



Luxury **Award-Winning**, Cape Town Apartments at **The Rockefeller** Hotel

Studio Units Available

Selling from **R1,764,900**

10% Est. Gross
Rental Yields

10%+ Capital Growth

30 Sqm Units

R178,000 Est Annual
Rental Income

VAT Included • No Transfer Duty • Hands-Off Investment



Investment Overview

The Rockefeller presents an exceptional investment opportunity on Cape Town's sought-after Foreshore. **Selling from R1,764,900**, this award-winning development features 395 fully furnished, hands-off, hotel-style apartments with **no transfer duty, VAT inclusive** and **furniture included to the value of R150,000**, offering immediate value and strong rental appeal.

Ready for Immediate Occupation:

The Rockefeller is professionally managed by world-renowned **Newmark Hotels**, giving investors access to a hotel rental pool with consistent income and hassle-free management. Units within the hotel pool all benefit from the upside of any revenue, the distribution is based on m2 of the unit.

World-class Amenities Including:

A rooftop pool and bar with panoramic views, a Technogym fitness centre, high-speed fibre, 24-hour concierge, secure parking, and backup power.

Prime Location:

Located just minutes from the **V&A Waterfront, CTICC**, and Cape Town's business district, The Rockefeller is perfectly positioned for both short and long-term rental demand.





The Rockefeller Hotel

The ground floor is home to the 24-hour concierge and hotel reception, a fine-dining restaurant, laundromat and world-class fitness centre. Hotel suites and apartments are located from the 1st to the 17th floors, with the 18th reserved for penthouses and the magnificent rooftop studio bar and pool, with jaw-dropping views of the ocean, city and mountain. In short, there are few reasons ever to leave.

- ❖ Furniture packages available
- ❖ Rockefeller Plaza Restaurant
- ❖ Top floor indoor swimming pool
- ❖ Offsite laundry facilities
- ❖ Backup power generator
- ❖ Parking bays for rent
- ❖ 24hr security & concierge
- ❖ Technogym fitness centre
- ❖ High-speed fibre connectivity
- ❖ Airconditioners
- ❖ Keyless entry
- ❖ Hotel reception
- ❖ Conference facilities & boardrooms

Managed by Newmark Hotels

Hassle-Free, Hands-Off Investment

Relax & Let Newmark Manage your Property for you.
Management contract ending 2031 with option for renewal.

**Levies & Rates
Management**

**Property
Maintenance**

**Sourcing
Hotel Tenants**

**Manage
Tenant Issues**

**Manage
Rent Collection**

NEWMARK

• HOTELS & RESERVES •

Monthly Rental Income Straight To Investor







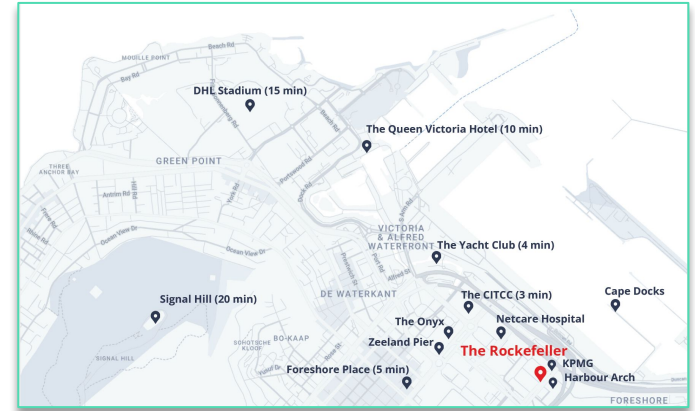
Why Choose Foreshore?

Cape Town's Foreshore has rapidly become one of the city's most dynamic and in-demand investment locations. Perfectly positioned between the CBD and the V&A Waterfront, the Foreshore is a thriving hub of business, tourism, and lifestyle.

With its close proximity to major attractions like the Cape Town International Convention Centre (CTICC), world-class hotels, offices, and public transport routes, the area draws both local and international tenants year-round.

The Foreshore also benefits from ongoing infrastructure upgrades and commercial developments, making it a key focus area for long-term capital growth. High occupancy rates, strong rental demand, and premium short-term letting potential make this location ideal for property investors seeking both consistent income and future appreciation.

As urbanisation intensifies and demand for inner-city living rises, investing in Cape Town's Foreshore puts you at the heart of a growing market with global appeal.



Explore The Studio Apartments

The Rockefeller 1115



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 Matterport

The Rockefeller 1403



POWERED BY
 Matterport

The Rockefeller 1418



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 Matterport







About The Developers

Narrative

Narrative Property Developers is a forward-thinking South African development company known for delivering sophisticated, design-driven real estate in some of the country's most sought-after urban locations. Headquartered in Johannesburg, Narrative focuses on crafting residential and mixed-use developments that combine striking architecture with functionality, lifestyle appeal, and long-term investment value.

The company's philosophy is rooted in creating meaningful urban spaces that not only meet the needs of modern residents and investors but also contribute positively to the cities they occupy. Narrative partners with top-tier architects, interior designers, and hospitality operators to deliver developments that are both visually iconic and highly liveable.

Their portfolio includes a growing number of premium lifestyle projects across major metros such as Johannesburg and Cape Town. These include contemporary residential buildings, boutique developments, and integrated mixed-use precincts that blend retail, hospitality, and residential offerings. Notable developments like The Rockefeller, Hyde Park House and The Emerald in Hyde Park showcase their signature approach—clean, modern design combined with convenience, security, and desirable amenities.

With a reputation for delivering high-end, detail-oriented projects, Narrative has established itself as one of South Africa's most respected and innovative property developers, appealing to both lifestyle buyers and savvy investors alike.

NARRATIVE

About Bridgegate Invest



Your Dedicated Platform for Long-Term Property Investment Success

Bridgegate Invest 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 Bridgegate 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

sales@bridgegateinvest.com

www.bridgegateinvest.com

[Schedule A Call](#)

Bridgegate 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

