

📍 Scottsdene | Kraaifontein | CT



Never seen before
INVESTMENT PROPERTY PRICES





THIS IS YOUR *Golden Hour*

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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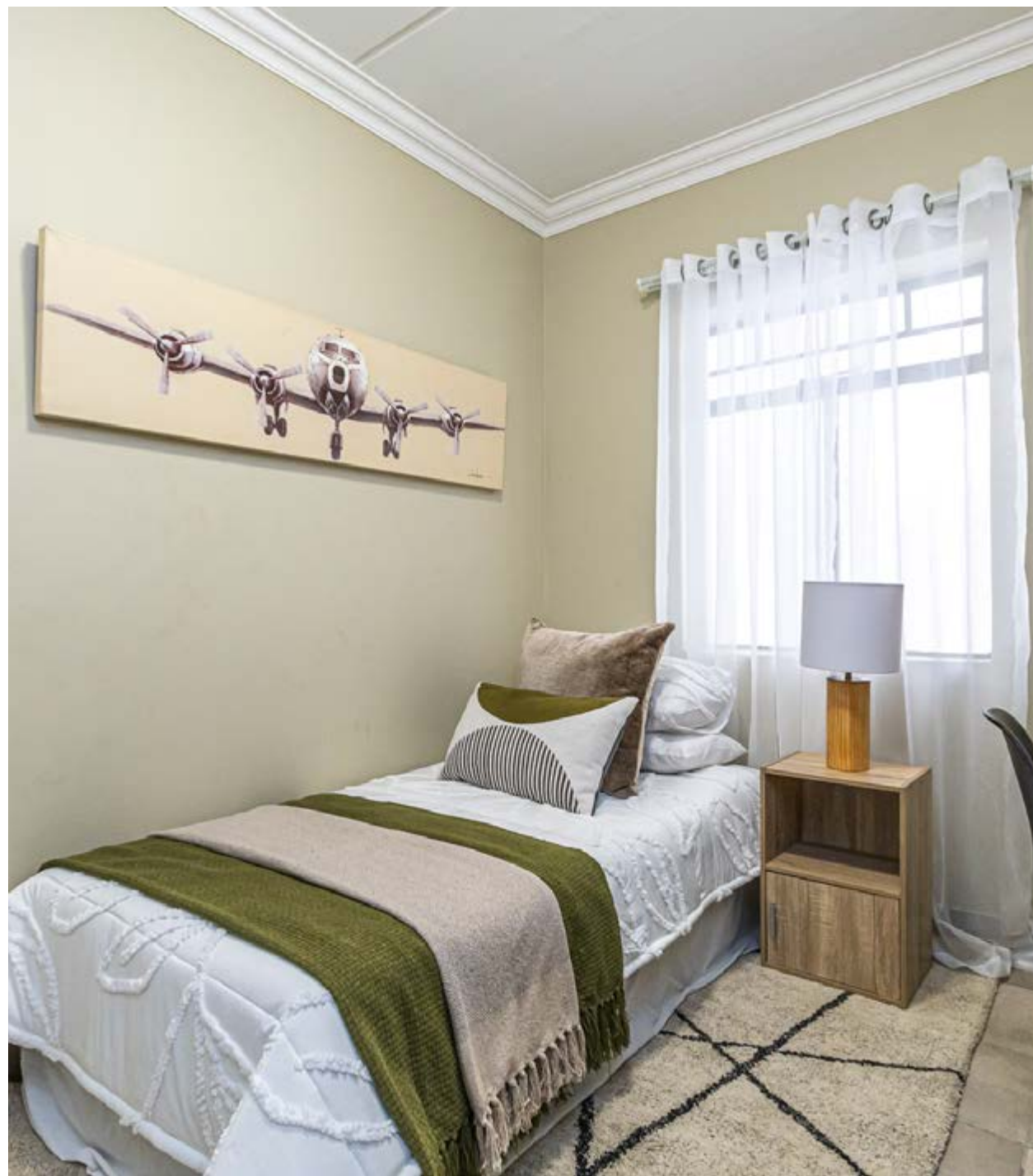


Apartment

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 Scottsdale 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: _____ **40m²**

Projected monthly rental income up to: _____ **R6,800**

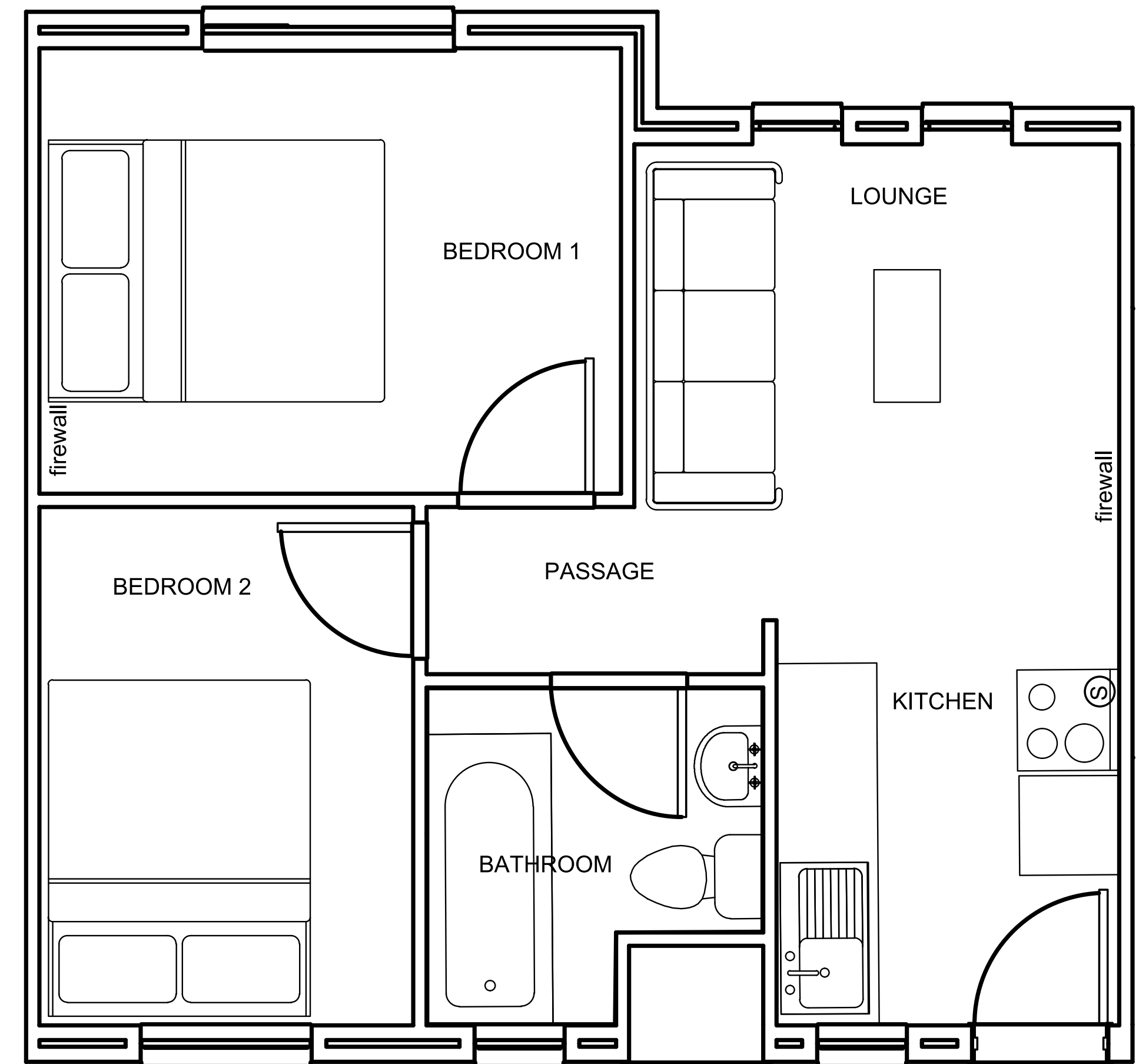
Projected monthly bond repayment (30yr @ 10.50%):— **R5,818**

Est. monthly levy (excl. effluent charge): _____ **R870**

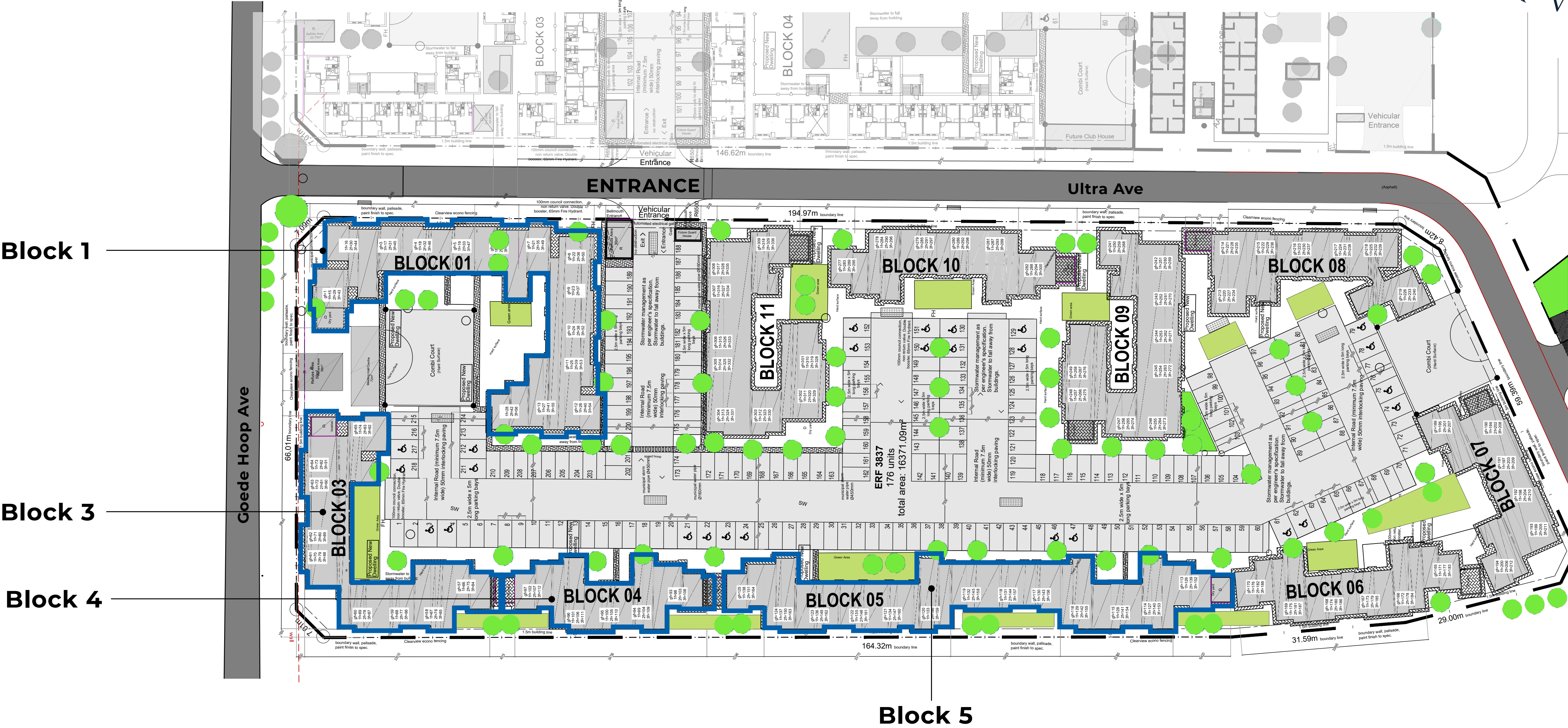
Est. monthly property rates: _____ **R150**

Est. monthly contribution from: _____ **- R820**

PRICED FROM R636,000



Site DEVELOPMENT PLAN

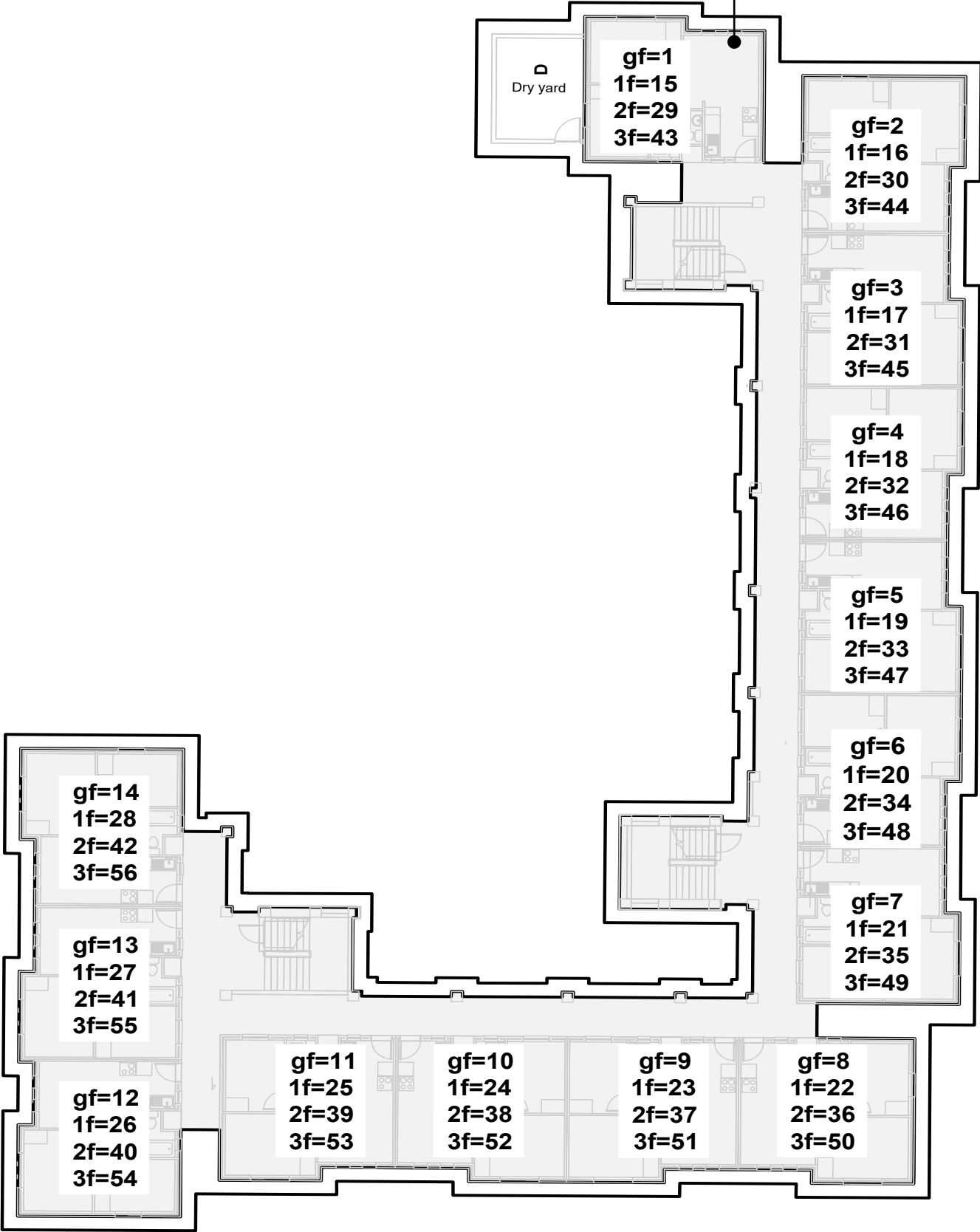


Floor PLANS



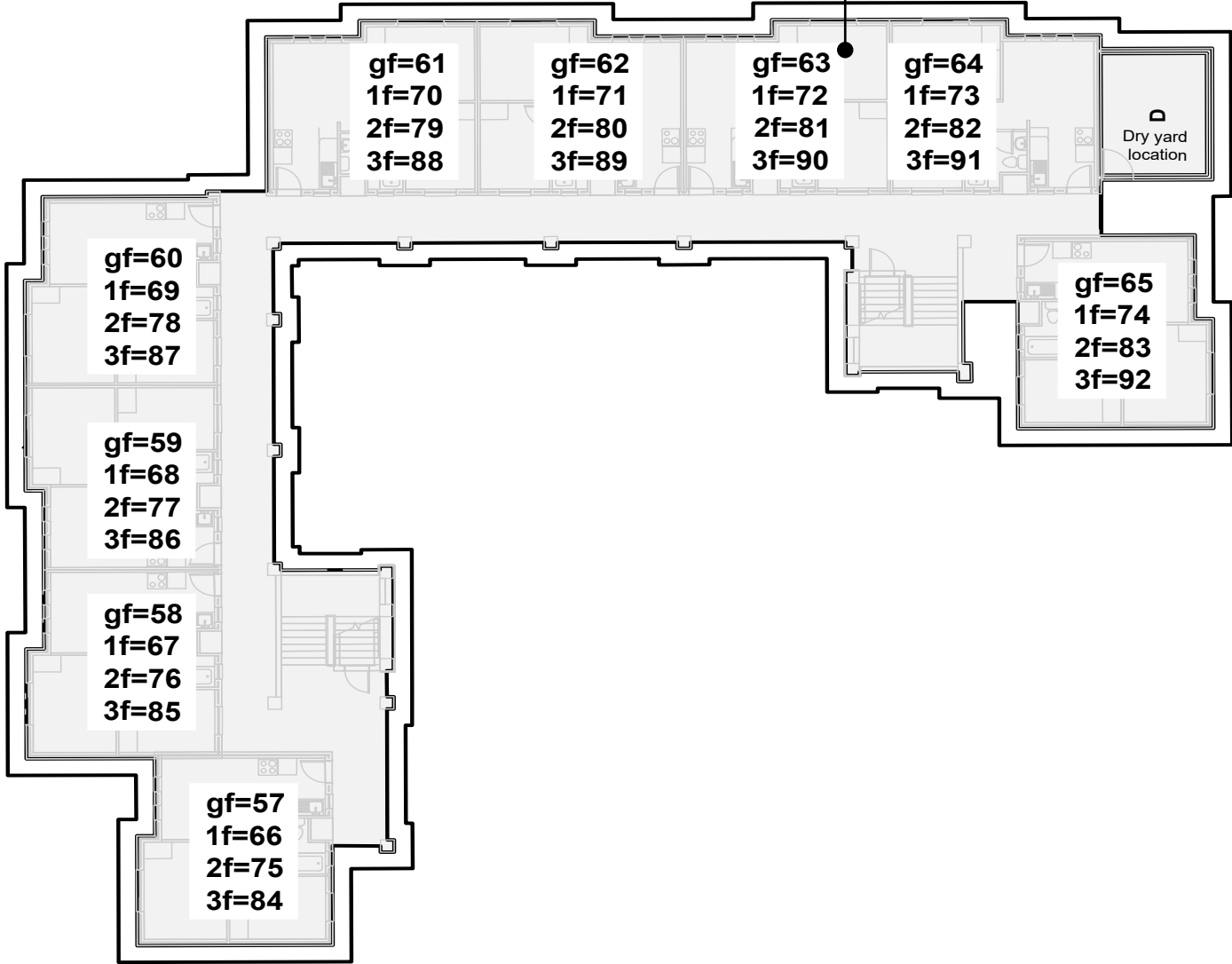
Block 1

4 Floors
56 Units



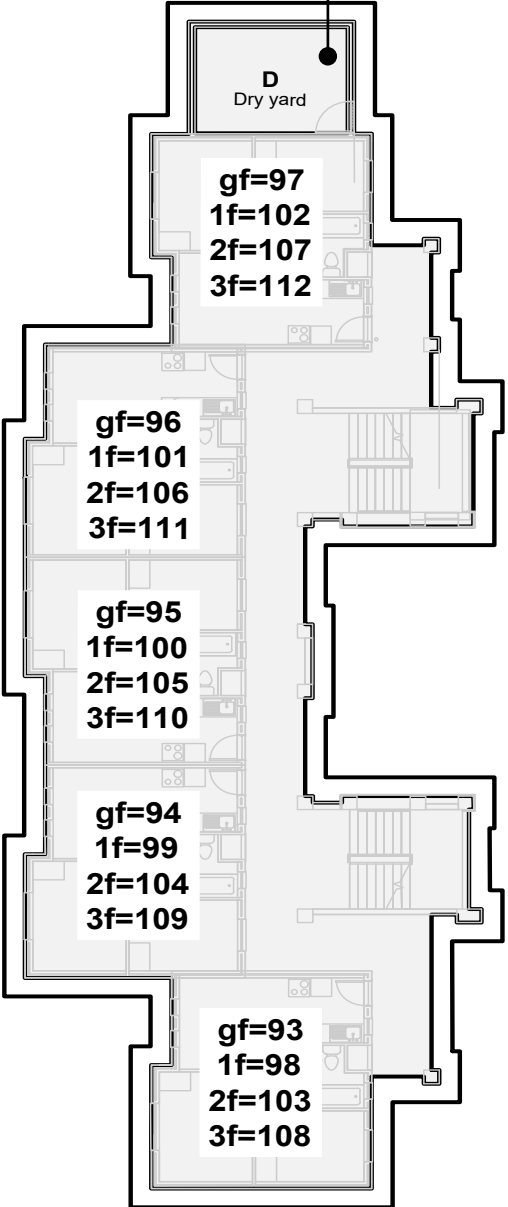
Block 3

4 Floors
36 Units



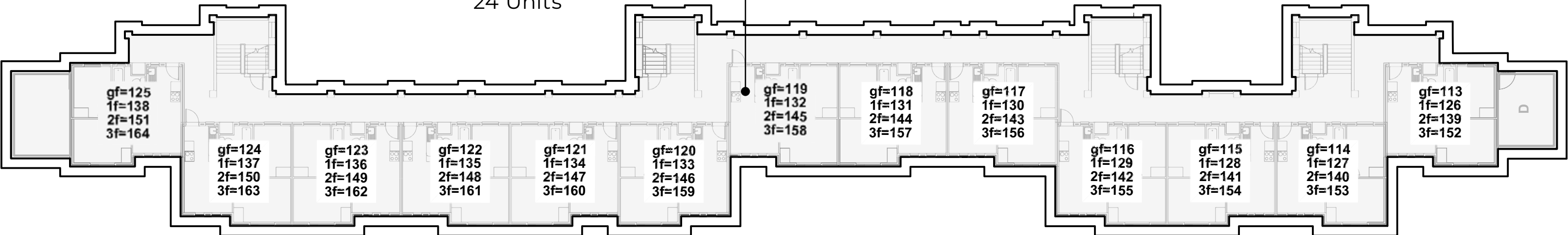
Block 4

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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