

Brought to you by



H A W E Q U A

Haasendal, Kuilsriver,
Cape Town



Perfect For First-Time Investors!

Nestled in the Mooiberge Development in the rapidly growing Haasendal area, it offers a balanced lifestyle where work, leisure, and living blend seamlessly. The Haasendal community features secure running and cycling trails, upscale restaurants, coffee shops, and a range of top wine estates just minutes away. Ideally located between Cape Town, Stellenbosch, and the Northern Suburb business hubs, now is the time to take advantage of this exceptional offer and secure your future at Hawequa Estate!

1 & 2 Bedroom Apartments
From R899 000





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H A W E Q U A



Earn Immediate
Income From
Registration

Investment Benefits

- Monthly contribution from **-R2 097** per month*
- Up to **R124 800** rental assist paid to investors*
- Gross rental yields up to **12,44%**
- Rental income from **R6 600** per month for 1B1B and from **R7 900** per month for 2B2B
- Bond and transfer fees included
- Up to **100%** bond financing available
- Tenant insurance offered – secure your rental income
- IGrow Rentals will place and manage your tenant for you
- IGrow Rentals will manage your rates and levies on your behalf*
- No transfer duty payable
- Property tax strategies offered by IGrow Chartered Accountants
- Company & trust advice and setup through IGrow Trusts
- **R5 000** reservation deposit required (refundable should financing not be approved)



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HAWEQUA



Hawequa Estate boasts perfect tranquillity and convenience and is set in a beautiful location in Kuils River. Also close to a plethora of necessary amenities and with easy access to the R300 and N1.



Local Amenities

TRAVEL

| | |
|---------------|---------|
| Bellville CBD | 12.6 km |
| Stellenbosch | 20 km |
| Cape Town CBD | 32.2 km |

EDUCATION

| | |
|-----------------------------------------|---------|
| University of the Western Cape | 11.5 km |
| Cape Peninsula University of Technology | 11.3 km |
| Curro Brackenfell Primary School | 3 km |

RETAIL

| | |
|----------------------------------|--------|
| Haasendal Gables Shopping Centre | 1.8 km |
| Soneike Shopping Centre | 3.2 km |

RECREATION

| | |
|-----------------------|--------|
| Kuils River Golf Club | 650 m |
| Hazendal Wine Estate | 4.1 km |

MEDICAL

| | |
|----------------------|---------|
| Netcare Kuils River | 3.9 km |
| Tygerberg Hospital | 13.3 km |
| Panorama Medi-Clinic | 18 km |



Development Features

- ✓ Access controlled security systems
- ✓ Fibre connectivity
- ✓ Clubhouse
 - Swimming pool
 - Big screen television with DSTV
 - Braai Facilities
- ✓ Kids play area
- ✓ Electric fencing



Apartment Features

- ✓ Two bedroom units offers full bathroom and en-suite
- ✓ Jetmaster 1.2m braai on patio - 2 Bed units only
- ✓ Rustenburg granite worktops - 2 Bed units only
- ✓ Fibre installed to all units
- ✓ Washing machine/dishwasher point in kitchen
(One point for 1 Beds & Two points for 2 Beds)
- ✓ Tiled throughout for low maintenance
- ✓ Clever site design with natural lighting
- ✓ Central Heat pump system with ring feed
- ✓ Pre-paid water and electricity meters to each apartment
- ✓ Modern sanitary finishes
- ✓ Building insurance covered by levy



Kuil's River Golf Club

PAPEGAAIBERG

KOGELBERG

SIMONSBERG

LIMIETBERG

TOWERKOP

HAWEQUA

CEDERBERG

Bottelary Road

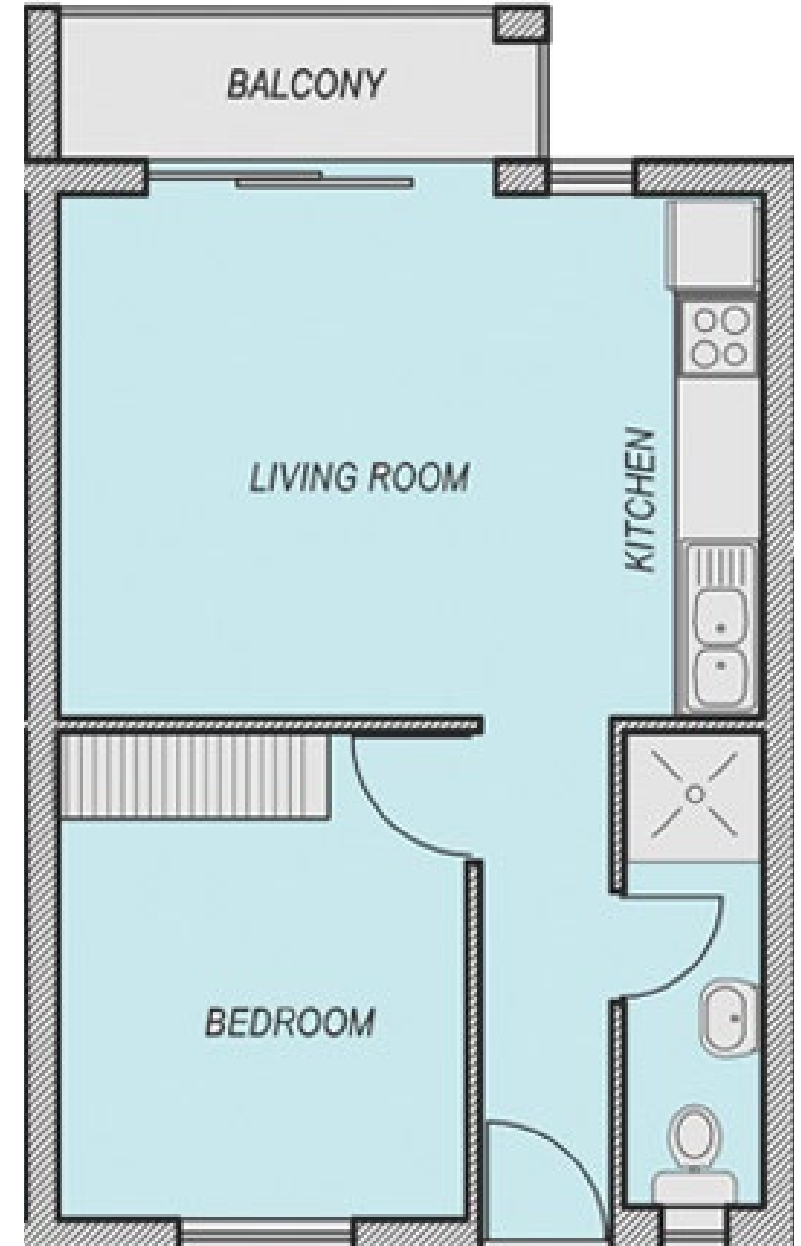
1 Bedroom | 1 Bathroom Apartment

Priced at **R899 000**

Bond and transfer fees included

Up to R50 400 rental assist to investors*

| | |
|-------------------------------------------|--------------------------|
| Average Unit size (Incl. patio) | 41.5m² |
| Monthly rental income from | R6 600 p/m |
| Monthly bond repayment @30yr, 11.50% from | R8 903 |
| Approx. monthly levy from | R916 |
| Approx. monthly rates from | R285 |
| Est. year 1 monthly contribution from | - R2 362 |



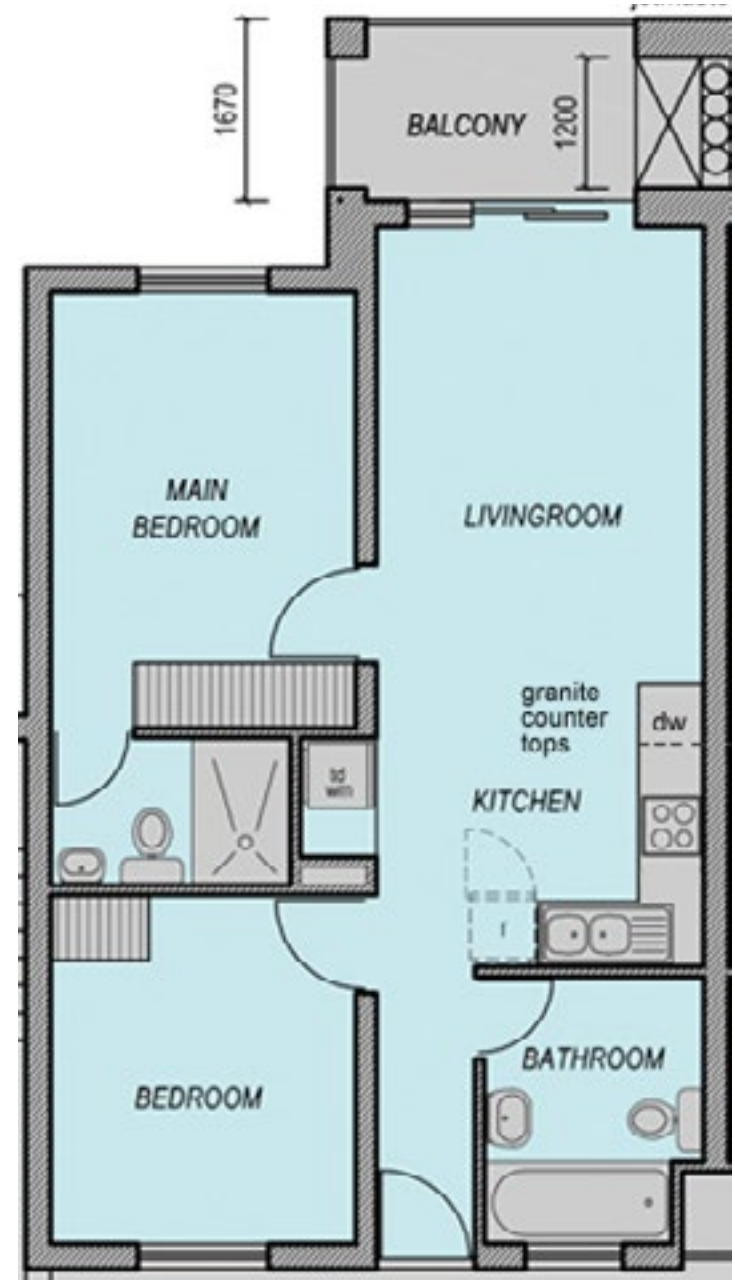
2 Bedroom | 2 Bathroom Apartment

Priced at **R1 365 000**

Bond and transfer fees included

Up to R124 800 rental assist to investors*

| | |
|-------------------------------------------|--------------------------|
| Average Unit size (Incl. patio) | 65.3m² |
| Monthly rental income from | R7 900 p/m |
| Monthly bond repayment @30yr, 11.50% from | R13 517 |
| Approx. monthly levy from | R1 472 |
| Approx. monthly rates from | R506 |
| Est. year 1 monthly contribution from | -R3 803 |





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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