



LUXURY

RETIREMENT VILLAGE



Situated in the heart of Durbanville, Zonnezicht encapsulates the care-free lifestyle living for retirees and offers exclusive amenities within a close-knit community.

The on-site 24hr medical care & close proximity to Durbanville Mediclinic gives peace of mind to residents with knowledge that emergency medical assistance is available to them should the need arise.



ANTON MULDER  
CONSTRUCTION



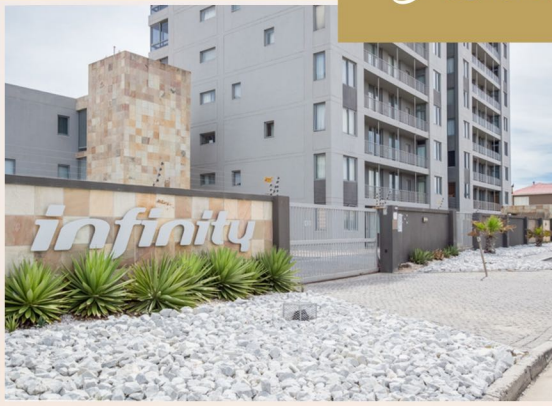
HOUSE OF REALTORS  
GATEWAY TO RESIDENTIAL & COMMERCIAL PROPERTY

LUXURY RETIREMENT

TO UNLOCK THE FUTURE OF EXQUISITE LIVING ZONNEZICHT



# About the Developer



Anton Mulder Construction has come a long way in the construction industry and is a household name in the Western Seaboard, mainly Blouberg area. Projects such as *The Bay*, *The Waves*, *Ocean View* and *Perla do Mar*, *Aquarius*, *La Cabina*, *Sea Crest* and *Infinity*, being state of the art high rising block of apartments carry Anton Mulder Construction's brand name forward and with his team of experts putting up these brilliant constructions, perfectly planned to the last detail. Anton Mulder Construction has spread its wings in many directions and new developments emerged such as the St Johns and the Greenville Golf Estate in Durbanville and Klein Zevenwacht Estate in Kuils River and De Dam in Uitzicht showing its flexibility in erecting outstanding dwellings versus high rising block of apartments. His brand name on developing flats/townhouse complexes in Melkbosstrand and Malmesbury brings out a different aspect of his adaptation as a successful construction company in the construction playing field. Anton Mulder Construction is also the Developer and Builder of the brand new and prestigious Haasendal Estate which consists of 3500 upmarket opportunities, a state of the art Mall with significant National Tenants, together with various benchmark designed commercial and retail buildings.





# Why Zonnezicht

NO  
TRANSFER  
DUTY



- INDEPENDENT AND ASSISTED LIVING
- EXQUISITE APARTMENTS
- FULL OWNERSHIP
- BASEMENT PARKING
- AFFORDABLE LEVIES
- FRAIL CARE CENTRE
- LIBRARY
- DINING HALL
- FITNESS CENTRE
- BEAUTY CENTRE
- HEATED POOL
- LADIES BAR
- LUXURIOUS LOUNGES
- ENTERTAINMENT FACILITIES
- LAUNDRY & CLEANING SERVICES
- CATERING SERVICES
- 24 MEDICAL CARE
- EMERGENCY CALL SYSTEM
- STATE OF THE ART SECURITY



# Clubhouse & Amenities

VARIOUS LUXURIOUS  
DESIGNER LOUNGES  
& ENTERTAINMENT  
AREAS



LIBRARY



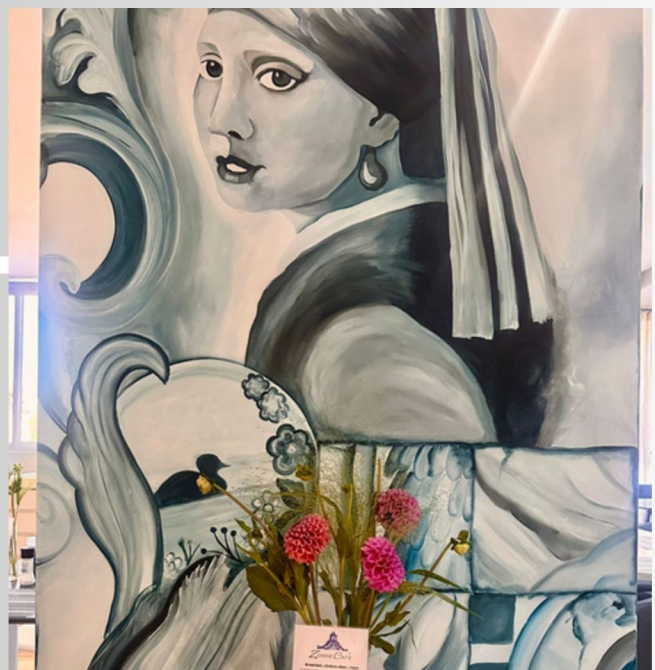
RECEPTION  
HAIR AND BEAUTY



HEATED POOL



# Zonne Café





# MAKE GREAT FRIENDS





# Zonnezicht Service Providers



VAN BILJON NURSING OFFERS  
PROFESSIONAL NURSING AND  
HEALTHCARE SERVICES



PHANGELA GROUP OFFERS 24-  
HOUR GUARDING, ARMED  
RESPONSE, AND ON-SITE  
MONITORING



AMARI SERVES AS THE APPOINTED  
MANAGING AGENT OF THE BODY  
CORPORATE



Western Province Caterers

WESTERN PROVINCE CATERERS  
PROVIDES PROFESSIONAL  
CATERING AND FOOD SERVICES



HOUSE OF REALTORS  
GATEWAY TO RESIDENTIAL & COMMERCIAL PROPERTY

HOUSE OF REALTORS IS ONE  
OF THE FEW SELECTED ESTATE  
AGENCIES HANDLING PROPERTY  
SALES



INTEGRABOND OFFERS  
MORTGAGE FINANCE SERVICES  
THROUGH THE MAJOR BANKS  
IN SA



# Get to know Durbanville



## VARIOUS WORLD CLASS WINE ESTATES

- BLOEMENDAL
- MEERENDAL
- HILLCREST
- DURBANVILLE HILLS



- PHIZANTEKRAAL
- D'ARIA WINERY
- SIGNAL GUN
- KLEIN ROOSBOOM
- ALTYPDGEDACHT

## SHOPPING & LEISURE



## DURBANVILLE GOLF COURSE



## DURBANVILLE TENNIS CLUB



Credit: Durbanville Golf Course



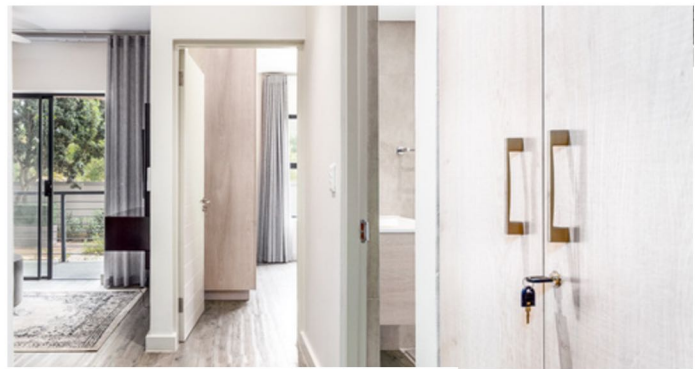
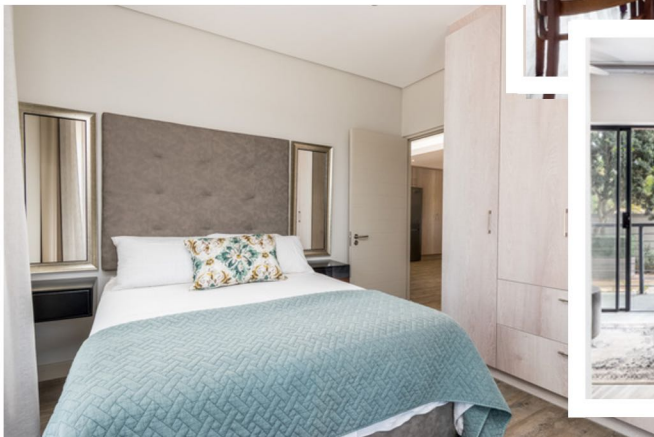
## 2 Bedroom Units



SPACIOUS & PRACTICAL LAYOUTS

FURNISHED / UNFURNISHED

PRICED FROM: R2,35 MIL



ALL APARTMENTS OFFER  
CONVENIENT, HOTEL  
STYLE CARD ACCESS



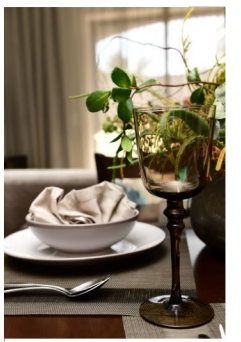
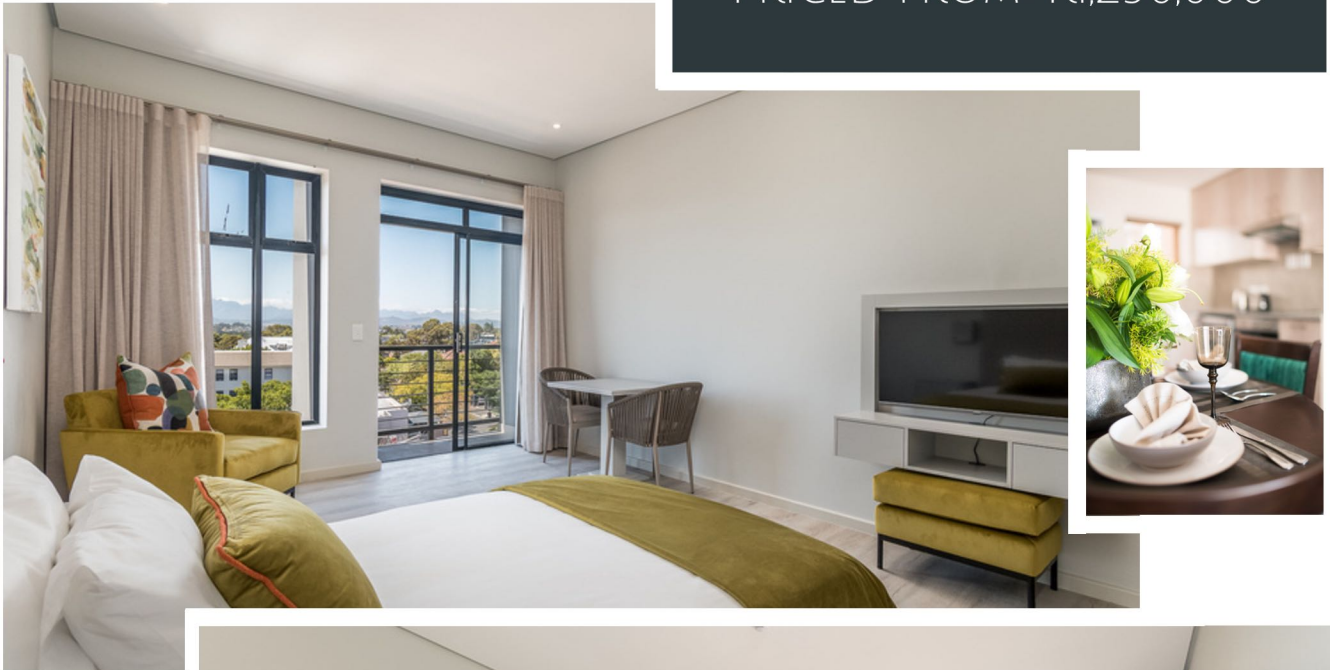
LEVIES PER MONTH: R4,000  
INCLUDES; 6 Meals per month / Water/  
Security / Access to all amenities / 1 x  
Bloodsugar & 1 x Blood pressure test /  
Access to emergency call button 24/7  
BASEMENT PARKING AVAILABLE: Rent or  
buy options



## Studio Units

ASSISTED LIVING IS  
AVAILABLE FOR ALL  
APARTMENTS AS AN  
ADDITIONAL SERVICE

STUDIO & 1 BEDROOM UNITS  
PRICED FROM: R1,250,000



LEVIES PER MONTH: R2800 pm  
INCLUDES; 6 Meals per month / Water/ Security  
/ Access to all amenities / 1 x Bloodsugar & 1 x  
Blood pressure test / Access to emergency call  
button 24/7  
BASEMENT PARKING AVAILABLE: Rent or buy  
options





# Frail care



ZONNEZICHT ALSO OFFERS A  
STATE OF THE ART FRAIL CARE  
WITH 24HR MEDICAL STAFF,  
DOCTORS AND NURSE'S ROOMS.





- **Comprehensive 24-hour nursing and professional care.**
- Wide range of care options including:
  - Frail and terminal care.
  - Stroke, cancer, and post-operative recovery.
  - Mental health support (terms apply).
  - Long-term, short-term, catheter, and stoma care.

## **Assisted Living Benefits:**

- Medication management.
- Health monitoring and daily staff visits.
- 24-hour emergency call system.
- Frail care admissions at special rates.
- Additional home care services (costs apply).

## **Home Care Details:**

- Offered by Van Biljon Nursing for elderly, sick, and disabled individuals.
- Includes day-to-day assistance and personal care at home.
- Available within Zonnezicht (terms apply).
- Covered by the BOARD OF HEALTH FUNDS with a registered practice number.
- Services potentially covered by medical aid authorization.
- Customized costs based on individual care needs.

## **Extra Services and Levies:**

- Optional therapies: doctor visits, nail care, physiotherapy, social work.
- Monthly levy includes emergency call button and medical clinic access for blood pressure and blood sugar tests.

For detailed information and assistance:

- Contact Zonnezicht Care: RIANA at 079 497 5141
- Email: [zonnezicht@vanbiljonnursing.co.za](mailto:zonnezicht@vanbiljonnursing.co.za)



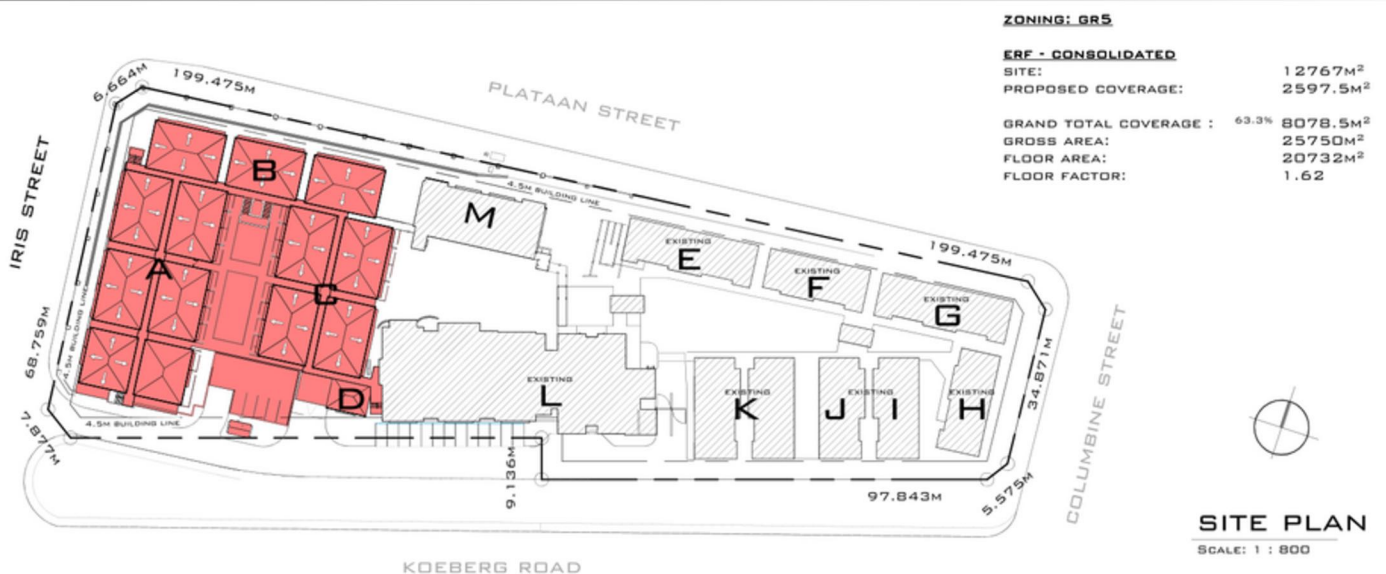
## New Phase 4 - Pre Launch

- 160 x one bedroom units
- 16 x two bedroom units
- PRE-LAUNCH PRICES FROM R1.6 MIL
- **SAVE UP TO R200,000**
- OCCUPATION EARLY 2028 ONLY
- ONE AND TWO BEDROOM UNITS FROM R1.6M
- FULL OWNERSHIP





# Typical Unit Layouts Phase 4



Zonnezicht Phase 4 offers a diverse selection of 176 beautifully designed units tailored to suit various lifestyle preferences. The majority of units are 1-bedroom apartments, thoughtfully spread across configurations with or without garden space, balconies, and scenic views. Notably, 47 units offer tranquil living without garden or balcony, while another 47 feature expansive views—perfect for those who appreciate natural light and scenery. For residents seeking a touch of greenery, 47 garden units are available, 24 of which come with scenic views. Each configuration has been crafted with comfort, security, and luxury in mind, providing residents with a vibrant yet peaceful retirement lifestyle in the heart of Durbanville.





## Low Initial Investment

**R50,000** 1-Bedroom Deposit

**R100,000** 2-Bedroom Deposit



## No Further Payments

**Zero additional payments** required until transfer in early 2028

Only pay conveyancing fees upon instruction



## Capital Appreciation

**2.5 years** of potential value growth with minimal capital tied up

Leverage time and market growth effectively



## Strong Rental Demand

Access the **resilient luxury retirement** rental market

Build on the success of Phases 1-3 in prime Durbanville location

CAPITAL APPRECIATION PERIOD →

**NOW**

Initial Deposit

**2028**

Transfer & Balance Payment



## Deferred Payment Advantage

**Exceptionally low initial outlay** while your investment potentially **grows in value for ~2.5 years** before funding the main purchase price.

## Unit Types & Pricing

### 1-Bedroom Apartments

**Size Range:** 34.4 m<sup>2</sup> - 37.7 m<sup>2</sup>

#### Launch Price:

**R1.6M - R2.05M**

**Initial Deposit:** **R50,000**

#### Est. Monthly Costs (2028):

Levy: ~R2,800 - R3,300  
Rates: ~R700 - R900

#### Features:

Open-plan, quality finishes, optional balconies/gardens

### 2-Bedroom Apartments

**Size:** Approx. 77 m<sup>2</sup>

#### Launch Price:

**R3.6M - R4.1M**

**Initial Deposit:**

**R100,000**

#### Est. Monthly Costs (2028):

Levy: ~R3,500 - R4,000  
Rates: ~R1,100 - R1,300

#### Features:

Spacious, premium finishes, balconies/gardens, many with views



### 1-Bedroom Apartments

~R16,000

per month

Estimated Yield  
8.5-10%

Annual Growth  
8%

Size  
34.4 - 37.7 m<sup>2</sup>

Features  
Open Plan Living

### 2-Bedroom Apartments

R18k - R22k

per month

Estimated Yield  
5.5-6.5%

Annual Growth  
8%

Size  
Approx. 77 m<sup>2</sup>

Features  
Premium Finishes

#### 1-Bedroom Unit Example

Purchase Price  
R1,800,000

Deposit  
R50,000

##### Financial Metrics (30-Year Bond Term):

Interest Rate	11.00% p.a.
Monthly Bond Payment	R16,666
Est. Year 1 Monthly Rental	R16,000
Monthly Cash Flow (Year 1)	-R6,066
Cash Flow Breakeven Year	~8-10 Years
Est. 20-Year IRR (If Sold)	~16-19%

#### 2-Bedroom Unit Example

Purchase Price  
R4,000,000

Deposit  
R100,000

##### Financial Metrics (30-Year Bond Term):

Interest Rate	11.00% p.a.
Monthly Bond Payment	R37,131
Est. Year 1 Monthly Rental	R20,000
Monthly Cash Flow (Year 1)	-R24,331
Cash Flow Breakeven Year	~11-13 Years
Est. 20-Year IRR (If Sold)	~15-18%

#### Projected Monthly Cash Flow (Before Tax)



##### Key Assumptions:

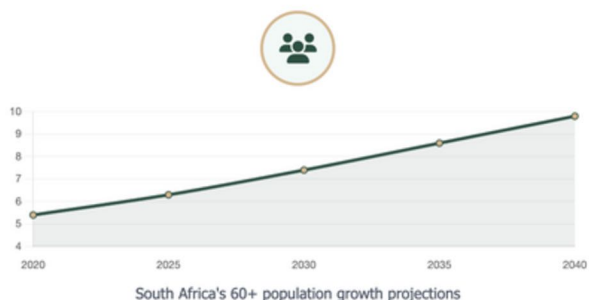
Rental Growth: 8% p.a. Capital Growth: 9% p.a. Expense Growth: 6% p.a. Interest Rate: 11.00%

Projections are illustrative only. Actual returns will vary based on individual financing, market conditions, and chosen unit.





### Demographic Tailwinds



↗ Aging population driving consistent demand growth

### Market Resilience



**98% - 99%**

Average Occupancy Rates

**<vacancies**

Lower Vacancy vs Standard Rentals

✓ Resilient through economic cycles and pandemics

### Premium Rental Rates



**15-20%**

Premium over standard apartments

Luxury retirement units command significant premiums due to amenities, security, and community benefits

### Stable Tenant Profile



**4+ years**

Average tenancy duration

Retirees typically seek long-term stability, reducing turnover costs and vacancy periods

### Zonnezicht Advantage



**Premium Position in Durbanville**

**Top-Tier Location**

Affluent catchment area with strong demand for luxury retirement options

**Phase 4:** Building on success of Phases 1-3

💡 **Luxury retirement living combines strong yields, stable income, and exceptional capital growth potential**





No.	Question	Answer
1	<b>What exactly is Zonnezicht?</b>	A secure, resort-style sectional-title retirement estate in Durbanville, Cape Town.
2	<b>Where is it located?</b>	20-22 Coprosma Street, Durbanville - minutes from shopping centres, Durbanville Medi-Clinic and the Cape Winelands.
3	<b>How many units will there be when all phases are complete?</b>	300
4	<b>When will Phase 4 be finished?</b>	Scheduled completion early 2028.
5	<b>Do I buy life-rights or own the unit outright?</b>	Sectional-title full ownership (your heirs inherit and you may sell on the open market).
6	<b>Are rental options available?</b>	Yes - through investors who let out their units.
7	<b>What is the minimum age to purchase/live here?</b>	50
8	<b>What is the current price range?</b>	From R1 600 000 (1-bed) to R3 850 000 (2-bed) in Phase 4. Earlier-phase resales from approx R1 499 500.
9	<b>What unit sizes are available?</b>	Assisted-living studios: 29-32 m <sup>2</sup> ; 1-bed: 34-39 m <sup>2</sup> ; 2-bed: 64-77 m <sup>2</sup> .
10	<b>Is transfer duty payable?</b>	No - prices include VAT; no transfer duty is due.
11	<b>What are the monthly levies and what do they cover?</b>	Studios about R2 800 pm; 1-bed about R3 400 pm; 2-bed about R4 000 pm - covering security, building insurance, exterior maintenance, refuse removal and common amenities.
12	<b>Is basement parking included?</b>	Optional secure basement bay: R160 000 to purchase, or available on a rental basis.
13	<b>Are there additional costs for meals, cleaning or laundry?</b>	Yes - priced per package (meal plans, cleaning, laundry) and escalated annually.
14	<b>Is there on-site frail care?</b>	Yes - a state-of-the-art frail-care centre on the 1st and 2nd floors, managed by Van Biljon Nursing Agency.
15	<b>What medical services are available 24/7?</b>	Professional nursing, emergency response, medication management and personalised care plans.
16	<b>How close is the nearest hospital?</b>	Durbanville Medi-Clinic is a short drive away; ambulance transfers arranged if needed.
17	<b>Can outside carers or nurses be brought in?</b>	Yes - by prior arrangement with Van Biljon Nursing.
18	<b>What happens if a resident's care needs increase over time?</b>	Residents may transition from independent living to assisted-living apartments or to the frail-care centre without leaving the estate.
19	<b>What security measures are in place?</b>	24-hour manned gatehouse, CCTV, electric fencing, regular patrols and electronic access-card system.
20	<b>Is there a panic-button or emergency call system in each unit?</b>	Yes, every apartment is fitted with an emergency calling and camera system linked to on-site nursing staff.
21	<b>Are the buildings fire-sprinklered and wheelchair-friendly?</b>	No fire sprinklers; wheelchair-friendly in most common areas but some sections are limited.
22	<b>Which leisure facilities are on-site?</b>	Heated indoor pool, gym, designer lounges and library, clubhouse and ladies bar, braai areas, games room, salon, therapeutic garden walks.
23	<b>Are structured social events organised?</b>	Yes.
24	<b>Is there a shuttle to shops or church?</b>	Yes - privately operated shuttle service.
25	<b>Are meals available?</b>	Yes - nutritionally balanced meals served in the stylish dining hall; special diets catered for.

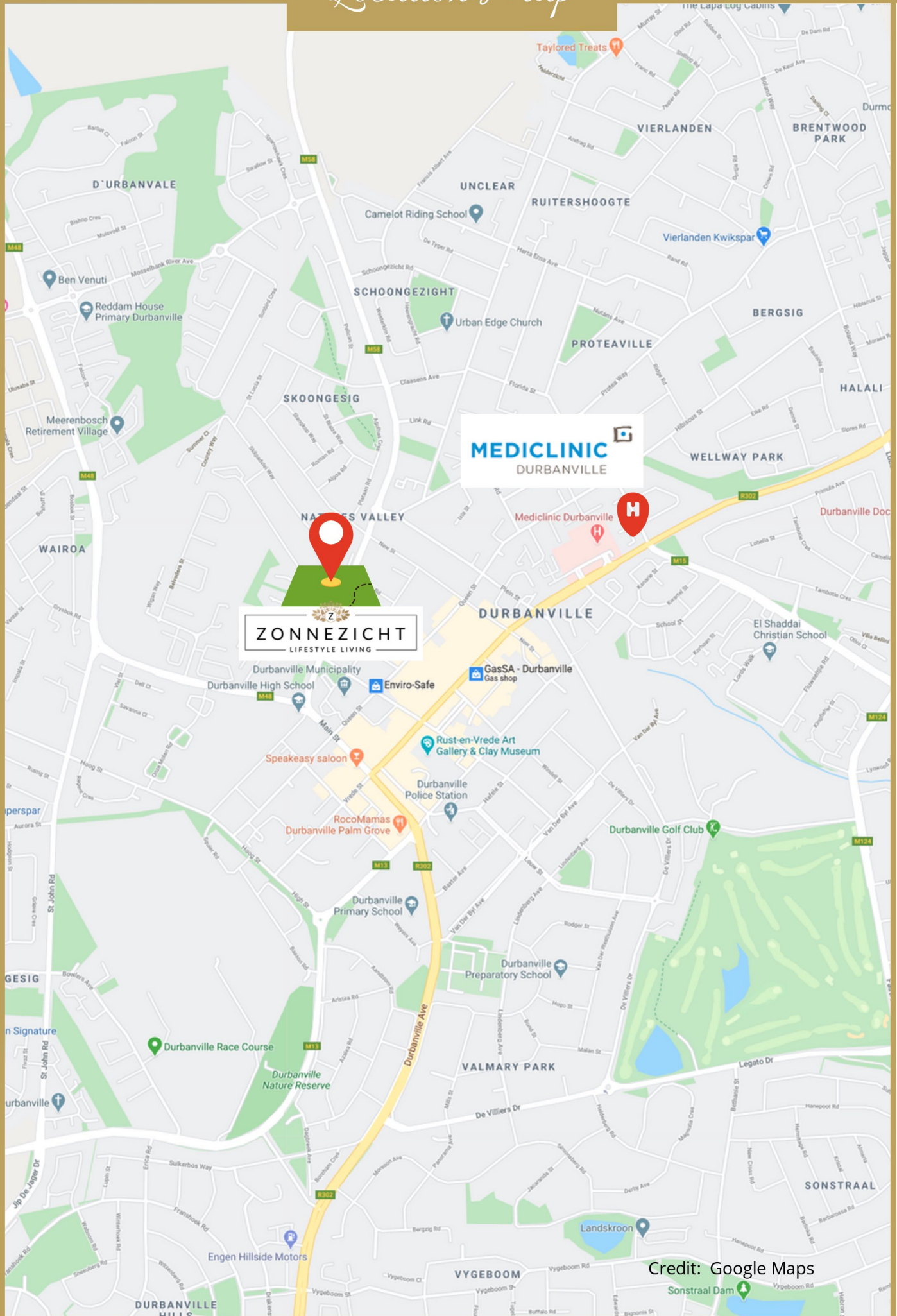


26	<b>Is fibre internet available?</b>	All units are fibre-ready; residents choose their preferred ISP.
27	<b>Are pets allowed?</b>	Yes - small pets (up to 30 cm tall) with prior body-corporate approval and in designated areas.
28	<b>Is smoking permitted?</b>	No.
29	<b>Is there visitor accommodation or guest suites?</b>	No.
30	<b>Can grandchildren use the pool/play areas while visiting?</b>	No.
31	<b>What happens to the unit when my parent passes away?</b>	Because it is sectional-title property, it forms part of the estate and can be inherited or sold by the heirs.
32	<b>How easy is it to resell later?</b>	Resales are handled like any sectional-title apartment; historical demand has been strong due to limited supply in Durbanville.
33	<b>What ongoing costs should I budget for after purchase?</b>	Monthly levy (see Q11), utilities, optional meal plans, and property rates.
34	<b>Are there any buy-back clauses or exit fees?</b>	None - standard freehold sectional-title rules apply.
35	<b>Is the estate financially stable and who manages the body corporate?</b>	Amari Property Management on behalf of the sectional-title body corporate.
36	<b>Does Zonnezicht qualify for Section 13 tax incentives if I buy as an investor?</b>	Yes - there is a dedicated Section 13 income-tax resource and calculator on the sales portal.
37	<b>What deposit is required to secure a unit?</b>	From R10 000 reservation fee (credited to the deposit) up to R200 000 payable within 30 days.
38	<b>Is mortgage finance available to retirees?</b>	Banks generally lend up to age 75, subject to affordability. The sales team can put you in touch with bond originators.
39	<b>Can I pay cash in stages during construction (Phase 4)?</b>	Yes, Subject to developer approval
40	<b>Are there discounts for early-bird buyers?</b>	Pre-launch discounts of up to R200 000 available on Phase 4 for a limited period.
41	<b>Is housekeeping included?</b>	No - available as a pay-as-you-use or extra service package.
42	<b>Can I renovate or combine units?</b>	Yes - with body-corporate consent and approved plans.
43	<b>Are generators or solar backup installed?</b>	Generator in general areas (no dedicated solar provision yet).
44	<b>What parking is available for visitors?</b>	Yes - limited visitor bays.
45	<b>Is the estate wheelchair-accessible (ramps, lifts)?</b>	Yes - one main ramp linking central areas and lifts that accommodate wheelchairs; certain passages remain narrow.



LAÄS &  
SCHOLTZ Inc.

# Location Map



Credit: Google Maps