



a division of msp group

MSP INVESTOR CLUB: DEAL SHEET

NOOITGEDACHT, STELLENBOSCH



Situated within approximately 900m of the Stellenbosch University Campus, the area in which the Nooitgedacht development is located offers exceptionally good value to investors, and superb rental opportunities. For those who wish to live here or to buy for their children while they study, the benefits of the excellent locale and fine finishes speak for themselves. The excellent location, quality and security of Nooitgedacht as well as the constant demand for property in this area make this an undeniably advantageous investment.

EXCEPTIONAL VALUE - PRIME LOCATION - SIMPLY CHOOSE YOUR PACKAGE...

1 PUBLIC OFFER - INCLUDES FREE BASEMENT P/BAY ONE BEDROOM APARTMENTS

Priced from R 789 000 including VAT (transfer duty), transfer fees and bond registration.

TWO BEDROOM APARTMENTS

Priced from R 1 139 000 including VAT (transfer duty), transfer fees and bond registration.

2 INVESTOR OFFER - INCLUDES FREE BASEMENT P/BAY ONE BEDROOM APARTMENTS priced from R 915 000 including VAT (transfer duty), transfer fees and bond registration.

OR

TWO BEDROOM APARTMENTS priced from R 1 139 000 including VAT (transfer duty), transfer fees and bond registration.

PLUS one of the following packages:

EDUCATION PACKAGE

- We'll pay for 2 years of study! (to the value of R 42 000)
- Brand new Vuka Scuta

FURNITURE PACKAGE

We'll throw in these following cool appliances, furniture, games and complete piece of mind:

- Fridge/Freezer combo
- Microwave, toaster and kettle
- Double bed and mattress
- Sleeper couch and coffee table
- LCD TV and DVD player
- Laptop and 3G card
- Xbox 360 gaming console
- Security gate
- Blinds
- Brand new Vuka Scuta



FREE Vuka Scuta (to the value of R 5 500)

3 BUY-BACK GUARANTEE

We undertake to buy-back your apartment at it's original price up until date of transfer - no questions asked.



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Property

New Development – Sectional Title

Property details

- A. 1 Bedroom (33.7m² - 46m² excluding patio / balcony area),
1 Bathroom, Balcony, 1 Basement Parking Bay.
- B. 2 Bedroom (61m² - excluding patio / balcony area),
1 Bathroom, Balcony, 1 Basement Parking Bay.

Costs included

VAT (transfer duty)
Transfer fees
Bond registration

Estimated levies

R 500 per month

Estimated completion date

2009

Features

- **Free 12 month MSP Investor Club Platinum membership valued at R 1788**
- Fully fitted kitchens with built-in oven, hob, extractor and granite counter tops
- Less than 1km from Stellenbosch University Campus
- Access control security
- Secure basement parking
- 25 minutes to Somerset West / Strand
- 25 minutes to Paarl
- 25 minutes to Cape Town International
- 40 minutes to Cape Town

Special conditions

Limited Offer:

Specials limited to 21 apartments
Buy-back guarantee limited to 4 apartments
Exclusive to MSP Investor Club Platinum members
Bond finance to be facilitated MSP Bonds



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