



# IGROW WEALTH INVESTMENTS

YOUR JOURNEY TO FINANCIAL INDEPENDENCE

Postal Address: PO Box 1514 ,  
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Physical Address: 7B World House, Loerie Park,  
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## Winterstroom | Amandelsig, Kuils River

Winterstroom is a sectional title, security complex situated in the heart of the Cape Winelands and one of the last opportunities of prime real estate in this area. Situated in the sought after area of Amandelsig, the development has access to major arterial roads that lead to Stellenbosch, Somerset West, Durbanville, Cape Town and the Cape Town International Airport. The development will be walled and gated with only residents having remote controlled access. Future shopping center planned across the road from Winterstroom.

**Similar units in immediate area priced up to R100 000 more!**



### Development Name

Winterstroom

### Property Details

- 2 bedroom, 1 bathroom, 58m<sup>2</sup>
- 3 bedroom, 1.5 bathroom, Duplex - 75m<sup>2</sup>

Garage optional - R50 000

Total number of units in complex - 58

### Address

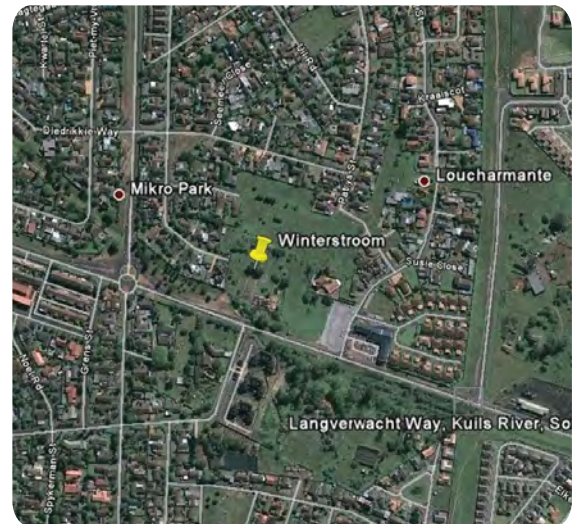
Off Langverwacht Road,  
Kuils River

### Features

- Well designed luxury apartments
- Quality finishes
- Gated security access
- Secure parking
- Views of Table Mountain
- 2 bedroom apartments and duplex units
- Balconies
- Close to all amenities
- Phase 1 completion mid 2011

### Costs Included

- Transfer fees
- Bond registration fees



### Deposit

- R10 000 deposit secures unit

### Sales Enquiries

Office (021) 979 2501 or  
 Anél Mostert 072 602 4400 | [anel@igrow.co.za](mailto:anel@igrow.co.za)  
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## Winterstrom | Amandelsig, Kuils River

- De Kuilen High School - 1.47km
- Shoprite Shopping Centre - 1.71km
- Soneike Shopping Centre - 2.93km
- Kuils River SAPS - 1.13km
- Kuils River Hospital - 2.55km
- Good Hope Primary School - 2.50km
- De Kuilen Primary School - 1.65km
- Access City Shopping Centre - 3.53km
- Boulevard Square - South - 4.82km



### Investment Analysis | 100% Financing

Type	Unit m <sup>2</sup>	Bedroom	Bathroom	Purchase Price per Unit	Projected Rental Income Received	RVR	Monthly Bond Repayments @ prime over 30 years	Shortfall	Break even Year	Total Invested up to Break even Year	Total worth after Break even Year @ 10% Capital Growth
A 1st/2nd	58	2	1	R550 000	R3 500	0.63	R4 624.70	R2 134.70	10	R126 339.17	R1 426 558.35
B Ground	58	2	1	R550 000	R3 750	0.68	R4 624.70	R1 909.70	8	R 97 769.71	R1 178 973.85
C Duplex	74	2	1.5	R675 000	R4 000	0.59	R5 675.77	R2 845.77	11	R189 128.25	R1 925 853.78

### Investment Analysis | 90% Financing

Type	Unit m <sup>2</sup>	Bedroom	Bathroom	Purchase Price per Unit	Projected Rental Income Received	RVR	Monthly Bond Repayments @ prime over 30 years	Shortfall	Break even Year	Total Invested up to Break even Year	Total worth after Break even Year @ 10% Capital Growth
A 1st/2nd	58	2	1	R550 000	R3 500	0.63	R4 162.23	R1 672.23	8	R138 013.81	R1 178 973.85
B Ground	58	2	1	R550 000	R3 750	0.68	R4 126.23	R1 447.23	7	R115 675.87	R1 071 794.41
C Duplex	74	2	1.5	R675 000	R4 000	0.59	R5 108.19	R2 278.19	9	R196 666.30	R1 591 614.69

Levy (R450/2 bed units, R560/Duplex), Rates & Taxes (R200), 10% Management Fee included

### Refer & Earn

For more in-depth information,  
please visit our website.

Platinum Referral Commission

**R1 000**

Gold Referral Commission

**R500**