

**PHASE 1 NOW SELLING  
ONLY 24 UNITS AVAILABLE**

# Burgoyne Heights

RICHWOOD  
CAPE TOWN



**2 Bedroom Apartments  
now selling from  
R995 000**

**SECURE, LUXURY LIFESTYLE LIVING**

# Why Burgoyne Heights

## INVESTMENT BENEFITS

- ✓ Transfer fees included\*
- ✓ Projected rental income up to R96 000 per year
- ✓ Up to 100% bond financing available
- ✓ Neighbourhood with well-designed infrastructure and roads
- ✓ Plenty of recreational amenities in surrounds
- ✓ Strong rental demand for apartments in this area
- ✓ Public 9-hole golf course and clubhouse in close proximity
- ✓ Riverside College located in Burgundy Estate – pre-primary to matric

## INVESTMENT OVERVIEW

- ✓ 100% bond financing available at all the major banks through IGrow Homeloans
- ✓ Only pay first bond instalment on registration after occupation is tendered
- ✓ R40 000 reservation deposit required to secure (refundable should finance not be approved)

Apartments selling from:

**R995 000**

Rental income from:

**96 000 p/a**

## Comprehensive End-to-End Rental Management

- ✓ Expected occupation April 2019
- ✓ 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 55% or more of the purchase price can be used as a deduction against the investor's income for tax purposes when purchasing five or more properties.

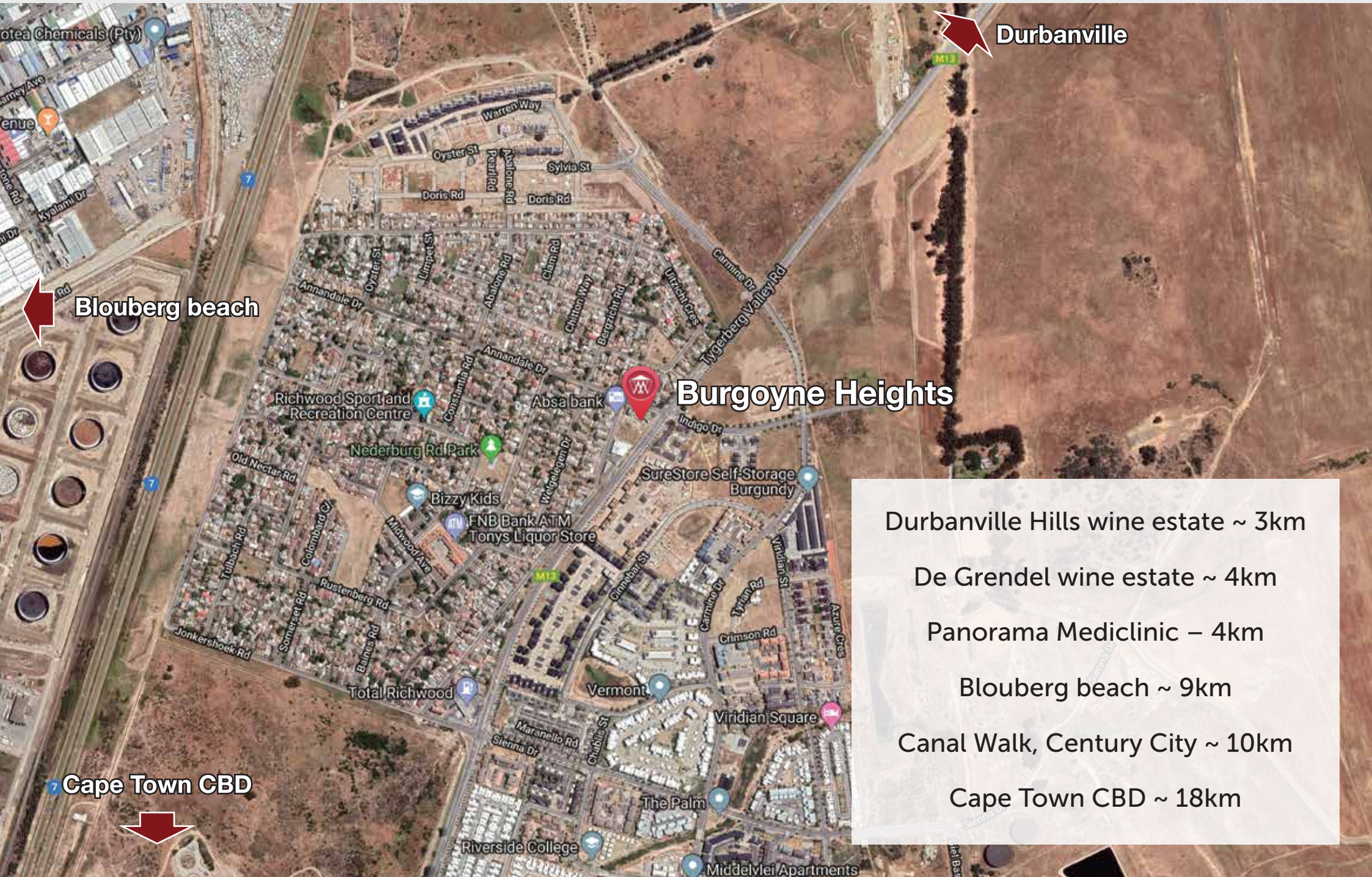
Purchase five properties and enjoy 20 years of tax deductions through Section 13sex.

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

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



# Aerial Location



Durbanville

Blouberg beach

Burgoyne Heights

Cape Town CBD

- Durbanville Hills wine estate ~ 3km
- De Grendel wine estate ~ 4km
- Panorama Mediclinic – 4km
- Blouberg beach ~ 9km
- Canal Walk, Century City ~ 10km
- Cape Town CBD ~ 18km

# Location

The apartment complex of Burgoyne Heights is located in the Richwood area of Cape Town, a suburb 18 kilometres north-east of the city centre. Less than 10km from the pristine beaches of Bloubergstrand, and nestled between the De Grendel and Durbanville Hills wine farms, Burgoyne Heights is close to the best that Cape Town has to offer. There is access to town via the N7 or N1 and world-class shopping centres are within easy driving distance, such as Canal Walk (Africa's leading super-regional shopping centre) Platteklouf and Willowbridge shopping centres.



# Features

Modern, comfortable designs



Granite kitchen countertops



Quality wood laminated floors in bedrooms, tiles elsewhere



Ground floor apartments have private gardens with built-in braai



Apartments on 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors have built-in braais on balconies



Kitchen cabinets with ample storage & a kitchen island



One point for dishwasher or washing machine



One parking bay per apartment



Pre-paid electricity, water and gas geysers



A Dstv/wifi connection point



# UNIT PLANS

Apartments with 2 bedrooms & 1 bathroom

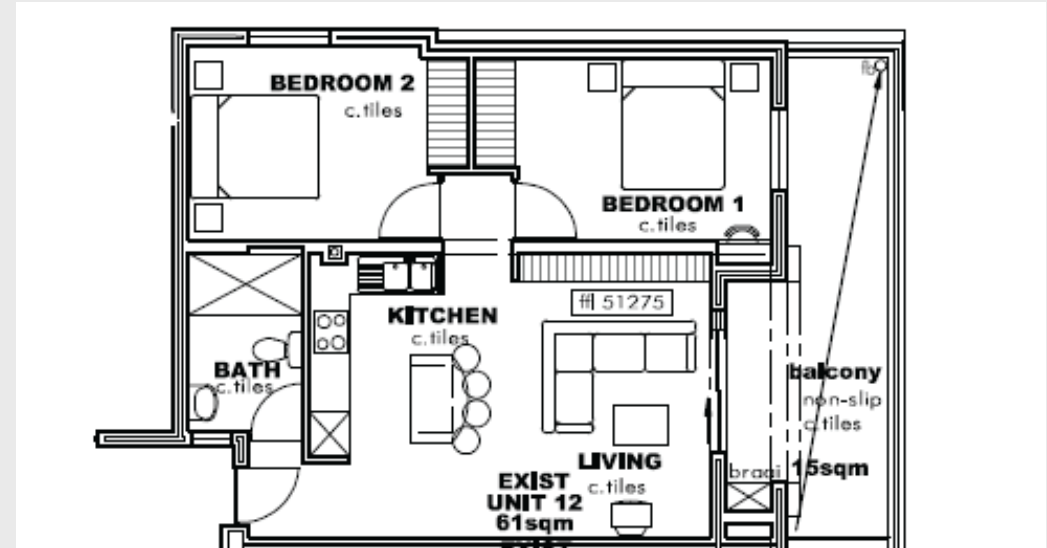
Ground-floor from R1 149 000

First-floor from R1 075 000

Second- & third-floor from R995 000

Projected annual rental income up to R96 000 (from occupation)

- Spacious apartments with up to 89m<sup>2</sup> including balcony/private garden
- Projected rates & taxes from R500 p/m + body corporate (levies) from R1 000 p/m
- Transfer fees included\*



## DESIGN OF BURGoyNE HEIGHTS

These modern apartments have been cleverly designed to maximise the use of space. The apartments have quality finishes, such as wood laminated flooring, granite kitchen countertops and a kitchen island. Residents will enjoy a secure environment and have quick access to all major routes, business districts, shopping malls and recreational facilities.

Each apartment has 2 bedrooms, with built-in cupboards, and modern wall sockets including USB connection points for ease charging of devices. The main bedroom includes a small built-in desk or vanity nook – a nice additional touch. The apartments are ideally situated in Cape Town's western suburbs, close to Durbanville's winelands and the Blouberg beachfront



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

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\*Transfer fees paid by Seller only where appointed attorney attends to registration and transfer. Excludes any bond registration fees, bank initiation fees, correspondent attorney fees and courier fees, if applicable.