

BEAUTIFUL

LIFE

SECTION
12J COMPLIANT
100%
TAX DEDUCTIBLE

One- and Two-Bedroom Boutique Apartments from R1.339 M – R1.995 M

PRICE



EATON SQUARE
SOUTHERN SUBURBS

BOUTIQUE & CO-LIVING APARTMENTS

BEAUTIFUL

HOME SWEET HOME

FROM:
R1.339M

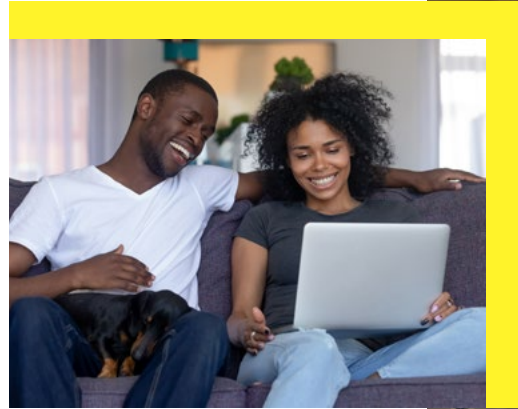
Flyt's new **EATON SQUARE** boutique apartment block in **Diep River** offers a beautiful lifestyle at an even **more attractive price** – whether you choose one of our conventional apartments, or opt for our innovative fully-furnished co-living solution. It's **also a great investment with solid returns**. Your investment in **EATON SQUARE** is 100% tax deductible if you choose to invest via our SARS- and FSB-approved Section 12J Investment Fund.



This and more, ready for completion December 2019!

AN ARTIST'S IMPRESSION

BEAUTIFUL HOME



INSIDE EATON SQUARE

- ONLY 66 contemporary sectional title apartments (48 – 64 m²), consisting of a **mix of conventional apartments** and **furnished co-living suites**. 60 two-bedroom apartments and 6 one-bedroom apartments
- Prices range from R1.339 M** for a spacious one-bedroom apartment to R1.995 M for the best two-bedroom/two-bathroom apartments
- Ergonomically designed** by master architect *Sebastian van Greunen*, with ample floor areas, contemporary kitchens and quality appliances
- Each apartment has either a Juliette balcony, full balcony or terrace
- Optional furniture packages** are available when purchasing conventional apartments. Co-Living apartments are fully furnished with carefully selected furniture
- Lift access** to all three levels from a secure parking area on the ground level

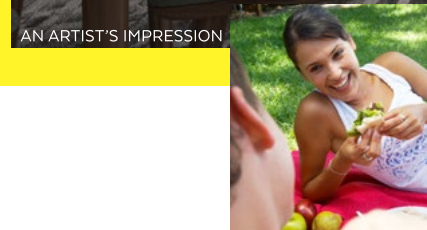


- Convenient restaurant** with **co-working space** on ground level
- Exciting communal spaces** include: private dining rooms, bookable braai area and entertainment terraces
- 24-hour security**
- Fast and secure **uncapped Wi-Fi**
- An **on-site management team** offers a bouquet of convenient services to choose from. See Co-Living section for more info



Situated at 167 ON MAIN ROAD

Diep River is a **safe, energetic, eclectic** and **community-oriented** suburb, offering an all-encompassing lifestyle in a neighbourhood which combines **old-world charm** with **a beautiful way of life**.



BEAUTIFULLY CLOSE TO EVERYTHING

- E** Easy access to **shopping centres, restaurants, theatres, schools, hospitals, public transport**, organic food markets, century-old cafes, **quirky bars**, antique stores and old churches
- E** Centrally located **with quick access to Cape Town's CBD, Hout Bay, Noordhoek, Fish Hoek** and other Cape Town tourist attractions
- E** Minutes from **hiking, biking and jogging** trails
- E** Close to the **Constantia Wine Route**, Tokai Forest and Muizenberg Beach
- E** **Scenic natural** surroundings and **picnic areas** close by
- E** The **Block Café** is within walking distance



Close to home

SCHOOLS / UNIVERSITIES

Westcott Primary School – 350 m
Bergvliet Primary School – 1.3 km
Herzlia Primary School – 1.6 km
Meadowridge Public Library – 1.7 km
Bergvliet High School – 1.8 km
Sweetvalley Primary School – 2.4 km
Constantia Waldorf – 3.4 km
Springfield Convent Senior School – 7.1 km
Reddam House Constantia – 8.2 km
Herschel Girls' School – 9.7 km
University of Cape Town – 14 km
Bishops Diocesan College – 14.5 km
Rustenburg Girls' High School – 17.1 km

SHOPPING

Mr. Price Home – 200 m
Tafelberg Furnishers – 230 m
Block & Chisel – 270 m
The Hub – 450 m
Cristy Sports – 600 m
Woolworths Meadowridge Park
& Shopping Centre – 1.7 km
Constantia Village – 3.2 km
Food Lover's Market – 3.5 km
Blue Route Mall – 3.7 km
Cavendish Square – 9.1 km

SERVICES

Peninsula Vet Hospital – 600 m
SAPS Diep River – 750 m
Mediclinic Constantiaberg – 1.7 km
Melomed Tokai Private Hospital – 3.4 km

Within 15 min

RESTAURANTS & BARS

Pirates Steakhouse & Pub – 1.8 km
Peddlars – 3.2 km
Italian Kitchen – 3.5 km
Jakes In The Village – 7.8 km
La Parada Constantia Nek – 8 km
Green Vine Eatery – 8.7 km
Wijnhuis – 9.1 km
Bistro Sixteen82 – 9.3 km
Kirstenbosch Tea Room – 9.5 km
Newlands Brewery – 9.8 km
Slug & Lettuce – 9.9 km

WINE FARMS

Buitenverwachting – 5.3 km
Klein Constantia Estate – 6.1 km
Constantia Glen – 6.5 km
Eagle's Nest Wines – 6.5 km
Beau Constantia – 8.2 km
Steenberg Vineyards – 9.2 km
Cape Point Vineyards – 19.9 km

BEAUTIFUL INVESTMENT

BUY TO LIVE

EATON SQUARE promotes a **community lifestyle in a safe and sustainable environment** which enables your entire family to live a Beautiful Life!

BUY TO INVEST

Looking to invest in property in the Southern Suburbs? Diep River is an excellent property investment still offering a substantial capital growth opportunity! WHY?

THE LOCATION: As property prices in the Cape have seen consistent growth over the last 3 - 5 years, many popular suburbs have become very expensive. Diep River's location provides great value for a modest price, and is poised for strong capital growth in the coming years, as well as offering attractive initial rental returns.

LOW RISK: According to research done by Propstats, Diep River is an "overlooked suburb" and holds promise of long-term capital appreciation.

CO-LIVING: Flyt has recognised that an innovative co-living solution will provide consistent real returns to property investors.

From the investor's point of view, rentals and returns are increased by furnishing and letting apartments on a per room basis. These apartments form part of a well-managed rental pool, where all the admin is taken care of and single-tenant vacancy risks are eliminated.



EATON SQUARE
*is Diep River's first
co-living development,
and we want
you to get in on the
ground floor!*

EATON SQUARE *is a new way to
experience a beautiful life at a beautiful price
in the Constantia Valley*

OPTIONS

INVESTMENT

1. BUY TO LET

You are welcome to acquire a conventional apartment and manage it yourself. However, if you're interested in a hands-off and admin-free solution, see our Rental Pool option below!

2. RENTAL POOL

The co-living apartments form part of a formal rental pool, fully managed by an on-site team. Investors have access to a host of rental pool benefits, including:

- 🏠 Furnished Apartments at no additional cost
- 🏠 Quality Tenants who 'Tick All The Boxes'
- 🏠 Lower Financial Risk
- 🏠 Higher returns due to managed co-living solution
- 🏠 No Admin

3. SECTION 12J INVESTMENT

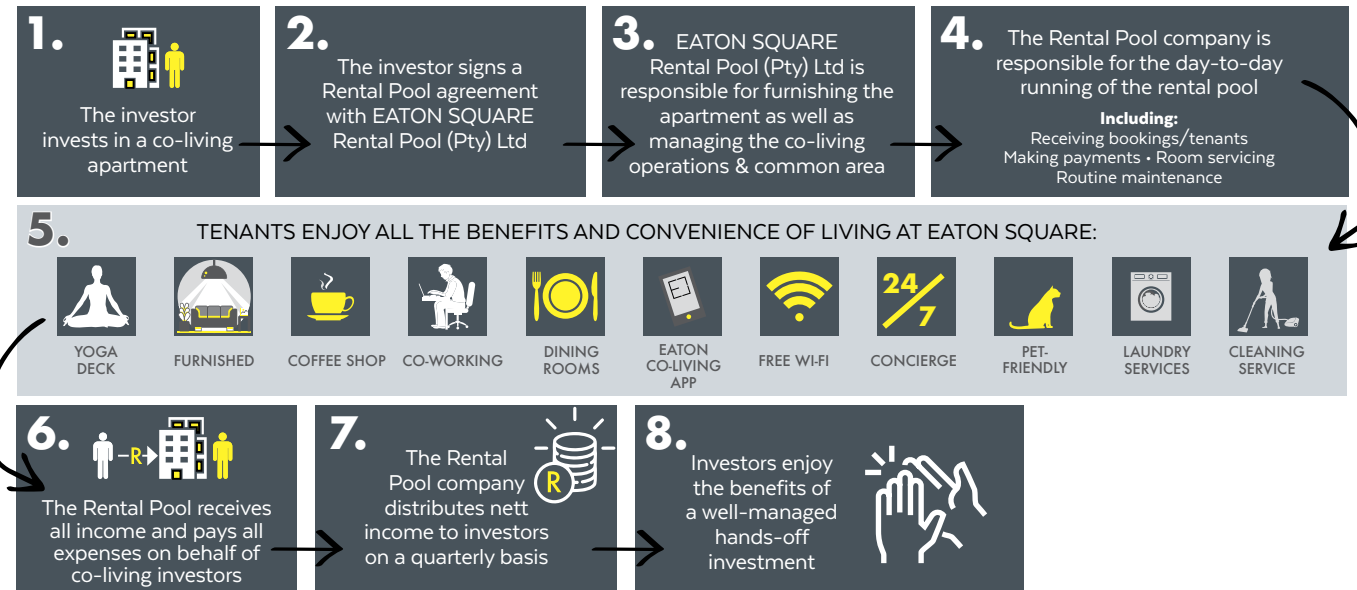
EATON SQUARE's rental pool qualifies as a Section 12J Investment, allowing investors to write off 100% of the investment amount for tax purposes. See 12J section for more info.



AN ARTIST'S IMPRESSION

RENTAL POOL

The co-living apartments are included in a managed Rental Pool, giving investors a hassle-free, hands-off investment





SECTION 12J

WHAT IS SECTION 12J?

- Section 12J of the Income Tax Act enables investors to deduct 100% of their investments in a registered **Section 12J entity** for tax purposes
- This means that:** SARS will finance up to 45% of the investment (depending on the investor's tax rate)
- Any entities are eligible**, including individuals, Trusts and Companies
- Investment is made via a Section 12J entity, (investors are shareholders rather than owning the unit outright)
- A section 12J investment at EATON SQUARE **requires a minimum investment of R1 M**



WHY DOES SECTION 12J EXIST?

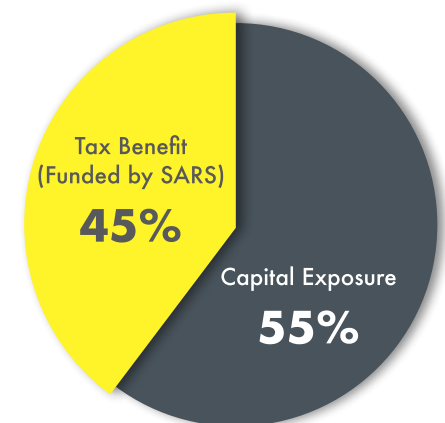
- SARS introduced the incentive to stimulate investment into businesses that create jobs and grow the economy. EATON SQUARE qualifies for this incentive as it is a managed solution including a full range of services

HOW MUCH WILL SARS FUND?

Different effective tax rates may apply in respect of different investors

DESCRIPTION	INDIVIDUALS	TRUSTS	COMPANIES
Initial Investment	R1 000 000	R1 000 000	R1 000 000
Effective Tax Rate	45%*	45%	28%
Tax Relief (Refund from SARS)	R450 000	R450 000	R280 000
Nett Cost of Investment	R550 000	R550 000	R720 000

*Varies depending on individual's marginal tax rate



ONE-BEDROOM APARTMENTS

FROM: **R1 339 990**

APARTMENT AREA	48.20
BALCONY AREA	5.00
TOTAL AREA	53.20
ASPECT	WEST/EAST
BEDS	1
BATHS	1
PARKING BAYS	1



TWO-BEDROOM APARTMENTS

FROM: **R1 685 000**

APARTMENT AREA	63.00
BALCONY AREA	6.00
TOTAL AREA	69.00
ASPECT	NORTH
BEDS	2
BATHS	2
PARKING BAYS	1

AN ARTIST'S IMPRESSION

BEAUTIFUL
LIFE!





LOUNGE & KITCHEN

- ⊞ Expansive Windows
- ⊞ Generous Balcony, Terrace or Juliette Balcony
- ⊞ Contemporary Kitchen Cabinetry with Engineered Stone Countertops with Backsplash
- ⊞ Built-in Electric Oven & Hob with Extractor Fan
- ⊞ Grohe Taps
- ⊞ Additional Plumbing Point (Dishwasher/Washing Machine)

BATHROOMS & BEDROOMS

- ⊞ Beautiful Grohe Bau & Franke Fixtures
- ⊞ Extractor Fan
- ⊞ Built-in Bedroom Cupboards



FLOORING

- ⊞ Balconies – Ceramic/Porcelain Tiles
- ⊞ Bathrooms – Ceramic/Porcelain Tiles
- ⊞ Living Area – Luxury Vinyl Flooring

PARKING

- ⊞ Exclusive-use parking bay (1 per apartment) – additional parking bay available to purchase

LIGHTING

- ⊞ Ceiling-mounted LED Downlights

PET-FRIENDLY

- ⊞ Only small breeds



FEATURES & ON-SITE FACILITIES

- ⊞ Private Dining Area (shared)
- ⊞ Laundry Services
- ⊞ Outdoor Entertainment Area with compact Kitchen (shared)
- ⊞ Coffee Shop
- ⊞ Bookable Braai Areas
- ⊞ Co-Working Spaces
- ⊞ Outdoor Fitness Area



ELECTRONIC SYSTEMS

- ⊞ Intercom System with CCTV Surveillance
- ⊞ Secure Access Control
- ⊞ TV Outlet Box
- ⊞ Fibre-ready

SUSTAINABILITY & INNOVATION

- ⊞ Efficient Heat Pump Systems
- ⊞ Solar Panels
- ⊞ EATON Co-Living App
- ⊞ Micro Vegetable Garden
- ⊞ Yoga Deck

AT EATON SQUARE

CO-LIVING

WELCOME TO EATON SQUARE'S CO-LIVING

EATON SQUARE'S CO-LIVING APARTMENTS are carefully curated, fully furnished and equipped to ensure a completely hassle-free lifestyle. Flexible rental options allow residents the freedom to choose how long they wish to stay, whether it's a few days, a few months or longer.

At EATON SQUARE, co-living apartments are more than just four walls. Apartments are consciously designed to offer residents more bang for their buck as well as offering investors more attractive and stable returns.

We've also developed an EATON SQUARE App, which allows residents to have convenience at their fingertips. Now residents can book dining areas for their functions, an extra cleaning service or their next surf lesson using the App. Apartment amenities can also be ordered and paid for via the App.

With innovative common spaces, a vibrant coffee shop and productive co-working spaces, EATON SQUARE co-living creates an all-encompassing living experience which connects people to their community.



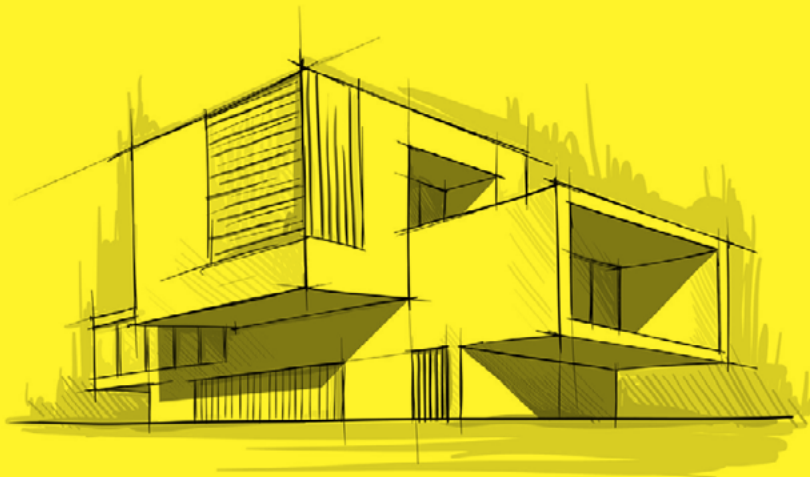
INCLUDED IN THE PRICE:

- Furnished bedroom with en suite bathroom
- Furnished living room and kitchen
- Weekly cleans*
- Free, uncapped WiFi
- Water and electricity**
- Smart TV with access to Netflix
- Welcome Basket covering your first 3 days (dinner on us and beer to share with your roomie)***
- Private Dining Rooms
- Lounges
- Bookable Braai Areas
- Rooftop Yoga Deck
- Micro Vegetable Gardens
- Co-working Desks and Areas
- Concierge
- Coffee Shop and Restaurant
- Vehicle and Bicycle Parking
- Innovative Storage Solutions

*Because time is precious, why not work,
play and stay in the same place?*

*Weekly cleans do not include laundry service. Extra cleans can be booked via the App
**Long Term: A starter pack of R300 is included for electricity. Prepaid applies thereafter
**Short Term: Utilities included
***A welcome basket only applies to monthly stays

BEAUTIFUL SPACEMAKERS



THE DEVELOPMENT TEAM



Flyt is a Cape-based property development and investment company committed to challenging and elevating the status quo. They're an energetic and passionate team of industry professionals who DARE to think differently. Their approach is logical, realistic and genuine, with the aim of leaving a legacy of good problem-solving that really works. EATON SQUARE's co-living concept falls perfectly into their philosophy of creating 'living' buildings which excite and inspire. With a proven track record since 2011, across residential, hospitality, industrial and commercial sectors, they're committed to shaping the landscape, elevating the city, partnering businesses for progress, and setting the benchmarks of tomorrow.

"If I had an hour to solve a problem I'd spend 55 minutes thinking about the problem and 5 minutes thinking about solutions."

Albert Einstein



ARCHITECT: SEBASTIAN VAN GREUNEN

Sebastian van Greunen has been involved in the property arena as a commercial architect for the past 20 years under the madebyseb brand. Successful projects include apartment developments, office and industrial buildings and a plethora of Virgin Active gyms. In more recent years, as part of the ITL Property Group, his focus has shifted from consulting to development of projects in Australia, Malta and South Africa.

“Our focus has always been quality, cost-effective creative solutions for some of the most demanding property developers, including ourselves. Every project is seen as a partnership to ensure successful developments.”



GVK-SIYA ZAMA CONSTRUCTION

GVK-Siya Zama Construction is one of the biggest privately-owned and empowered construction companies in South Africa. Working in most sectors of the building environment they are highly regarded and equally respected as a specialist in large scale construction and refurbishment.



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AN ARTIST'S IMPRESSION



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