

from: R899,900

Investment Guide Chardonnay Court - Eerste River

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Why you need to invest

Investment benefits

Gross ROI projected up to

12.00%

- Ready for Occupation
- Rental income projected from R9,000 per month
- Bond and transfer fees included
- Up to 100% bond financing available
- 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:

R9,000 p/m

Apartments Selling from:

R899,900

Apartment Features

Chardonay Court with its *modern design, spacious layout,* and *affordability* makes it the *perfect investment opportunity.*

Key Features include:

- 2 Bedrooms with built-in cupboards
- Full bathroom upstairs
- Spacious lounge
- Open-planned kitchen with built-in oven, hob, and extractor fan
- Lots of built-in cupboards
- Washing machine/dishwasher point
- Guest loo downstairs
- Sliding door leading out to the patio where you may braai
- 1 parking bay in a secure complex
- A brand-new mall with 2 fives football courts within walking distance.



Points of Interest

Education

Eersterivier Sekondere	0.54km
Beverley Park Primary	0.78km
St. Paul'S Primary	1.43km
Spurwing Primary	1.71km
Stratford Primary	1.94km
Noxolo Xauka Primary	2.92km
Gihon Christian School	2.92km
Forest Heights Primary	2.98km
Forest Heights High School	3.27km
Palm Park Prim	3.32km
Impendulo Public Primary	3.48km
Nkazimlo Primary	3.52km
Chris Hani Sec	3.59km
Academia Primary	3.62km
Tuscany Glen Primary	3.67km

Transport and Public Services

Vergenoegd	1.31km
Faure	1.39km
Eerste River	2.56km
False Bay 1-Stop	3.47km
False Bay Ultra City	3.58km
Meltonrose	3.96km
Chris Hani	4.08km
Eerste River SAPS	4.13km
Food and Entertainment	
Sino's Takeaway	3.34km
God's Grace Takeaway	3.47km
Tola Braai Place	3.53km
Hungry Lion	3.80km
<i>Health</i>	
Dr. Mariam Herbalist	3.87km

Feel *Financial Freedom*
in The Future - *Invest Today*

secure
complex.

2 fives
football
courts within
walking
distance

vibrant
community
lifestyle

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.



Chardonnay Court

2 Bedroom Duplex Apartment

from R899,900

Unit Size 60sqm

Bond and Transfer Cost Included

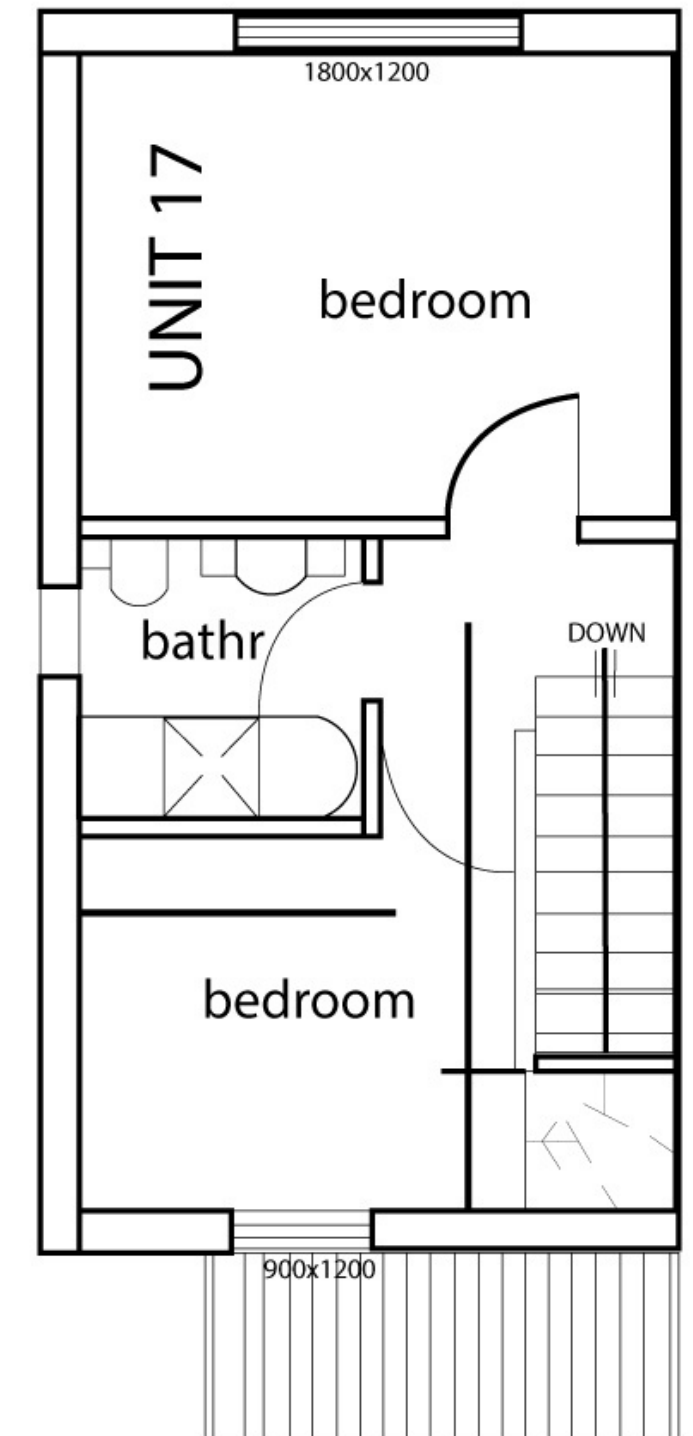
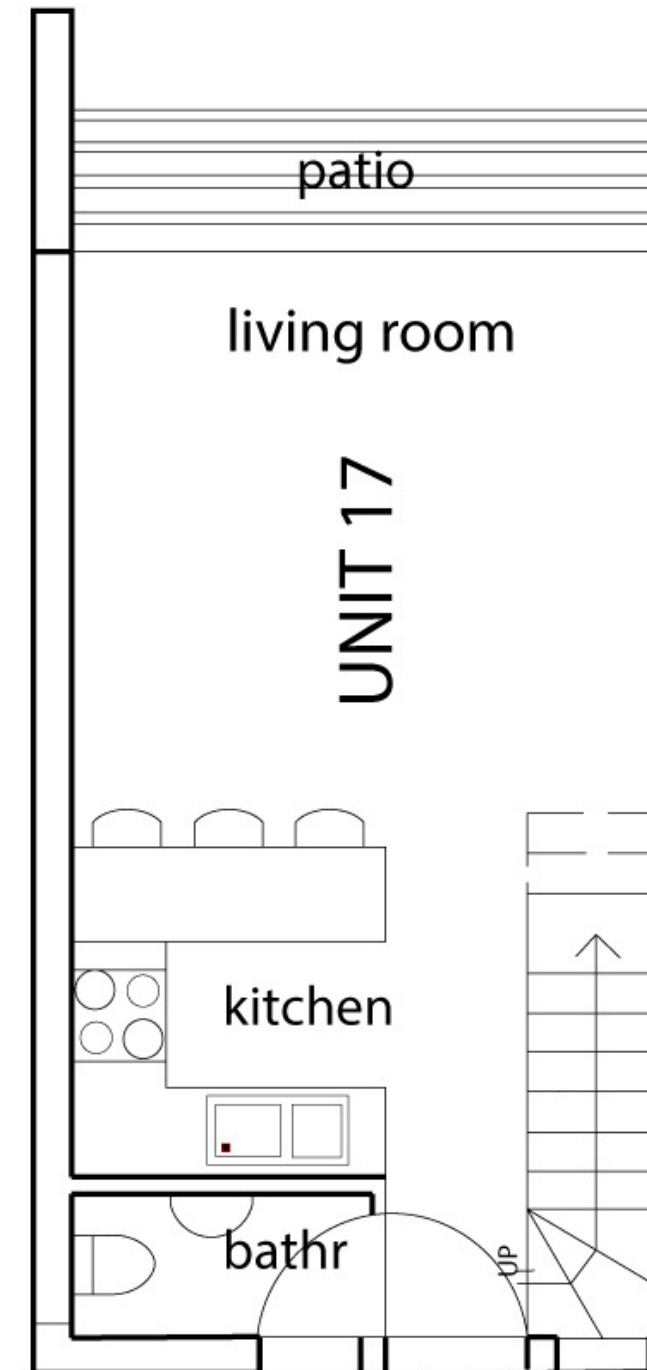
Projected Rental income from **R9,000 p/m**

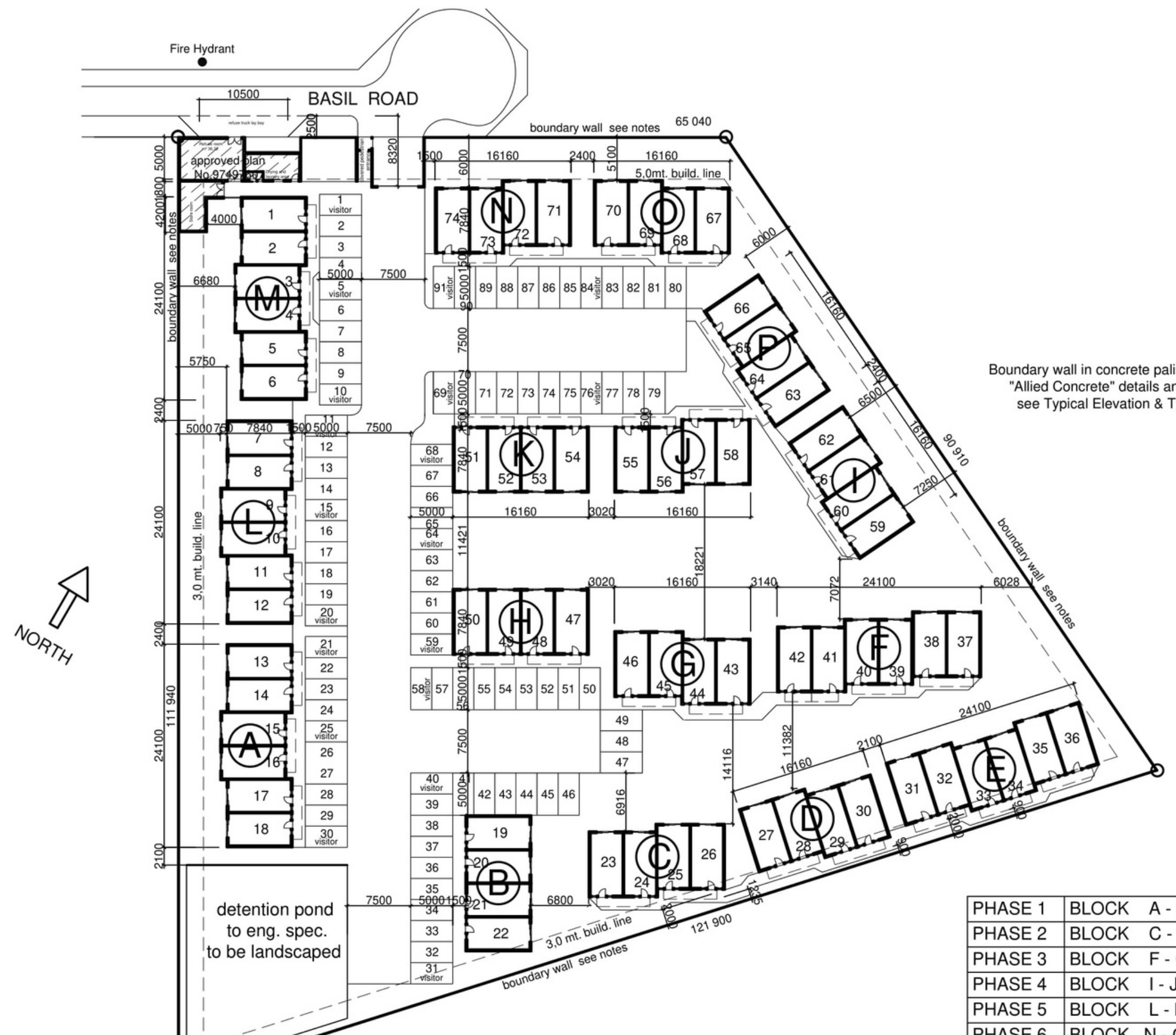
Projected monthly bond repayment @30yr, 9,50%: **R7566.85**

Projected monthly levy: **R450**

Projected monthly rates: **R262.47**

Est. monthly shortfall: **R720.68 p/m**





SITE PLAN scale 1:500

PHASE 1	BLOCK A - B
PHASE 2	BLOCK C - D - E
PHASE 3	BLOCK F - G - H
PHASE 4	BLOCK I - J - K
PHASE 5	BLOCK L - M
PHASE 6	BLOCK N - O - P

AREA OF ERF m ² 8 948		
ZONING: GENERAL RESIDENTIAL		
COV. PROJECT : m ² 2791,50= 31,2%		
HEIGHT: TWO STOREYS		
FLOOR AREA RATIO IN PROJECT:0,57=m ² 5135,6		
DENSITY ALLOWED No. 35 Units per Hectare PERMITTED No. 85 Units per Hectare		
TOTAL UNITS IN PROJECT: No. 74		
PARKING BAYS REQUIRED: No. 74 Units x 1,25+0,75 = No. 148 TOTAL PROVIDED No. 91 No. 19 x bays dedicated to visitors NB: All parking bays min.5,0mt.x2,5mt.		
REFUSE ROOM CALCULATION: No.74 units x 2 bed. x 50 lt. = 7 400 lt. TOTAL lt. 7 400 : 240 = No. 31 wheelie bin No. 31 x m ² 1.106 = m ² 34,22 REQUIRED m ² 36,32 PROVIDED		
AREAS: VARIOUS		
- Buildings		m ² 2 791
- Walkways, driveways & parking		m ² 2 407
- Green Area		m ² 3 750
FIRE PROTECTION NOTES: -Fire protection to comply with SANS 10400 Part T 2011 -No. 1 Fire Hydrant existing		
PROPOSED SITE DEVELOPM. PLAN ON ERF 8820, EERSTERIVIER FOR SOUTH AFRICAN DUTCH DEVELOPMENT (PTY) LTD		
SITE DEVELOPMENT PLAN -Site Plan		REVISION B 1 New outbuilding & Entrance lay-out
SCALE 1:500 1:100	DATE 5 December 2015	DRAW. No. SDP 1 Rev. B1 - 8820
A. FESTORAZZI ARCHITECT SACAP Registration No. Pr Arch 7586 4 UITSIG ROAD, MARINA DA GAMA CAPE TOWN		



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