

# IGROW WEALTH INVESTMENTS



Studio & one, two, three bedroom

**Priced from R709 900**

**Silvermine**  
Conradie Park, Pinelands, Cape Town



# FORWARD THINKING INNOVATIVE AFFORDABLE

With over 10 000m<sup>2</sup> of retail space planned for Conradie Park, there is something for everyone. From the major shopping center located in the western corner of the site to the numerous pocket retail spaces located on the foot of most buildings.



Luxury apartments with top quality finishes such as ceran top stoves, vinyl flooring and caesarstone countertops.

Choose between a studio apartment, one, two or three bedroom apartments.

**PRICED FROM R709 900**

Pinelands, Cape Town



EVERYTHING YOU WOULD EXPECT, AND MORE...



# ABOUT CONRADIE PARK

Conradie Park is a new mixed-income, mixed-use housing development in Cape Town. The R3-billion, 22-hectare development – a partnership between developers Concor and the Western Cape Government – comprises more than 3 500 homes. It's located near main arterial routes and the Mutual and Thornton railway stations in Pinelands, a Cape Town suburb best known for Mutual Park, the enormous local headquarters of Old Mutual.

With plans for numerous businesses, two affordable private schools, three crèches, an aspirational convenient retail centre, business hotel, medical facilities, doggy day-care, town square & community centre a number of pocket-parks and a 22,000m<sup>2</sup> linear park with its Saturday morning "Park Run" already plotted, the development is being touted as an 'affordable, sustainable, self-contained town for the future!'

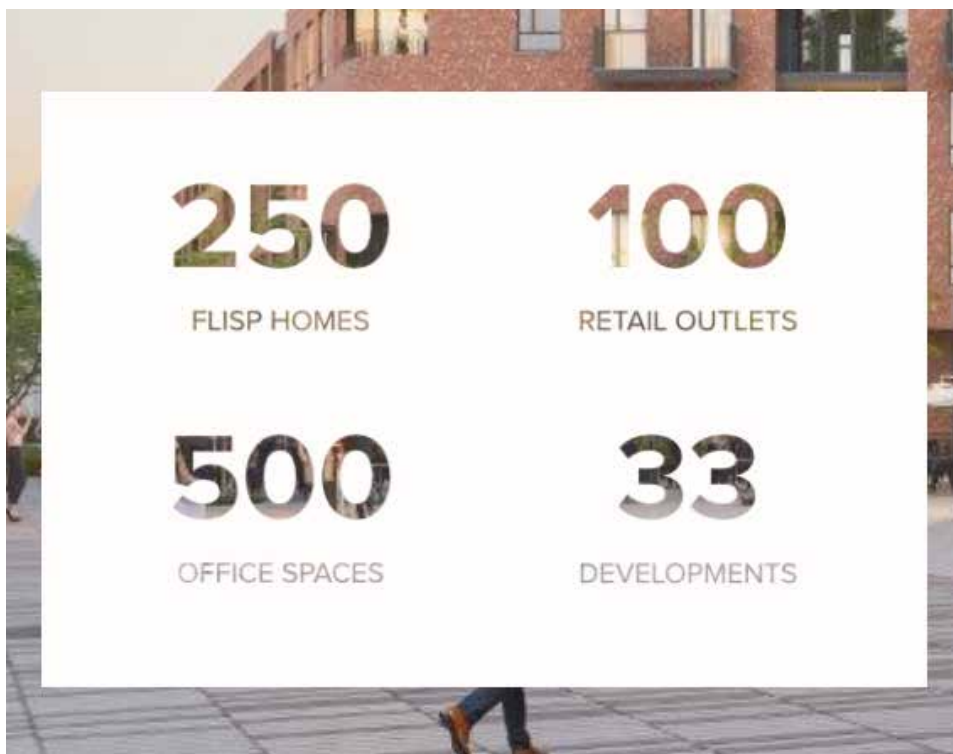
We cater for all income and age groups, embracing all stages of one's life cycle, from infancy, ensuring an opportunity to safe, forward thinking, innovative and affordable education to job opportunities both onsite and within the nearby areas and close to the Cape Town CBD, to secure retirement opportunities within a sustainable green urban park with the necessary medical and frail care facilities.





CONRADIE  
PARK





ALL IN ONE LIFESTYLE



## DEVELOPMENT FEATURES

Featuring a state-of-the-art security system which includes biometric access control, full CCTV and a manned security. In addition, access to the development, Conradie Park, is constantly monitored by perimeter surveillance and license plate recognition cameras.

ALL IN ONE LIFESTYLE



# A LIFESTYLE LIKE NO OTHER

The goal, ultimately, is for Conradie Park to become a space where people can improve their lives, and the balance of price points available in the development provides opportunity for upward movement on the property ladder. It also allows Concor and the local government to build and sell affordable units, knowing that the business model gives them the support – and built-in sustainability – to do that.





**Silvermine**  
Now Selling



Forest Drive Service Road



Retirement  
Coming Soon

Primary School  
Coming Soon

Secondary School  
Coming Soon

Sports Centre  
Coming Soon

- |  |  |  |  |
|--|--|--|--|
| <b>S</b> Silvermine - NOW SELLING          | <b>K</b> Kings Blockhouse                  | <b>M</b> Modern Rental units - coming soon | <b>M</b> Modern Rental units - coming soon |
| <b>M</b> Modern Rental units - coming soon | <b>M</b> Modern Rental units - coming soon | <b>P</b> Primary School - coming soon      | <b>S</b> Secondary School - coming soon    |
| <b>R</b> Retirement - coming soon          | <b>R</b> Retirement - coming soon          | <b>S</b> Sports Centre - coming soon       | <b>B</b> Boulders                          |
| <b>P</b> Paarl Rock                        | <b>C</b> Commercial - coming soon          |  |  |

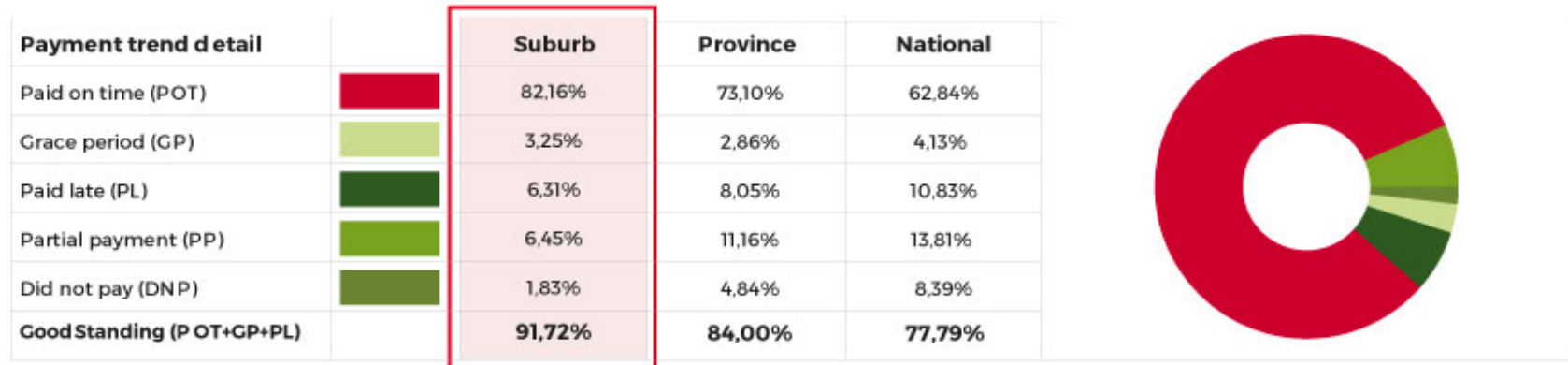


Amenities

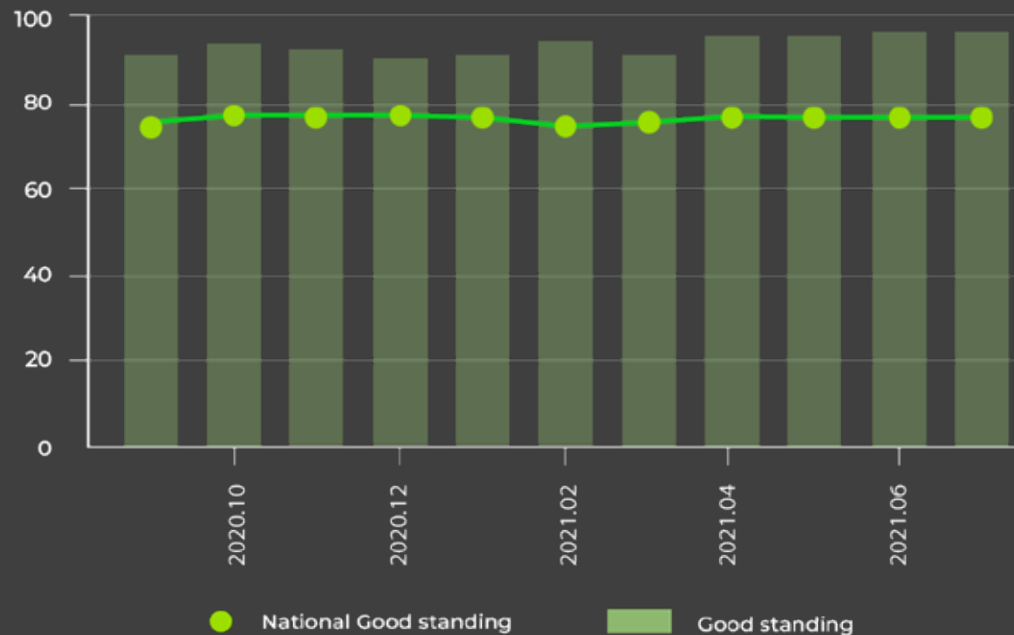
	<div><div></div><div>Travel</div></div>		
	My Citi Bus stop under construction	ON-SITE	
	Metrorail services under construction	Walking distance	
	Cape Town International Airport	12.3km	
	<div><div></div><div>Education</div></div>		
	University Cape Town	5.6km	
	Pinelands High School	220m	
	Pinelands Primary School	1.3km	
	<div><div></div><div>Recreational activities:</div></div>		
	Century City	9.5km	
	V & A Waterfront	13.5km	
	Howard Centre	600m	
	<div><div></div><div>Medical</div></div>		
	Life Vincent Palotti Hospital	3.2km	
	Tygerberg Hospital	11.7km	
	Red Cross Childrens Hospital	4.4km	
	Groote Schuur Hospital	5.7km	

# Tenant payment profile for area

Payment trends of tenants who pay a monthly rental income



## Market comparison



# Why invest in Silvermine

## Investment benefits

# 11,03%

Gross ROI projected from **11,03%**

- ✓ Rental income projected from R6 800 to R9 300 per month
- ✓ Bond and transfer fees included
- ✓ Up to 100% bond financing available
- ✓ Deduct up to R934 945 against taxable income through Section 13sex tax incentives\*
- ✓ Buy directly from the developer
- ✓ Tenant insurance offered - secure your rental income
- ✓ No transfer duty payable
- ✓ Property tax strategies offered by IGrow Chartered Accountants
- ✓ Company & trust advice and setup through IGrow Trusts
- ✓ 3% reservation deposit required (refundable should financing not be approved)

Rental income from:

***R6 800 to  
R9 300 p/m***

Apartments selling from:

***R709 000***



## Apartment features

- ✓ Fibre installed to all units
- ✓ Built-in cupboards in bedrooms and kitchen
- ✓ Engineered stone kitchen countertops
- ✓ Washing machine/dishwasher point in kitchen
- ✓ Vinyl flooring for low maintenance
- ✓ Clever site design with natural lighting
- ✓ Centralised, energy efficient, heat-pump hot water system
- ✓ Hot and cold water meters installed to each apartment
- ✓ Pre-paid electricity meters to each apartment
- ✓ Modern sanitary finishes
- ✓ No allocated parking bays - ample provision made
- ✓ Building insurance covered by levy
- ✓ Five year NHBRC warranty



## Development features

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- ✓ More than 3 000 properties upon completion
- ✓ Two affordable private schools & three creches
- ✓ Convenient retail centre & Sports field
- ✓ Medical facilities
- ✓ Doggy day-care
- ✓ Retirement Village with Frail Care facility
- ✓ Community centre with number of pocket parks
- ✓ Electrified perimeter fencing
- ✓ Biometric access controlled with LPR-cameras
- ✓ On public transport routes (Mutual Station and future MyCiti)
- ✓ High-demand rental area
- ✓ Ideal location with easy access to major freeways





Convenient retail centre



Medical facilities



Doggy day-care



Affordable private schools & Sports field



Retirement Village with Frail Care facility



Electrified perimeter fencing

## Comprehensive end-to-end rental management igrow rentals, our in-house rental managers

- ✓ In-house rental agents and managers
- ✓ Tenant vetting and placement services
- ✓ Rental collection services
- ✓ Ingoing and outgoing inspection services
- ✓ Maintenance service available
- ✓ Rental insurance available - secure your rental income

## 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.

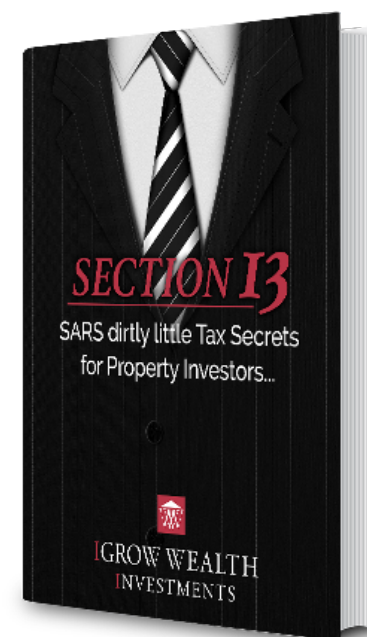


**20**  
years

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](http://www.igrow.co.za)



Silvermine

# Ground Floor Plan



# First Floor Plan



# Second Floor Plan



# Third Floor Plan



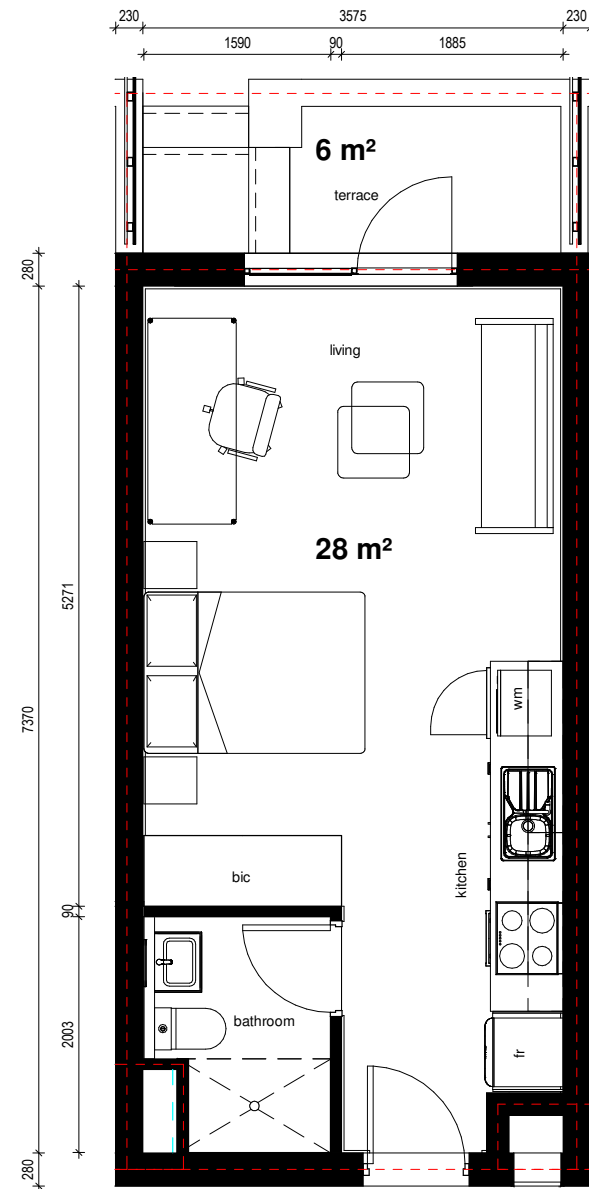


Silvermine

# Studio

## From R739 900

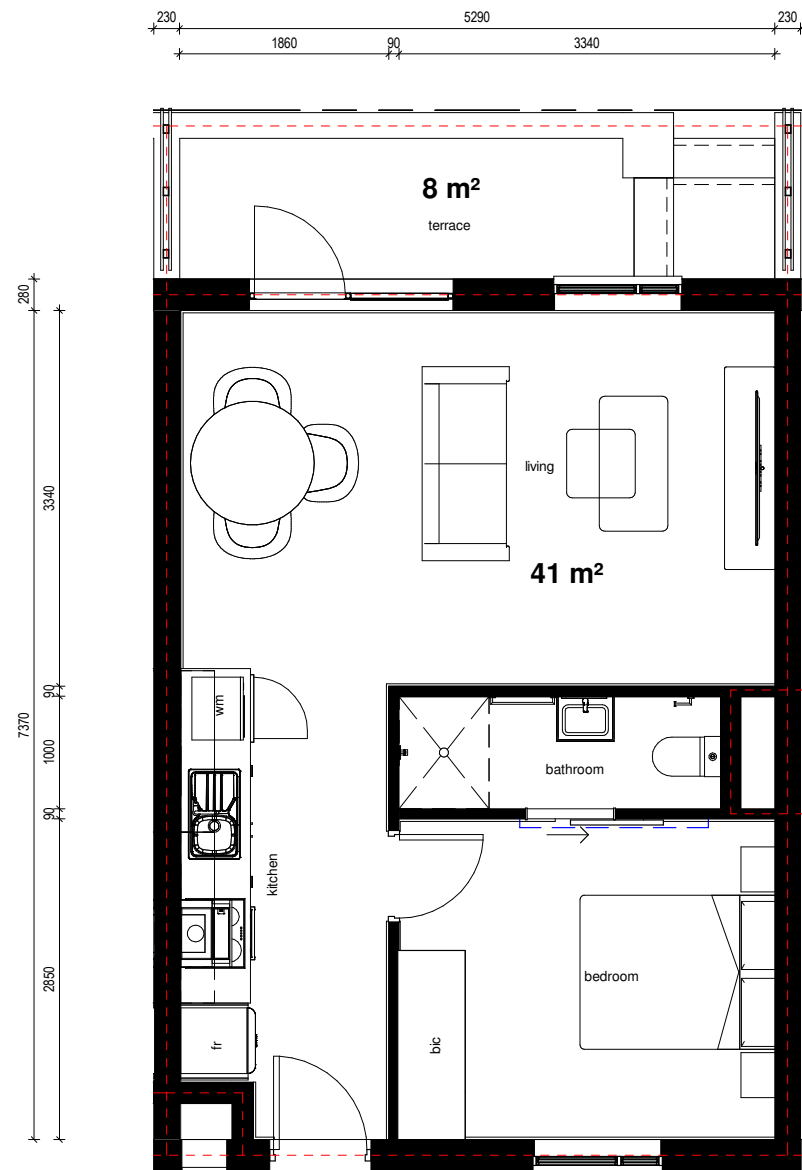
Unit size - 28m <sup>2</sup>
Bond and transfer fees included
Projected rental income from - <b>R6 800 p/m</b>
Projected monthly bond repayment @30yr, 7,25% - <b>R5 047</b>
Projected monthly levy - <b>R894</b>
Projected monthly rates - <b>R209</b>
Est. monthly shortfall - R132 p/m



# One bedroom, one bathroom

## From R859 900

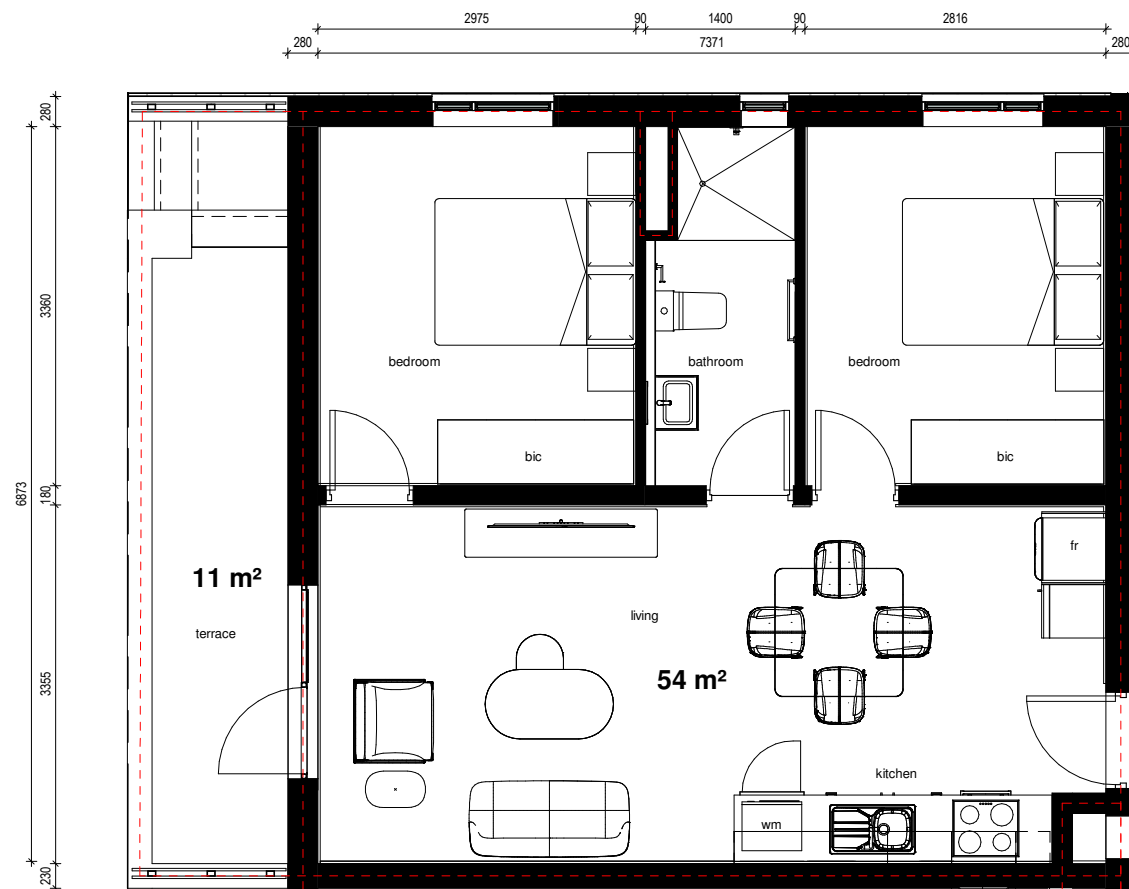
Unit size - 41m <sup>2</sup>
Bond and transfer fees included
Projected rental income from - <b>R7 400 p/m</b>
Projected monthly bond repayment @30yr, 7,25% - <b>R5 866</b>
Projected monthly levy - <b>R1 090</b>
Projected monthly rates - <b>R266</b>
Est. monthly shortfall - R673 p/m



# Two bedroom, one bathroom

## From R1 399 900

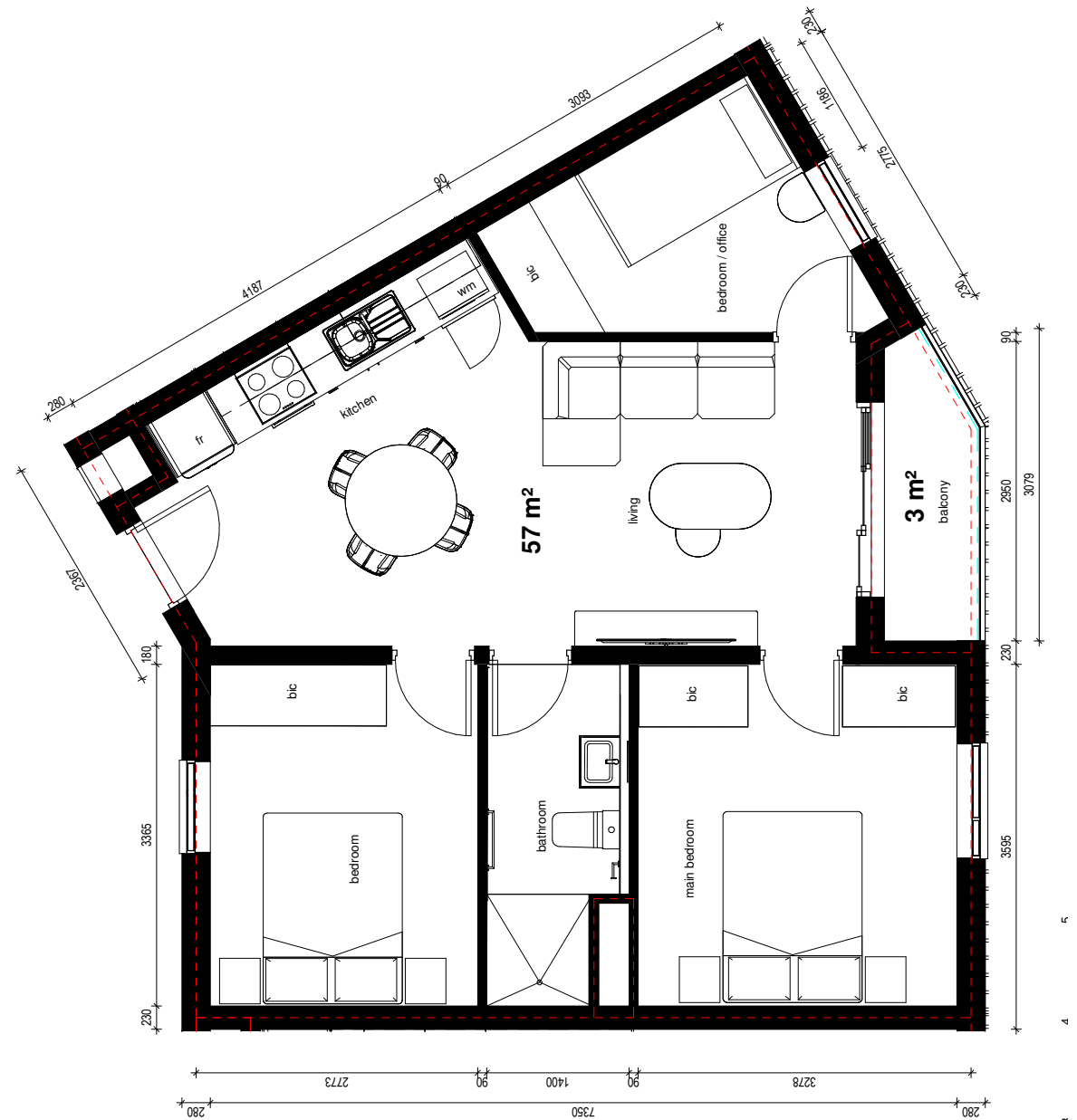
Unit size - 54m <sup>2</sup>
Bond and transfer fees included
Projected rental income from - <b>R8 300p/m</b>
Projected monthly bond repayment @30yr, 7,25% - <b>R9 550</b>
Projected monthly levy - <b>R1 622</b>
Projected monthly rates - <b>R523</b>
Est. monthly shortfall - R4 349 p/m



# Three bedroom, one bathroom

## From R1 549 900

Unit size - 57m <sup>2</sup>
Bond and transfer fees included
Projected rental income from - <b>R9 300 p/m</b>
Projected monthly bond repayment @30yr, 7,25% - <b>R10 573</b>
Projected monthly levy - <b>R1 790</b>
Projected monthly rates - <b>R594</b>
Est. monthly shortfall - R4 726 p/m





## 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.

Contact us for more information:

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