



ALLEGIANCE PROPERTIES | SOMA
YOUR REAL ESTATE PROFESSIONALS
LUXURY PORTFOLIO COLLECTION

**INVESTMENT
OPPORTUNITY IN THE ICONIC**

MOTHER CITY

Zonnebloem | Cape Town
South Africa

**CASTLE
ROCK**

LOOKING ACROSS THE BREATH-TAKING VISTAS

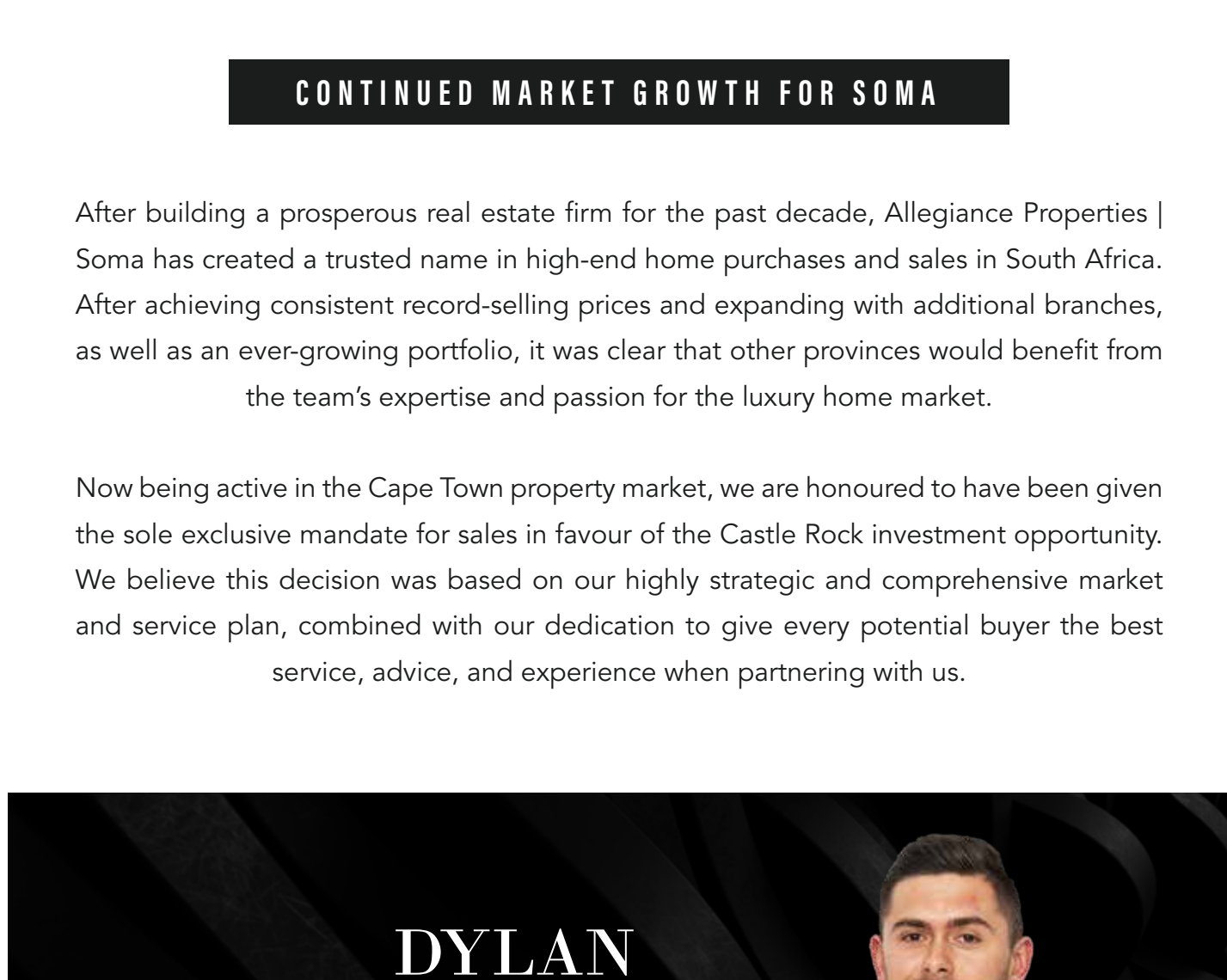
of the Indian and Atlantic oceans, listening to the seagulls' calls, and drinking in the gorgeous, watercolour-painted sunsets, it's easy to understand why Cape Town was recently voted as the third greatest city on our beautiful planet.

Outshining historic, iconic cities such as Paris and Venice is no small feat. But it's because, apart from the area's astonishing natural beauty, this city offers an endless scene of world-class cuisine, award-winning museums and galleries, thought-provoking theatre experiences, and an outdoor lifestyle of leisure.

It's not wonder then that there's been a substantial increase in homeowners moving to the Western Cape, with a 43% increase in 2021. As a result, managed rentals in the holiday and corporate market are expected to provide overall returns of 22% - 26% annually.

These statistics clearly show that firstly, more and more South Africans are seeking a different lifestyle post-pandemic. One that is more balanced, more connected to nature, and has a slower pace, without sacrificing the vibrancy and variety of city life. And secondly, that Cape Town real estate is a rock-solid investment locally and international.

MOTHER CITY LIVING



Introducing the Castle Rock opportunity.

It's the convenience of urban chic meet mountainside living that ticks all these boxes. With awe-inspiring views of the Mother City's famous mountains, to the twinkling city lights at night, this investment opportunity generously gives homeowners and investors 360-degree views that are rare to find anywhere else. That is why it's understandably one of the most prime spots in Cape Town real estate – with quick access to vital destinations such as Cape Town International Airport, the V&A Waterfront, and the city centre while still being walking distance to street cafés and Table Mountain's walking trails.

CONTINUED MARKET GROWTH FOR SOMA

After building a prosperous real estate firm for the past decade, Allegiance Properties | Soma has created a trusted name in high-end home purchases and sales in South Africa. After achieving consistent record-selling prices and expanding with additional branches, as well as an ever-growing portfolio, it was clear that other provinces would benefit from the team's expertise and passion for the luxury home market.

Now being active in the Cape Town property market, we are honoured to have been given the sole exclusive mandate for sales in favour of the Castle Rock investment opportunity. We believe this decision was based on our highly strategic and comprehensive market and service plan, combined with our dedication to give every potential buyer the best service, advice, and experience when partnering with us.

**DYLAN
BAKOS**

SENIOR SALES BROKER
064 455 9011 | dylanb@allegiancesoma.co.za

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**STACEY
SHAM**

SENIOR SALES BROKER
SALES MANAGER

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VARIETY OF UNITS AVAILABLE

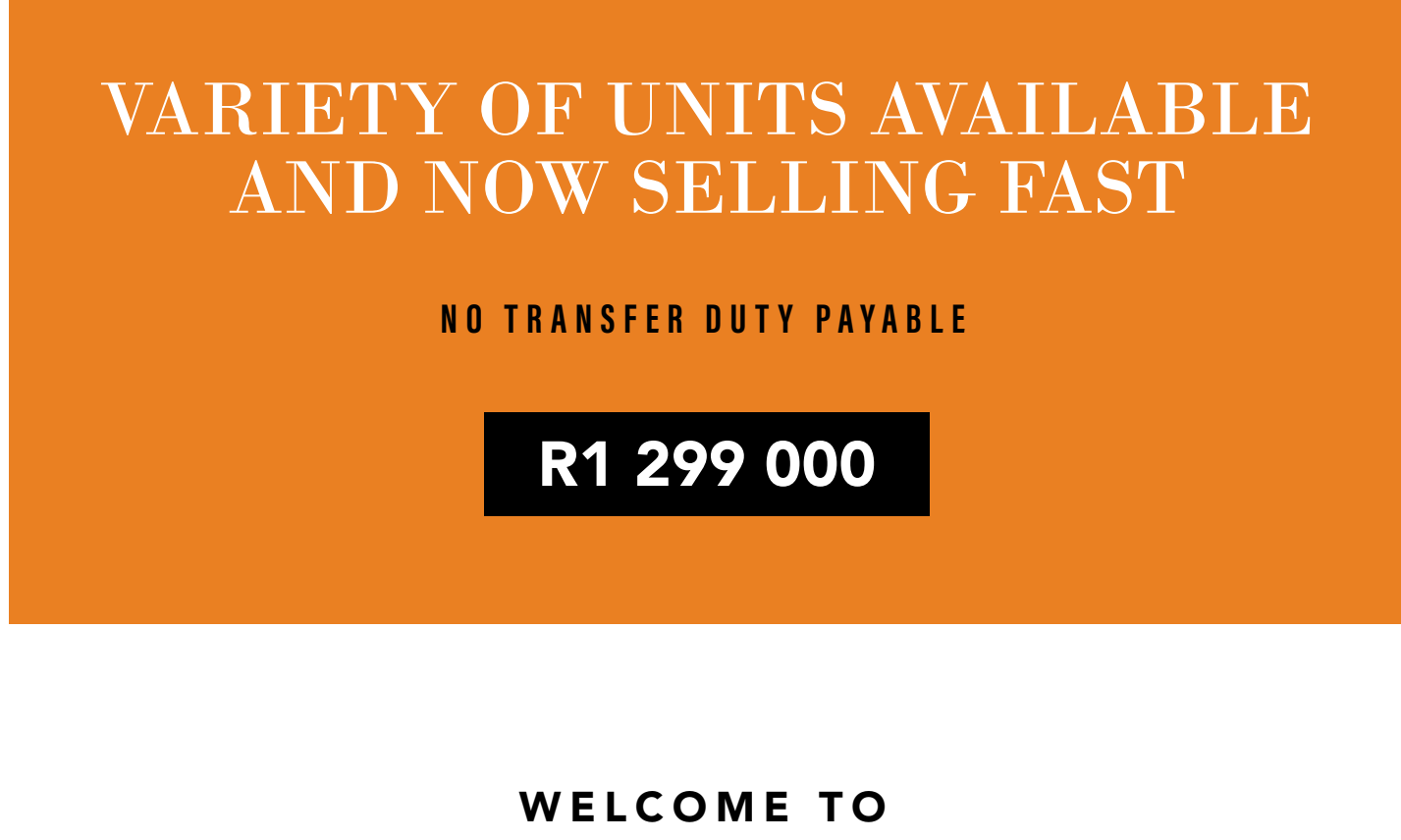
STARTING FROM R1 299 000

UNITS ARE LEASED WITH RENTAL SCHEDULES AVAILABLE
NO TRANSFER DUTY PAYABLE
UDZ TAX INCENTIVE

Don't Miss Out In

SECURING YOUR- SELF THIS ONCE IN A LIFETIME

INVESTMENT OPPORTUNITY



LET'S TICK THE BOXES

Near Table Mountain and City Centre | Balconies with Spectacular Views | Central Location | Bustling Nightlife | Goodbye to Traffic Jams | Quick Access to Public Transport and Airport | Excellent 24 HR Security | Concierge Desk | No Transfer Duties | High Investment Return | Excellent Parking | Entry into Cape Town Property Market | Fibre Connectivity | State-of-the-art Finishes | Smeg Kitchen Appliances | Natural Stone Surfaces in Kitchen And Bathrooms

VARIETY OF UNITS AVAILABLE
AND NOW SELLING FAST

NO TRANSFER DUTY PAYABLE

R1 299 000

WELCOME TO CASTLE ROCK

Opportunities starting at R1 299 000, we know these market realistic priced opportunities will not be on the market for long. Make sure you don't miss your opportunity to own a piece in this spectacular and sought-after location.

CONTACT

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