

# PORTOFINO

NORTHERN SUBURBS • CAPE TOWN

*People with a zest for life*



LUXURY APARTMENTS  
NOW SELLING FROM R1 129 900

No Transfer Duty • No Transfer Costs\* • No Bond Costs\*

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# Welcome to PORTOFINO

NORTHERN SUBURBS • CAPE TOWN



Presenting a unique collection of luxurious 1 and 2-bedroom apartments in Langeberg Ridge in the Cape Town Northern Suburbs, Portofino offers an upmarket lifestyle for those with a passion for life and all that it has to offer. Each apartment exudes ultimate comfort, through stylish yet down to earth designs that residents will adore.



# Location



## AN EXCEPTIONAL SUBURB TO MAKE YOUR HOME

Langeberg Ridge is perfectly situated in the Cape Town Northern Suburbs with easy access to a host of amenities making everyday living incredibly convenient, including a shopping centre, gym, quality schooling and healthcare.

0,6km

Okavango Crossing (Woolworths Food, Checkers, Virgin Active RED)

1.2km

Curro Durbanville (Grade 0-12)

1.7km

Newly Extended Medi-Clinic

1.98km

Cape Gate Shopping Centre

2km

Virgin Active

2.2km

Curro Castle Durbanville  
(3 Months - 5 Years)

4.6km

Durbanville Golf Club



# Amenities

Portofino offers residents a selection of estate amenities for an encompassing lifestyle for every family member.

Play Parks • Fire Pits • Pool with pergola area • Covered parking • Access controlled



# Features

## AN EFFORTLESS COMBINATION OF GENTLE LUXURY AND STYLISH COMFORT

Each Portofino apartment features sophisticated design that facilitates comfortable and luxurious living. Various finishes are included according to two stunning interior themes - **Giovane** and **Ombra**, all creating a space that is effortlessly homely and upmarket.

### DESIGNER FINISHES INCLUDE:

Vinyl floors • Bosch appliances • Engineered stone countertops • Solar geysers • Covered parkings



*Giovane*

*Ombra*



### OPTIONAL EXTRAS INCLUDE:

LED options • Soft closing hinges in kitchen

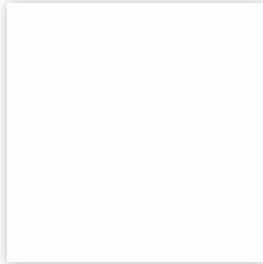
# Giovane Theme



**Kitchen Floor Unit: Peen**  
Storm Grey



**Kitchen Wall Units & Bedrooms: Peen**  
Iceberg White



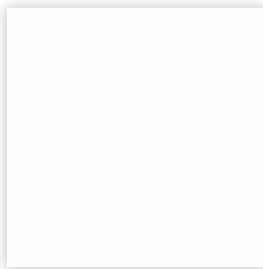
**Vinyl in Bedrooms**  
Parchment



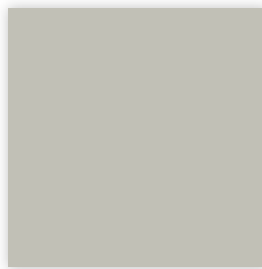
**Floor Tile 60x60cm**  
Milan White



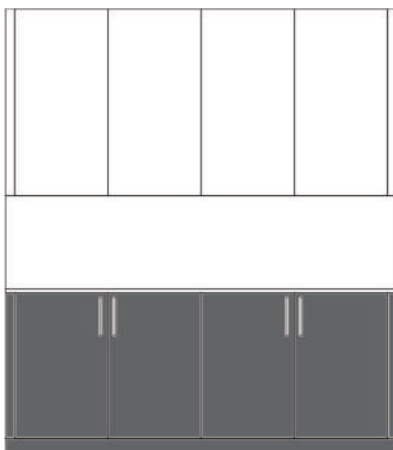
**Kitchen Counter Top**  
Atlas Quartz - Nixie



**Splashback**  
White Glass



**Accent Wall Colour: Plascon**  
White Opal (G1-E2-3)



*Iceberg White*



*Storm Grey*

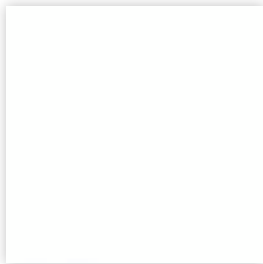
**Kitchen & Bedrooms**  
Bar Handle



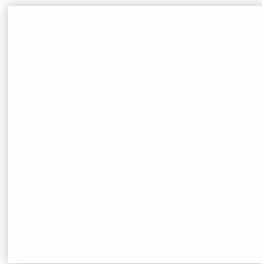
# Ombra Theme



**Kitchen: Peen**  
Iceberg White



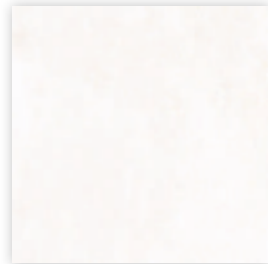
**Bedrooms: Peen**  
Iceberg White



**Vinyl in Bedrooms**  
Parchment



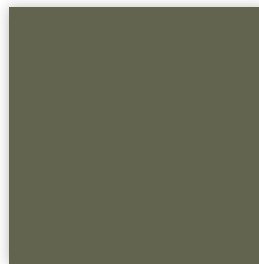
**Floor Tile 60x60cm**  
Milan White



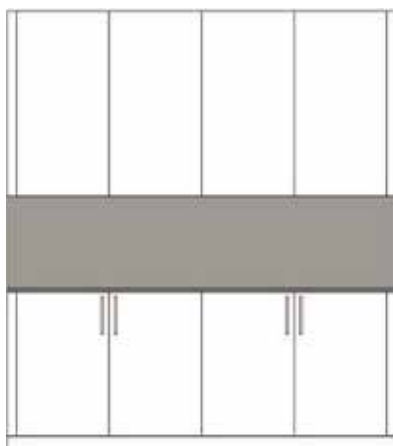
**Kitchen Counter Top**  
Atlas Quartz - Stealth



**Splashback**  
Grey Glass



**Accent Wall Colour: Plascon**  
Wood Shadow (Y8-E1-2)

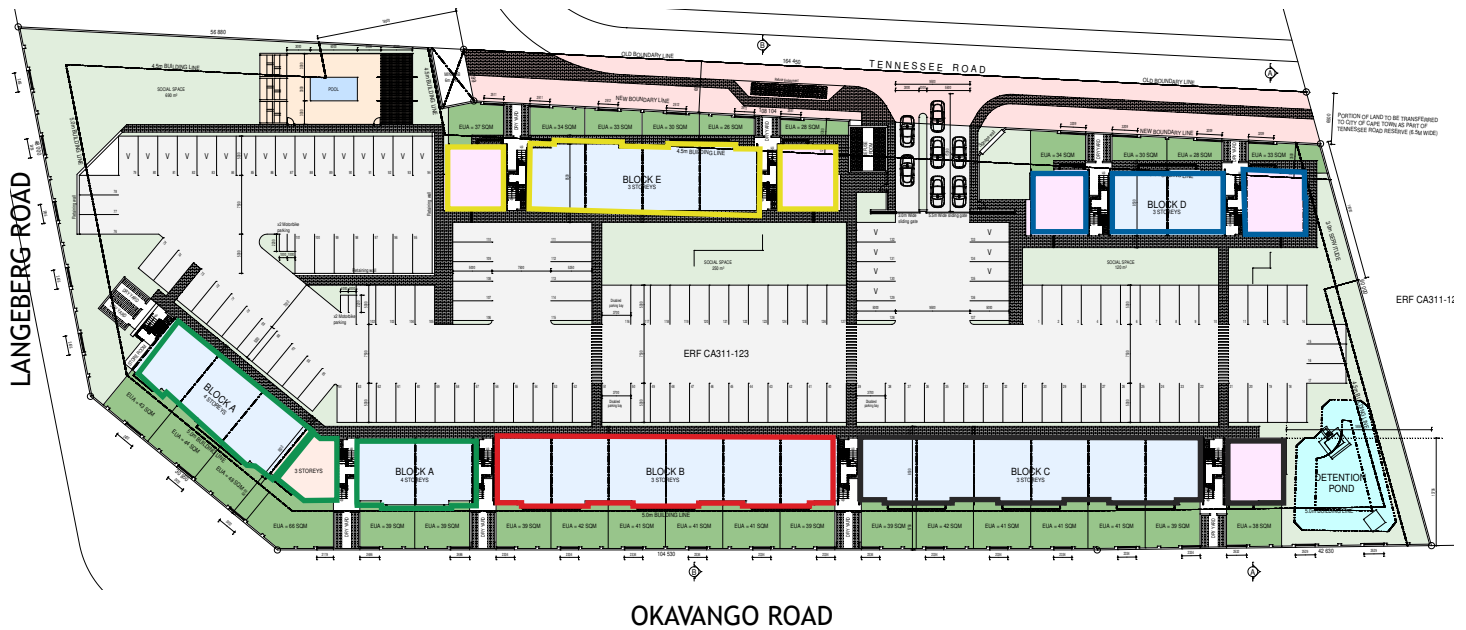


*Iceberg White*



**Kitchen & Bedrooms**  
Bar Handle

# Site Development Plan



BLOCK A | 23 Apartments



BLOCK B | 18 Apartments



BLOCK C | 21 Apartments



BLOCK D | 12 Apartments

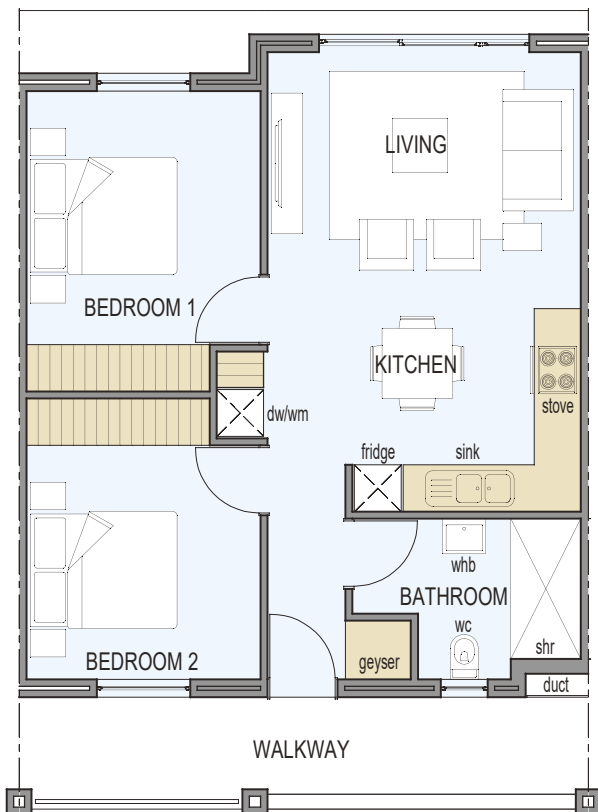


BLOCK E | 18 Apartments



# Unit Type

1



2 Bedrooms



1 Bathroom



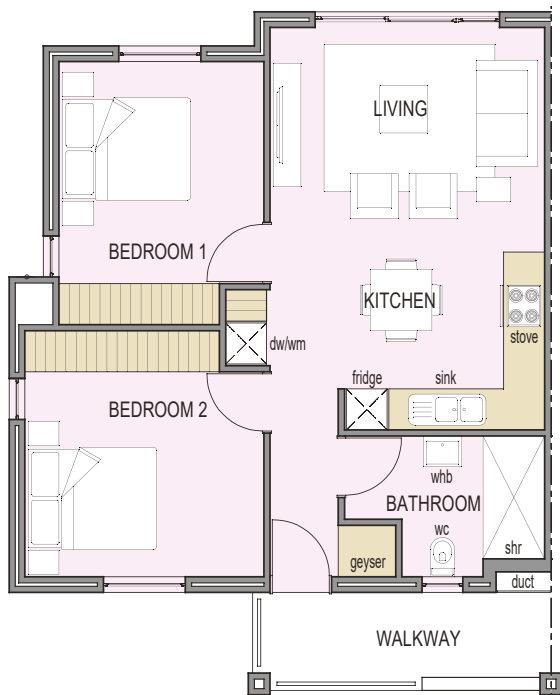
1 Undercover Parking



Size: 60.3 m<sup>2</sup>

# Unit Type

2



2 Bedrooms



1 Bathroom



1 Undercover Parking

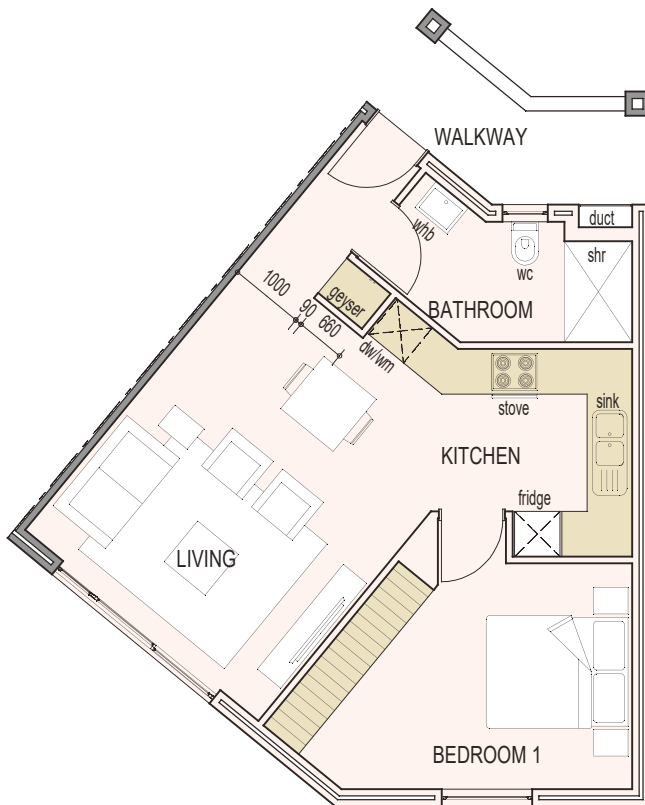


Size: 63.7 m<sup>2</sup>



# Unit Type

3



1 Bedroom



1 Bathroom



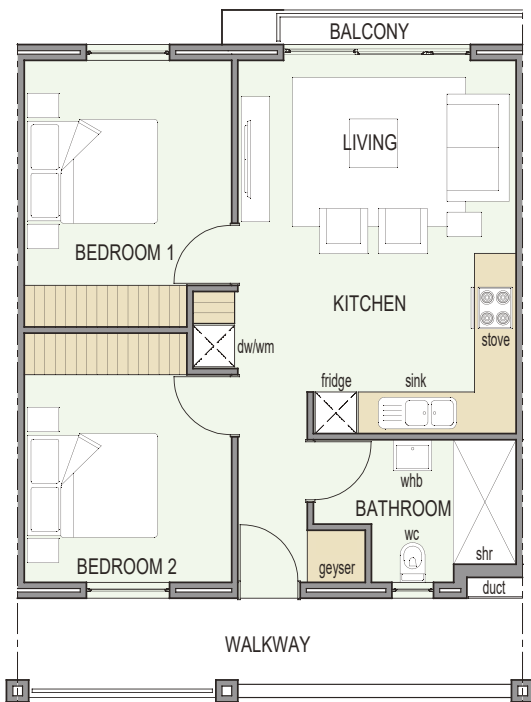
1 Undercover Parking



Size: 53 m<sup>2</sup>

# Unit Type

4



2 Bedrooms



1 Bathroom



1 Undercover Parking



Size: 60.2 m<sup>2</sup>



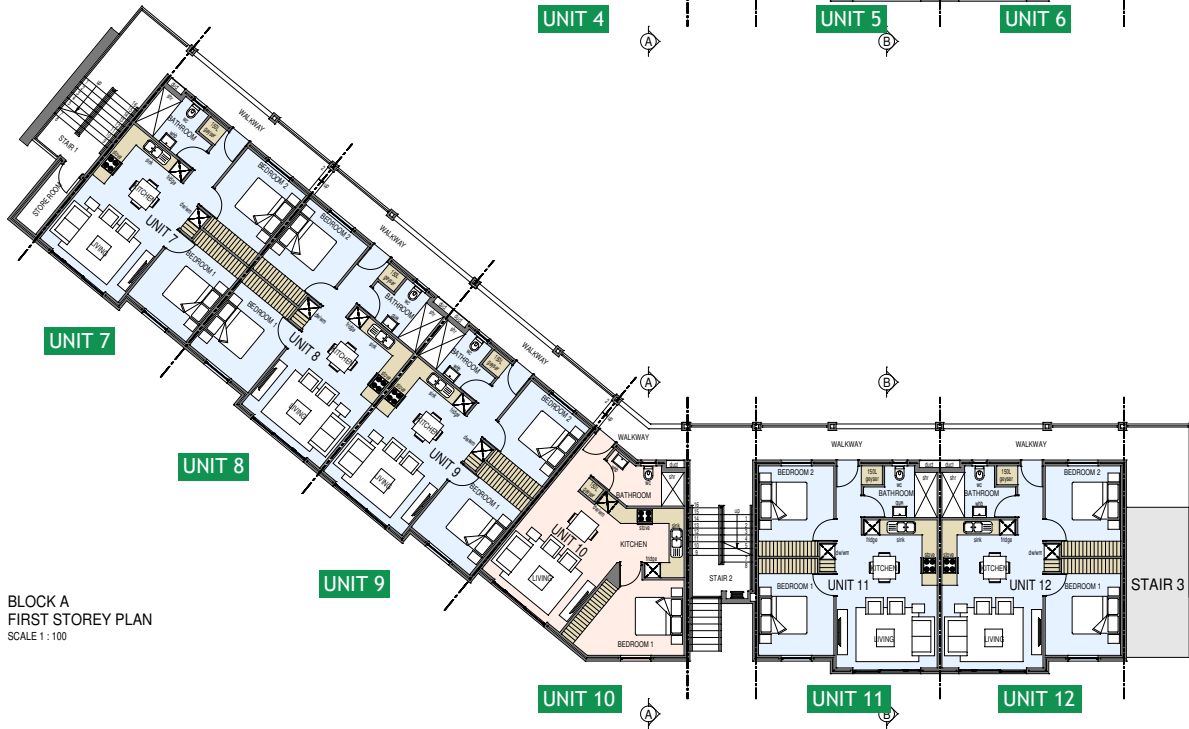
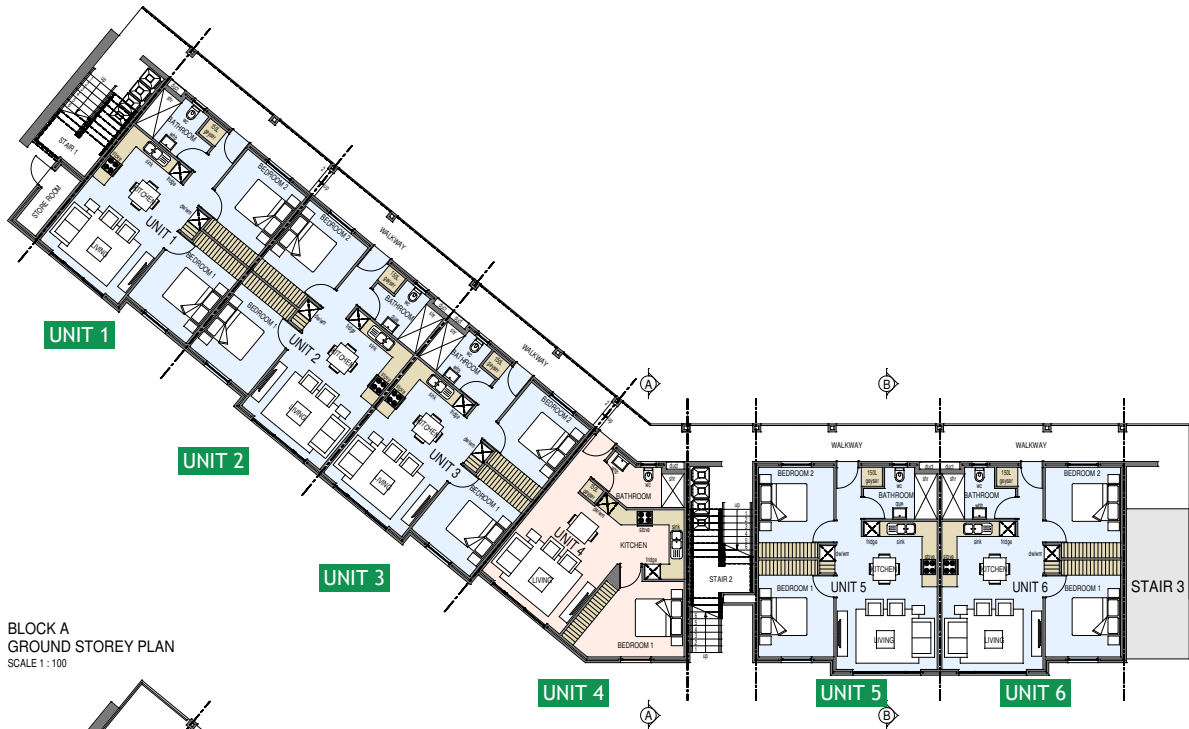
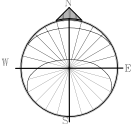
# Development features

- Gated secure complex with electrified fencing
- One covered parking bay per apartment
- Exclusive use of gardens for ground floor apartments
- Water wise landscaping
- Secure play area for children
- Pool area with fire pits
- Communal satellite dish installed with TV point to each unit
- Fibre ready (activation & router excluded)
- Two colour moods to choose from
- Engineered stone kitchen counter tops and glass splashbacks
- Porcelain floor tiles throughout the apartments
- Electric oven with ceran hob and extractor fan
- Modern sanitary fittings and bathroom accessories
- Built-in cupboards in kitchen and bedrooms
- Prepaid electricity meter for each unit with smart water metering
- Neighbourhood with well-designed infrastructure and roads
- Plenty of recreational amenities in surrounds
- Five year NHBRC warranty



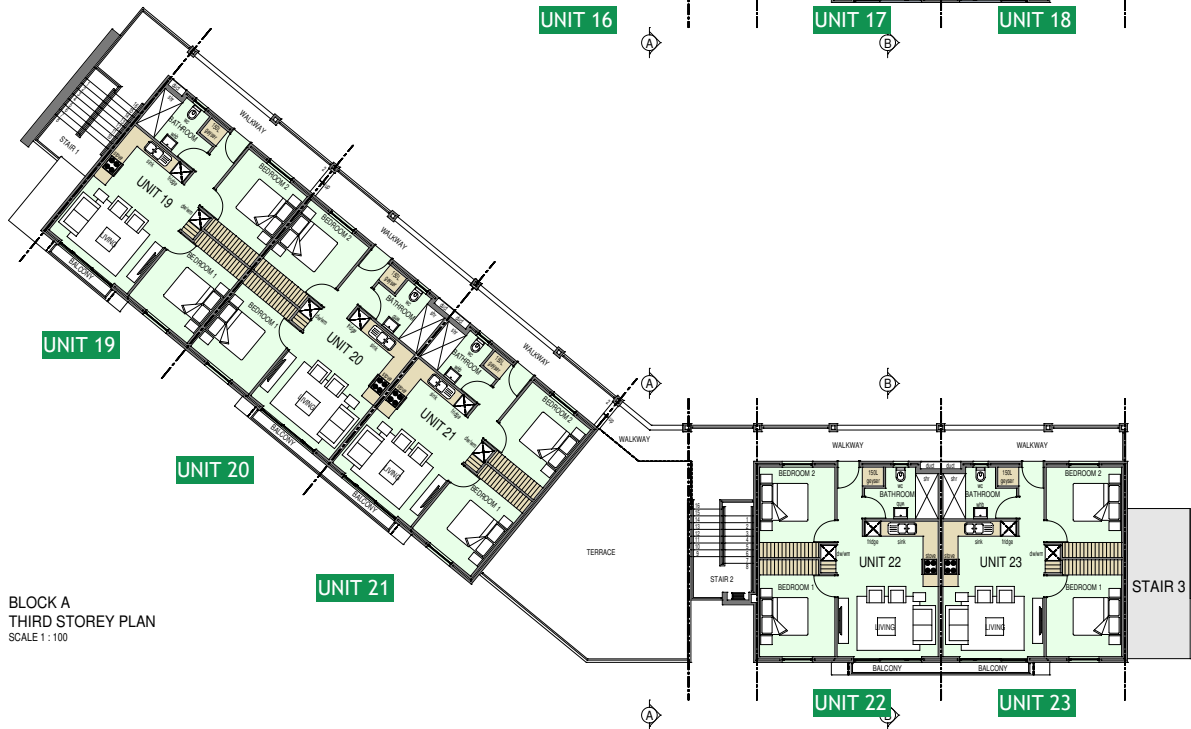
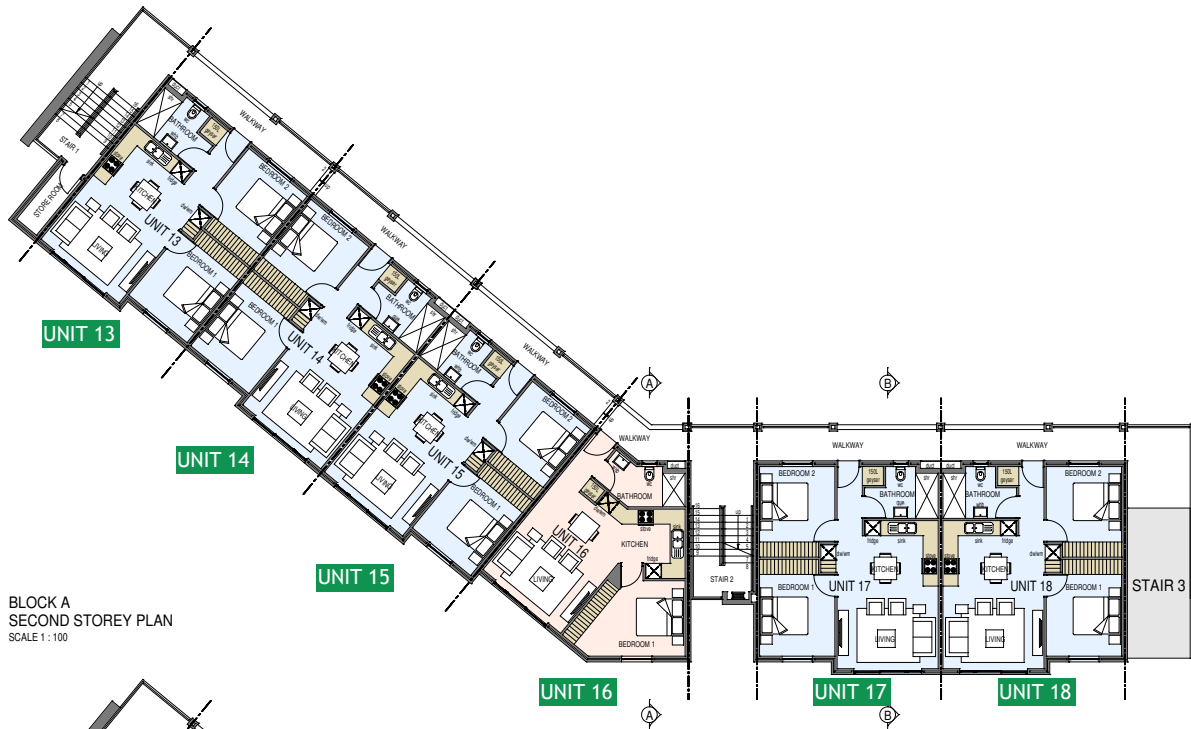
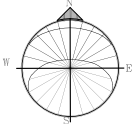
# Floorplan

## BLOCK A



# Floorplan

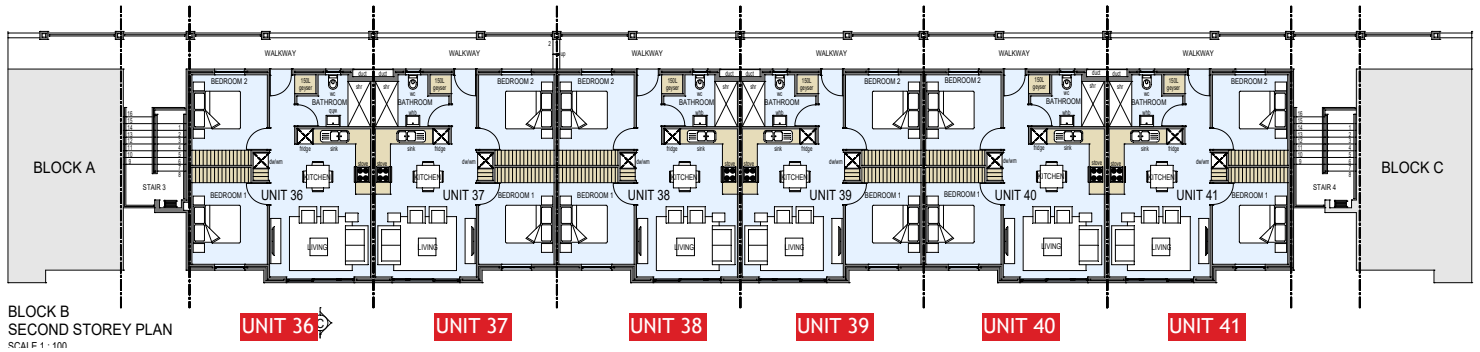
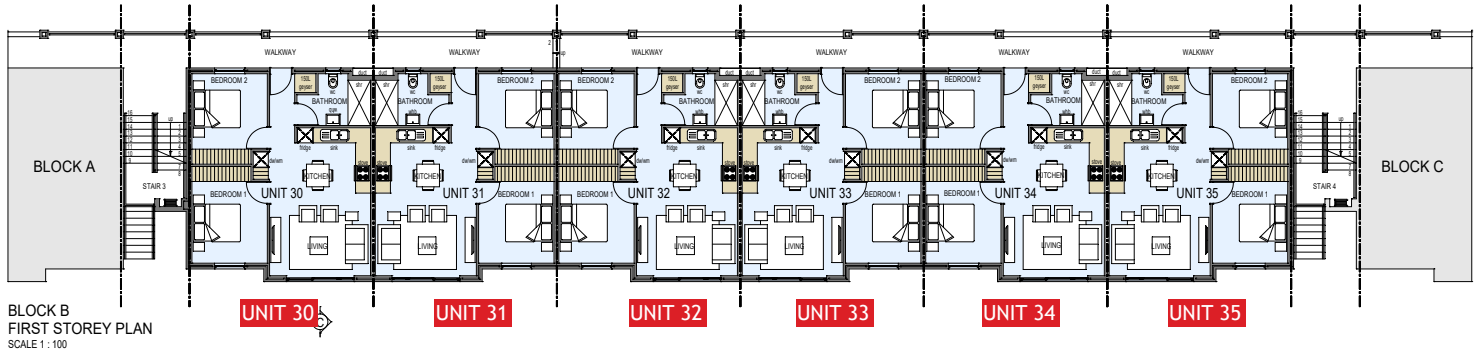
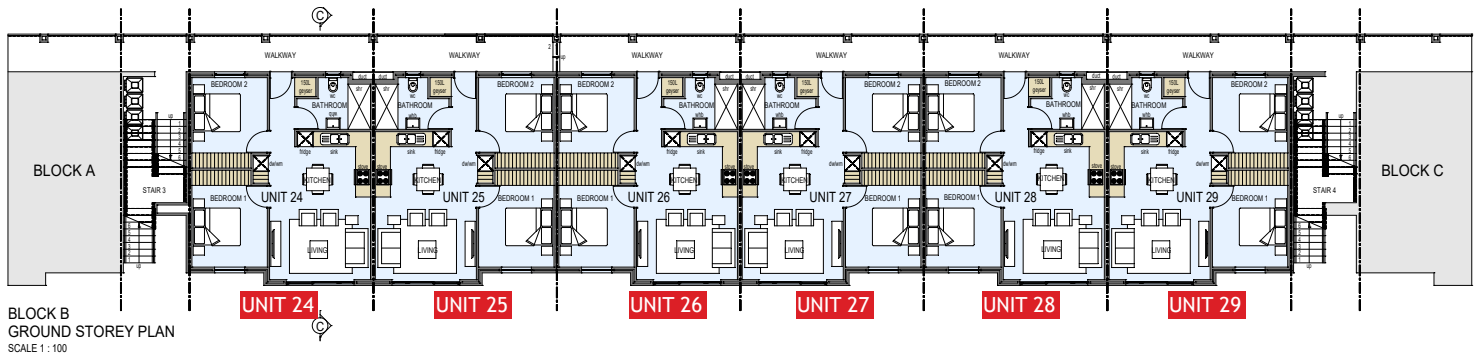
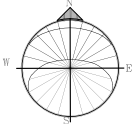
## BLOCK A





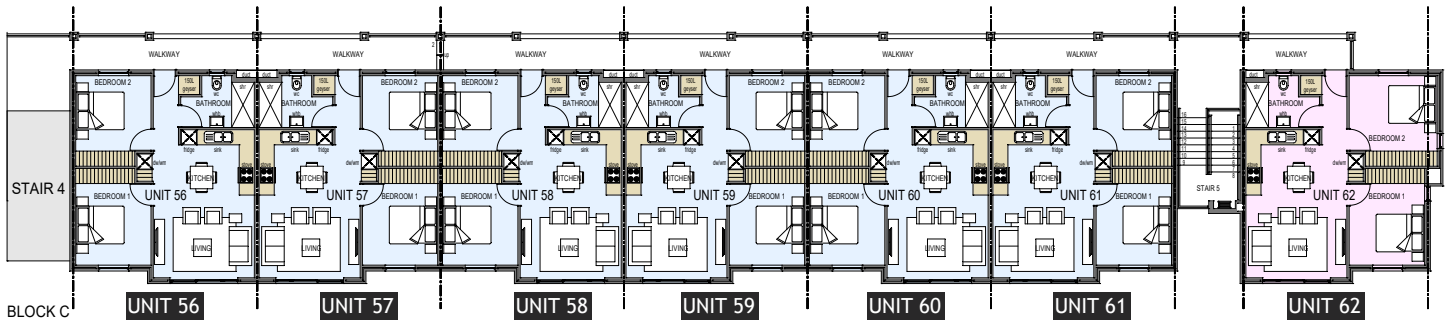
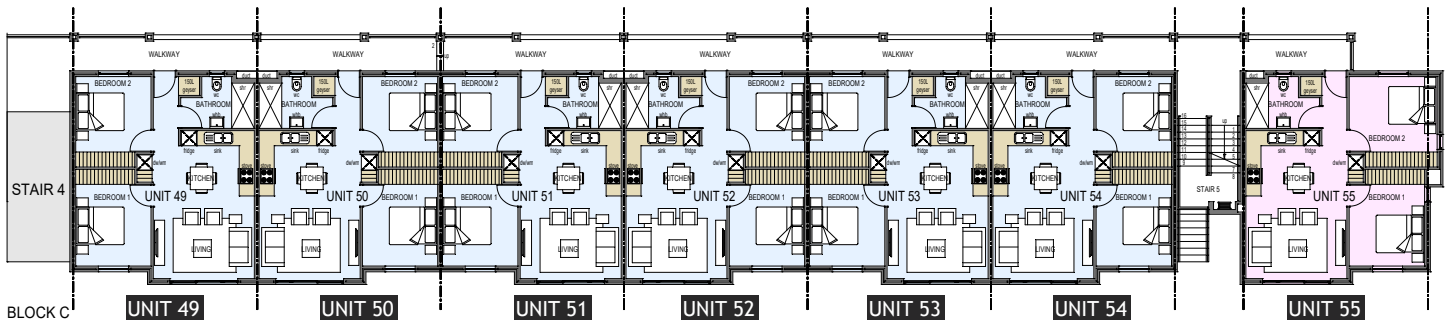
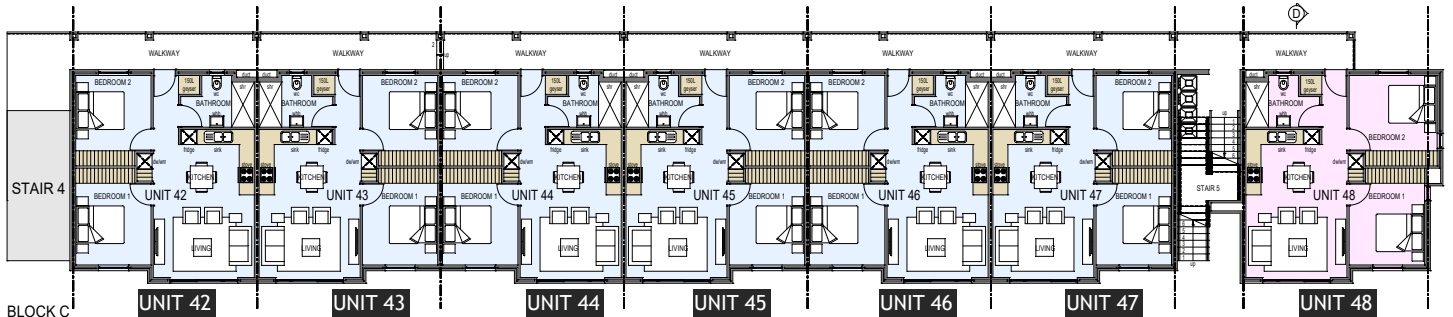
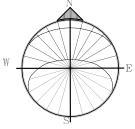
# Floorplan

## BLOCK B



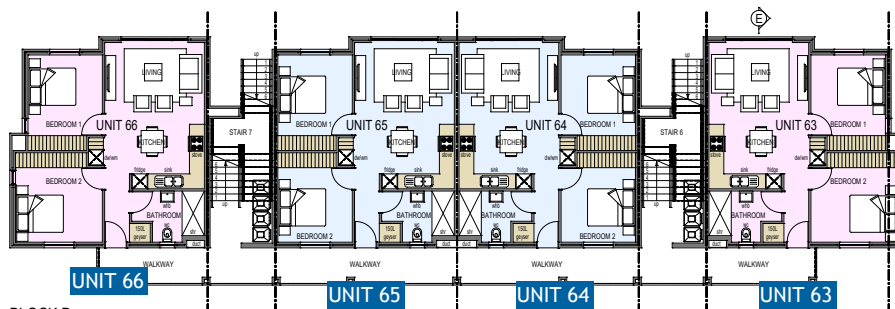
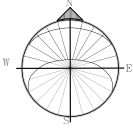
# Floorplan

## BLOCK C

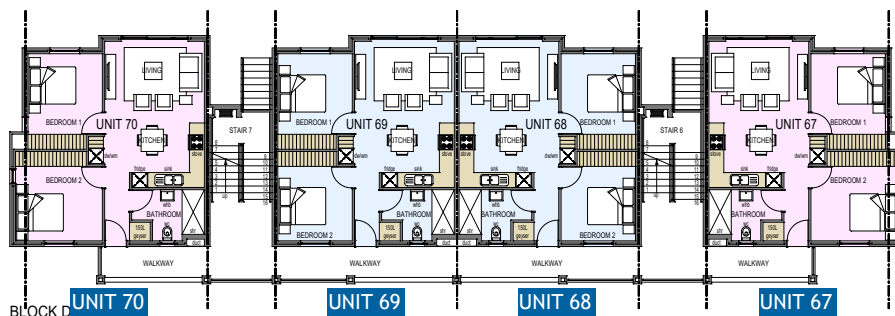


# Floorplan

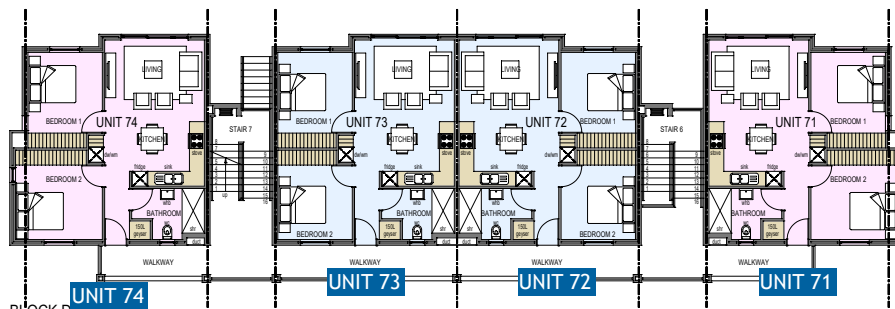
## BLOCK D



BLOCK D  
GROUND STOREY PLAN  
SCALE 1 : 100



BLOCK D  
FIRST STOREY PLAN  
SCALE 1 : 100

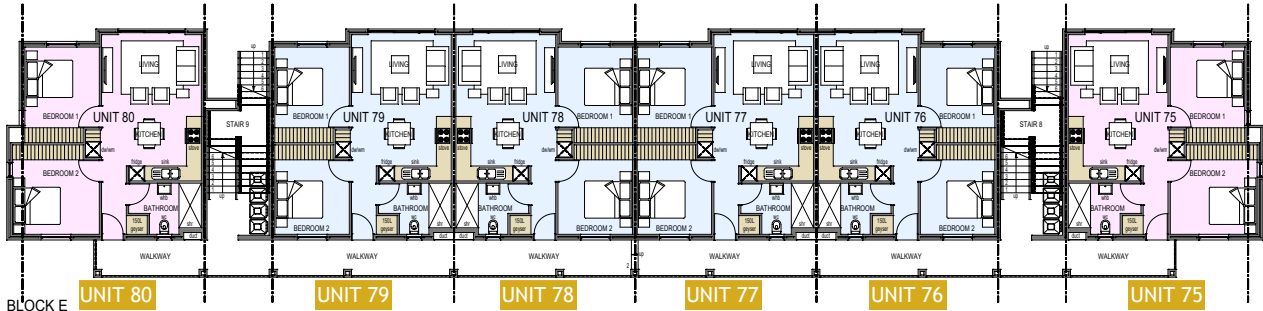
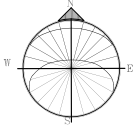


BLOCK D  
SECOND STOREY PLAN  
SCALE 1 : 100

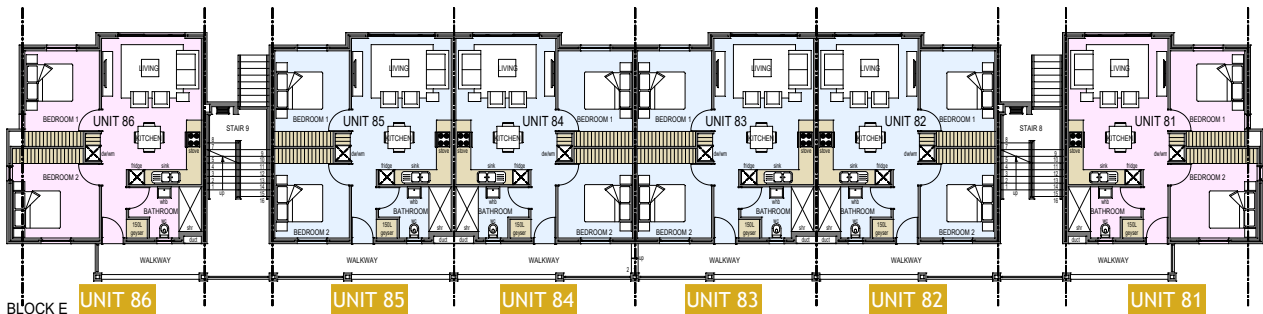


# Floorplan

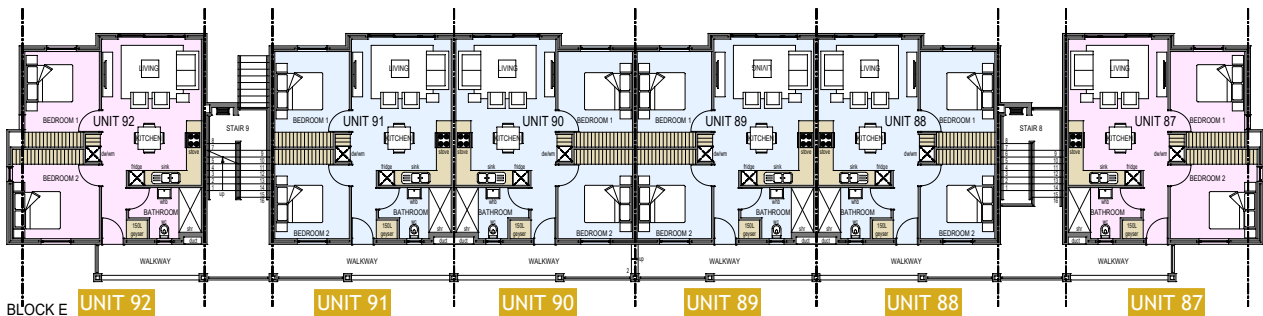
## BLOCK E



BLOCK E  
GROUND STOREY PLAN  
SCALE 1 : 100



BLOCK E  
FIRST STOREY PLAN  
SCALE 1 : 100



BLOCK E  
SECOND STOREY PLAN  
SCALE 1 : 100

# Pricelist

Unit	Unit type	Block	Floor:	Bed	Bath	Unit Area (m <sup>2</sup> )	Covered Balcony (m <sup>2</sup> )	Exclusive Use m <sup>2</sup>	Total Price
1	1	A	GF	2	1	60	Juliet	43	UNRELEASED
2	1	A	GF	2	1	60	Juliet	44	UNRELEASED
3	1	A	GF	2	1	60	Juliet	48	UNRELEASED
4	3	A	GF	2	1	53	Juliet	66	UNRELEASED
5	1	A	GF	2	1	60	Juliet	39	UNRELEASED
6	1	A	GF	2	1	60	Juliet	39	UNRELEASED
7	1	A	1st	2	1	60	Juliet		R1,249,900
8	1	A	1st	2	1	60	Juliet		R1,249,900
9	1	A	1st	2	1	60	Juliet		R1,249,900
10	3	A	1st	2	1	53	Juliet		R1,129,900
11	1	A	1st	2	1	60	Juliet		R1,249,900
12	1	A	1st	2	1	60	Juliet		R1,249,900
13	1	A	2nd	2	1	60	Juliet		R1,249,900
14	1	A	2nd	2	1	60	Juliet		R1,249,900
15	1	A	2nd	2	1	60	Juliet		R1,249,900
16	3	A	2nd	2	1	53	Juliet		R1,129,900
17	1	A	2nd	2	1	60	Juliet		R1,249,900
18	1	A	2nd	2	1	60	Juliet		R1,249,900
19	4	A	3rd	2	1	58	2		R1,299,900
20	4	A	3rd	2	1	58	2		R1,299,900
21	4	A	3rd	2	1	58	2		R1,299,900
22	4	A	3rd	2	1	58	2		R1,299,900
23	4	A	3rd	2	1	58	2		R1,299,900
24	1	B	GF	2	1	60	Juliet	39	UNRELEASED
25	1	B	GF	2	1	60	Juliet	42	UNRELEASED
26	1	B	GF	2	1	60	Juliet	41	UNRELEASED
27	1	B	GF	2	1	60	Juliet	41	UNRELEASED
28	1	B	GF	2	1	60	Juliet	41	UNRELEASED
29	1	B	GF	2	1	60	Juliet	39	UNRELEASED
30	1	B	1st	2	1	60	Juliet		R1,249,900
31	1	B	1st	2	1	60	Juliet		R1,249,900
32	1	B	1st	2	1	60	Juliet		R1,249,900
33	1	B	1st	2	1	60	Juliet		R1,249,900
34	1	B	1st	2	1	60	Juliet		R1,249,900
35	1	B	1st	2	1	60	Juliet		R1,249,900
36	1	B	2nd	2	1	60	Juliet		R1,309,900
37	1	B	2nd	2	1	60	Juliet		R1,309,900
38	1	B	2nd	2	1	60	Juliet		R1,309,900
39	1	B	2nd	2	1	60	Juliet		R1,309,900
40	1	B	2nd	2	1	60	Juliet		R1,309,900
41	1	B	2nd	2	1	60	Juliet		R1,309,900
42	1	C	GF	2	1	60	Juliet	39	UNRELEASED

# Pricelist

Unit	Unit type	Block	Floor:	Bed	Bath	Unit Area (m <sup>2</sup> )	Covered Balcony (m <sup>2</sup> )	Exclusive Use m <sup>2</sup>	Total Price
43	1	C	GF	2	1	60	Juliet	42	UNRELEASED
44	1	C	GF	2	1	60	Juliet	41	UNRELEASED
45	1	C	GF	2	1	60	Juliet	41	UNRELEASED
46	1	C	GF	2	1	60	Juliet	41	UNRELEASED
47	1	C	GF	2	1	60	Juliet	39	UNRELEASED
48	2	C	GF	2	1	64	Juliet	38	UNRELEASED
49	1	C	1st	2	1	60	Juliet		R1,249,900
50	1	C	1st	2	1	60	Juliet		R1,249,900
51	1	C	1st	2	1	60	Juliet		R1,249,900
52	1	C	1st	2	1	60	Juliet		R1,249,900
53	1	C	1st	2	1	60	Juliet		R1,249,900
54	1	C	1st	2	1	60	Juliet		R1,249,900
55	2	C	1st	2	1	64	Juliet		R1,359,900
56	1	C	2nd	2	1	60	Juliet		R1,309,900
57	1	C	2nd	2	1	60	Juliet		R1,309,900
58	1	C	2nd	2	1	60	Juliet		R1,309,900
59	1	C	2nd	2	1	60	Juliet		R1,309,900
60	1	C	2nd	2	1	60	Juliet		R1,309,900
61	1	C	2nd	2	1	60	Juliet		R1,309,900
62	2	C	2nd	2	1	64	Juliet		R1,389,900
63	2	D	GF	2	1	64	Juliet	33	R1,449,900
64	1	D	GF	2	1	60	Juliet	28	R1,399,900
65	1	D	GF	2	1	60	Juliet	30	R1,399,900
66	2	D	GF	2	1	64	Juliet	34	R1,449,900
67	2	D	1st	2	1	64	Juliet		R1,359,900
68	1	D	1st	2	1	60	Juliet		R1,249,900
69	1	D	1st	2	1	60	Juliet		R1,249,900
70	2	D	1st	2	1	64	Juliet		R1,359,900
71	2	D	2nd	2	1	64	Juliet		R1,389,900
72	1	D	2nd	2	1	60	Juliet		R1,309,900
73	1	D	2nd	2	1	60	Juliet		R1,309,900
74	2	D	2nd	2	1	64	Juliet		R1,389,900
75	2	E	GF	2	1	64	Juliet	28	R1,449,900
76	1	E	GF	2	1	60	Juliet	26	R1,399,900
77	1	E	GF	2	1	60	Juliet	30	R1,399,900
78	1	E	GF	2	1	60	Juliet	33	R1,399,900
79	1	E	GF	2	1	60	Juliet	34	R1,399,900
80	2	E	GF	2	1	64	Juliet	37	R1,449,900
81	2	E	1st	2	1	64	Juliet		R1,359,900
82	1	E	1st	2	1	60	Juliet		R1,249,900

Unit	Unit type	Block	Floor:	Bed	Bath	Unit Area (m <sup>2</sup> )	Covered Balcony (m <sup>2</sup> )	Exclusive Use m <sup>2</sup>	Total Price
83	1	E	1st	2	1	60	Juliet		R1,249,900
84	1	E	1st	2	1	60	Juliet		R1,249,900
85	1	E	1st	2	1	60	Juliet		R1,249,900
86	2	E	1st	2	1	64	Juliet		R1,359,900
87	2	E	2nd	2	1	64	Juliet		R1,389,900
88	1	E	2nd	2	1	60	Juliet		R1,309,900
89	1	E	2nd	2	1	60	Juliet		R1,309,900
90	1	E	2nd	2	1	60	Juliet		R1,309,900
91	1	E	2nd	2	1	60	Juliet		R1,309,900
92	2	E	2nd	2	1	64	Juliet		R1,389,900

*Limited Launch Special*

**First 25 buyers pay zero LEVIES for the first 6 months.**

**T's & C's apply.**

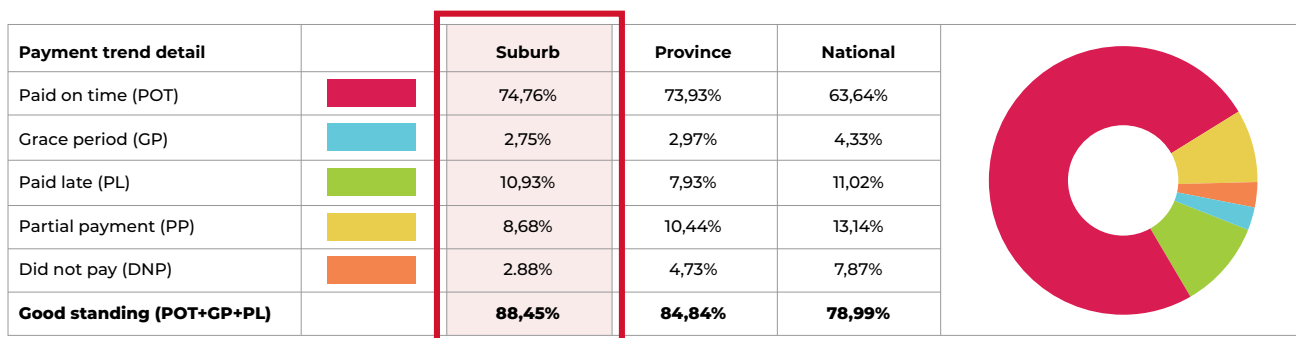
**\* excludes ground floor units**



# Investor corner

## WHY INVEST IN PORTOFINO

Tenant Profile Network (TPN) Report shows why Portofino is such a fantastic investment:



Langeberg Ridge node tenants in good standing compared to the national average



# *Investor benefits*

## Gross rental yield up to 8.16%

Projected rental income for one bed from R90 000 per year

Projected rental income for two bed from R102 000 per year

Pay zero LEVIES for the first 6 months\* (First 25 units only, excludes ground floor units)

Up to 100% bond financing available

Deduct up to R769 945 against taxable income through Section 13sex\*

Transfer and bond fees included\* (Save up to R70 000 in fees!)

No transfer duty payable

Buy directly from the developer

Only R10 000 reservation deposit required (Refundable)

Building insurance & external maintenance covered by levy

Property tax strategies offered by IGrow Chartered Accountants

Company & trust advice and setup through IGrow Trusts



# *Rental management*

## COMPREHENSIVE END-TO-END RENTAL MANAGEMENT THROUGH IGROW RENTALS

- In-house rental agents and managers
- Tenant vetting and placement services
- Rental collection services
- Ingoing and outgoing inspection services
- Maintenance services available

## *Limited Launch Special*

First 25 buyers pay zero LEVIES for the first 6 months.  
T's & C's apply.  
\* excludes ground floor units

*Get in Touch*

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**IGROW**

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The User assumes all responsibility and risk for the use of the information and other material provided. IGrow shall not be liable for any loss, injury, damage, cost, penalty or claim resulting from the use of the materials or projections/assumptions, whether direct or indirect. The User indemnifies IGrow and holds it harmless against any and all liability, loss, damage, penalty, cost or claim of whatsoever nature suffered by any third party in relation to any act or omission by the User in relation to the information and the use thereof by the User. Bond and attorney fees paid by Seller only where appointed attorney attends to registration and transfer. This may also exclude buyers using bank facilities. Fees excluding any bank initiation fee, correspondent attorney fees and courier fees if applicable. \*Levy special limited to the first 25 buyers concluding a successful sale. Levy special not applicable to ground floor apartments.

