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LIVE SECURELY THRIVE NATURALLY



UMBERWOOD
BURGUNDY ESTATE

rabie

DISCOVER YOUR SLICE OF DELIGHT

With the suburbs of Cape Town to the south, the beaches of Milnerton and Blaauwberg to the west, and the winelands of Durbanville Hills to the east, Burgundy Estate residents enjoy connection and convenience, with a wide array of lifestyle amenities nearby, including world renowned wine estates and excellent schools. Burgundy Estate currently has 3800 front doors, comprising freestanding houses and gated sectional title estates with indigenous landscaping and security measures in place.





CONTENTS



- 5 The Location
- 6 Burgundy Estate Lifestyle
- 7 Surrounds of Burgundy Estate
- 8 Welcome to UMBERWOOD
- 9 Site Plan
- 11 Unit Types
- 17 Interiors
- 18 Return on Your Investment
- 19 Reasons to buy from Rabie Property Developers
- 20 About Rabie Property Developers





THE LOCATION

Milnerton, Cape Town

-  Bloubergstrand – 9km
-  Cape Town CBD – 19km
-  Century City – 8km
-  De Grendel Wine Estate – 4km
-  Burgundy Square – 1.5km

1 Umber Street

Umberwood is located within the precinct of Burgundy Estate, Milnerton, Cape Town. Bordered by Umber Street, Carmine Drive and Pinot Blanc Road. Within walking distance to schools and shops, with quick access to wine farms, beaches and shopping destinations.

Community vibes and modern living with more privacy.

BURGUNDY ESTATE LIFESTYLE



-  Convenience shopping centres
-  Excellent schools: pre-school to primary school
-  Restaurants and coffee shops
-  Sports clubhouse including tennis court, golf course and restaurant
-  Open green spaces: walking, running and cycling paths



SURROUNDS OF BURGUNDY ESTATE

Location & amenities

Map Key

-  **1** Property World Sales Office
-  **2** Burgundy Square
-  **3** Checkers De Grendel
-  **4** Richmond Corner
-  **5** Burgundy Superette
-  **6** Curro Burgundy
-  **7** Zenith Montessori
-  **8** Riverside College & Independent School
-  **9** Bossa Burgundy
-  **10** Saratoga Spur Steak Ranch
-  **11** Burgundy Mashie Golf Course
-  **12** Total Richmond Fuel Station



Now, in what is arguably the most desirable location adjacent to green open spaces, **Rabie Property Developers** is proud to announce the launch of **Umburwood**.

Burgundy Estate is where dreams come to life. Being in a gated community means you have more privacy and tranquility away from the bustling crowd.

WELCOME TO UMBURWOOD



✓ 120 low rise apartments

✓ Bordered by a retention pond and green open spaces

✓ Designed by **BAM Architects**

✓ **Mountain views**

✓ Lushly landscaped **pocket parks** and expansive garden

✓ Sparkling **swimming pool** with a braai area

SITE PLAN

Map key

Ground Floor

Type A

Type C

Type E



Artist impression, this plan is for information purposes only.

SITE PLAN

Map key

First Floor

Type B

Type D

Type F



Artist impression, this plan is for information purposes only.

FROM R1 160 000

5% Deposit. No Transfer Duty.

UNIT TYPE A

Key Features

1 Bedroom

1 Bathroom

Private garden

Unit Size

48 m²

Level

Ground floor



Typical plan for illustrative purposes

Individual unit lay-outs differ

FROM R1 045 000

5% Deposit. No Transfer Duty.

UNIT TYPE B

Key Features

1 Bedroom

1 Bathroom

Balcony

Unit Size

45 m²

Level

First floor



Typical plan for illustrative purposes

Individual unit lay-outs differ

FROM R1 580 000

5% Deposit. No Transfer Duty.

UNIT TYPE C

Key Features

2 Bedroom

1 Bathroom

Private garden

Unit Size

67 m²

Level

Ground floor



Typical plan for illustrative purposes

Individual unit lay-outs differ

FROM R1 450 000

5% Deposit. No Transfer Duty.

UNIT TYPE D

Key Features

2 Bedroom

1 Bathroom

Balcony

Unit Size

64 m²

Level

First floor



Typical plan for illustrative purposes

Individual unit lay-outs differ

FROM R1 825 000

5% Deposit. No Transfer Duty.

UNIT TYPE E

Key Features

2 Bedroom

2 Bathroom

Private garden

Unit Size

74 m²

Level

Ground floor



Typical plan for illustrative purposes

Individual unit lay-outs differ

FROM R1 695 000

5% Deposit. No Transfer Duty.

UNIT TYPE F

Key Features

2 Bedroom

2 Bathroom

Balcony

Unit Size

71 m²

Level

First floor



Typical plan for illustrative purposes

Individual unit lay-outs differ



Interiors

As a new homeowner, enjoy the satisfaction of being the first to live in your home. Umberwood offers a selection of architect's finishes to choose from to ensure everything is new, clean and ready for you.

MAKE YOURSELF AT HOME



THE RETURN ON YOUR INVESTMENT

Recent sell out successes developed by Rabie in Burgundy Estate include Rhapsody, Quinta Estate and Bowtie where we've seen an **18% escalation in the average R/sqm value over the past three years.**

Your investment

Benefits

- ✓ **No transfer duty**
- ✓ **Aimed at EDGE certification for lower interest rates**
- ✓ **Excellent capital appreciation and strong rental ROI**
- ✓ **Green building efficiencies lower running costs**

Key Features

A secure walkable world awaits you in a **gated community** with a gatehouse, access control and perimeter fencing

Boarded by retention ponds

Enjoy **parks and a playground** set within scenic landscaped gardens

Pre-installed fibre to the home with an open access network

Solar PV system to geysers

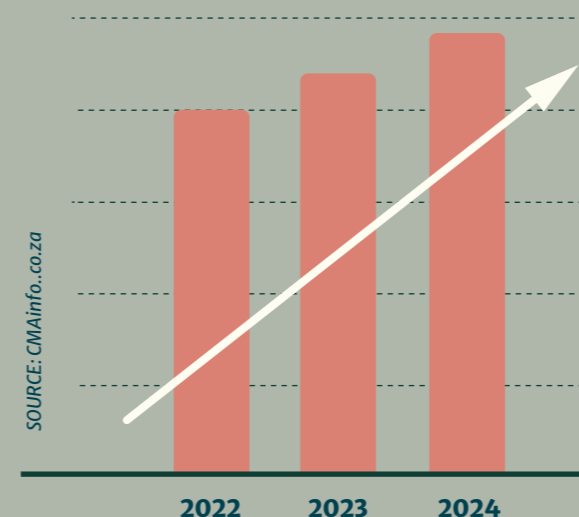
Communal laundry

A **sparkling swimming pool** adjacent to a **communal braai area**

Excellent neighbourhood security

Close to Burgundy Square and Richmond Corner **shopping centres**, world famous **wine estates** and **exceptional schools** for all ages

Shared office space at the entrance building providing you with a "work from home" station



Median selling prices at Burgundy Estate have grown by 18% over a three year period.

Anticipated rentals on completion are estimated as follows:

1 Bedroom | 1 Bathroom

R 10,000 **R 11,000**

2 Bedrooms | 1 Bathroom

R 14,000 **R 15,000**

2 Bedrooms | 2 Bathrooms

R 15,000 **R 16,000**

REASONS TO BUY FROM RABIE PROPERTY DEVELOPERS

✓ Why rent if you can buy?

With the current interest rate, it has become a lot more affordable to invest in property, as your rands stretch so much further. Why pay rental to a landlord if you can own your own home?

✓ No transfer duty

One of the biggest savings on a new home is that you don't have to pay transfer duty. This tax is due for all homes exceeding R1-million and starts at 3% of the value above R1-million. If you buy from a developer, it means that you don't have this cost.

✓ VAT included

When you buy from a developer, the purchase price includes VAT, therefore the price you see is the price you pay. If you qualify for a 100% bond, you can finance the total price including the VAT.

✓ Everything's new!

Don't underestimate the feeling of knowing that you are the first owner of a home – everything is new, clean and has never been used before. The convenience of moving into a move-in ready home is a stress reliever.

✓ Lower operational costs

There is no such thing as a fixer-upper when you buy a new home from Rabie. Repairs, maintenance and alterations should be



zero or very minimal in the first few years. If constructed by a reputable developer to the latest standards, you could enjoy lower running costs and efficient energy measures.

✓ Customisation & choice

With a development property, you have so much more choice – not only from a number of apartments available, but you get to choose your finishes from a selection upfront.



RABIE PROPERTY DEVELOPERS

rabie
PROPERTY DEVELOPERS

About us

Rabie Property Developers, a trusted name with 46 years of property development experience, proudly presents UMBERWOOD, where suburban living has been elevated to the next level.



www.umberwood.co.za

For the opportunity to **secure**
your UMBERWOOD home please
register your interest today.

REGISTER MY INTEREST

FIND US

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