



GET THAT EDGE

FINAL PHASE LAUNCH

8 DECEMBER 12PM
EXCLUSIVELY AVAILABLE ONLINE
ONLY 15 UNITS LEFT

R150 000 DISCOUNT

2-BED & SHARED 2-BED UNITS
ONLY VALID FOR THE FIRST 5 UNITS
ONLY VALID FOR 8 DECEMBER 2022

**75%
SOLD
OUT!**

VISIT THE **STYLISH SHOW**
UNIT BY APPOINTMENT

OCCUPATION:
1ST FEBRUARY 2023

EDGE
STELLENBOSCH

PRICE LIST

R150 000 DISCOUNT

2-BED & SHARED 2-BED UNITS | ONLY VALID FOR THE FIRST 5 UNITS
ONLY VALID FOR 8 DECEMBER 2022



UNIT SIZE	BALCONY / PATIO	TOTAL m2	UNIT TYPE	SELLING PRICE	DISCOUNT	PURCHASE PRICE
FIRST FLOOR						
48	8	56	2-Bedroom	R2 730 000	R150 000	R2 580 000
49	8	57	2-Bedroom	R2 730 000	R150 000	R2 580 000
25	7	32	Studio	R1 601 000	-	R1 601 000
SECOND FLOOR						
49	7	56	2-Bedroom	R2 830 000	R150 000	R2 680 000
37	14	51	Shared 2-Bed	R2 330 000	R150 000	R2 180 000
THIRD FLOOR						
50	7	57	2-Bedroom	R2 930 000	R150 000	R2 780 000
38	7	45	Shared 2-Bed	R2 330 000	R150 000	R2 180 000
37	14	51	Shared 2-Bed	R2 430 000	R150 000	R2 280 000
FOURTH FLOOR						
49	7	56	2-Bedroom	R2 930 000	R150 000	R2 780 000
25	7	32	Studio	R1 821 000	-	R1 821 000

AVAILABILITY

R150 000 DISCOUNT

2-BED & SHARED 2-BED UNITS | ONLY VALID FOR THE FIRST 5 UNITS
ONLY VALID FOR 8 DECEMBER 2022



UNIT	PARKING BAY	UNIT SIZE	BALCONY / PATIO	TOTAL m2	UNIT TYPE	SELLING PRICE	DISCOUNT	PURCHASE PRICE	TOTAL DEPOSIT	RESERVATION DEPOSIT	BALANCE DEPOSIT	BALANCE PURCHASE PRICE
FIRST FLOOR												
108	B35	48	8	56	2-Bedroom	R2 730 000	R150 000	R2 580 000	R50 000	R10 000	R40 000	R2 530 000
109	B34	49	8	57	2-Bedroom	R2 730 000	R150 000	R2 580 000	R50 000	R10 000	R40 000	R2 530 000
116	G10	25	7	32	Studio	R1 601 000	-	R1 601 000	R50 000	R10 000	R40 000	R1 551 000
SECOND FLOOR												
201	B28	49	7	56	2-Bedroom	R2 830 000	R150 000	R2 680 000	R50 000	R10 000	R40 000	R2 630 000
215	G28	37	14	51	Shared 2-Bed	R2 330 000	R150 000	R2 180 000	R50 000	R10 000	R40 000	R2 130 000
THIRD FLOOR												
309	B7(T)	50	7	57	2-Bedroom	R2 930 000	R150 000	R2 780 000	R50 000	R10 000	R40 000	R2 730 000
312	B9(T)	49	8	57	2-Bedroom	R2 930 000	R150 000	R2 780 000	R50 000	R10 000	R40 000	R2 730 000
313	B10(T)	49	8	57	2-Bedroom	R2 930 000	R150 000	R2 780 000	R50 000	R10 000	R40 000	R2 730 000
314	B20(T)	38	7	45	Shared 2-Bed	R2 330 000	R150 000	R2 180 000	R50 000	R10 000	R40 000	R2 130 000
315	B16	37	14	51	Shared 2-Bed	R2 430 000	R150 000	R2 280 000	R50 000	R10 000	R40 000	R2 230 000
316	B6(T)	50	7	57	2-Bedroom	R2 930 000	R150 000	R2 780 000	R50 000	R10 000	R40 000	R2 730 000
FOURTH FLOOR												
404	B11(T)	49	7	56	2-Bedroom	R2 930 000	R150 000	R2 780 000	R50 000	R10 000	R40 000	R2 730 000
406	B21	25	7	32	Studio	R1 821 000	-	R1 821 000	R50 000	R10 000	R40 000	R1 771 000
407	B22	25	7	32	Studio	R1 821 000	-	R1 821 000	R50 000	R10 000	R40 000	R1 771 000
408	B23	25	7	32	Studio	R1 821 000	-	R1 821 000	R50 000	R10 000	R40 000	R1 771 000



ABOUT **EDGE**

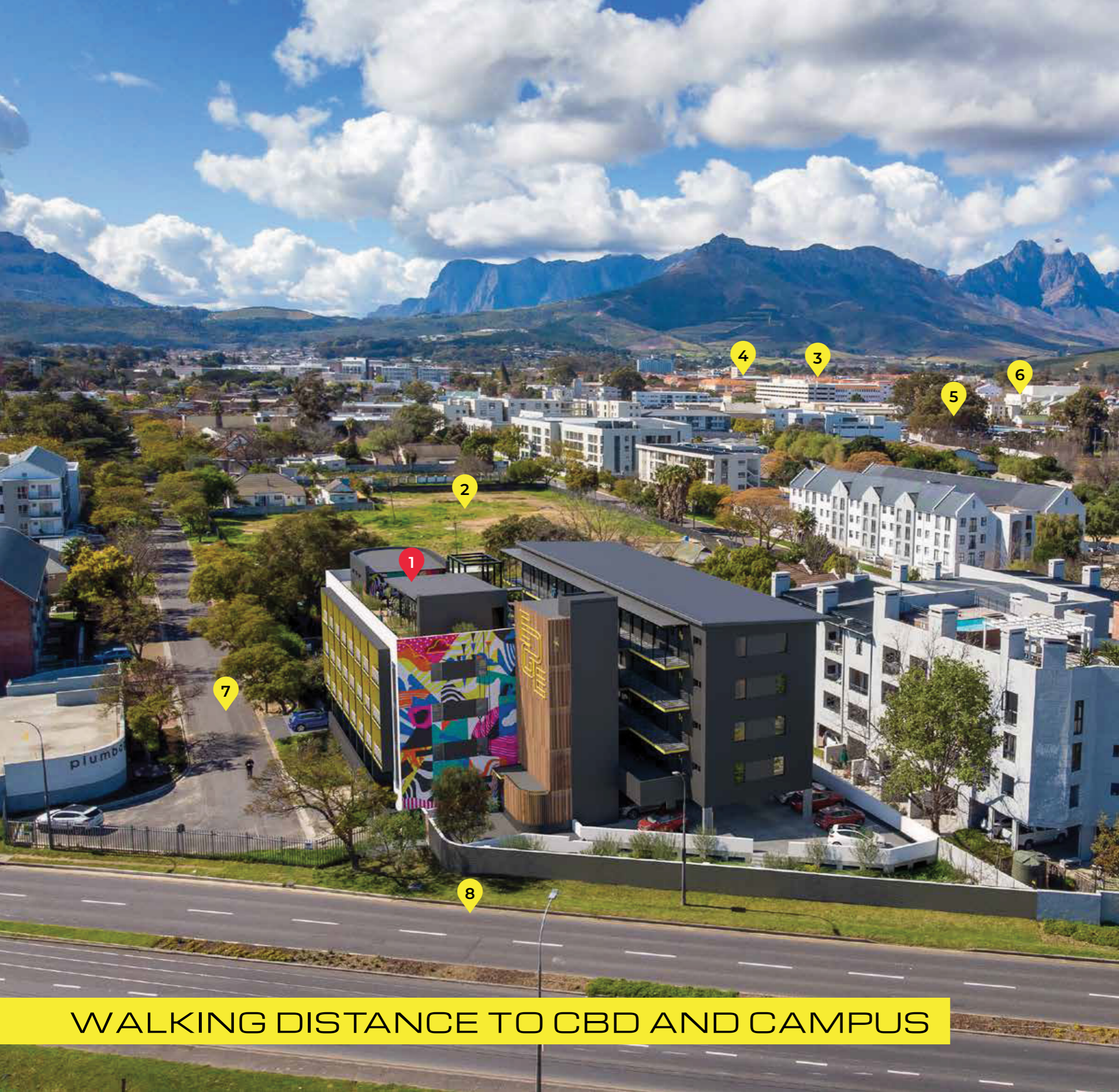
STYLISH
DESIGNER
APARTMENTS
STELLENBOSCH

- 63 Stylish, Ergonomically Designed Apartments
- Studio (32m²) & 2-bed (45-59m²) Apartments with Large Balconies
- Rooftop Terrace & Social Areas with Modern Amenities
- Secure Biometric Access Control & 24hr CCTV
- Ideally Located – Walk/Cycle to Stellenbosch CBD & University
- High speed Wifi Connectivity (Fibre Link)



GET THAT **EDGE**

- Edge is situated in the Dennesig Precinct, an exciting new upmarket & sophisticated mixed use student development in Stellenbosch.
- It will be located in the safest area en-route to Stellenbosch CBD & Campus.
- The Edge will be managed by experienced property managers with a well known reputation in Stellenbosch and will integrate into the EDGE to create a pleasant residential environment for all.
- Basement parking.
- Edge supports non-motorised transport in Stellenbosch hence the dedicated functional bicycle storage racks & motorbike parking areas in basement.
- Storage space in the Basement.
- Dedicated UBER desk at the Edge Entrance.



LOCATION

CENTRALLY LOCATED IN STELLENBOSCH

1. EDGE Apartments
2. 120m - The One - A new student mixed use development
3. 520m - BA FACULTY Ryneveld Street
4. 870m - Library
5. 970m - Town centre (Mall & pubs)
6. 1.1km - Neelsie & Rooi plein (Centre of Stellenbosch University Campus)
7. Paul Kruger Street
8. Adam Tas Road (R44)

WHY STELLENBOSCH

Stellenbosch University - Voted the most popular university in South Africa with 10 times year on year oversubscription - and it's growing!

Best private and public schools in South Africa and majority pupils apply to US.

WALKING DISTANCE TO CBD AND CAMPUS



THE DENNISIG PRECINCT EXCITING NEW STUDENT HUB

- The Dennesig Precinct, the most sophisticated and trendy residential hub in Stellies, will be redesigned like St George's Mall in Cape Town with TOD (traffic orientated development) and the focus on NMT (non motorised transport).
- The Dennesig precinct will consist of artisan shops, public "woonerwe" zones for socialising. The area will be landscaped with trees, furniture and signage to achieve this transformation.
- Recalibration of this precinct during the transformation process will add ± R3 billion to the development value.
- A shuttle service is planned to commence in 2023 from the new Dennesig area to Stellenbosch CBD and Campus.
- Implementation of a Crime Prevention strategy will create a safe environment for students and the broader public.

*see security page for more information



PROPOSED SECURITY UPGRADE FOR THE DENNISIG PRECINCT

1. Onsite and offsite 24-hour Security Operational Control Room
 - Monitor all cameras installed in the area
 - Instruct all vehicles and guards to respond to suspicious activities
 - Flag all suspicious vehicles and people for investigation purposes
 - Ensure that all guards are on duty as per duty roster
 - Attend to all enquiries by Client, Security Management and Community
 - Dispatch Emergency Agencies when Needed
 - Keep an electronic Logbook updated to assist with future investigation
2. Installing CCTV Cameras/ monitored on- and offsite
 - Motion detection
 - Infra-Red Lighting
 - Two-Way Audio
 - Automatic Number Plate Recognition
 - Facial Recognition
 - Real Time Alerts
 - Cloud Storage
 - Integration to central database
3. Security Huts with Static Guards
 - 8 Locations in high density areas & crossings have been identified
 - Visibility & security presence is paramount
4. Patrol Guards
 - Security officers connected to guard houses, patrol vehicles & the central control room
5. Security Patrol Vehicle with Armed Response backup & safe Area with static Security Vehicle to assist
6. Smart City Environment
 - Branded Mobile APP
 - Panic Button, connected to the control room
 - Access control – To be integrated
 - Community Portal & News
 - HELP CENTRE – free calls for support
 - Free WIFI in the Area



EDGE ROOFTOP





STELLIES
STUDENT
STAY

We believe in integrity, loyalty and good human relations, and enjoy contacts with clients and personally introduce them to the various accommodations availabilities. Flat complexes are managed and owned as an entity, which makes a difference to the tenant profile as composition management is more effective. Certain complexes are more suitable for pre graduates and others for postgraduates. It is so much easier to advise students and place them in suitable accommodation, specifically for their needs, if one meets them personally.

For more information visit >>> [www. Stellies-student-stay.co.za](http://www.Stellies-student-stay.co.za)



We currently manage approximately 170 Sectional Title Schemes and Home Owners Associations from Knysna, Hermanus and the Helderberg basin to Cape Town to Stellenbosch, Paarl, Wellington and Franschhoek and Kathu in Northern Cape. Our rental department has more than 30 years experience in letting to the student market.

For more information visit >>> www.jpstrust.com



EDGE ROOFTOP

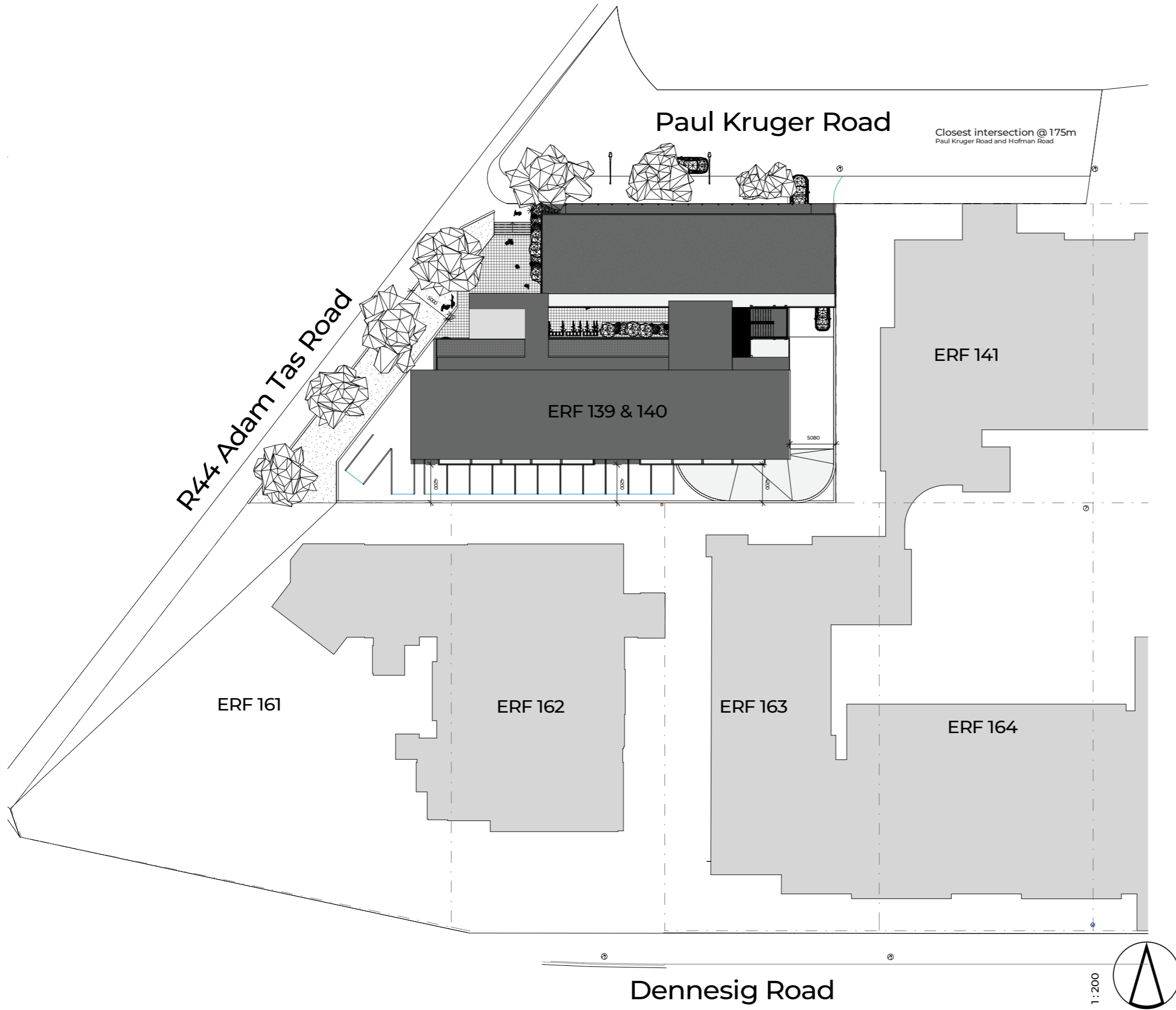




STELLENBOSCH LIFESTYLE

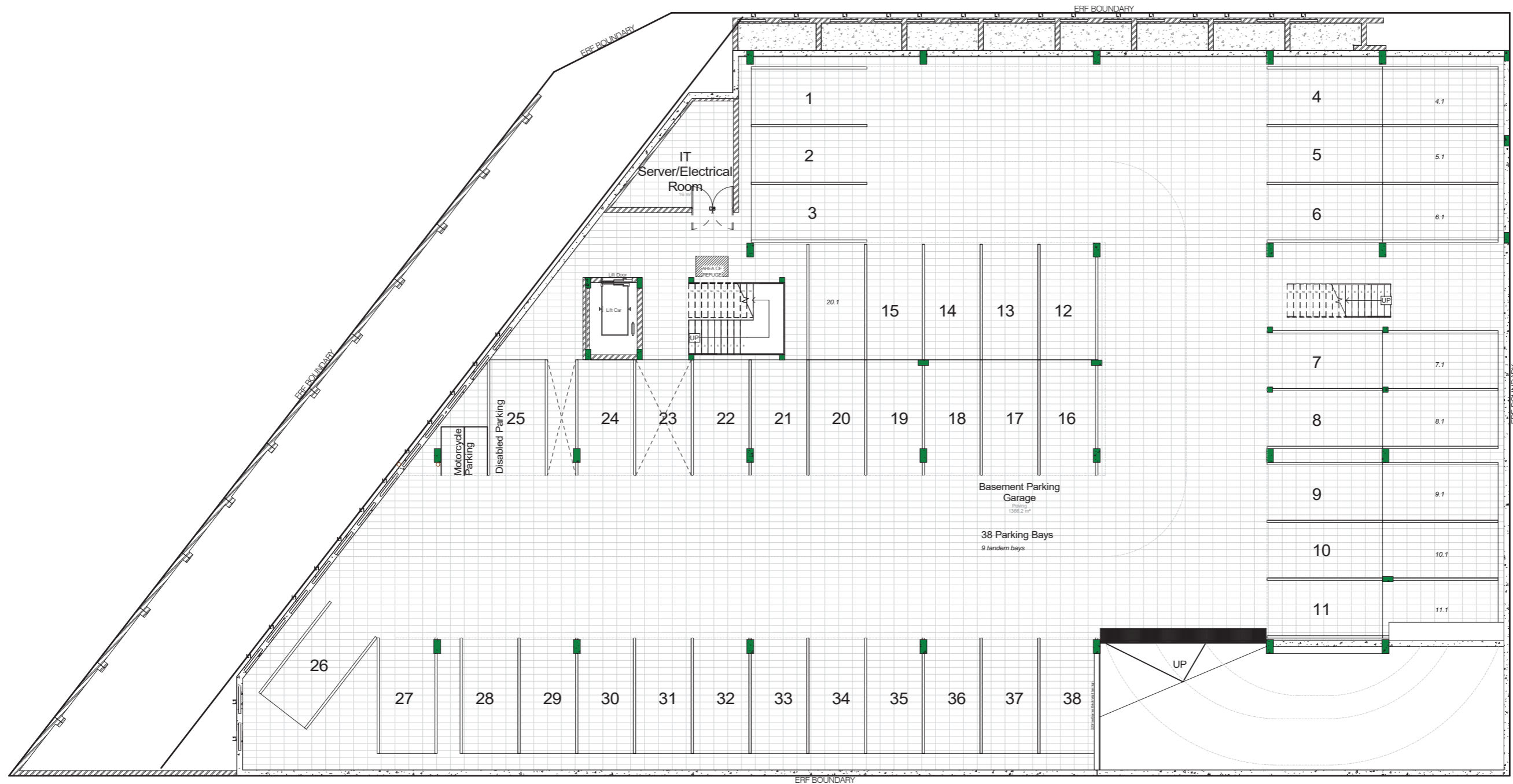


SITE PLAN



BASEMENT PARKING

PAUL KRUGER ROAD



DENNESIG ROAD

GROUND FLOOR PLAN

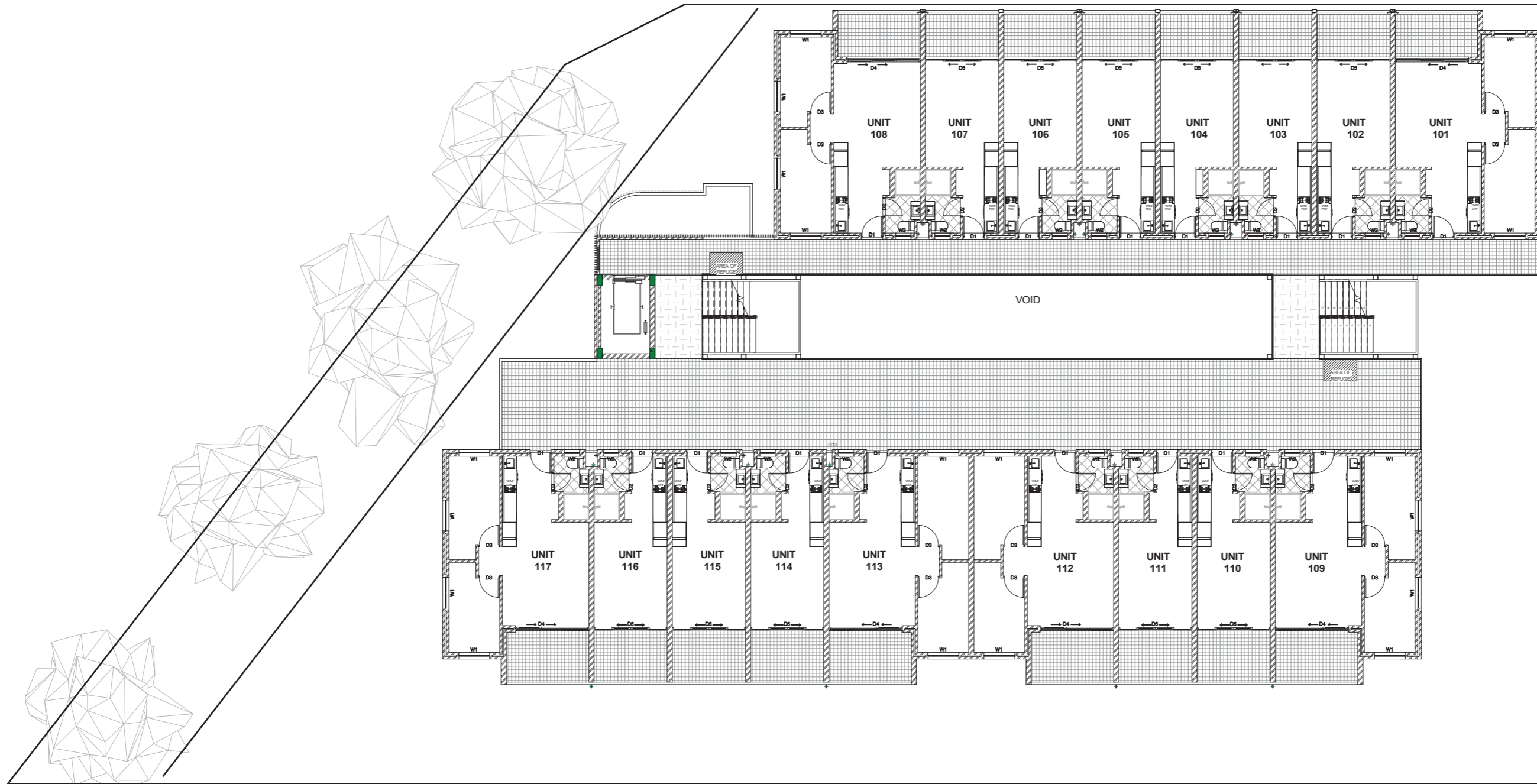
PAUL KRUGER ROAD



DENNESIG ROAD

FIRST FLOOR PLAN

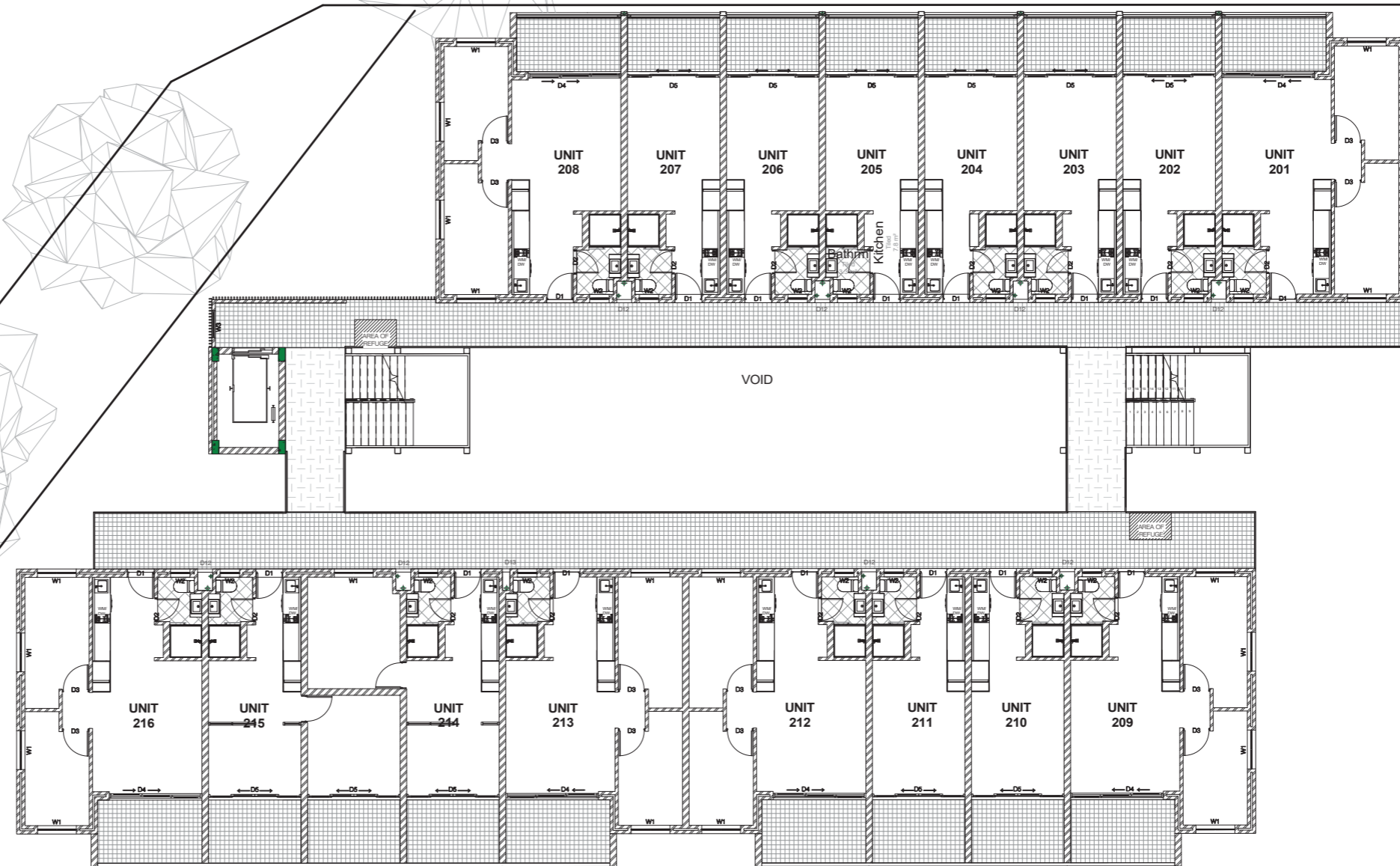
PAUL KRUGER ROAD



DENNESIG ROAD

SECOND FLOOR PLAN

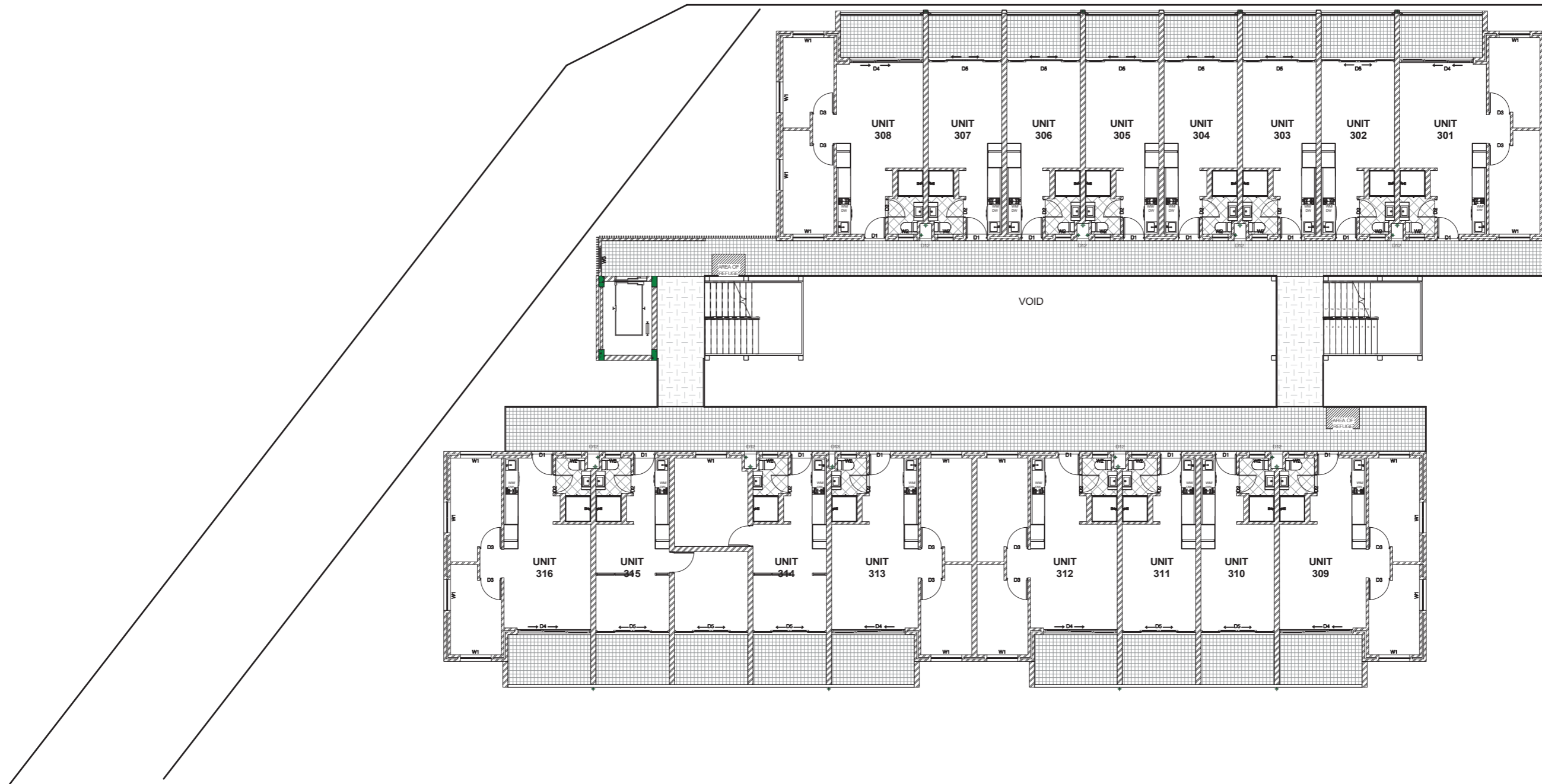
PAUL KRUGER ROAD



DENNESIG ROAD

THIRD FLOOR PLAN

PAUL KRUGER ROAD



DENNESIG ROAD

FOURTH FLOOR PLAN

PAUL KRUGER ROAD

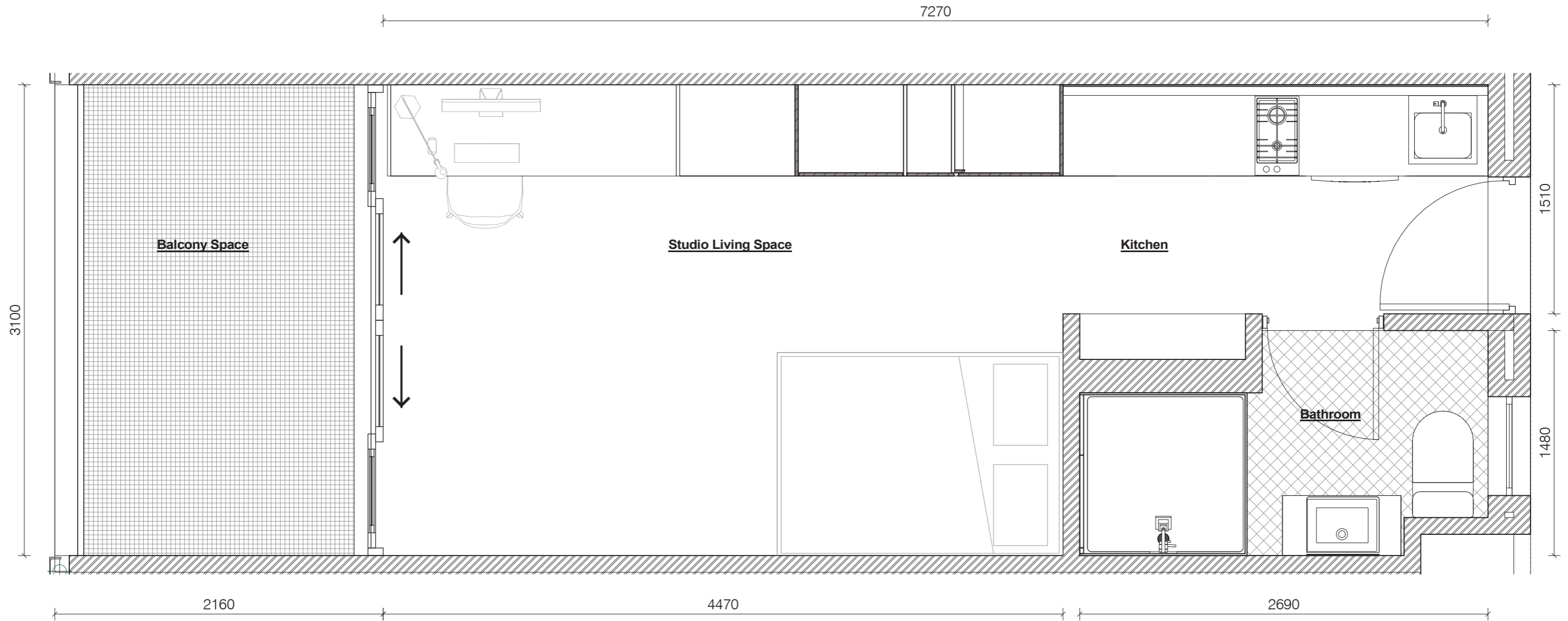


DENNESSIG ROAD

STUDIO APARTMENT



32 m² STUDIO PLAN



STUDIO APARTMENT



45 m²

SHARED 2-BED PLAN



2-BEDROOM APARTMENT



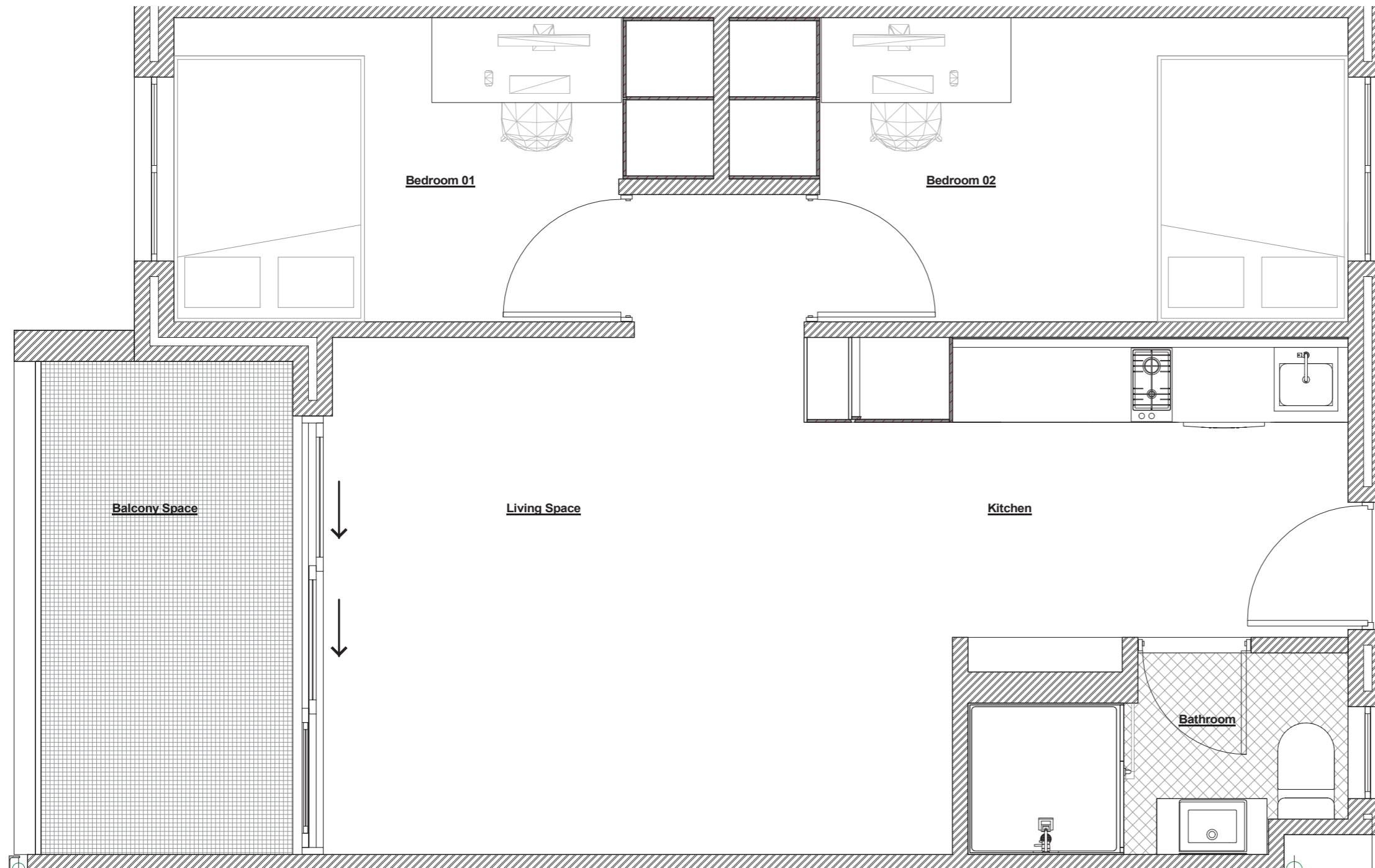
51^{m²}

SHARED 2-BED PLAN



56 m²

2-BED PLAN



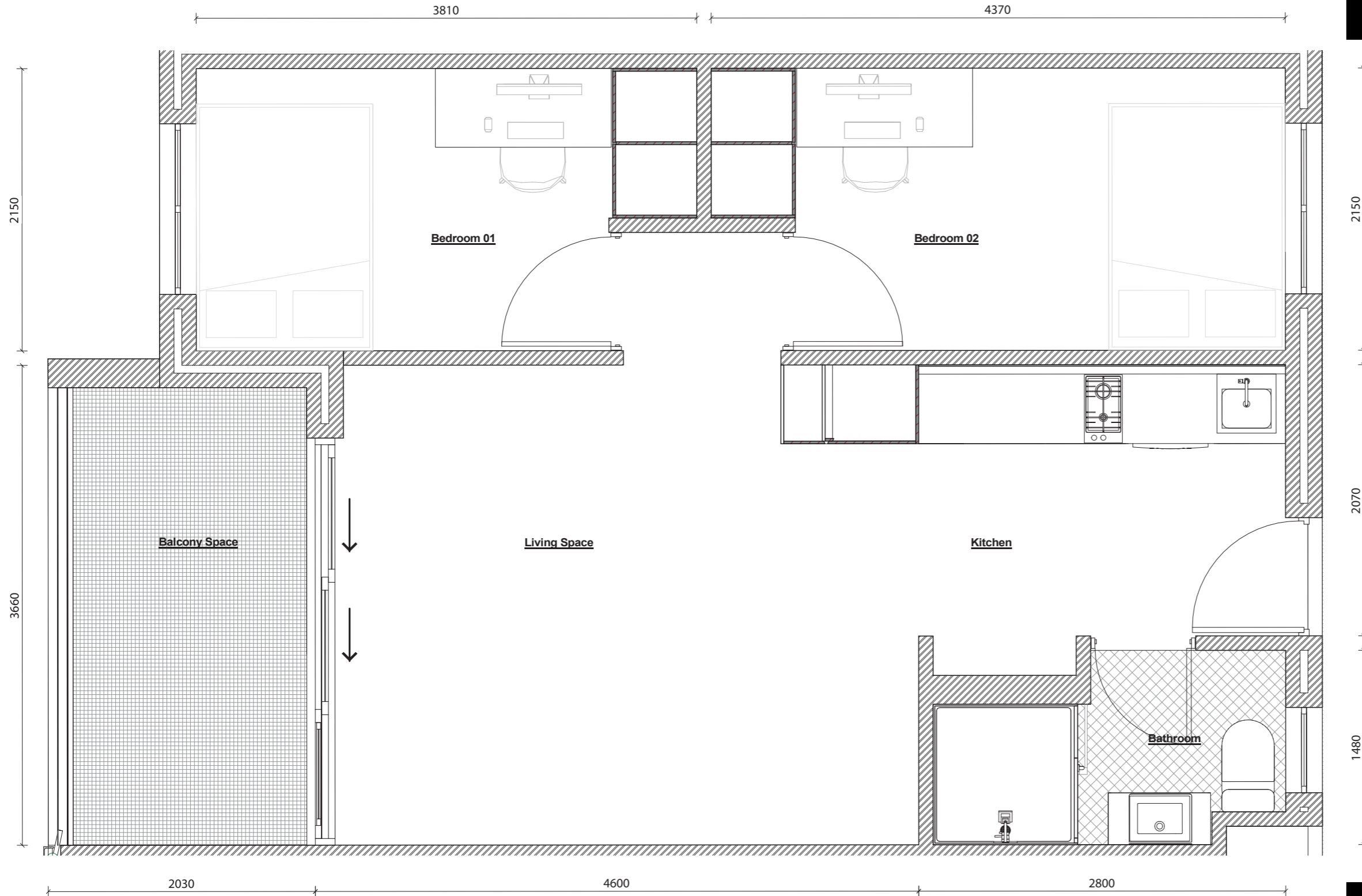


2-BEDROOM APARTMENT



57 m²

2-BED PLAN



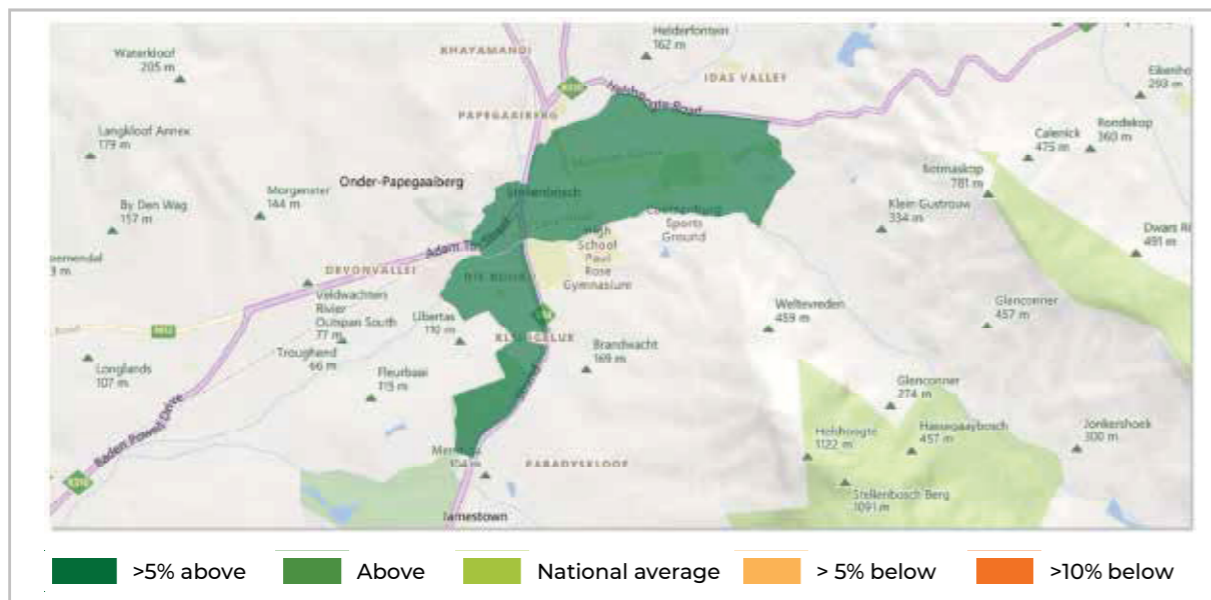
WHY INVEST IN EDGE?

- LOCATION SECURES A LOW-RISK INVESTMENT OPPORTUNITY
- EXCEPTIONAL CAPITAL GROWTH
- EXCELLENT MARKET VALUE GROWTH
- HIGH RENTAL DEMAND
- RENTAL YIELD 10.2%

TPN INVESTOR REPORT

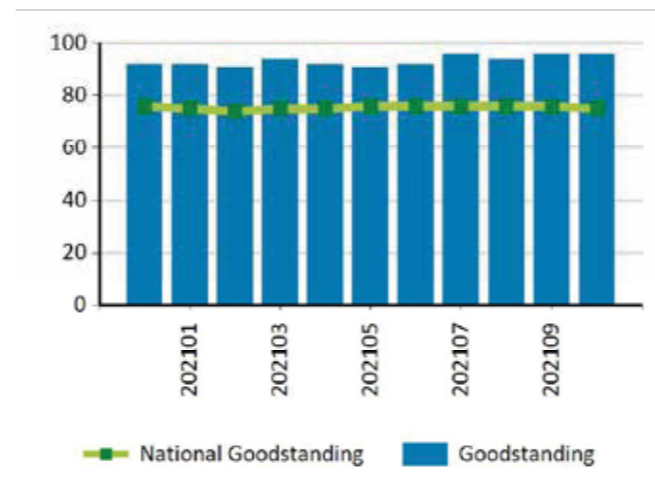
Rental Payment Index

Overview of the rental payment trends for the specified area weighted against the national goodstanding index



Goodstanding Ratio

Overview of the suburb goodstanding ratio per period against the national average collection (Will I get paid?)



Payment Profile

Overview of the suburb payment trends which indicates how long it could take to collect rent



DNP - 2,43% POT - 82,29%
GP - 3,76% PP - 4,69%
PL - 6,83%

Payment Trend Detail	Town	Province	National
Paid on time (POT)	82,29%	72,26%	62,00%
Grace period (GP)	3,76%	2,87%	4,00%
Paid late (PL)	6,83%	8,06%	10,69%
Partial payment (PP)	4,69%	11,70%	14,41%
Did not pay (DNP)	2,43%	5,10%	8,90%
GoodStanding (POT+GP+PL)	92,88%	83,20%	76,68%

Source: TPN Credit Bureau



APARTMENTS NOW SELLING FROM
R 1 601 000
NO TRANSFER COSTS

GET THAT VIBE
JOIN OUR TRIBE

edge Stellenbosch.co.za



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