



**IGROW WEALTH**  
INVESTMENTS

[www.igrow.co.za](http://www.igrow.co.za)

*Presents*



**BERGENZICHT**  
country estate

[www.bergenzicht.co.za](http://www.bergenzicht.co.za)



**Selling from R 927 755**  
**Expected Rental income from R 8 500**

An IGrow Wealth Investments Property Investment opportunity situated in Paarl, Western Cape

# Bergenzicht Country Estate

For Property Investors & Wealth Creators



## Paarl, Winelands - Western Cape

### 121 Plot & Plan Opportunities in Phase 1

*Now Selling from R 927 755*

Attorney fees and bond registration costs are included in the purchase price

**Occupation on first properties mid 2017**

Halfway between the bright lights of Cape Town and the statuesque mountains of the Western Cape, lies the hidden picturesque of Paarl, full of surprises and variety, heart and soul.

***We have a waiting list of tenants***

### **EXCELLENT BUY TO LET INVESTMENT:**

**From R 927 755**

-  121 properties available in phase one.
-  9 different house plan options to choose from.
-  2, 3 & 4 bedroom houses available.
-  Attorney fees and bond registration fees included in purchase price.
-  Bond financing available through iGrow Home Loans.
-  Buy now and create capital growth.
-  Expected occupation mid 2017.
-  Full rental management serviced by SA Investor Rentals.
-  R 35 000 reservation deposit required to secure your property.
-  Excellent security features with high voltage fencing, CCTV monitoring and 24 hour manned security.
-  Pre-Paid water and electricity meters per property.
-  Solar geysers to minimize electrical usage.
-  Most house plans have braai's and single or double garages.
-  Each property is tiled throughout.
-  Fitted Rustenburg granite kitchen work tops.



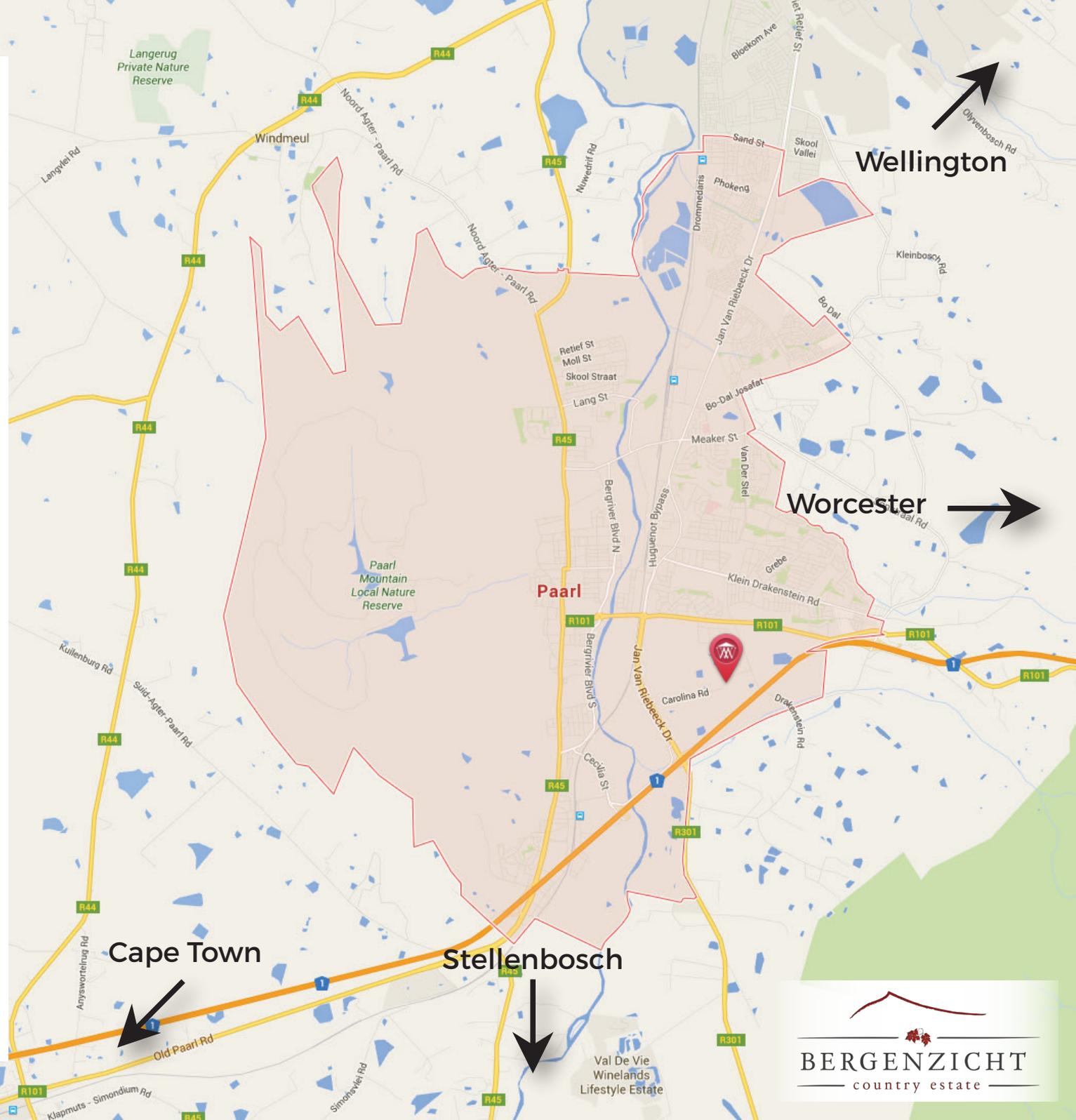
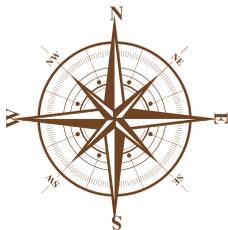


# Location

## Paarl / Western Cape

Paarl is a town with 191,013 inhabitants in the Western Cape Province of South Africa. It is the third oldest town and European settlement in South Africa and the largest town in the Cape Winelands.

-  Paryskloof Estate ~ 260m
-  Paarl SAPS ~ 3 km
-  Fairview Estate ~ 1 km
-  Boschenmeer Golf Estate ~ 5 km
-  Stellenbosch CBD ~ 30 km
-  Cape Town ~ 59 km
-  Paarl Mall ~ 3 km
-  Medi-Clinic Paarl ~ 6km
-  -33.748376, 18.988503





### TYPE 1A: 2 Bedroom Units

2 Bedroom, 1 Bathroom - 85,08m<sup>2</sup>

Single Garage

Expected Rental Income R8500 p/m

**Priced from R927 755**



### TYPE 1B: 2 Bedroom Units

2 Bedroom, 1,5 Bathroom - 85,08m<sup>2</sup>

Single Garage

Expected Rental Income R9000 p/m

**Priced from R988 755**



### TYPE 2A: 3 Bedroom Units

3 Bedroom, 1 Bathroom - 93,07m<sup>2</sup>

Single Garage

Expected Rental Income R10,000 p/m

**Priced from R1,118 755**



### TYPE 2B: 3 Bedroom Units

3 Bedroom, 1,5 Bathroom - 93,38m<sup>2</sup>

Single Garage

Expected Rental Income R10,500 p/m

**Priced from R1,163 755**



### TYPE 3A: 3 Bedroom Units

3 Bedroom, 1,5 Bathroom - 103,32m<sup>2</sup>

Single Garage

Expected Rental Income R11,000 p/m

**Priced from R1,212 755**



### TYPE 7A: 3 Bedroom Units

3 Bedroom, 1,5 Bathroom - 116,60m<sup>2</sup>

Single Garage

Expected Rental Income R12,000 p/m

**Priced from R1,342 755**



### TYPE 6A: 3 Bedroom Units

3 Bedroom, 1,5 Bathroom - 131,69m<sup>2</sup>

Double Garage

Expected Rental Income R13,000 p/m

**Priced from R1,502 755**



### TYPE 4A: 3 Bedroom Units

3 Bedroom, 1,5 Bathroom - 150,36m<sup>2</sup>

Double Garage

Expected Rental Income R14,000 p/m

**Priced from R1,707 445**



### TYPE 5A: 4 Bedroom Units

4 Bedroom, 1,5 Bathroom - 165,55m<sup>2</sup>

Double Garage

Expected Rental Income R15,000 p/m

**Priced from R1,986 320**

# Bergenzicht Country Estate

## Site Plan



### Phase 1

121 Opportunities

-  27 - 2 Bedroom Houses
-  89 - 3 Bedroom Houses
-  5 - 4 Bedroom Houses





# IGROW WEALTH INVESTMENTS

We are one of the only property investment companies in South Africa providing a holistic specialised and professional service on wealth creation, wealth protection and investing, using entry-level property as the underlying asset class.

**Given our many years of experience in property investment, more specifically negotiating large bulk deals, we have a very clear and detailed due diligence process that we carry out on every new property deal. As a result, all of our properties are heavily discounted, high income producing investments that are low risk.**

We work closely with our investors in selecting the right property deals that are tailored to meet their investment requirements and help to achieve long term financial objectives.



## **Trust Focus**

Structure and Protect your Investment Properties. The objective of a trust is to legally mitigate an individual's risk by ensuring that all businesses, properties, investments and assets are owned in the appropriate Trust and Corporate structures.

## **Contact Us:**

**Tel:** 021 979 2501

**Email:** [enquiries@igrow.co.za](mailto:enquiries@igrow.co.za)

**Visit:** [www.igrow.co.za](http://www.igrow.co.za)

## **Disclaimer:**

Whilst all reasonable care has been taken to provide accurate information, neither IGrow nor the Seller guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided.



## **SA Investor Rentals**

Fully Managed Property, we treat Tenants like customers. SA Investor Rentals is one of the leading and fastest growing Property Investment rental and management companies in South Africa.