

# OAKLEAF PLACE



**PRICED FROM R1 359 000**, Langeberg Glen, bordering Durbanville, Western Cape

Exclusive to IGrow Investors  
**R70 320 Rental Assist**





# WHY INVEST IN OAKLEAF PLACE

- **97% Tenant** paying rate in area
- 14% Average **capital growth p/a** since 2013
- **R70 320 rental assist** to investors\*
- No transfer duty
- No bond and transfer fees
- Save up to **R72 000 in attorney fees**
- Occupation mid 2025

# Exclusive investment opportunity in

Langeberg Glen, Northern Suburbs, Cape Town

Introducing Oakleaf Place, an exclusive investment opportunity in the prestigious Langeberg Glen area of Cape Town's Northern Suburbs. These luxurious 2-bedroom, 1 bathroom apartments offer sophisticated yet cosmopolitan design, perfect for those seeking the ultimate in luxury living.

But that's not all – with easy access to a host of amenities including shopping centres, gyms, schools, and healthcare facilities, Oakleaf Place offers unparalleled convenience for residents.

Investors can take advantage of our special offer with bond and transfer fees included, as well as a 55% deduction against taxable income for those expanding their section 13sex investment portfolio.

Construction is set to begin in mid-2024, with the first occupants expected to move in mid 2025. With only a limited number of units available, Oakleaf Place presents a unique opportunity for investors to maximize their capital growth and rental income.

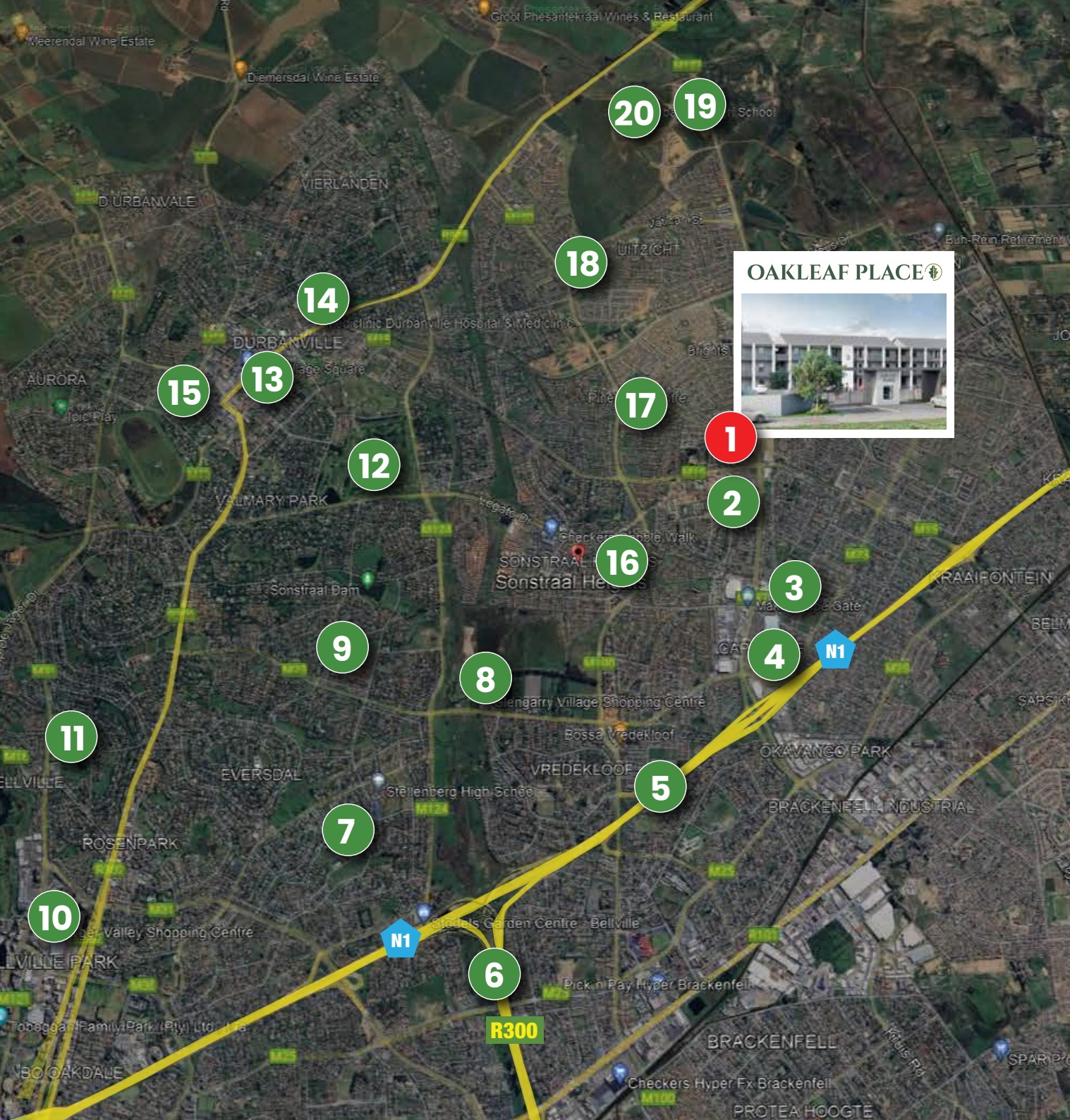


**Two bed | one bath**

**Priced from R1 359 000**



Don't miss out on this exceptional investment opportunity. Invest in Oakleaf Place today and experience the pinnacle of luxurious living in the Northern Suburbs of Cape Town



- 1. Oakleaf Place**
2. Okavango Crossing Shopping Centre
3. Mediclinic Cape Gate
4. Capegate Shopping & lifestyle Centre
5. N1 highway
6. R300 highway
7. Stellenberg High School
8. Glengarry Shopping Centre
9. Gene Louw Primary
10. Tyger Valley Shopping Centre
11. Kenridge Primary School
12. Durbanville Golf Club
13. Durbanville central
14. Mediclinic Durbanville
15. Durbanville High School
16. Curro Durbanville Primary School
17. Pinehurst Centre
18. Curro Uitzicht Primary School
19. Curro Durbanville High School
20. Stadio University campus site

# Amenities

## ➤ Travel

NI 3 km  
Tygervalley business district 11 km  
Cape Town International Airport 23,5 km

## ₹ Education

Curro - Durbanville Primary 2 km  
Curro - Durbanville High School 5 km  
Meridian Pinehurst 2 km

## 🏠 Medical

Medi-clinic Cape Gate 1,8 km  
Medi-clinic Durbanville 4,7 km  
Dis-Chem Pharmacy Okavango Crossing 500 m

## 🎮 Recreational & shopping

Okavango Crossing 500 m  
Cape Gate Shopping Centre 2 km  
Virgin Active Okavango Crossing 500 m





## DEVELOPMENT FEATURES

- ✓ Views over Boland mountain range
- ✓ Walking distance to many amenities & shops
- ✓ On public transport routes
- ✓ Last opportunity to purchase in this high capital growth node
- ✓ Cell-to-gate access control
- ✓ Guardhouse facilities
- ✓ Ample visitor parking bays
- ✓ Fibre ready apartments
- ✓ Electric fencing on top of boundary wall
- ✓ Tiled roof coverings - less maintenance
- ✓ External geysers - easy access & maintenance





# SITE DEVELOPMENT PLAN



# TWO BED, ONE BATH APARTMENT

Priced from **R1 359 000**

 2 Bed

 1 Bath

 1 Parking

**Balconies to selected apartments**

**Parking bay allocated**

**Bond and transfer fees included**

**Investor rental assist\* up to R70 320**



Unit size (excl. balcony)	<b>55m<sup>2</sup></b>
Projected monthly rental income from	<b>R9 250 – R9 750 p/m</b>
Projected monthly bond repayment @30yr, 11.75%	<b>R13 718</b>
Projected levy	<b>R1 400</b>
Projected property rates	<b>R333</b>
Est. year 1 monthly contribution from	<b>R3 984</b>



## APARTMENT FEATURES

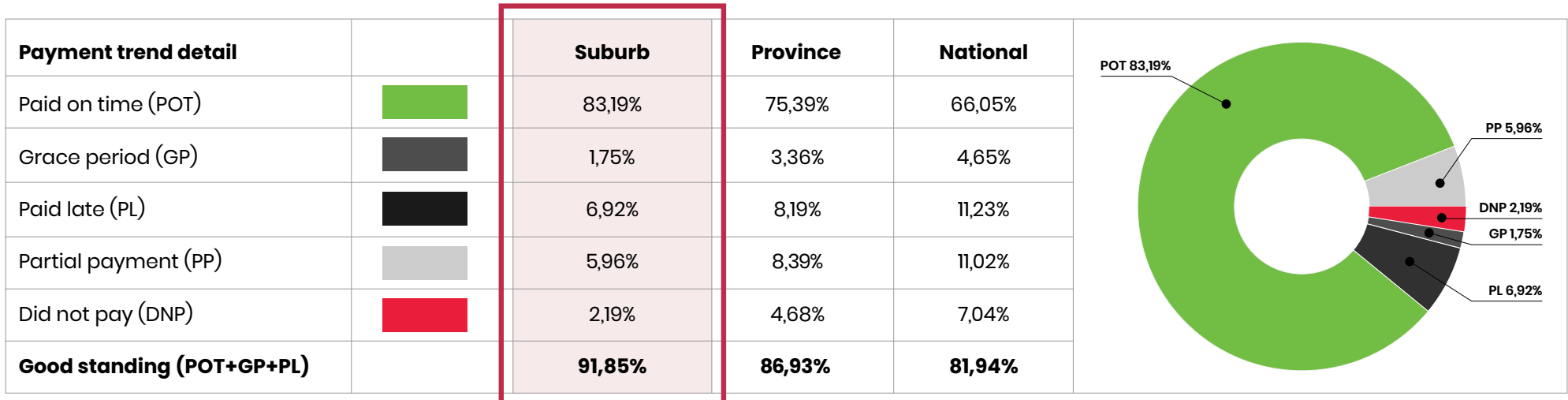
- ✓ Spacious upmarket 2 bedroom, 1 bathroom apartments
- ✓ Built-in braai's to spacious patio/balconies
- ✓ Exclusive use garden areas to all ground floor apartments
- ✓ Fibre installed to all units
- ✓ Front door security gate and burglar bars
- ✓ Washing machine/dishwasher point in kitchen
- ✓ Tiled throughout for low maintenance
- ✓ Built-in slimline oven with gas hob
- ✓ Granite kitchen countertops
- ✓ One full bathroom (Shower and bath)
- ✓ Clever site design with natural lighting
- ✓ Smart water meters
- ✓ 100 litre geyser to each apartment
- ✓ Pre-paid electrical meters
- ✓ Modern sanitary finishes
- ✓ One secured open parking bay per apartment
- ✓ 5 year NHBRC Warranty
- ✓ 12 months guarantee on roof structures
- ✓ Building insurance covered by levy



# 97% TENANT PAYING RATE IN AREA

## Tenant payment profile

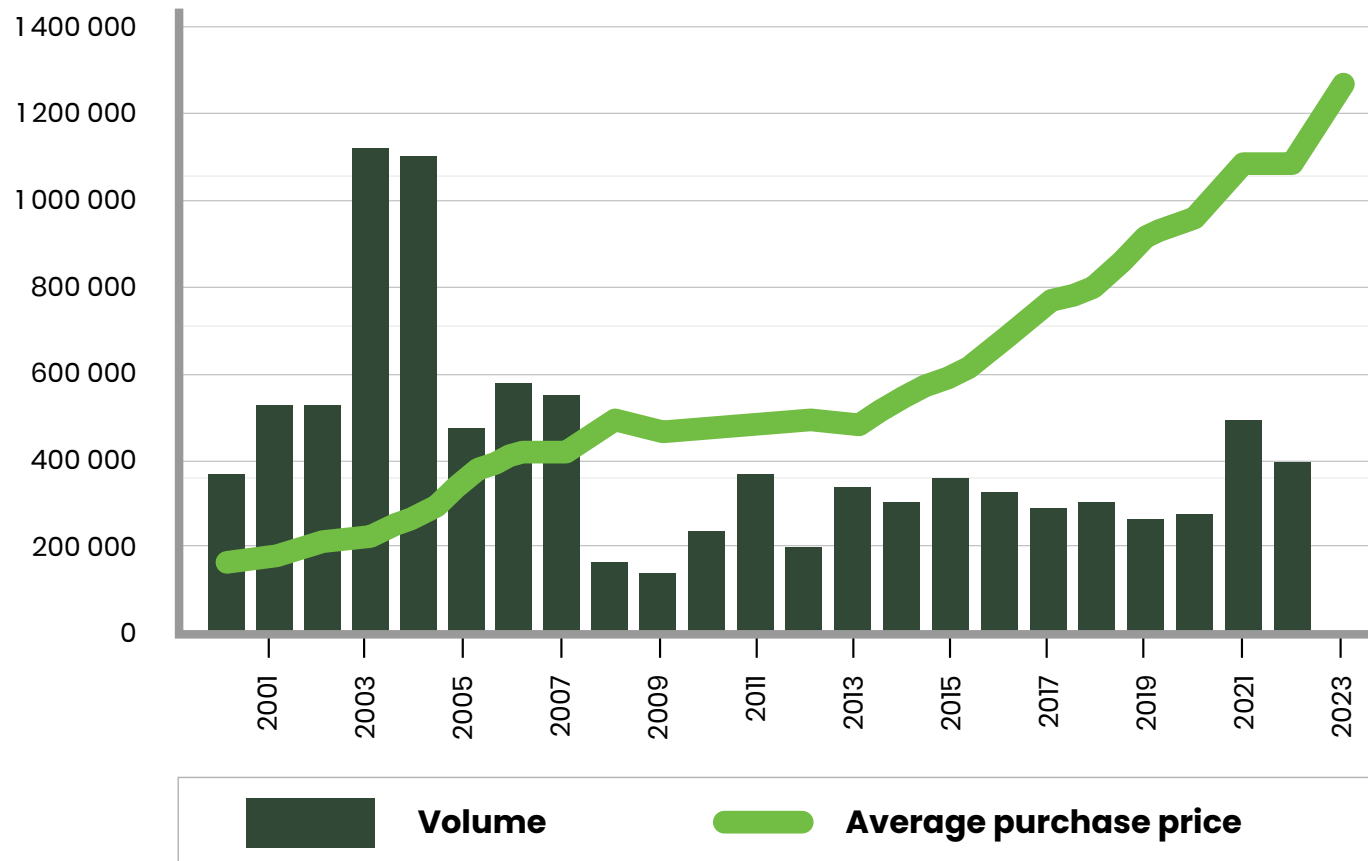
Payment trends of tenants who pay a monthly rental income



# CAPITAL GROWTH STATISTICS

## Property Transactions

The section below provides you with an indication of purchase price and volume trends within the area



Average sectional title property price in 2013  
**R550 000**

Average sectional title property price in 2023  
**R1 300 000**

Total capital growth over 10 years  
**136%**

Per annum  
**14%**



# INVESTMENT BENEFITS

- ✓ Occupation from **mid 2025**
- ✓ **97% Tenant paying** rate in area
- ✓ 14% Average capital growth p/a since 2013
- ✓ **R70 320 rental assist to investors\***
- ✓ Gross rental yields up to 11,18%
- ✓ Bond and transfer fees included
- ✓ **Save up to R72 000** in transfer fees
- ✓ No transfer duty payable
- ✓ Buy directly from the developer
- ✓ Up to 100% bond financing available
- ✓ **Rental income from R9 250 to R9 750** per month
- ✓ Deduct up to R769 450 of the purchase price against taxable income through Section 13sex
- ✓ IGrow Rentals will place and manage your tenant for you
- ✓ Property tax strategies offered by IGrow Chartered Accountants
- ✓ Company & trust advice and setup through IGrow Trusts
- ✓ R20 000 reservation deposit required (refundable should financing not be approved)





## 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

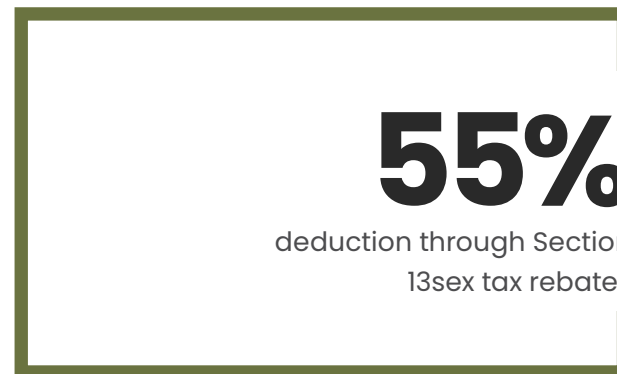
Section 13sex of the Income Tax Act applies where up to 55% of the purchase price can be used as a deduction against the investor's income for tax purposes when purchasing five or more properties.

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](http://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.

Contact us for more information:

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