

KEY INVESTING GUIDELINES

1 THE NEIGHBOURHOOD

Langeberg Ridge
 On the border of Durbanville and Kraaifontein
 Suburb of Kraaifontein

2 AVERAGE PROPERTY PRICE'S (Area)

Houses

New Apartments/Flats 2 Bedr, 1 Bath.

R 2 600 000.00	
R 1 4000.00	60sqm

3 PROPERTY TAX

City of Cape Town Formula

R 300k x 0.05555 = R 700.00 - R 750.00/Apartment.

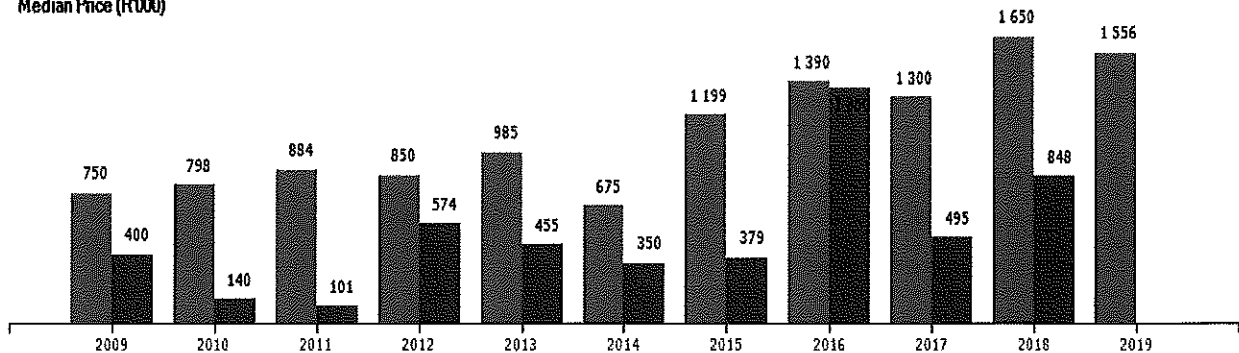
4 AREA

Durbanville Town Centre
 Kraaifontein Town Centre
 N1 National Road
 Cape Town Centre
 Checkers & Shoprite Headoffice
 New Light Industrial Development
 Kraaifontein Industrial
 New Middle Class Housing Development
 Okavango Light Industrial Park
 Brackenfell Industrial
 Stikland Industrial

4.4	km
1	km
2.4	km
25	km
3.8	km
1.2	km
3	km
1.2	km
2.7	km
3	km
7	km

5 PROPERTY GROWTH

Median Price (R'000)



6 SECURITY

Low - in the centre of well established suburbs.
Gated security development
1.8m High security wall
Camera surveillance

7 JOB OPPORTUNITIES

Schools
New Private University
Shopping Malls
Hospitals
Industrial & Office Parks
Garages

8 AMENITIES

EDUCATION

PRE-PRIMARY SCHOOLS

Curro Castle Durbanville
Durbanville Kleuter Akedemie
Skilpadland
Circle of Life Educare

2	km
2	km
3	km
1.5	km

PRIMARY SCHOOLS

Aristea Primary School
Curro Meridian School
Meridian Independent Private School
Fanie Theron Primary School

1	km
1.5	km
1.5	km
2.25	km

HIGH SCHOOLS

Durbanville High School
Monument Park High School
Curro Meridian School
Meridian Independent Private School
El Shaddai Christiaan School

4.5	km
2	km
1.5	km
1.5	km
3.5	km

TERTIARY EDUCATION

Durbanville College
New Private Curro University

5	km
3	km

RETAIL

Cape Gate Mall	1.5	km
Cobble Walk Shopping Centre	2	km
SONSTRAAL SPAR & TOPS	1.9	km
Okavango Crossing Shopping Centre	0.4	km
Makro	1.25	km
Build-it	1.5	km
Builders Wharehouse	2	km
Kloppers Sport Cape Gate	1.5	km
Spar Centre Kraaifontein	1	km
Pinehurst Shopping Centre	1.2	km
Cape Gate Lifestyle Centre	1.5	km
Gaint Hyper Cape Gate	1.75	km

HEALTH AND RECREATIONAL

Virgin Active	1.5	km
Red Virgin Active	0.4	km
Durbanville Golf Club	3	km
Kraaifontein Sport Club	1.5	km
Brackenfell Sport Club	3	km

MEDICAL

Mediclinic Cape Gate	2	km
Medi-Rite Pharmacy Cape Gate	1.25	km
Mediclinic Durbanville	4	km

OTHER

	Radius	km
Garages	2	km
Fuelling Stations	2	km
Tyre Workshops	2	km
Restuarants	2	km
Take Away's	2	km

9 CURRENT AND FUTURE HOUSING DEVELOPMENTS

Stonewood	1 900 000	150	sqm	Sold	
Tanglewood	2 500 000	180	sqm	Sold	
Graceland	1 350 000	66	sqm	Sold	
Eastglen Apartments	1 430 000	68	sqm	Sold	
Portifino	1 295 000	59	sqm	New on Market	

10 LISTINGS & VACANCIES

Apartments for sale -LOW
Apartments to rent - LOW

11 AVERAGE RENTS

Average Rent(Area)

R 9 000.00	
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2 Bedroom, 1 Bathroom,Open Plan Living Area

Average Size

60	sqm
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12 NATURAL DISASTERS

None