

IGROW WEALTH INVESTMENTS

PRIME INVESTMENT

situated close to Tygervalley Mall, Bellville



LAUNCH SPECIAL FOR CASH PURCHASERS:

UP TO R R194 191 IN BENEFITS

2-bedroom Apartments in a fantastic location



Cash Price From*

R912 174

Priced From

R1 049 000

MILESTONE

VIEW



“

The nicest thing about this area must be the fact that it is an affordable suburb to live in, but yet it has all the luxuries that you would need like great shopping malls.

”

Massive Rental demand in Bellville

Perfect location for tenants

The residential suburb of Oakglen, Bellville is just 25 kilometres outside Cape Town CBD. With its central location, it is ideal to visit the V&A Waterfront, various beachfronts and the surrounding winelands. Milestone View is located within the 'Golden Triangle' which has links to the R300, N1 & N2 highways making it easy accessible. The area is well established, providing a safe and friendly atmosphere to the many young entrepreneurs, students and families who live here. Various large companies such as Shoprite, British American Tobacco, Royal Canin and Fruit and Veg are located in the new Brackengate Business Park which is only 7min drive from Milestone View.

Access via the recently upgraded Old Oak Road and the N1 highway, makes the suburb of Oakglen and surrounds a high demand area for rental properties. It is located within minutes' drive to the popular Tygervalley Shopping Centre and surrounding business districts such as Tyger Waterfront – the leading shopping and office space destinations of the northern suburbs.



6 AWESOME THINGS TO DO IN AND AROUND MILESTONE VIEW

- **WORK**
Tyger Waterfront
- **EAT AT**
Parkrun Bellville
- **PRACTICE YOUR SWING**
Bellville Golf Course
- **SOCIALISE AT**
Durbanville Wine Valley Route
- **ENTERTAIN THE KIDS**
Bugs World
- **SHOPPING**
Tyger Valley Shopping Centre





Location

The residential suburb of Oakdale, Bellville is just 25 kilometres from Cape Town CBD. With it's central location, it is ideal to visit the V&A Waterfront, the Blouberg beachfront and surrounding winelands.

Bellville, Cape Town



Amenities

 Travel	
N1 Highway	2.7km
Blouberg Beachfront	26 km
Cape Town CBD	25.2 km
Tygerfalls Business District	5 km
 Education	
Bellville High School	1.8 km
Fairmont High School	7.3 km
Stellenbosch University Business School	5.6 km
Cape Peninsula University of Technology	8.2 km
 Medical	
Intercare Tygervally	4.7 km
Medi Clinic Durbanville	9.1 km
M-Kem 24hour Pharmacy	4.9 km
Panorama Medical Centre	11.3 km
 Shopping	
Brackenfell Hypermarket	1.9 km
Tyger Valley and Tyger Waterfront	3.8 km
SPAR Old Oak	0.9 km
Willowbridge Shopping Centre	5.0 km

Amenities



Why invest in Milestone View

INVESTMENT BENEFITS

9.84%

Gross ROI Projected from **9.84%**

R37 800

Up to R37 800 **Rental Assist** to investors

- ✓ Transfer and bond fees included*
- ✓ Rental income projected from R103 200 (Incl Rental Assist)
- ✓ Benefit from a 55% deduction through Section 13sex tax rebates
- ✓ Company Registration & Trust setup and advice through IGrow Trusts
- ✓ Up to 100% bond financing available
- ✓ High rental demand neighbourhood
- ✓ Up to R194 191 in benefits for first 5 cash purchasers

DEVELOPMENT FEATURES

- ✓ Occupation from mid-2022
- ✓ Security complex with access control
- ✓ Fibre ready

INVESTMENT OVERVIEW

- ✓ 55% deduction through Tax 13Sex
- ✓ Only pay first bond installment from date of registration

Projected income from:

R103 200+ p/a

Apartments selling from:

R1 049 000

COMPREHENSIVE END-TO-END RENTAL MANAGEMENT IGROW RENTALS, OUR IN-HOUSE RENTAL MANAGERS

- ✓ Tenant vetting & placement
- ✓ Rental collection
- ✓ Ingoing & outgoing inspections
- ✓ Maintenance service available

MASSIVE TAX INCENTIVE FOR INVESTORS

Section 13sex of the Income Tax Act applies where up to 55% of the purchase price can be used as a deduction against the investor's income for tax purposes when purchasing five or more properties.

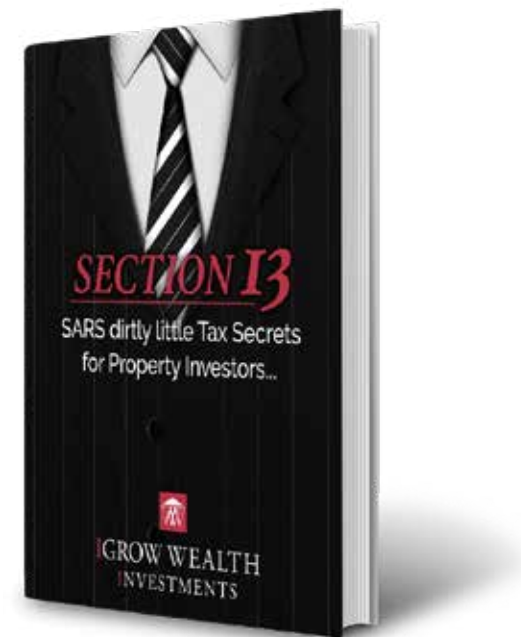
Enjoy 20 years of tax deductions through Section 13sex.



20
years
Tax deduction through
Section 13sex tax rebates

55%

deduction through Section
13sex tax rebates



Visit our website for more information on this amazing tax incentive.

www.igrow.co.za



Site Development Plan



Ground Floor Plan



First Floor Plan



Second Floor Plan

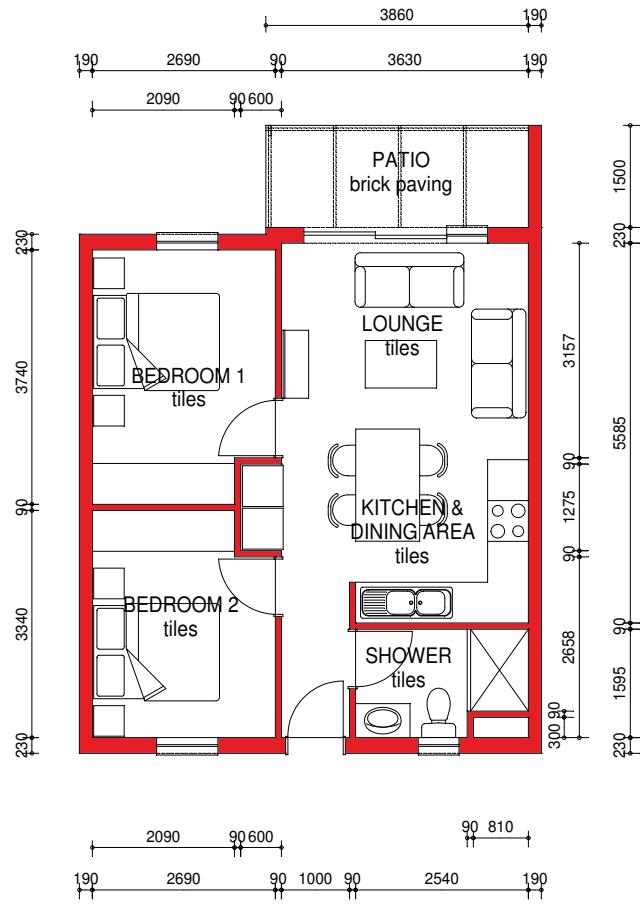


Third Floor Plan



Unit Plans

TYPE A - GROUND FLOOR



2 Bedrooms | 1 Bathroom | 1 Parking Bay

From R1 199 000 (Ground Floor)

Cash price from R1 042 609*

Unit area - 51m² + 6m² patio and private garden

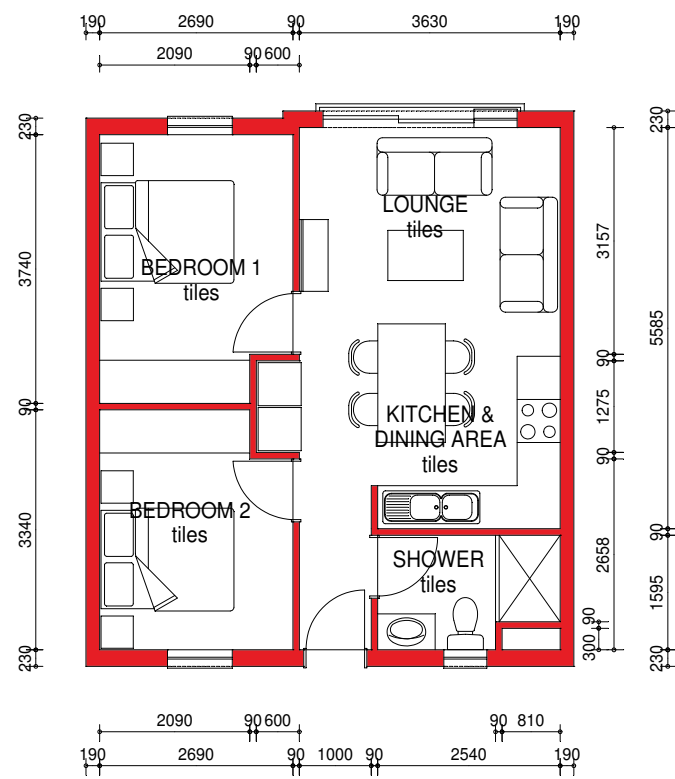
Exclusive use gardens to ground floor units

Projected rental from R7 800 p/m

R37 800 Rental Assist*

Unit Plans

TYPE B - 1ST, 2ND & 3RD FLOOR



Unit Size: 51m²



2 Bedrooms | 1 Bathroom | 1 Parking Bay
From R1 049 000 (1st, 2nd & 3rd Floor)

Cash price R912 174*

Unit area - 51m²

Juliet balcony

Projected rental from R7 500 p/m

R34 800 Rental Assist*



Get in Touch

IGrow is a group of property investment companies which assists property investors to achieve financial independence by building lasting wealth through high-performing property portfolios.

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