

Investment Guide



Studio, one and two bedroom apartments
Priced from

R746 000

www.conradiepark.capetown



CONRADIE
PARK

With over **10 000m² of retail space** planned for Conradie Park, there is something for everyone. From a major shopping center located in the western corner of the site to the numerous pocket retail spaces located at the foot of most buildings.

Luxury apartments with top-quality finishes such as ceramic oven and hob, vinyl flooring & engineered stone countertops. **Choose between a studio apartment, one or two bedroom apartment.**

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 of approximately **3 000 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**, affordable **private schools, crèches, an aspirational convenient retail centre, hotel, medical facilities, doggy daycare, town square & community centre**. **Pocket parks** and a **22,000m² park**. The development is being touted as an affordable, sustainable, and self-contained town for the future!

We cater to all income and age groups, embracing all stages of one's life cycle, from infancy, ensuring an opportunity for 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**.



NOW SELLING



CASTLE ROCK



- | | | | |
|--|--|--|--------------------------------|
| M Modern Rental Units - completed | CR Castle Rock - 70% sold | CB Cederberg - launching soon | LP Linear Park |
| S Silvermine - sold out | R Retirement - expected 2025 | PS Primary School - expected 2024 | G Gym - expected 2024 |
| B Boulders - completed | SM Shopping Mall - expected 2024 | SS Secondary School - expected 2024 | H Hotel - expected 2025 |
| PR Paarl Rock - sold out | KB Kings Blockhouse - now selling | SC Sport Centre- expected 2024 | |

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Invest Today!


**CONRADIE
PARK**

omega
PROPERTY & FINANCE





Amenities

Travel

My Citi Bus stop under construction	ON-SITE
Metrorail services under construction	Walking distance
Cape Town International Airport	12.3km

Education

University Cape Town	5.6km
Pinelands High School	220m
Pinelands Primary School	1.3km
Creche and private schools	ON-SITE

Recreational & Shopping

Century City	9.5km
V & A Waterfront	13.5km
Forest Walk Mall	ON-SITE

Medical

Life Vincent Palotti Hospital	3.2km
Tygerberg Hospital	11.7km
Red Cross Childrens Hospital	4.4km
Groote Schuur Hospital	5.7km

CLASS, STYLE AND CONVENIENCE

We are proud to present the residential block called **Castle Rock** to be built within the sought after lifestyle precinct, Conradie Park, Pinelands, Cape Town.

Since successfully **selling out Paarl Rock** comprising of **288 apartments**, we have been eager to launch the next phase.

To be able to **work from home** as well as to be able to **walk across to retail centres, coffee shops and restaurants**, **Castle Rock** is a great investment!

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



CONRADIE
PARK

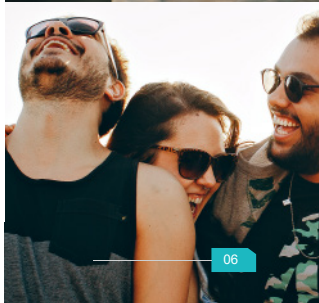
RETAIL CENTER
FEATURED STORES

Checkers

Dis-Chem +

 **CrazyPlastics**
organise anything

**vida
e caffè**





Why you need to invest

Investment benefits
Gross ROI projected up to

12,56%

- Occupation from beginning 2024
- Rental income projected from R6,500 to R9,500 per month
- Bond and transfer fees included
- Up to 100% bond financing available
- Deduct up to R794 750 against taxable income through Section 13 tax incentives
- Buy directly from the developer
- Tenant insurance offered - secure your rental income
- No transfer duty payable
- Company & trust advice and setup - 3% reservation deposit required (refundable should financing not be approved)

Rental income from:

R6,500 to
R9,500 p/m

Apartments selling from:

R746,000

Apartment Features

- Fibre installed in all units
- Built-in cupboards in bedrooms and kitchen
- Laminated sealed countertops
- Washing machine/dishwasher point in the kitchen
- Vinyl flooring for low maintenance
- Energy efficient heat pump hot water system
- Hot and cold water meters installed in each apartment
- Pre-paid electricity meters for each apartment
- Modern sanitary finishes
- Parking bays available (non-exclusive)
- Building insurance covered by levy
- Five-year NHBRC warranty



Development Features

- More than 3 000 properties upon completion
- Shopping Centre
- Sports Centre
- Community Hall,
- Offices
- Restaurants
- Private schools (Primary and High School)
- Doggy Day Care
- Pocket parks
- Massive 22,000sqm park for running or walking.
- 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

The Shopping Centre will feature impressive retail stores, such as Checkers, Dischem, Vida e Caffè, Kauai, and Crazy Plastics.

Additionally, Conradie Park already boasts a crèche, a fish shop, Swimmattix swimming school, and a barber/salon.





Shopping Centre



State-of-the-art security



Doggy day-care



Private schools (Primary and High School)



Medical Facilities

Comprehensive end-to-end rental management.

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

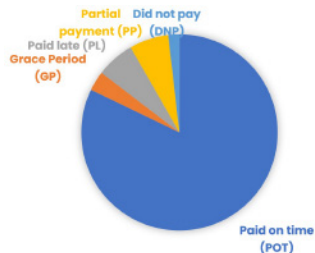
Section 13 of the Income Tax Act applies where up to 55% of the purchase price can be used as a deduction against the investor's income for tax purposes when purchasing five or more properties.

Enjoy 20 years of tax deductions through Section 13.

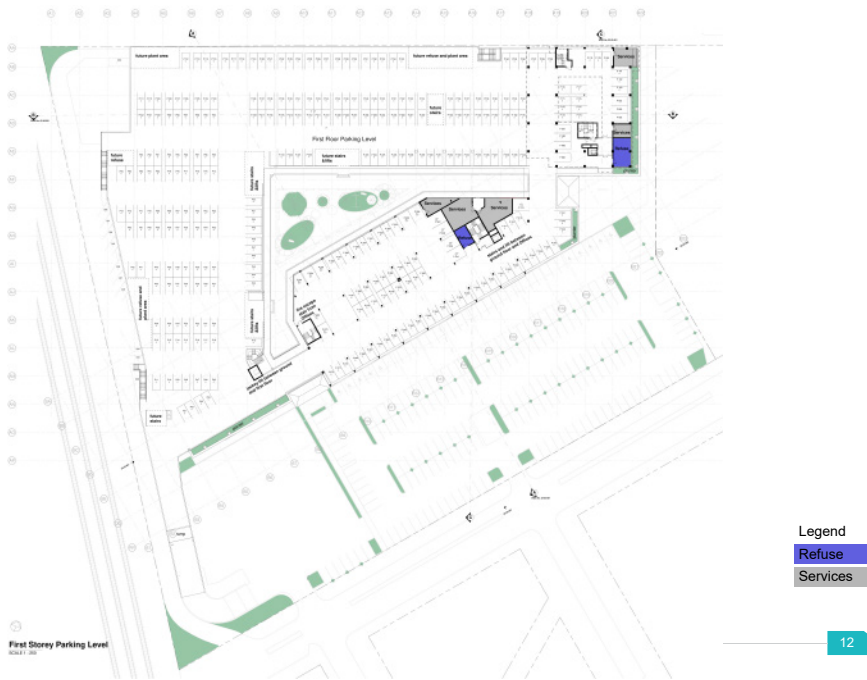
Tenant payment profile for area

Payment trends of tenants who pay a monthly rental income

Payment Trend detail		Suburb	Province	National
Paid on time (POT)		82,16%	73,10%	62,84%
Grace Period (GP)		3,25%	2,86%	4,13%
Paid late (PL)		6,31%	8,05%	10,83%
Partial payment (PP)		6,45%	11,16%	13,81%
Did not pay (DNP)		1,83%	4,84%	8,39%
GoodStanding (POT+GP+PL)		91,72%	84,00%	77,79%



Ground Floor Parking Level



Second Floor - First Level



- Legend
- Studio
 - 1 Bedroom
 - 2 Bedroom

Third Floor - Second Level Plan



- Legend
- Studio
 - 1 Bedroom
 - 2 Bedroom

Fourth Floor - Third Level Plan



Fifth Floor - Fourth Level Plan



- Legend
- Studio
 - 1 Bedroom
 - 2 Bedroom

Sixth Floor - Fifth Level Plan



Seventh Floor - Sixth Level Plan





Studio Apartment

From R746,000

Unit size - 29m²

Bond and transfer fees included

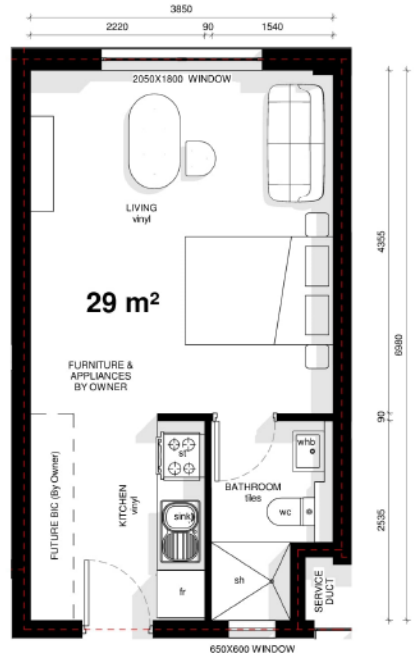
Projected rental income from: R6,500p/m

Projected monthly bond repayment @30yr, 9,50%: R6,272

Projected monthly levy: R580

Projected monthly rates: R217

Est. monthly shortfall: (R569) p/m





One Bedroom Apartment

From R884,000

Unit size: 31 - 36m²

Bond and transfer fees included

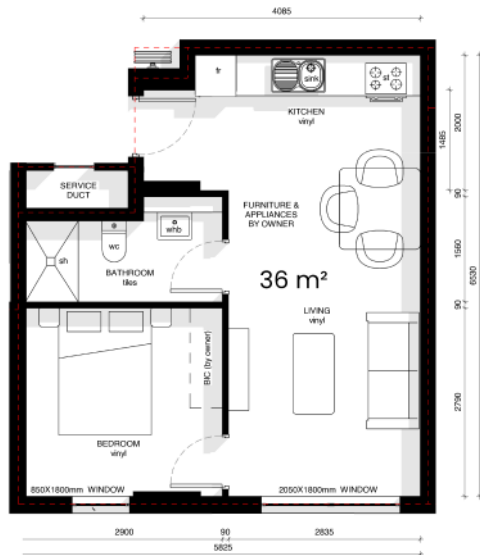
Projected rental income from: R7,800p/m

Projected monthly bond repayment @30yr, 9,50%: R7,433

Projected monthly levy: R700

Projected monthly rates: R257

Est. monthly shortfall: (R590) p/m





Two Bedroom Apartment

From R1,032,000

Unit size - 42 - 46m²

Bond and transfer fees included

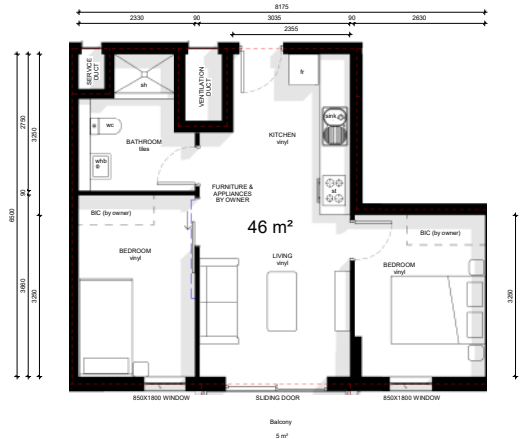
Projected rental income from: R9,000

Projected monthly bond repayment @30yr, 9,50%: R8,677

Projected monthly levy: R840

Projected monthly rates: R301

Est. monthly shortfall: (R818)p/m





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