

THE Radley

BELLVILLE, WESTERN CAPE

One and two bedroom apartments

Ideally priced buy-to-let investment – Selling from R956 890





About The Radley

BELLVILLE, WESTERN CAPE

One and two bedroom apartments

The Radley is well situated in an established suburban neighbourhood, in the sought after Northern Suburbs of Cape Town. The ideal central location offers easy access to major arterial routes, as well as the bustling Bill Bezuidenhout and Voortrekker Road. The business hubs of Parow and Bellville are in close proximity for the working professional, with an array of schooling systems such as The University of the Western Cape and Cape Peninsula University of Technology, nearby. With only 59 units, the exclusivity of privacy in this development is unmatched! It offers one- and two-bedroom apartments with smart designs and top tier modern fittings. Enjoy scenic Table Mountain and Stellenbosch Mountain Views from the communal rooftop terrace fitted with braai facilities



Buy-to-let investment opportunity



Priced from **R956 890**

High rental demand node

Up to R53 520 rental assist to investors

*Deduct up to R738 039 against taxable income through Section 13sex tax incentives**

Secure on-site parking

Occupation from March 2025

Bond and transfer fees included



One bed | one bath

Priced from **R956 890**

Two bed | one bath

Priced from **R1 176 890**



Amenities

➤ Travel

<i>Voortrekker Road, Bellville</i>	550 m
<i>Cape Town CBD</i>	24,4 km
<i>Stellenbosch</i>	26,2 km
<i>Cape Town International Airport</i>	13,2 km

₹ Education

<i>University of the Western Cape</i>	5,7 km
<i>Cape Peninsula University</i>	5,3 km
<i>University Stellenbosch - Medical campus</i>	6,4 km
<i>Bellville High</i>	1,5 km

🏥 Medical

<i>Netcare Kuilsriver</i>	4,4 km
<i>Tygeberg Hospital</i>	6,4 km
<i>Panorama Medi-Clinic</i>	9 km
<i>M-Kem 24 hour pharmacy</i>	2,1 km

🎮 Recreational activities

<i>Tyger Valley Shopping Centre</i>	3,8 km
<i>Bellville Parkrun</i>	2,5 km
<i>Nobel Park Shopping Centre</i>	190 m
<i>Zone Fitness</i>	1 km





Ground floor plan



First floor plan



Second floor plan



Third floor plan






Fourth floor plan



One bedroom apartment

Priced from **R956 890**

 1 Bed  1 Bath  1 Parking

One secure parking bay per apartment
Bond and transfer fees included

<i>Unit size (no balcony)</i>	32m²
<i>Projected rental income from</i>	R6 300 p/m
<i>Projected monthly bond repayment @30yr, 11.75%</i>	R9 659
<i>Estimated levy</i>	R587
<i>Estimated property rates</i>	R312



Two bedroom apartment

Priced from **R1 176 890**



2 Bed



1 Bath



1 Parking

One secure parking bay per apartment

Bond and transfer fees included

Up to R53 520 rental assist to investors

Average unit size (excl. balcony)

45m² - 50m²

Projected rental income from

R7 300 p/m

Projected monthly bond repayment @30yr, 11.75%

R11 880

Estimated levy

R826

Estimated property rates

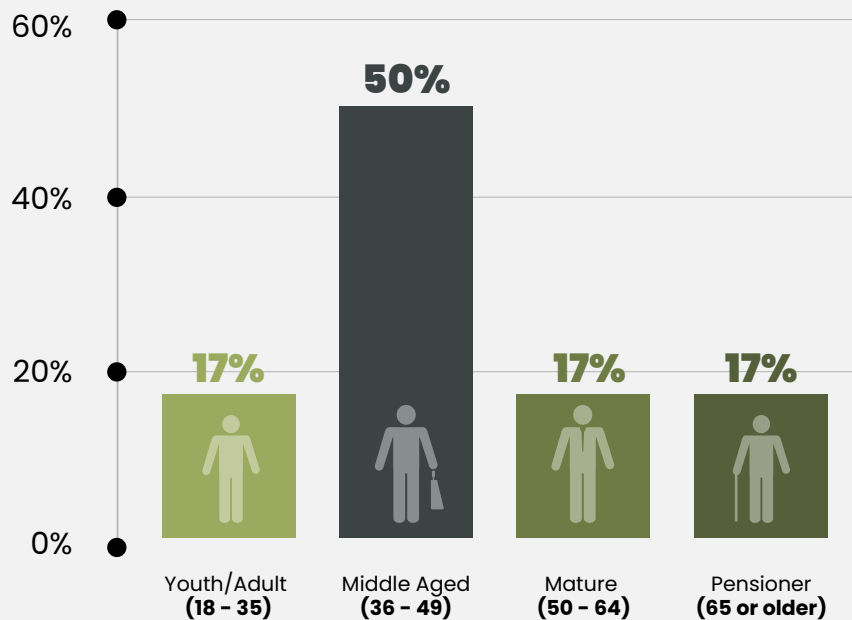
R417





AREA STATISTICS

Age of recent buyers



AREA GROWTH

Sectional Title over 4 years

Capital growth in rand value

R342 000

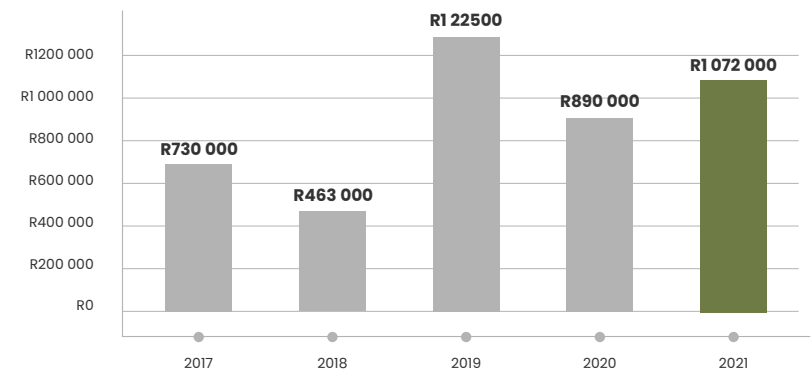
Total growth

46,8%

Average growth per annum

11,7%

Annual sales since 2017- Sectional Title



Investment benefits

- ✓ **Gross rental yields up to 9,72%**
- ✓ **Deduct up to R738 039** against taxable income through Section 13sex tax incentives*
- ✓ **Tenant insurance included for 12 months** (Provide legal costs up to R120 000 in the event of eviction and covers 5 and half months rental loss)
- ✓ **Up to R53 520 rental assist** to investors
- ✓ Bond and transfer fees included
- ✓ **Save up to R71 000 in attorney fees**
- ✓ No transfer duty payable
- ✓ Buy directly from the developer
- ✓ Up to 100% bond financing available
- ✓ High rental demand node
- ✓ **Rental income projected from R6 300 to R8 100 per month**
- ✓ IGrow Rentals will place and manage your tenant for you
- ✓ Tenant insurance offered - secure your rental income
- ✓ Property tax strategies offered by IGrow Chartered Accountants
- ✓ Company & trust advice and setup through IGrow Trusts
- ✓ R10 000 reservation deposit required (refundable should financing not be approved)
- ✓ **Occupation projected from March 2025**

Rental income from:

R6 300 p/m

Apartments selling from:

R956 890





Apartment features

- ✓ *Fibre installed to all units*
- ✓ *Quartz kitchen countertops*
- ✓ *Glass stove tops - energy saving*
- ✓ *Washing machine/dishwasher point in kitchen*
- ✓ *Tiled throughout for low maintenance*
- ✓ *Clever site design with natural lighting*
- ✓ *Certain two bedroom apartments come with large balconies with two sliding doors*
- ✓ *Centralised, energy efficient, heat pump hot water system*
- ✓ *Hot and cold water meters installed to each apartment*
- ✓ *Electricity meters to each apartment*
- ✓ *Modern sanitary finishes*
- ✓ *One secured parking bay per apartment*
- ✓ *Building insurance covered by levy*

Development features

- ✓ *Access controlled security systems*
- ✓ *Wheelchair-friendly with elevator*
- ✓ *Rooftop terrace with majestic views*
- ✓ *Play area for children*
- ✓ *Braai facilities on rooftop terrace*
- ✓ *Walking distance to work opportunities & schools*
- ✓ *On public transport routes*
- ✓ *Fibre ready*
- ✓ *5 year NHBRC warranty*



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 included for the first 12 months - your rental income is secured

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



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

www.igrow.co.za





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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THE RADLEY DISCLAIMER

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