



Castle Rock at Conradie Park.

An unmatched investment in
Pinelands, Cape Town

Studio, 1 & 2 Bedroom Apartments

Selling from **R940,000**

11%

Est. Gross
Rental Yields

25%

Internal Rate
Of Return

29-42

Sqm Units

R8,500

Rental Income
starting from

VAT Included • No Transfer Duty • No Transfer Cost

Long Term Lease



Investment Overview

Seize the opportunity to invest in Castle Rock at Conradie Park, Pinelands; an innovative 22-hectare development supported by Concor and the Western Cape Government. This sustainable urban precinct offers over 4,150 homes with amenities such as private schools, retail centers, and green spaces. Castle Rock features 108 luxury apartments with eco-friendly designs, located above a vibrant retail hub.

Positioned near Cape Town CBD and major transit routes, Castle Rock ensures high rental demand and promising returns. Castle Rock also has State-of-the-Art Security with Biometric access control, full CCTV, manned security, perimeter surveillance, and license plate recognition cameras ensure constant monitoring.



Construction Underway



High Rental Demand



Avg. 7% Capital Growth



Est. Levies R22 p/ sqm



About The Development

20% Capital Growth over the last 3 Years at Conradie Park


A R4-BILLION 22-HECTARE DEVELOPMENT

The Conradie Park Better Living Model has been prioritised by The Western Cape Government as this development enhances the region's investment appeal with key initiatives.










 UCT
5.6 km


 Lions Head
10.4 km


 Signal Hill
22 km

 Green Point Stadium
16 km

 Cape Town Central
8 km

 V&A Waterfront
10.8 km

 Forest Walk Retail Centre

 Castle Rock



Castle Rock Apartments

Castle Rock, located above a retail center in Conradie Park, features 108 modern apartments inspired by Simons Town's Castle Rock beach.

These pet-friendly apartments offer energy-efficient water heating, fiber to home functionality, and green spaces. The apartments include vinyl flooring, a walk-in shower, energy-efficient water heating, and other high-class finishes. Built-in cupboards in the kitchen are included. The complex provides convenience with numerous stores and supermarkets nearby, and plans for schools, crèches, and a doggy daycare.

Security includes biometric access, CCTV, and perimeter surveillance, making it a safe, lock-up-and-go residence.



108 Apartments



29 – 42 Sqm Units



Studio, 1 & 2
Bedroom Units



Priced from R940,000

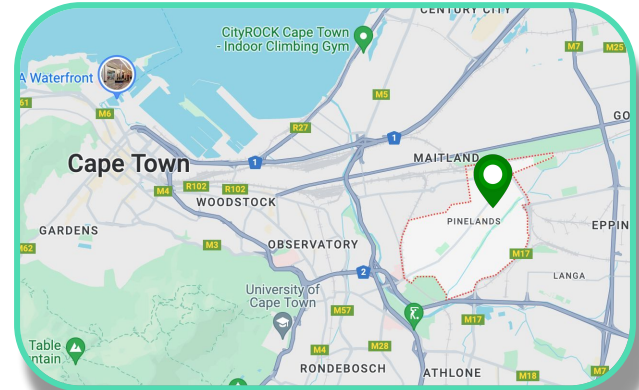
Why Choose Pinelands?

Pinelands in Cape Town is a rapidly growing area with promising real estate investment potential. Known for its lush greenery and family-friendly atmosphere, Pinelands offers a unique blend of suburban tranquility and urban convenience. The neighborhood is well-connected, with easy access to major highways and public transportation, making commuting to the city center or other parts of Cape Town straightforward.

One of the key factors driving growth in Pinelands is its strong rental market. Properties here offer attractive rental yields and the demand for rental units is high, particularly due to the area's proximity to educational institutions like the University of Cape Town and several reputable schools. Additionally, major shopping centers such as Century City and Howard Centre are nearby, enhancing the appeal for both renters and buyers

Pinelands also benefits from ongoing infrastructure developments, including the construction of new transport links and community amenities. These improvements are expected to boost property values and rental demand further. The area's robust community infrastructure, including parks, medical facilities, and retail centers, adds to its attractiveness as a residential area

Investing in Pinelands offers the potential for significant capital growth and stable rental income, making it a smart choice for property investors looking for long-term returns in Cape Town.

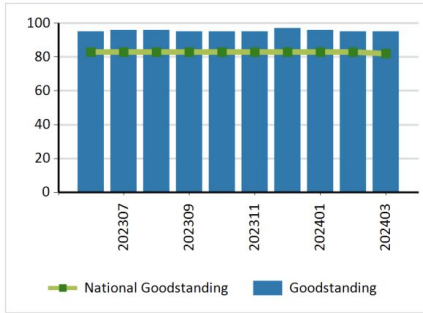


Pinelands Tenant Good Standing



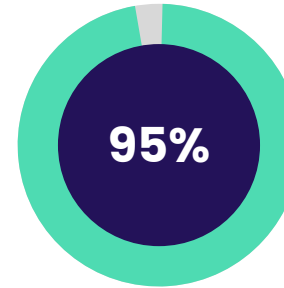
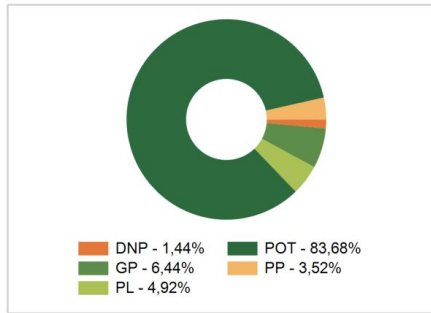
Goodstanding Ratio

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



Tenant Good Standing in Pinelands at 95%

A tenant is classified as in good standing if all their rental obligations are met by the end of the month.

Payment Trend Detail	Suburb	Province	National
Paid on time (POT)	83,68%	77,27%	66,66%
Grace period (GP)	6,44%	2,87%	4,42%
Paid late (PL)	4,92%	8,12%	11,46%
Partial payment (PP)	3,52%	7,90%	10,98%
Did not pay (DNP)	1,44%	3,84%	6,47%
GoodStanding (POT+GP+PL)	95,04%	88,26%	82,54%

Source: TPN Credit Bureau

Convenience Makes for the Perfect Tenant

For families living in Conradie Park, it offers numerous benefits ensuring a high quality of life. This mixed-use neighborhood provides unparalleled convenience with amenities like a shopping center, recreational areas, schools, and gyms all within walking distance.



OPEN GREEN SPACE

Landscaped 22,000m² grand park and green spaces.



RETAIL OFFERING

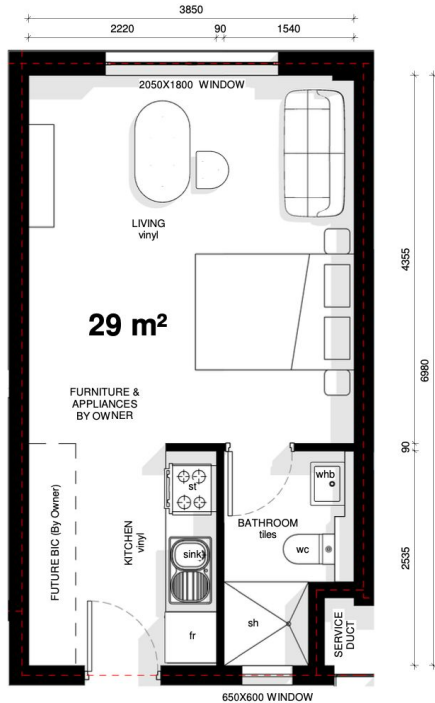
Checkers, Dischem, various retail stores, a gym, coffee shops, and many other businesses.



EDUCATION

On site affordable Primary School, High School and Creche.

Studio Apartment



From R830,000



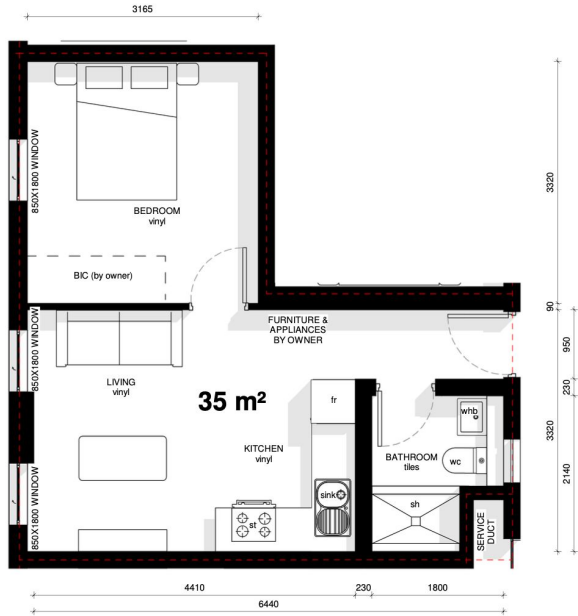
Unit Sizes 29 sqm

Studio with 1 bathroom

Various Floor Units Available

No Transfer Duty • No Transfer Cost

1-Bedroom Apartment



From R940,000



Unit Sizes 35 sqm

1 Bedroom + 1 bathroom

Various Floor Units Available

No Transfer Duty • No Transfer Cost



Rental Management

Our preferred service providers will find you a tenant and ensure that your rent is paid every month and on time. Speak to our sales manager for pricing and more information.

[Schedule A Call](#)











About The Developers

Concor Developments & Western Cape Government

With origins dating back to 1902 in the Western Cape, Concor (formerly Murray & Roberts Construction) has a long and proud heritage of more than 120 years.

In May 2017 Murray & Roberts Group sold Murray & Roberts Construction to a black empowerment consortium. Murray & Roberts Construction was renamed and re-branded as Concor in June 2017. The GEFP and UIF, through South Africa's Public Investment Corporation, now hold 28% of the shares in Concor with the balance of the shares majority owned by Black People and Black Women. Concor is now positioned as the region's leading Black Women Owned, Tier 1 Construction and Mining Services business in South Africa and benefits from the 121 and 75 year legacies of Murray & Roberts Construction and Concor, respectively.

Concor Developments provides complete, turnkey property development solutions including feasibility studies, project finance procurement, development, management and leasing within the residential, commercial and industrial market segments. This division is also engaged in infrastructure projects including assembly of Design, Build, Finance and Operate solutions.



**Western Cape
Government**
Economic Development
and Tourism

About Bridgewater Invest



Your Dedicated Platform for Long-Term Property Investment Success

Bridgewater Invest, co-founded by Ariel and Daniel Navarro, is reshaping the property investment landscape by prioritising transparency and ease of use. Our platform enables investors to grow their portfolios efficiently, offering a diverse range of opportunities designed to deliver steady cash flow. With a focus on simplicity and innovation, we provide the tools and insights needed to unlock the full potential of real estate ownership, while continuously evolving with new features and opportunities to enhance the investment experience.



Relationship Management

Your dedicated Account Manager will connect you to our trusted rental management partner and assist in managing the relationship. Our service provider will communicate directly with you, ensuring a smooth and transparent process.



Experienced Leadership

Led by seasoned entrepreneurs with a proven track record in real estate and business success, investors benefit from strategic insights and a data-driven approach to asset management.



High Return Potential

We focus on high-growth regions and prime properties, positioning investments for strong capital appreciation and consistent rental yields.



Tailored Investment Solutions

Our service extends to providing personalised investment opportunities designed to meet individual investor goals, including access to exclusive deals and premium financial tracking services through the Bridgewater Invest platform.



Focus on Sustainable Growth

With an eye on future trends and market conditions, we emphasise on sustainable and long-term investment strategies that aim to deliver steady returns while protecting against market volatility.

Haven't signed up yet?

Create Investor Profile



Create Your Account

Seamlessly sign up and create your investment profile on our platform to access exclusive property opportunities and tailored investment insights.



Secure Your Investment

Explore investment options that suit your preferences and financial goals. Our platform guides you through every step, ensuring a seamless and informed decision-making process.



Watch Your Portfolio Grow

Earn rental income, benefit from capital appreciation, track your investment performance and unlock new opportunities as your portfolio grows. Receive personalised support and gain access to resources designed to optimise your investment journey.





The **only platform** you'll need to grow
and scale your real estate portfolio.

Website & Email

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[Schedule A Call](#)

Bridgateway Property Group (PTY) LTD is a registered real estate firm with the PPRA with FFC number: 2023134687. Address 395 Main Road, Sea Point, Cape Town, Western Cape, South Africa, 8005

