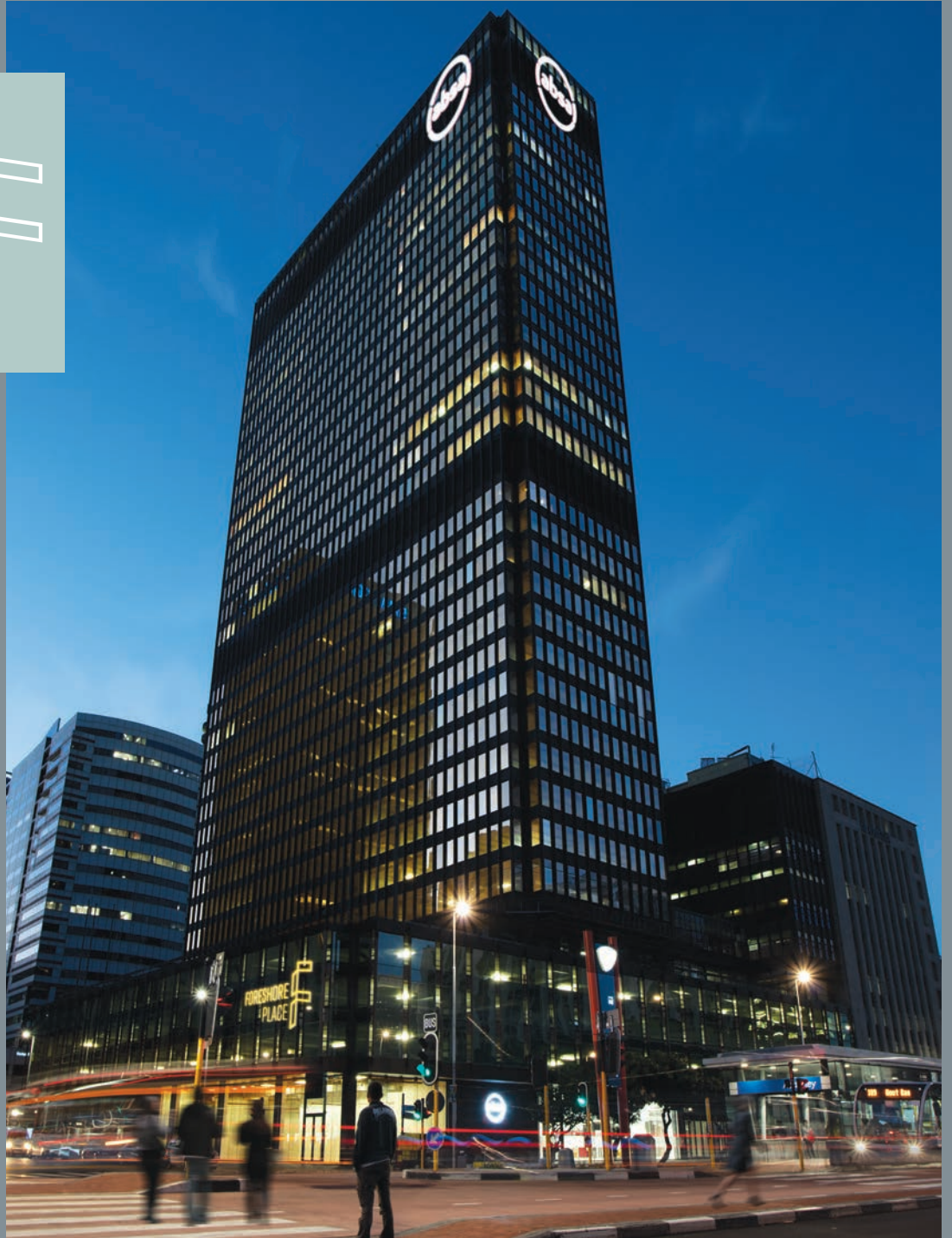


FORESHORE
PLACE



CAPE TOWN

Cape Town: the Monaco of Africa

Voted 8 years in a row as the most beautiful city.

“The City has once again been voted the Greatest City on Earth in the 2023 Telegraph Travel Awards, just days after South Africa was named the best travel destination” - UK The Telegraph newspaper.

Cape Town came before cities such as Dubrovnik, Kyoto, Sydney, Rio de Janeiro, Florence and Rome.





Cape Town with it's many world class attractions:

- Iconic Table Mountain
- Golden beaches
- Cape Peninsula
- Nature reserves
- Wine lands on the doorstep
- 5-star dining: Cape Town is the Culinary capital of South Africa

Tourist attractions make Cape Town an incredible investment with High returns and capital growth.







GREEN POINT STADIUM

DOCK RD

V & A WATERFRONT

TWO OCEANS AQUARIUM

ZEITZ MUSEUM

SOMERSET RD

HIGH LEVEL RD

DOCK RD

HANG STRIJDOM AVE

WALTER SISULU AVE

SIGNAL HILL

SOUTHERN SUN

CTICC

NELSON MANDELA BLVD

N1 HIGHWAY

ARTSCAPE THEATRE

IZIKO B0-KAAP MUSEUM

BUITENGRACHT ST

BREE ST

LONG ST

RIEBEEK ST

HEERENGRACHT

MYCITI BUS STATION
ADDERLY STREET

GREEN MARKET SQUARE

GRAND PARADE

STRAND ST

CAPE TOWN CITY CENTRE

CAPE TOWN CITY HALL

CASTLE OF GOOD HOPE

LION'S HEAD HIKING

IZIKO SOUTH AFRICAN MUSEUM

DARLING ST

N2 HIGHWAY

TABLE MOUNTAIN AERIAL CABLEWAY

Foreshore Place: an iconic high rise, minutes from the V&A Waterfront

Foreshore Place occupies the corner of Riebeeck, between Adderly and Long.

Minutes from the world famous V&A Waterfront: with over 450 retail outlets and over 80 Restaurants and Bars.

ENTERTAINMENT: within walking distance to the Artscape Theatre. World class dining and shopping, Zeitz Mocaa Museum, Greenmarket Square, Iziko Bo-Kaap Museum, Iziko South African Museum, Castle of Good Hope and many other city attractions.

BUSINESS: within walking distance to the CTICC. Easy access and close proximity to financial institutions, corporate companies and prominent buildings.

TRANSPORT: to the east, the rail station and Grand Parade. At it's doorstep, the MyCiti Adderly Station. Cape Town International Airport is 20km Away. Easy access to major road networks.



V&A
Waterfront

Modern inner city living

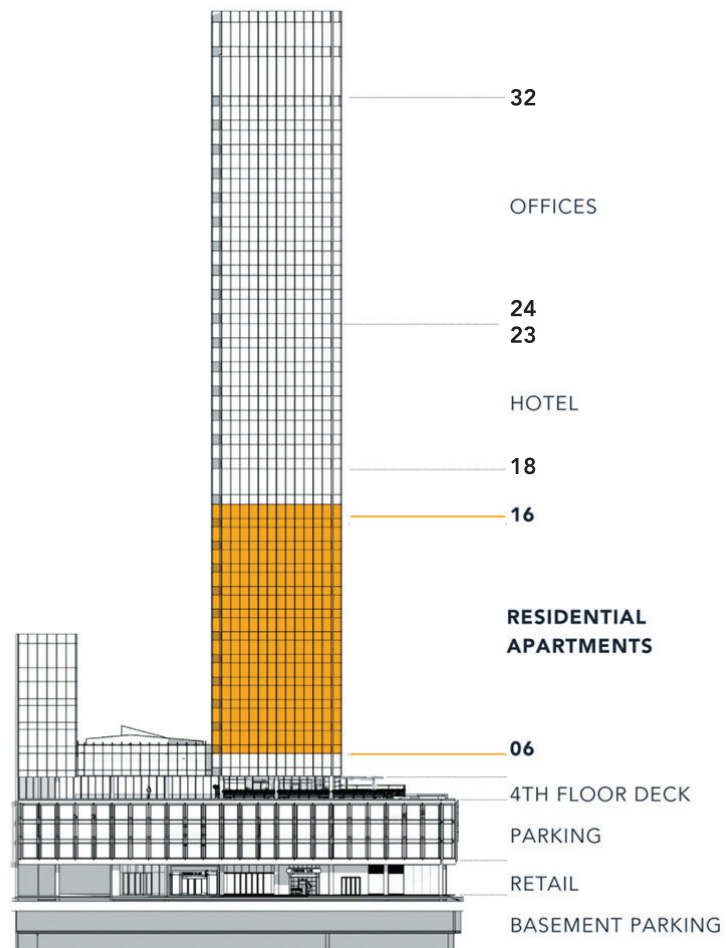
A lifestyle building in the hub of Cape Town where you can conduct business at your doorstep and have access to convenient amenities.

Offices: 24th - 32nd floor

Hotel: 18th - 23rd floor

Residential Apartments:
6th - 16th floor

4th floor deck - residents entertainment area with outdoor seating





Ultimate convenience:

- Concierge
- Coffee shops and restaurants
- Entertainment Terrace
- Inner city fit
- Banking facilities
- Business Lounge / Boardrooms
- High Speed fibre and satellite television ports
- Temperature controlled air-conditioning
- Housekeeping & laundry available
- MyCiti bus stop and UBER pick-ups and drop-off zone
- Storerooms (optional)
- Secure covered parking (optional) and Bicycle racks

HIGH SECURITY

- Private access: controlled elevator to the lobby and storerooms
- Integrated intercom: from the foyer security desk to every unit
- 24 hr CCTV: surveillance throughout the reception and lobby areas



High Return

BUY-TO-LIVE

Luxury apartments, are ideally suited for the discerning business traveler in need of a Capetown base.

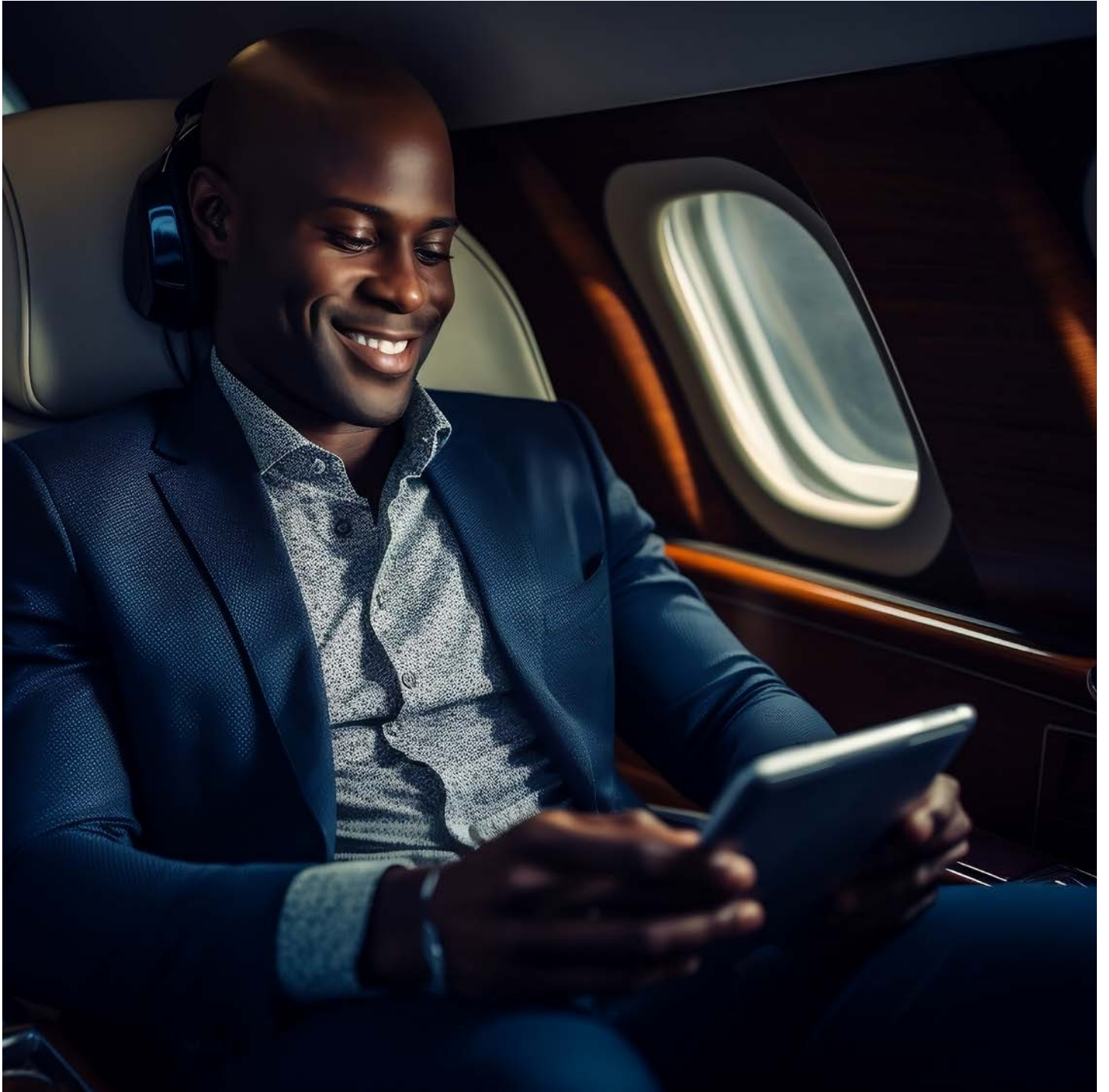
BUY-TO-LET

Foreshore Place is an ideal investment opportunity to benefit both investor and prospective resident. Featuring a synergy of location and lifestyle, this is the ultimate investment for those looking to expand their property portfolio.

- **Short term daily rentals**
will yield a projected monthly return of **13 - 15%**
- **Medium and long term rentals**
will yield a projected monthly return of **9 - 10%**

INTERIOR DESIGN

Jayd Interiors offers high-end luxury, sophistication and style. Enhancing your living space and adding value to the investor to maximise **high returns**.



Purchase Options

SA RESIDENT BOND FINANCE

- A 10% deposit is required
- Lynn Estates and Elcasa (Residential Property Finance Specialist) will assist you with 90% bond finance to ensure a smooth process. In the event of a lesser bond approval, the shortfall will need to be secured.

NON-SA RESIDENT WITH 50% BOND FINANCE

- A 10% deposit is required
- Elcasa will assist with the necessary process to secure 50 % bond finance (subject to the qualifying criteria)
 - 40% balance to be secured.

CASH BUYERS

(SA AND NON-SA RESIDENT)

- A 10% deposit is required
- The balance to be secured in 60-90 days.

BUY-TO-LIVE | BUY-TO-LET | BUY-TO-SELL



A: Executive Studio | B: Luxury Corner 1 Bed | C: Designer 1 Bed | D: Presidential 1 Bed

D: PRESIDENTIAL ONE BED | 46.5 - 47.5 SQM

- Luxury bedroom with city views
- Open plan living / dining area
- Modern spacious kitchen with breakfast counter and wine rack
- High quality finishes throughout

Optional basement parking available: R253 000

Optional furniture pack: R385 000 VAT Incl

Projected rental return

Furnished: ± R22 000 - R28 500

Unfurnished: ± R14 000 - R22 000

Daily rentals will yield a projected monthly return of 13 -15%

From **R1 995 000 - R2 950 000** VAT incl





C: DESIGNER ONE BED | 51.7 SQM

- Luxury bedroom en-suite with city views
- Open plan living / dining area
- Modern spacious kitchen with breakfast counter and wine rack
- High quality finishes throughout

Optional basement parking available: **R253 000**

Optional furniture pack: **R385 000 VAT Incl**

Projected rental return

Furnished: **± R22 000 - R28 500**

Unfurnished: **± R14 000 - R22 000**

Daily rentals will yield a projected monthly return of 13 -15%

From **R2 559 000 - R2 985 000** VAT incl





B: LUXURY CORNER ONE BED | 42.2 SQM

- Luxury bedroom en-suite with city views
- Open plan living / dining area
- Modern spacious kitchen with breakfast counter and wine rack
- High quality finishes throughout

Optional basement parking available: R253 000

Optional furniture pack: R385 000 VAT Incl

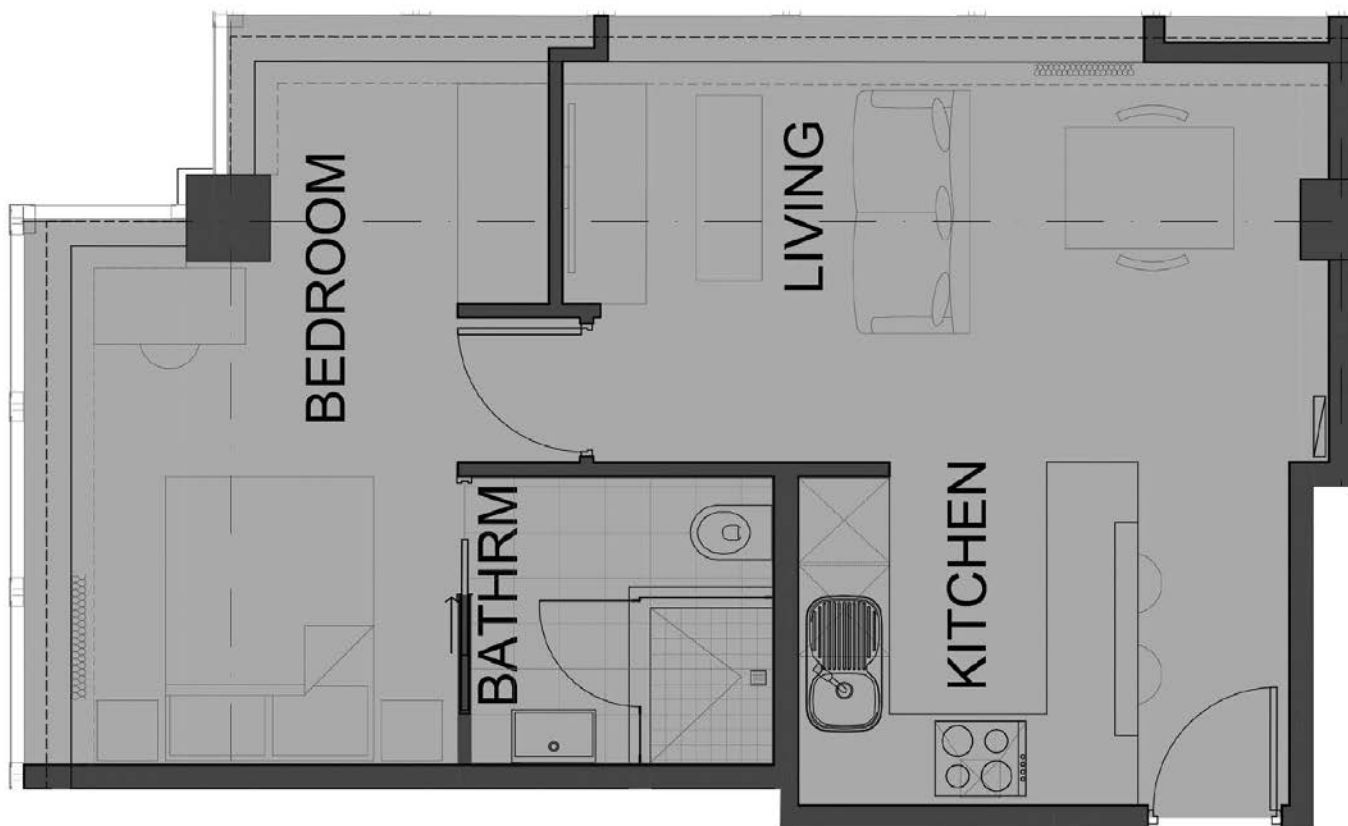
Projected rental return

Furnished: ± R22 000 - R28 500

Unfurnished: ± R14 000 - R22 000

Daily rentals will yield a projected monthly return of 13 -15%

From **R1 985 000 - R2 759 000** VAT incl



B1 B2 B3



A: EXECUTIVE STUDIO | 31 - 33.1 SQM

- Open plan bedroom with city views
- Open plan living area
- Modern streamlined kitchen
- High quality finishes throughout

Optional basement parking available: R253 000

Optional furniture pack: R198 000 VAT Incl

Projected rental return

Furnished: ± R18 000 - R23 000

Unfurnished: ± R13 000 - R18 000

Daily rentals will yield a projected monthly return of 13 -15%

From **R1 650 000 - R2 030 000** VAT incl



A1 A2 A3



DELUXE TWO BED

71.6 SQM

- Main bedroom with en-suite bathroom
- Second bedroom with separate bathroom
- Open plan dining and living area
- Modern streamlined kitchen with breakfast counter and wine rack
- High quality finishes throughout

Optional basement parking available: **R253 000**

Optional furniture pack: **R495 000 VAT Incl**

Projected rental return

Furnished: **± R28 000 - R32 000**

Unfurnished: **± R22 000 - R26 000**

Daily rentals will yield a projected monthly return of 13 -15%

R3 985 000 Transfer Duties Applicable







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www.lynnestates.co.za/foreshore-place