



de la Casa

Swallow Hills Lifestyle Estate





LIVE -INVEST @ SWALLOW HILLS ESTATE

Riverfields - In the heart of the Ekurhuleni Aerotropolis

delaCasa@Swallow Hills Estate is an astute investment option for those looking to live in Riverfields or seeking to expand their property portfolio in an area that has historically delivered excellent returns.

Houses selling from
R 1 295 000



ABOUT

Here you will be within walking and cycling distance of other planned developments, including a neighbourhood shopping centre, a regional mall, medical suites and a mixed-sports centre.

The estate offers full access control, 24-hour security, a solid perimeter wall with electric fencing and cameras, private play and activity parks with an entertainment area and lifestyle centre for the exclusive use of residents.



Location


Quintessential Living in the perfect location

delaNasa@Swallow Hills Estate forms part the already impressive investment and lifestyle node of Riverfields, located in the heart of Ekurhuleni's Aerotropolis.

delaNasa@Swallow Hills is centrally located in Riverfields, with the prestigious Gleneagle Estate as neighbour, offering easy access to the R23 and R21 Albertina Sisulu provincial routes.






 TRAVEL	DISTANCE
OR Tambo International Airport	12 km
Pretoria CBD	5.5 km
R21	1.5 km
N1	20 km

 EDUCATION	DISTANCE
Laerskool Kruinsig	3,9 km
Curro Serengeti	4,7 km
Hoerskool Kempton Park	4,5 km
Shangri – La Academy	3,7 km

 MEDICAL	DISTANCE
Netcare Linmed	15 km
Arwyp Medical Centre and Hospital	5.8 km
Medicross Medical Centre	6.2 km
Dischem Glen Acres	3.1 km

 SHOPPING CENTRES	DISTANCE
Emperor's palace	11,3 km
Irene Village Mall	23 km
Festival Mall	6,9 km
Riverfields MTB Park	800 m







Why live-invest in delaCasa@swallowhills

RAPID GROWTH NODE

delaCasa@swallowhills will provide much needed well priced houses for the rapid expanding commercial and industrial nodes around the Oliver Tambo International Airport and along the R21 towards Tswane.

With multinationals such as Bosch, Caterpillar, DHL, DB Schenker and others only minutes away, delaCasa@swallowhills will be the perfect capital growth investment.

The latest Property 24 growth statistics show the average plot in Glen Marais (including Swallow Hills) is now selling for R 1 550 000.

At delaCasa you can purchase a plot and a house for R 1 295 000, making this the perfect priced property to live-invest in.

SOLD ERVEN

This graph shows the annual number of sold erven and average sold price in Glen Marais, as registered in the South African Deeds office.



Investment Benefits

- ✓ Transfer and bond fees included*
- ✓ Up to 100% bond financing available assisted by IGrow Homeloans
- ✓ Occupation from April 2022
- ✓ Prepaid water & electricity meters
- ✓ Fibre-to-home
- ✓ Secure complex – 24hr security & access control
- ✓ One parking bay & garage per apartment
- ✓ Communal spaces and landscaped parks and children's playgrounds
- ✓ Outdoor gym
- ✓ Entertainment areas and lifestyle centre

COMPREHENSIVE END -TO-END RENTAL MANAGEMENT

- ✓ IGrow Rentals - our in-house rental managers
- ✓ Tenant vetting & placement
- ✓ Rental collection
- ✓ Ingoing & outgoing inspections
- ✓ Maintenance service available

Projected yearly income from:

R132 000

Houses selling for from:

R1 295 000*







Gross ROI up to:

10,49%





Site Development Plan

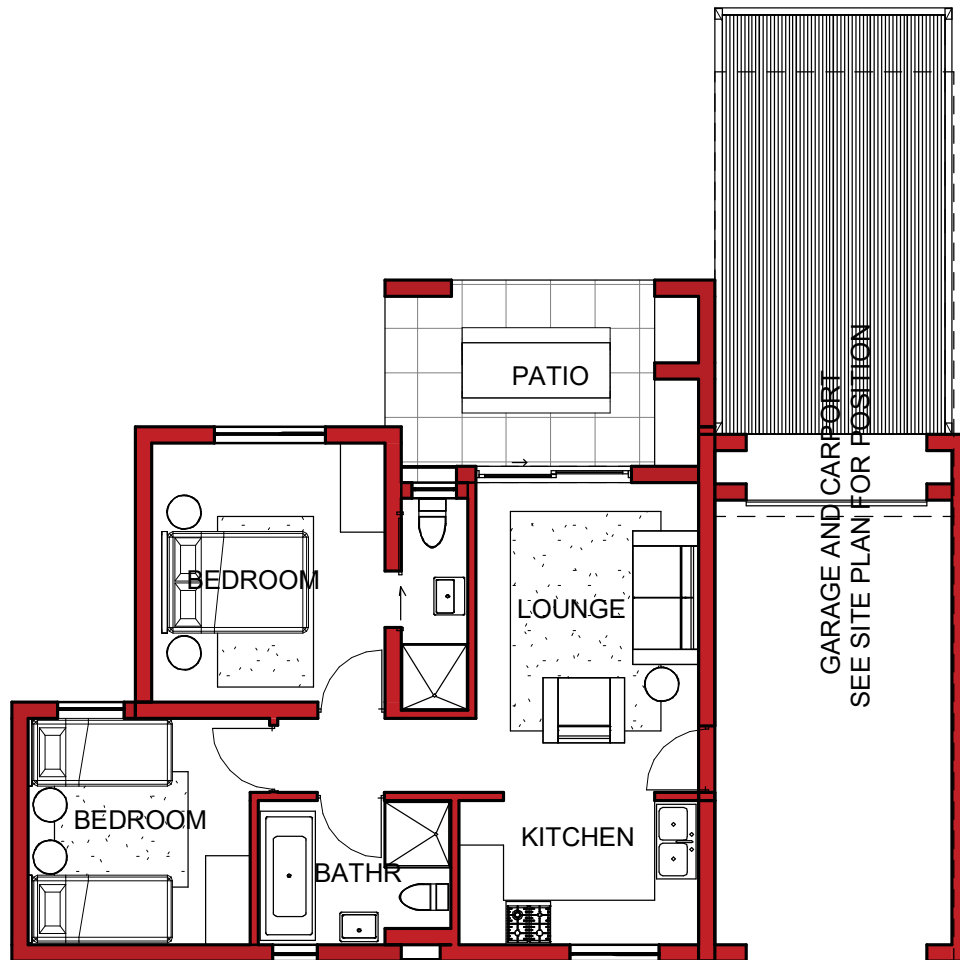
						
UNIT TYPE	TYPE 1	TYPE 2	TYPE 2B	TYPE 3	TYPE 3B	TYPE 4
Bedrooms:	3	2	2	2	2	3
Garages:	2	1	1	1	1	1
Carports:	-	1	1	1	1	1
Unit size:	91m ²	60m ²	60m ²	61m ²	61m ²	74m ²
Patio:	12m ²	11m ²	11m ²	11m ²	11m ²	11m ²
Garage:	47m ²	25m ²	25m ²	25m ²	25m ²	25m ²
Carport:	-	18m ²	18m ²	18m ²	18m ²	18m ²
TOTAL:	150m²	114m²	114m²	115m²	115m²	128m²
Stand size:	Unit 1 - 261m ²	Unit 3 - 190m ² Unit 11 - 408m ² Unit 12 - 183m ² Unit 15 - 210m ² Unit 16 - 188m ² Unit 20 - 188m ² Unit 22 - 257m ² Unit 27 - 262m ² Unit 28 - 176m ² Unit 30 - 172m ²	Unit 2 - 190m ² Unit 4 - 210m ² Unit 13 - 215m ² Unit 19 - 188m ² Unit 21 - 188m ² Unit 26 - 202m ² Unit 29 - 176m ²	Unit 5 - 262m ² Unit 7 - 203m ² Unit 9 - 203m ² Unit 14 - 213m ² Unit 24 - 187m ²	Unit 6 - 194m ² Unit 8 - 195m ² Unit 10 - 185m ² Unit 17 - 217m ² Unit 23 - 186m ² Unit 25 - 186m ²	Unit 18 - 331m ² Unit 31 - 262m ²
No. of units	1	10	7	5	6	2



Unit types



Unit type 2



R1 295 000

2 bedrooms | 2 bathrooms

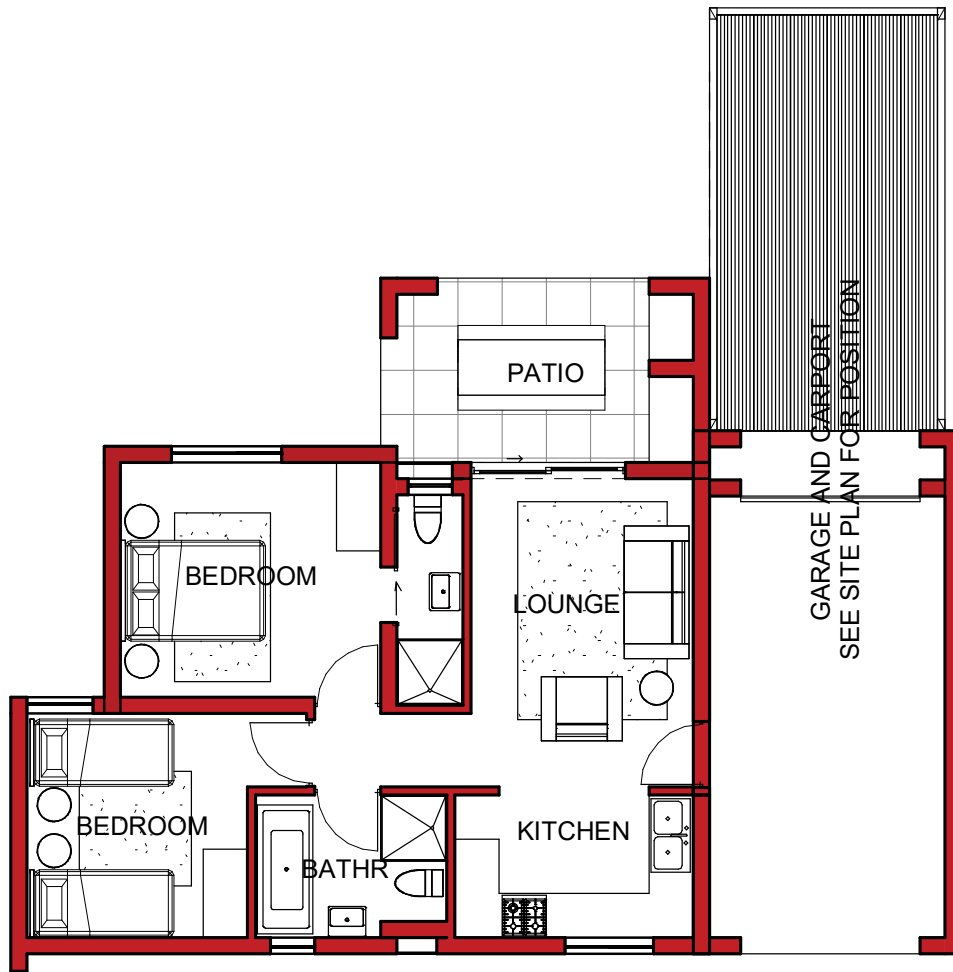
Unit area - 114m²

Including patio-balcony

Rentals from R9 000 p/m

Garage Carport

Unit type 2B



R1 295 000

2 bedrooms | 2 bathrooms

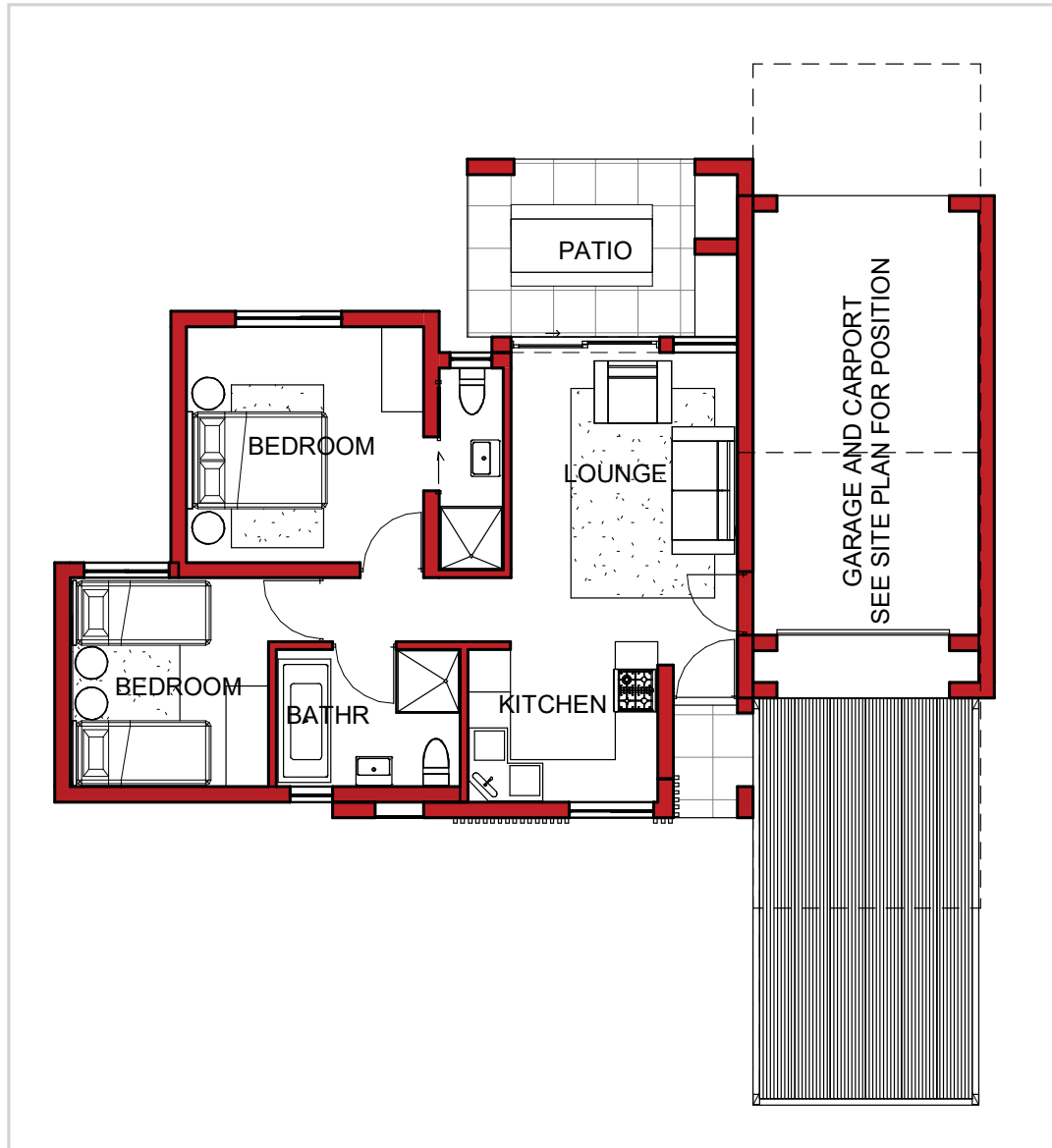
Unit area - 114m²

Including patio-balcony of 3m²

Rentals from R9 000 p/m

Garage Carport

Unit type 3 +3B



R1 295 000

2 bedrooms | 2 bathrooms

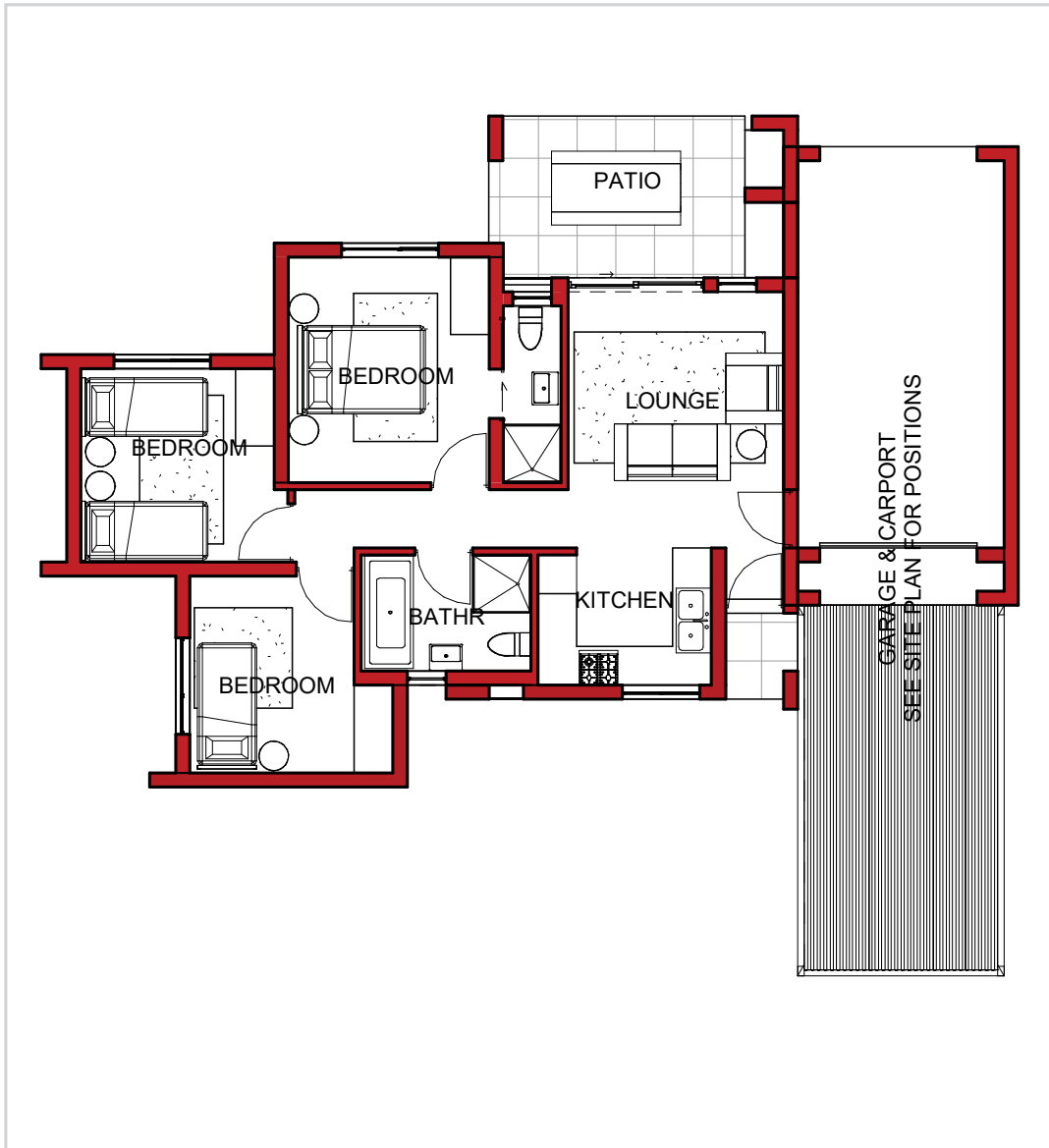
Unit area -115m²

Including patio-balcony

Rentals from R9 000 p/m

Garage Carport

Unit type 4



R1 395 000

3 bedrooms | 2 bathrooms

Unit area -128m²

Including patio-balcony

Rentals from R11 000 p/m

Garage Carport



For more information

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