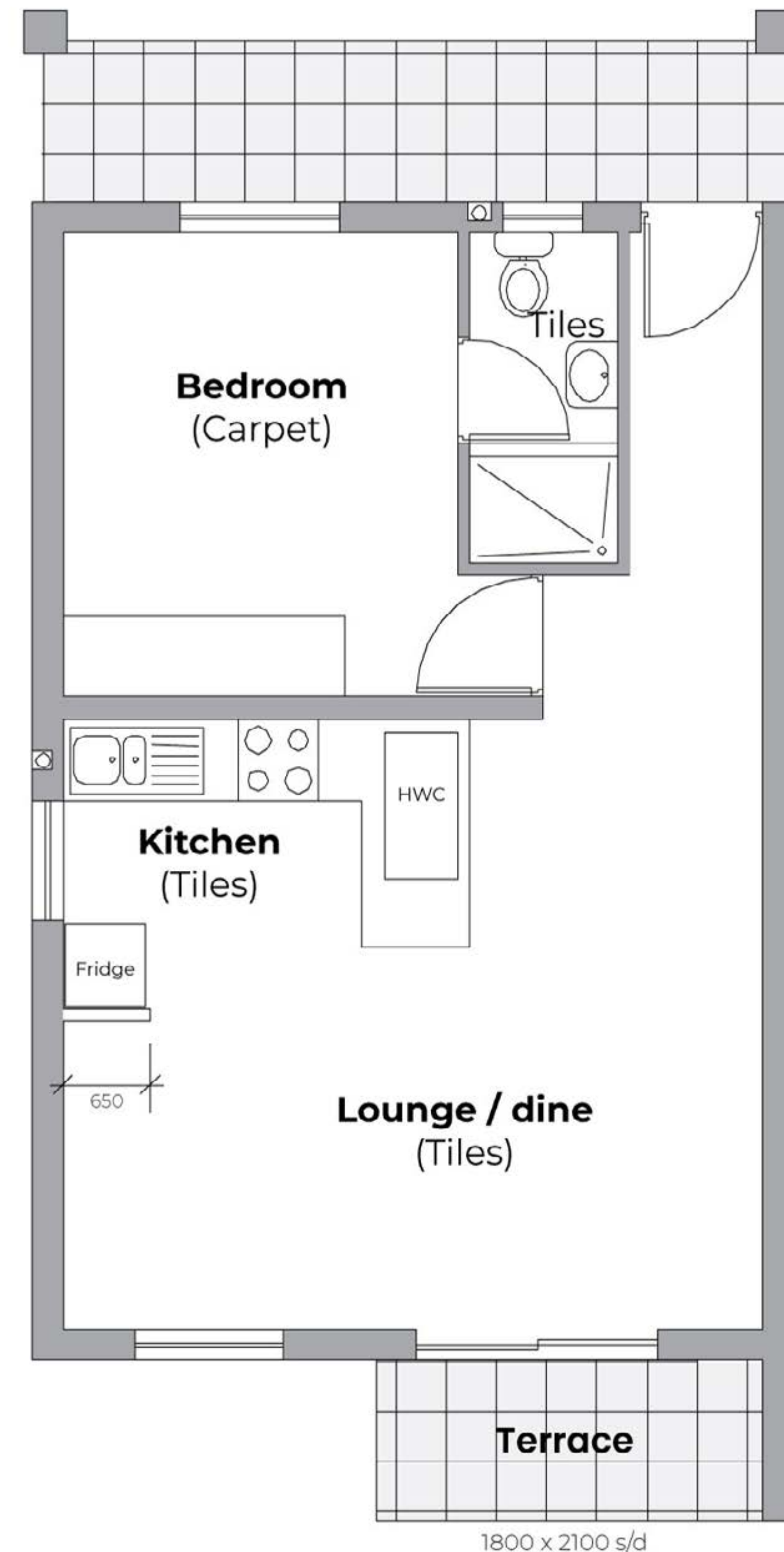
Est. monthly levy: \_\_\_\_\_ **R1,296**

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**



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# One Bed Apartment

3<sup>RD</sup> FLOOR

Unit size: \_\_\_\_\_ **58-67m<sup>2</sup>**

Projected monthly rental income up to: \_\_\_\_\_ **R9,861**

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

Est. monthly levy: \_\_\_\_\_ **R1,654**

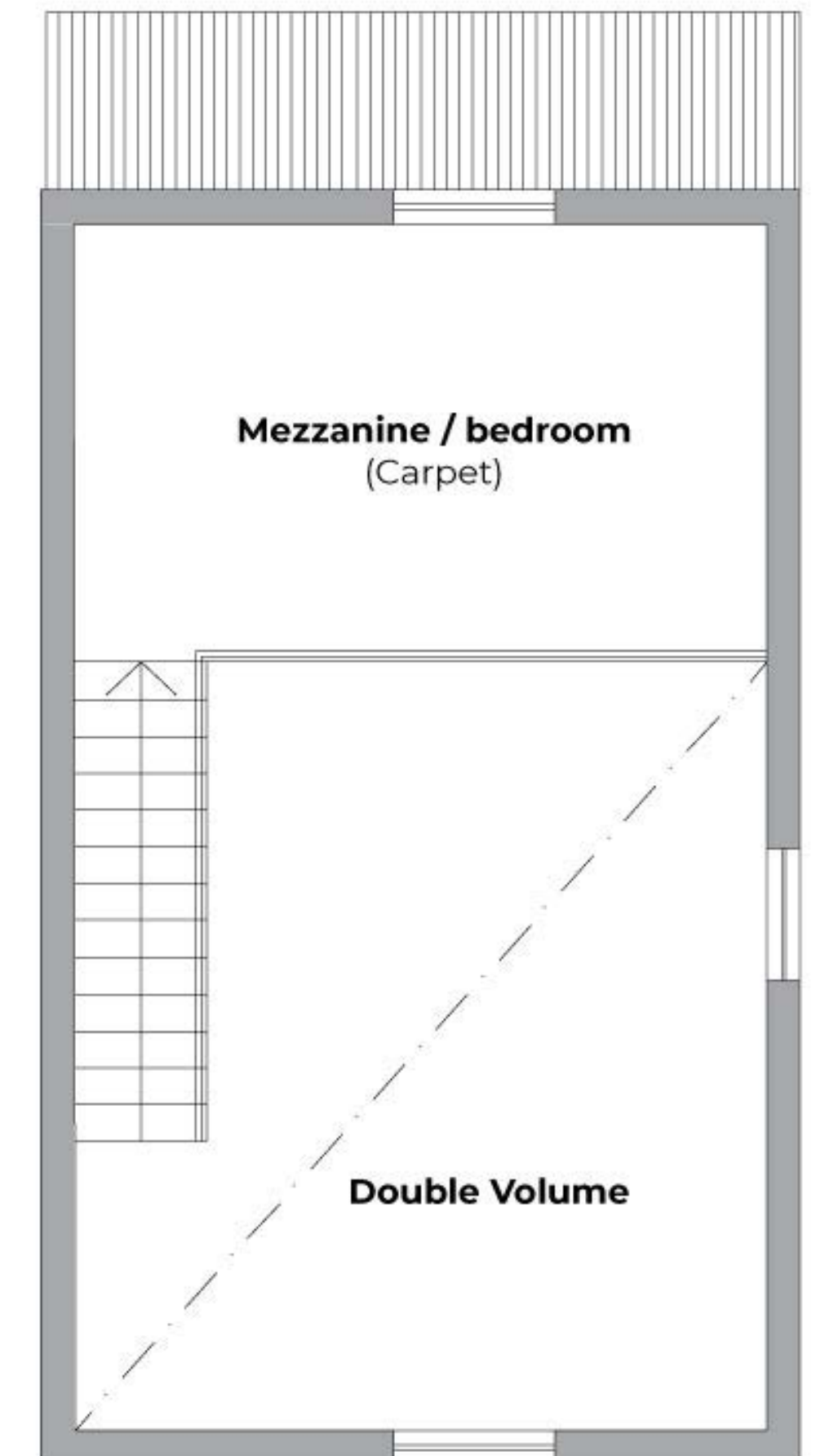
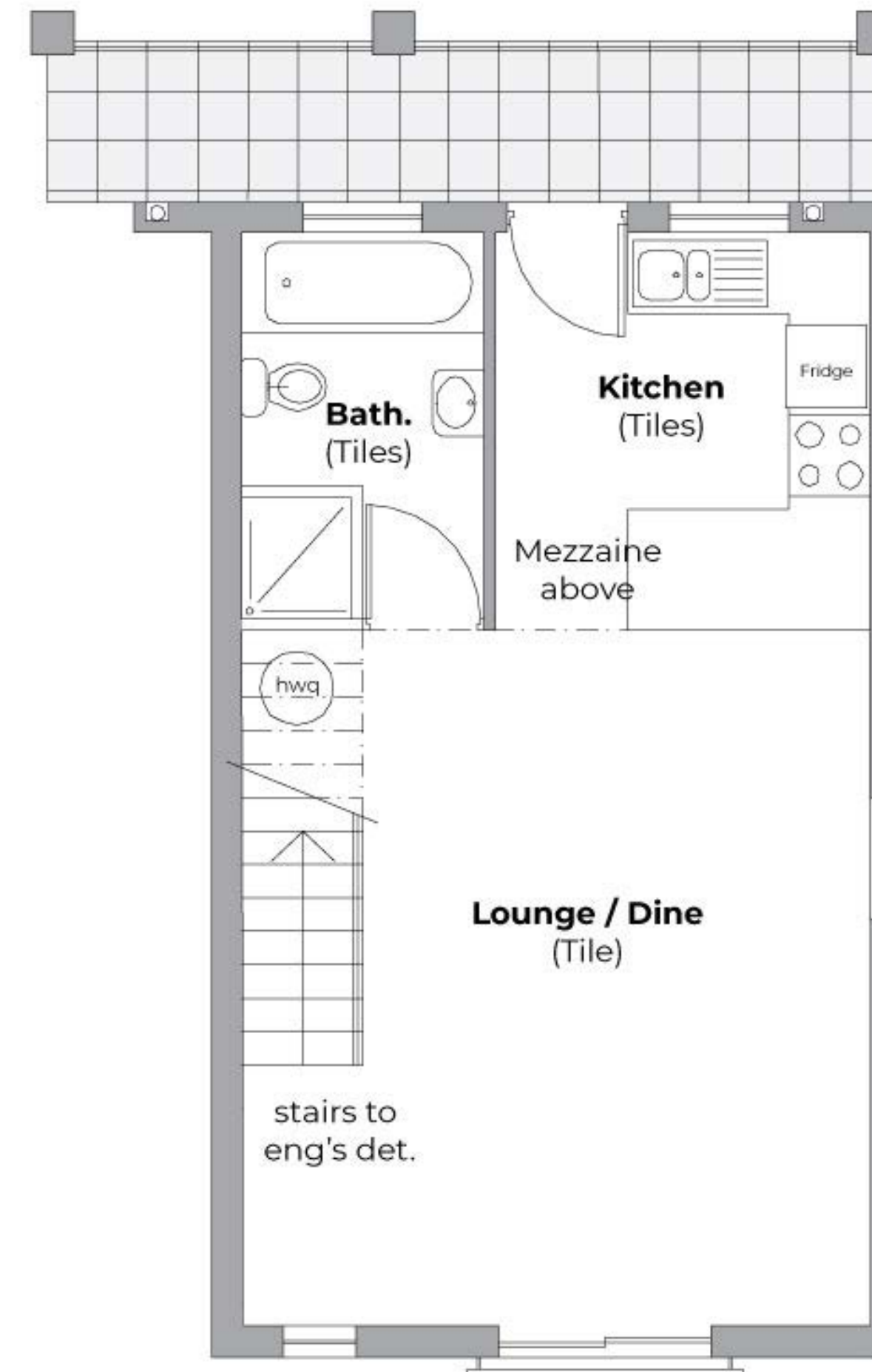
Est. monthly property rates: \_\_\_\_\_ **R299**

Est. monthly contribution from: \_\_\_\_\_ **-R1,491**

Rental Assist at: \_\_\_\_\_ **R108,600\***

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

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# Two Bed Apartment

GROUND, 1ST & 2ND

Unit size (Incl. terrace): \_\_\_\_\_ **62m<sup>2</sup>**

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**

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# Two Bed Apartment

3<sup>RD</sup> FLOOR

Unit size: \_\_\_\_\_ **76m<sup>2</sup>**

Projected monthly rental income up to: \_\_\_\_\_ **R10,300**

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

Est. monthly levy: \_\_\_\_\_ **R2,121**

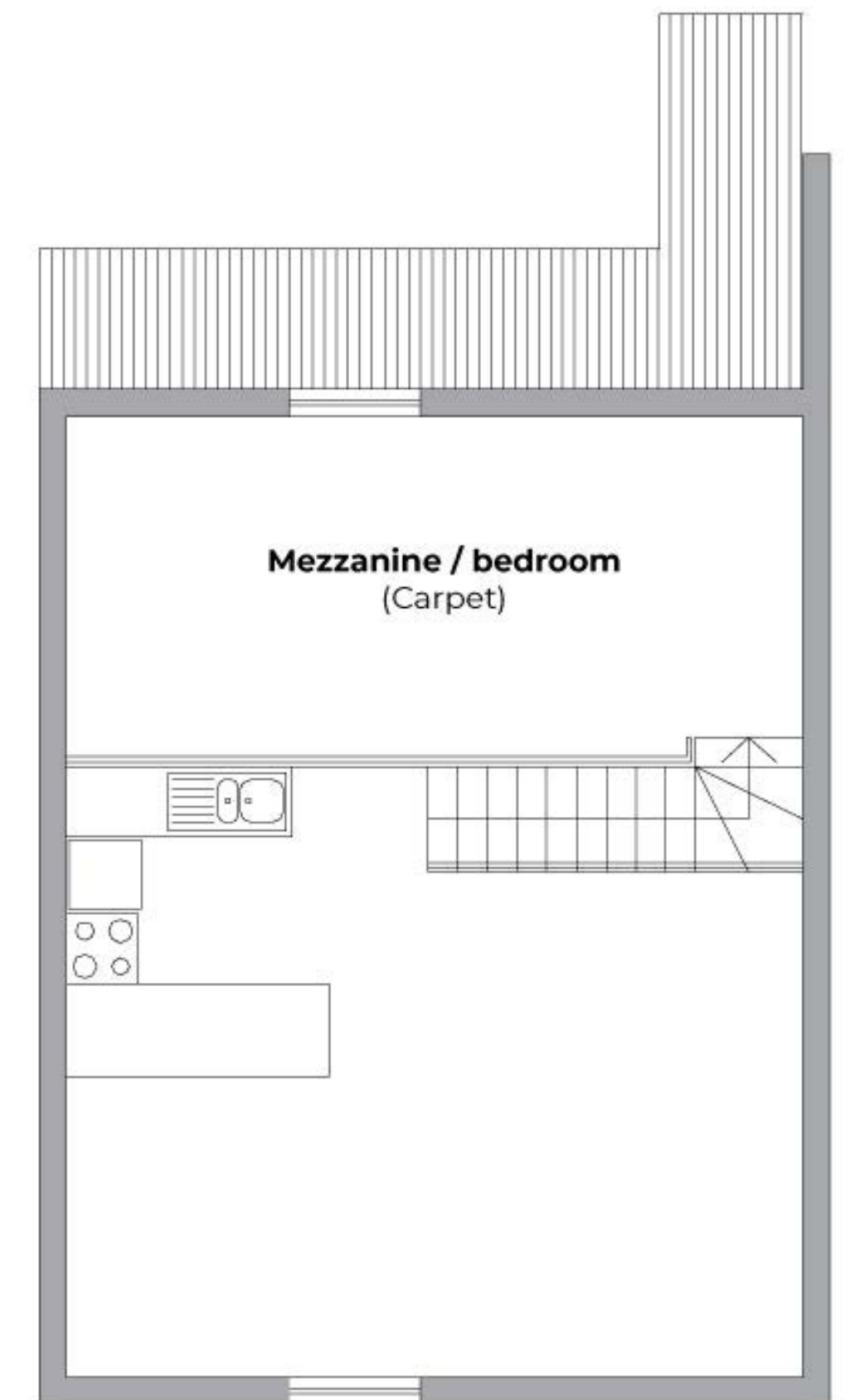
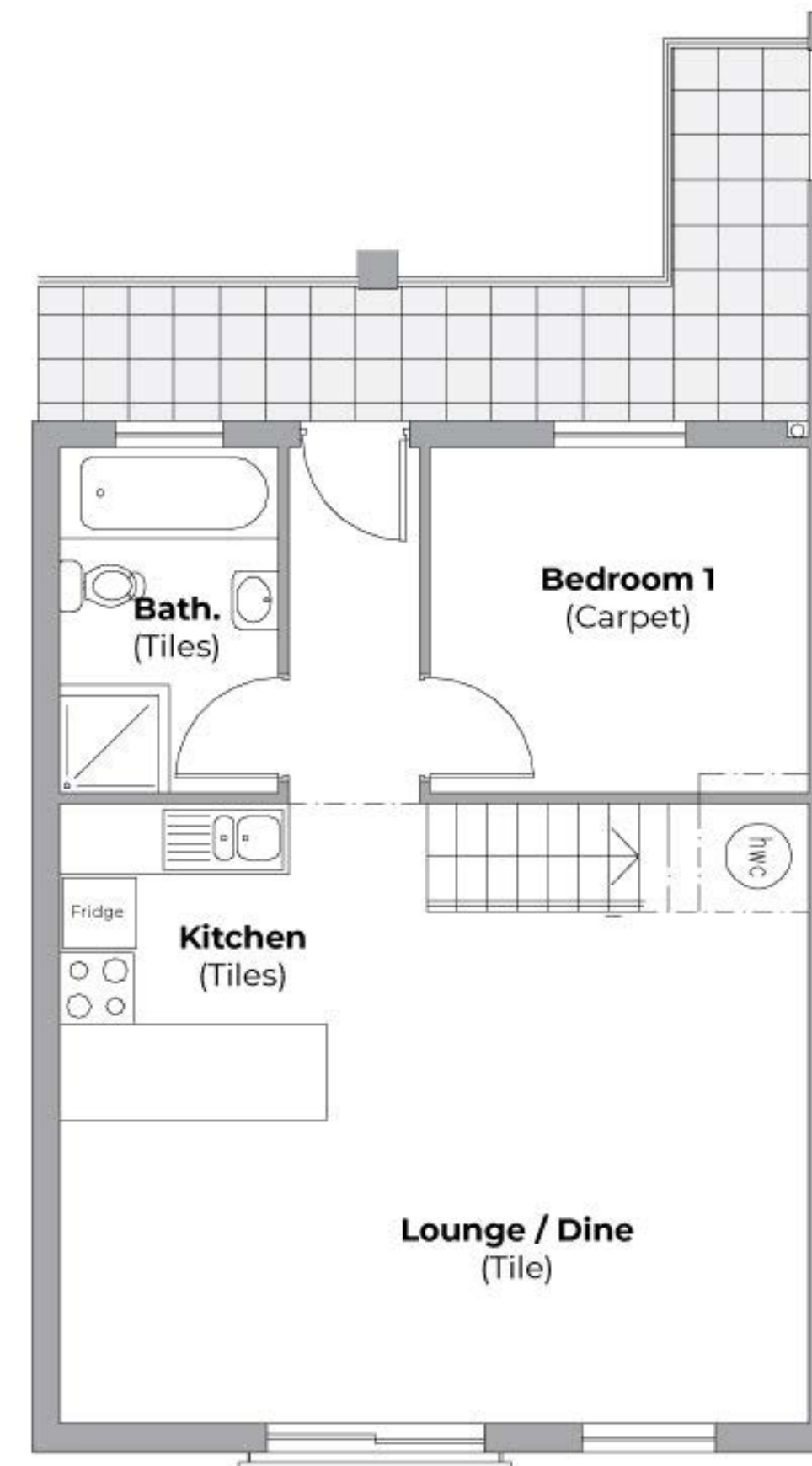
Est. monthly property rates: \_\_\_\_\_ **R400**

Est. monthly contribution from: \_\_\_\_\_ **-R2,989**

Rental Assist at: \_\_\_\_\_ **R115,800\***

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

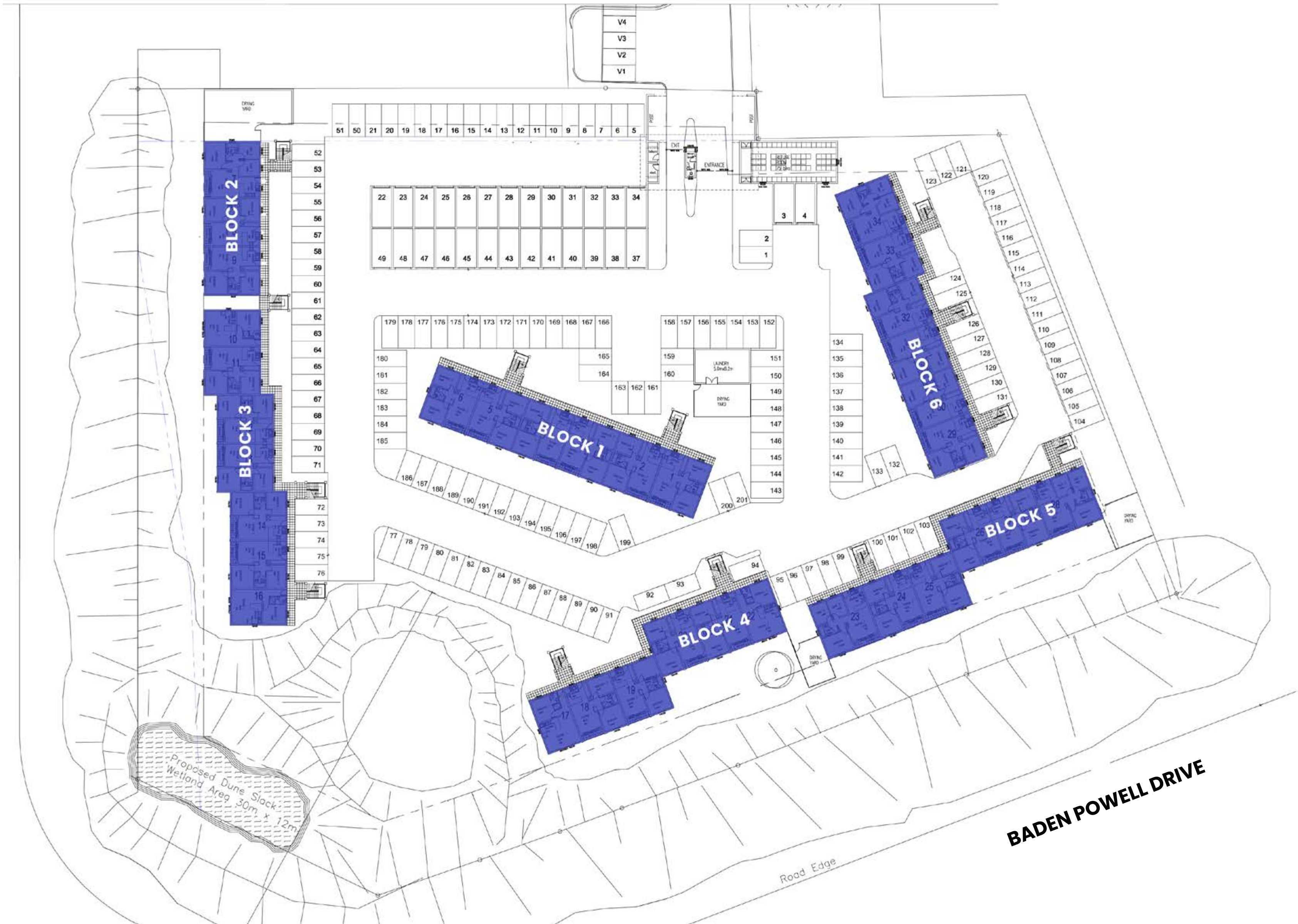
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Site **DEVELOPMENT PLAN | 33 UNITS**

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PRINCE GEORGE DRIVE



BADEN POWELL DRIVE

# 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



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

# Mezzanine FLOOR

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- 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.**



+27 (21) 979-2501



info@igrow.co.za



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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.