



GET THAT EDGE

# THE PERFECT INVESTMENT

Invest in a fully furnished apartment with student tenants already in place to guarantee consistent high rental demand and appeal to potential future student renters.

VISIT THE **STYLISH SHOW**  
UNIT BY APPOINTMENT

OCCUPATION:  
1ST FEBRUARY 2023

**EDGE**  
STELLENBOSCH





ABOUT **EDGE**

STYLISH  
DESIGNER  
APARTMENTS  
**STELLENBOSCH**

- 63 Stylish, Ergonomically Designed Apartments
- Studio (32m<sup>2</sup>) & 2-bed (45-59m<sup>2</sup>) 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](http://www.jpstrust.com)





EDGE ROOFTOP





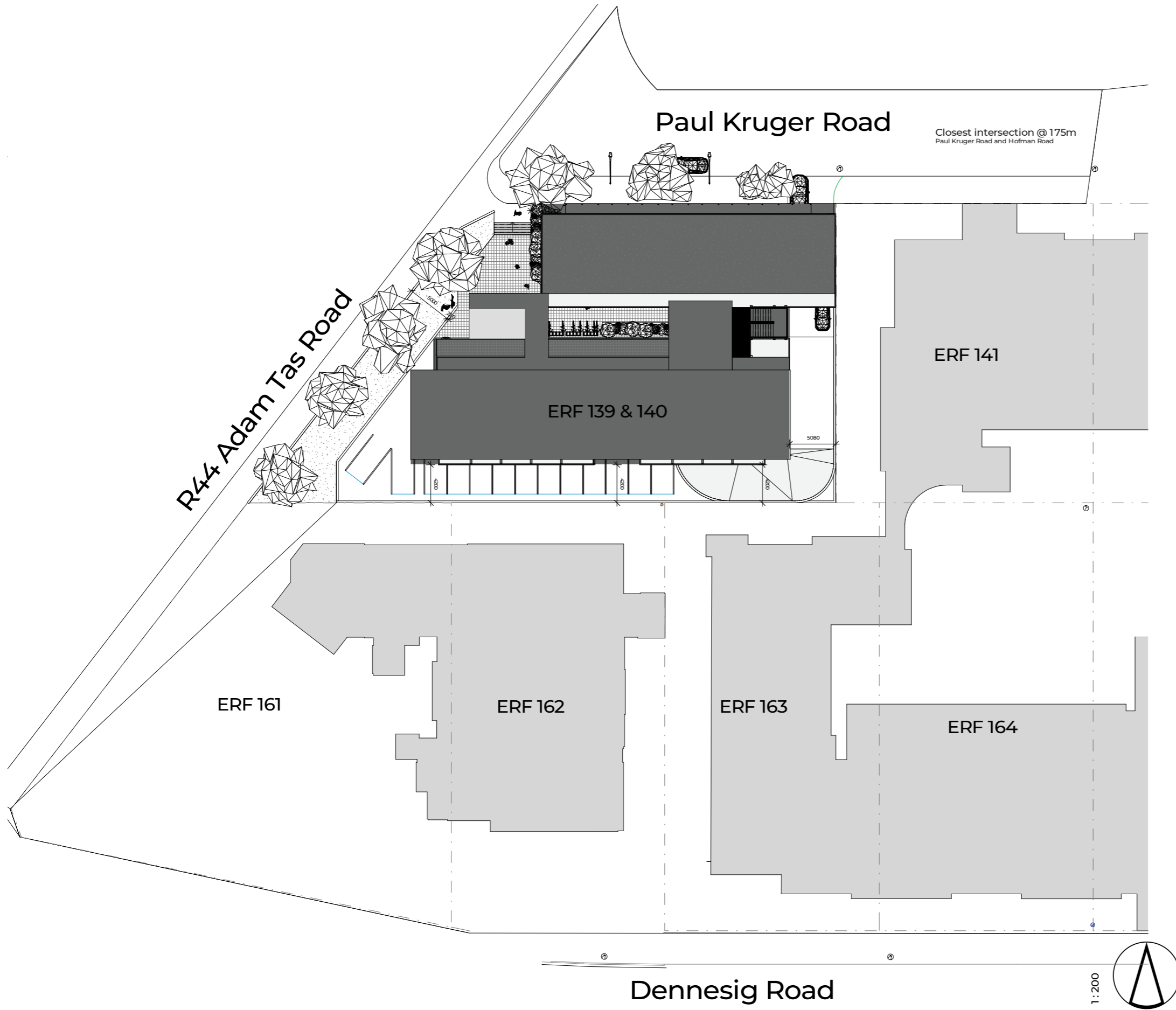


STELLENBOSCH LIFESTYLE





# SITE PLAN





# BASEMENT PARKING

PAUL KRUGER ROAD



DENNESIG ROAD



# GROUND FLOOR PLAN

## PAUL KRUGER ROAD

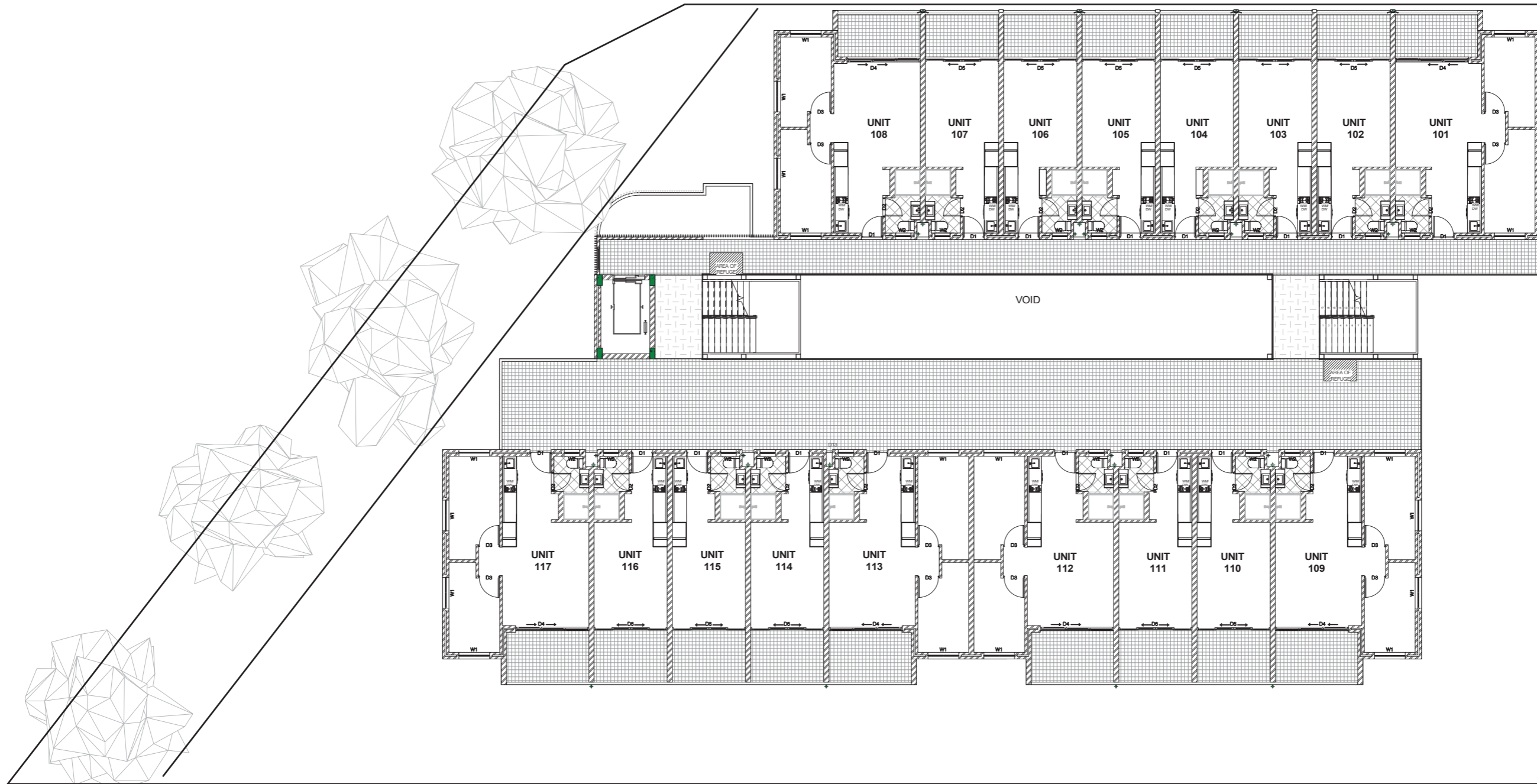


## DENNESIG ROAD



# FIRST FLOOR PLAN

PAUL KRUGER ROAD

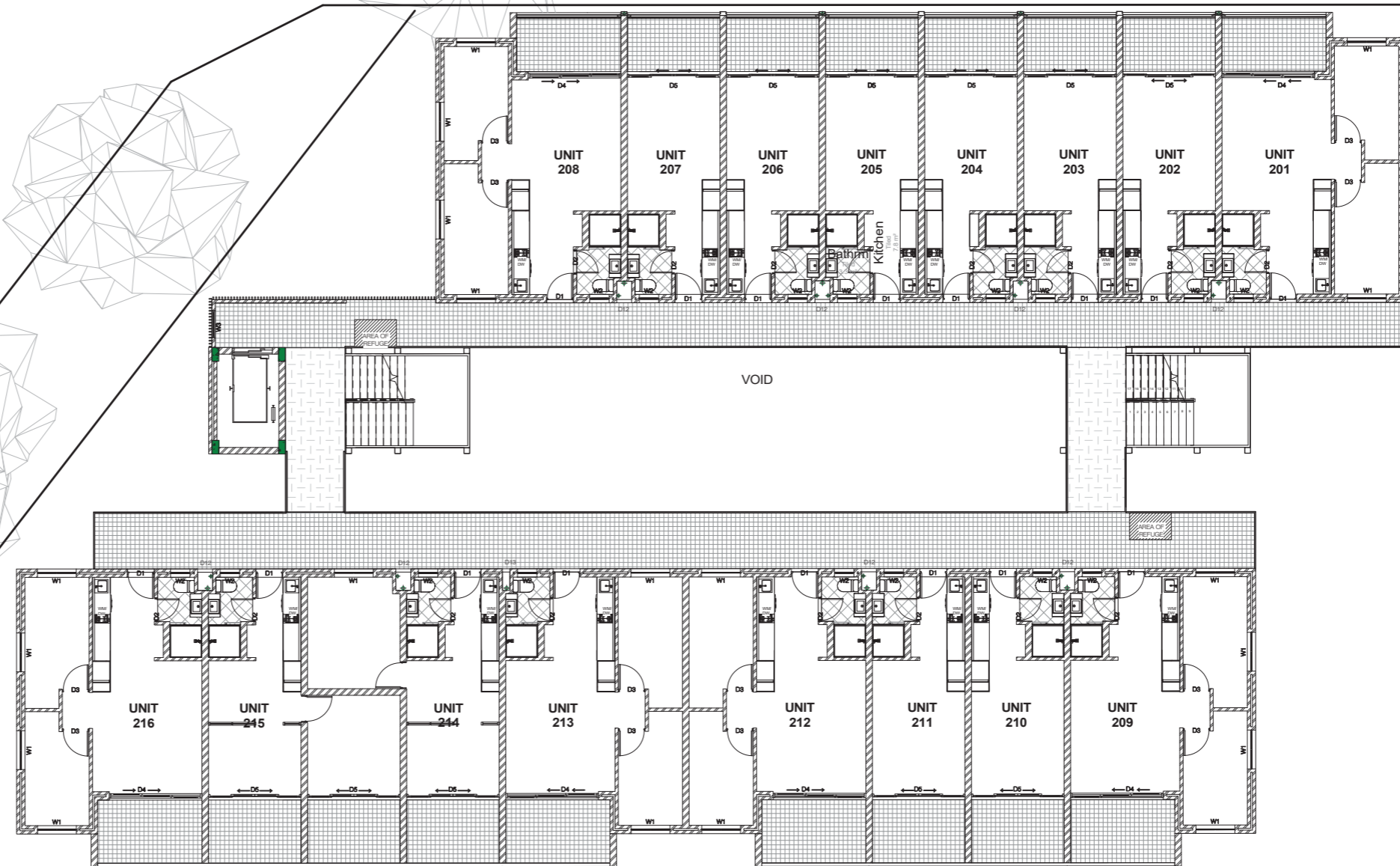


DENNESIG ROAD



# SECOND FLOOR PLAN

PAUL KRUGER ROAD

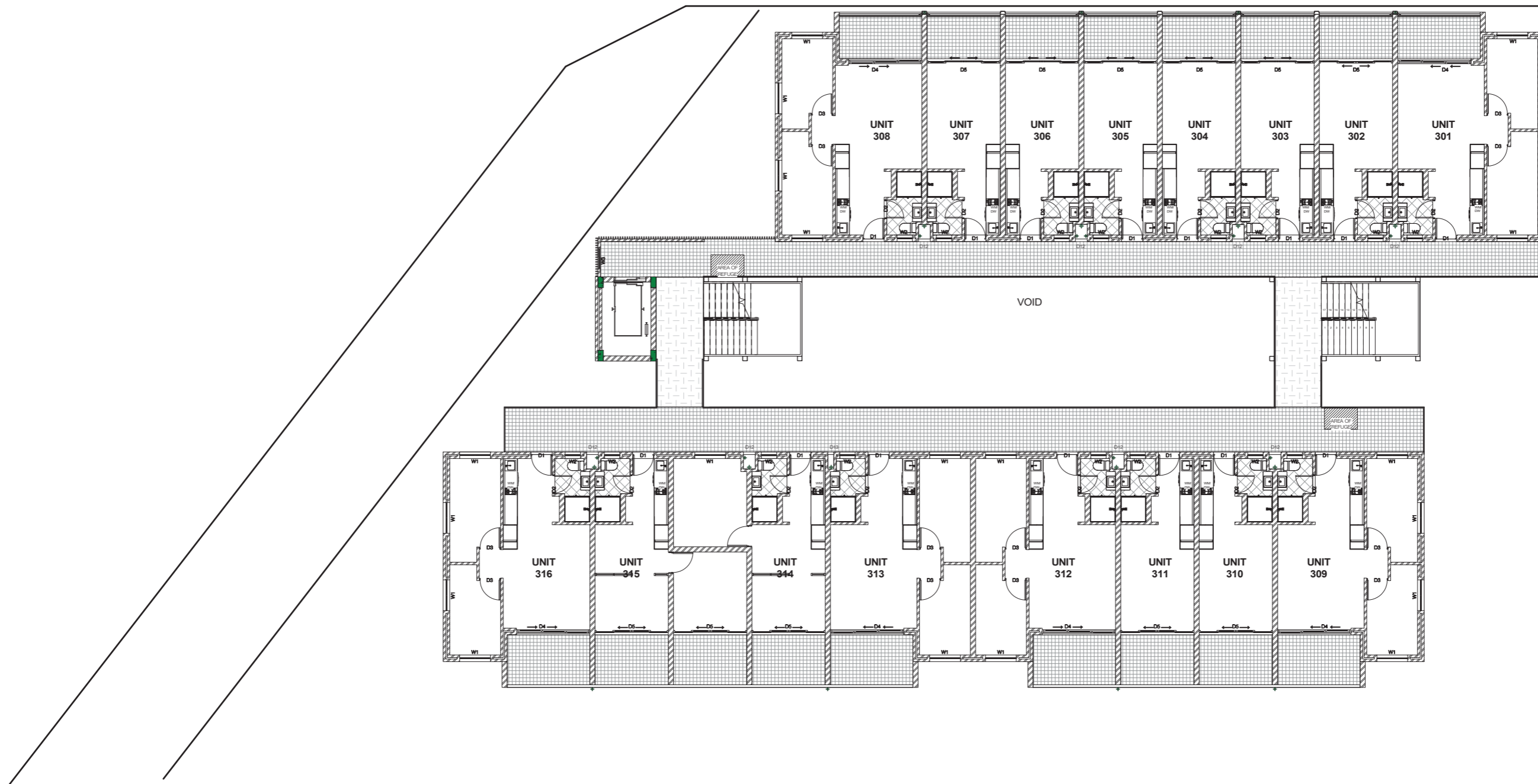


DENNESIG ROAD



# THIRD FLOOR PLAN

PAUL KRUGER ROAD



DENNESSIG ROAD



# FOURTH FLOOR PLAN

PAUL KRUGER ROAD



DENNESIG ROAD

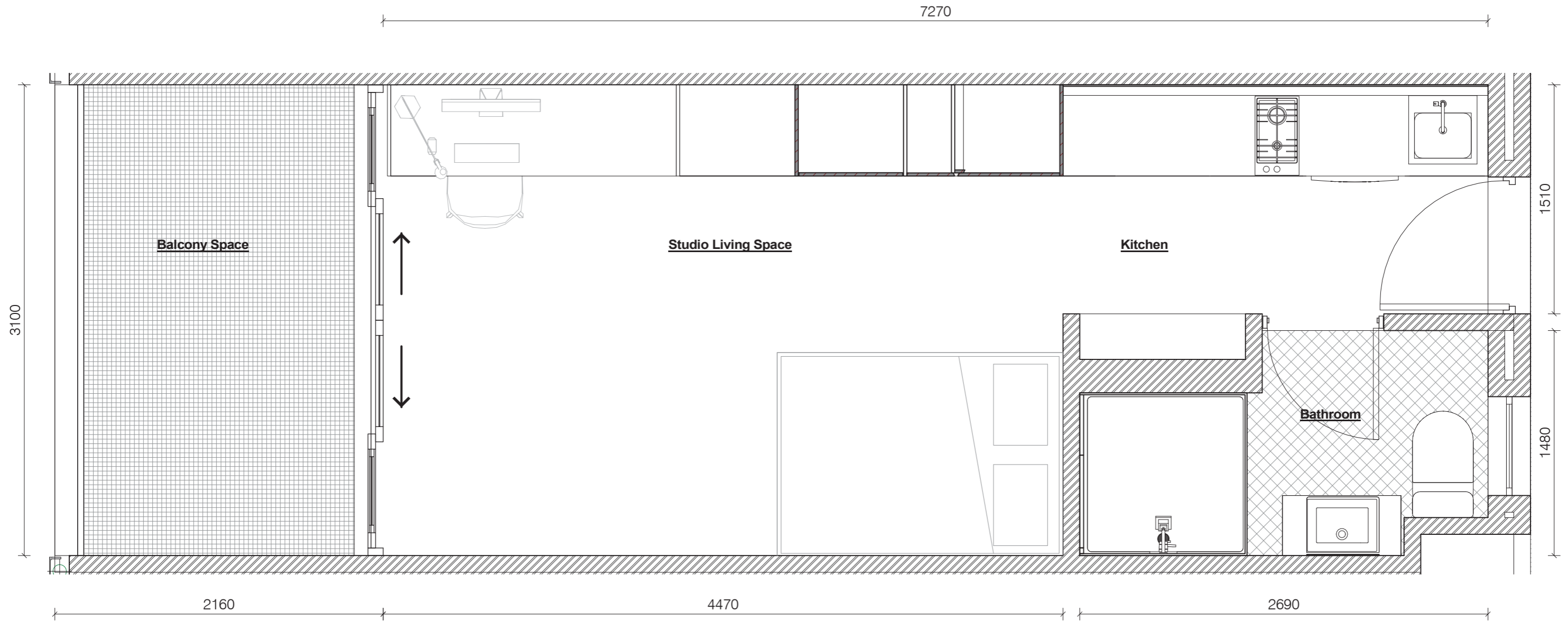


# STUDIO APARTMENT





# 32 m<sup>2</sup> STUDIO PLAN





# STUDIO APARTMENT





# 45 m<sup>2</sup>

SHARED 2-BED PLAN





# 2-BEDROOM APARTMENT





51<sup>m<sup>2</sup></sup>

SHARED 2-BED PLAN







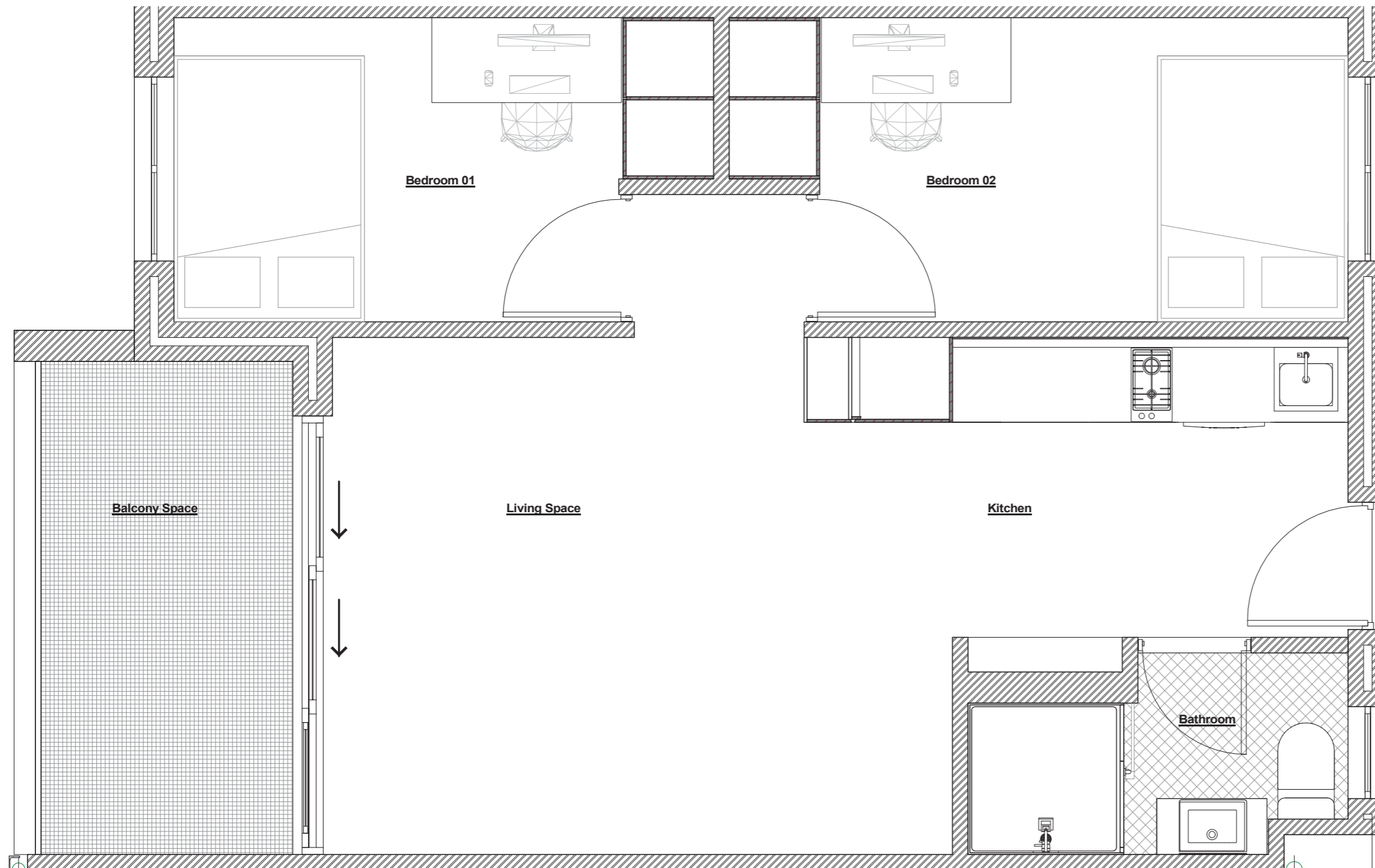
2-BEDROOM APARTMENT





# 56 m<sup>2</sup>

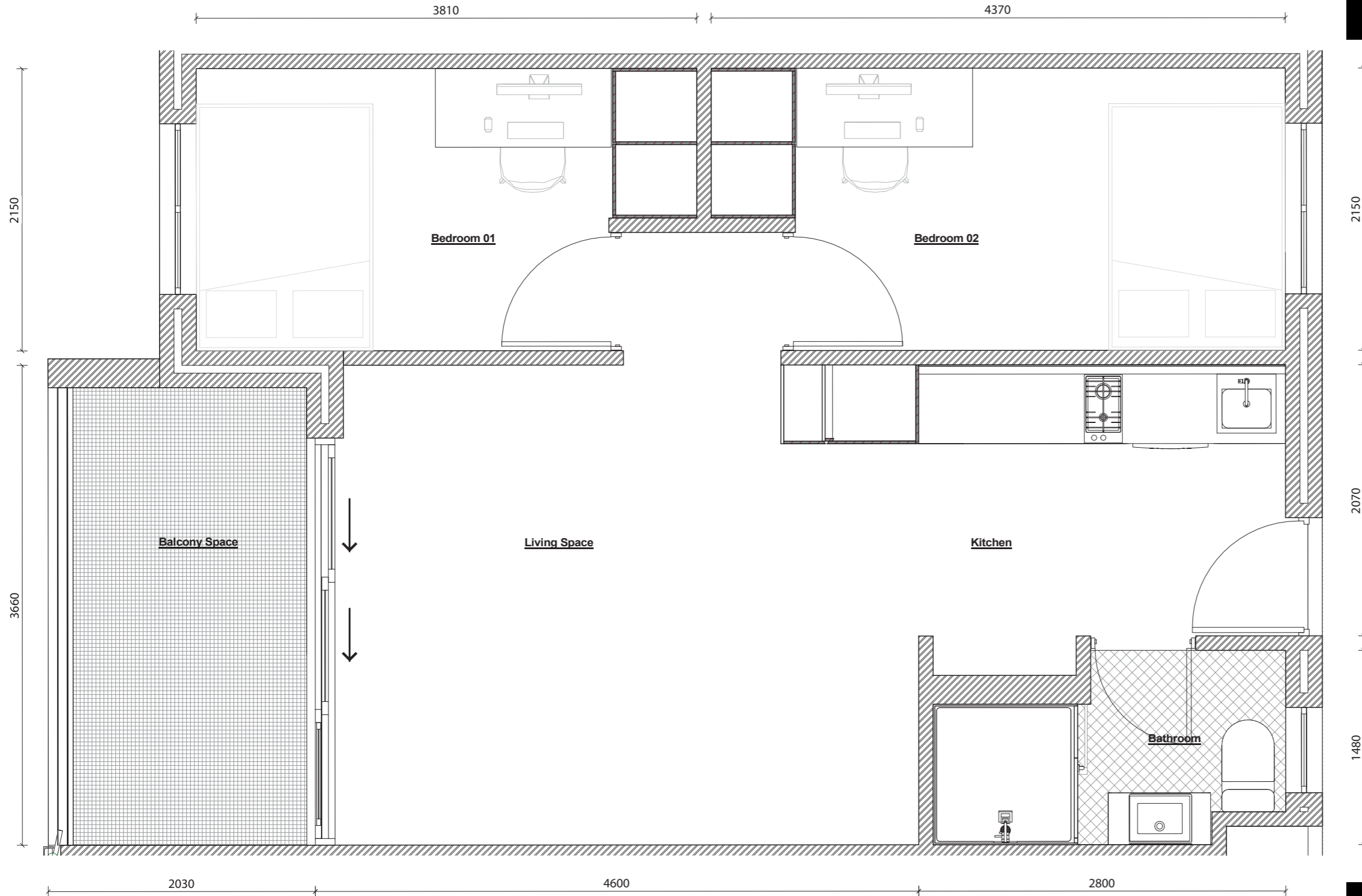
## 2-BED PLAN





# 57 m<sup>2</sup>

## 2-BED PLAN





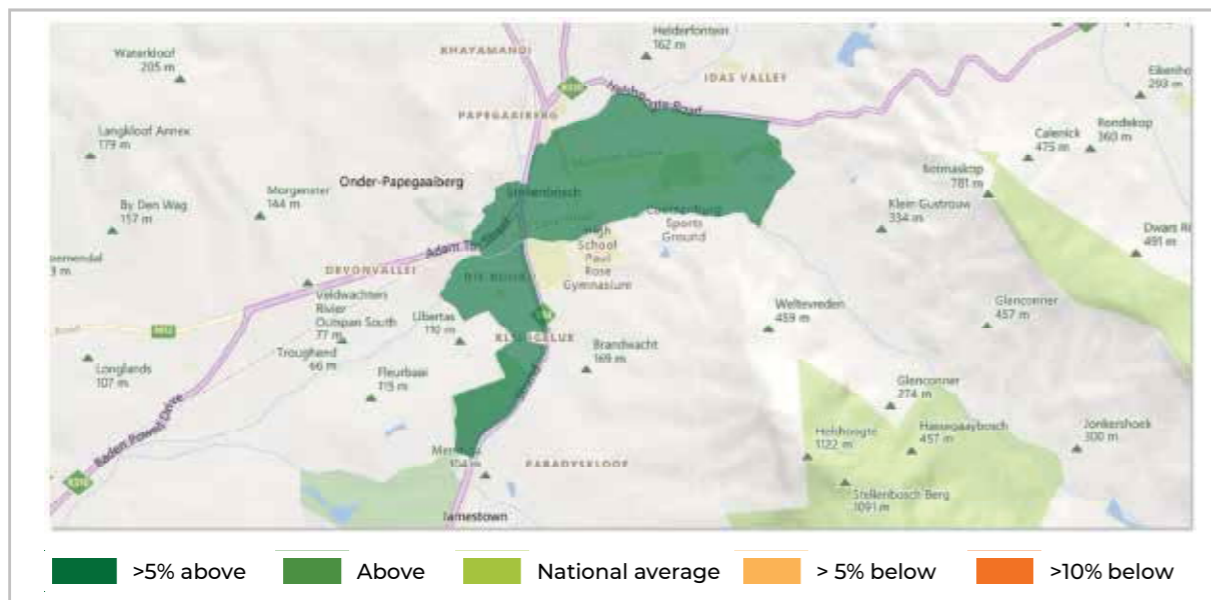
## WHY INVEST IN EDGE?

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

## TPN INVESTOR REPORT

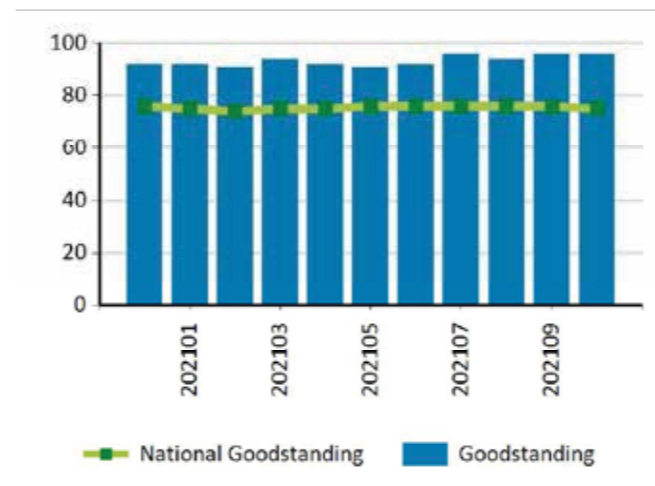
### Rental Payment Index

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 1 620 000**  
NO TRANSFER COSTS

GET THAT VIBE  
JOIN OUR TRIBE

[edge Stellenbosch.co.za](http://edge Stellenbosch.co.za)



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