



95% SOLD OUT

THE TOKYO, CAPE TOWN STUDIO APARTMENTS

CNR. OF LONGMARKET & LOOP STREET
CAPE TOWN CITY CENTRE, 8001

WWW.THETOKYO.CO.ZA



ALL IMAGES ARE ARTIST IMPRESSIONS

INVEST IN ONE OF THE MOST SOUGHT-AFTER CITIES IN THE WORLD



The Tokyo is a 148 unit residential development, offering hotel-style living apartments in the heart of Cape Town's city centre. Influenced by Japan's futuristic Capital, The Tokyo is the perfect blend of luxury and efficient city living. Consider it your zen refuge within the thriving Mother City.

Located on the corner of Longmarket and Loop Street, the development seamlessly combines old and new to produce an upmarket product for property investors, frequent visitors, and residents alike. Within walking distance lie trendy bars, restaurants, and a myriad of boutique retail destinations. It further boasts central access to hotspots like the CBD, Cape Town International Convention Centre, V&A Waterfront, and Table Mountain.



DEVELOPMENT FEATURES

15 floors consisting of 148 luxury studio apartments

25m² - 43m² open plan units

Biometric access control & 24hr CCTV surveillance throughout

Ground floor restaurant & cafe

24hr concierge security

Parcel delivery safe holding area

Integrated intercom from foyer to every apartment

Fitness Centre with change rooms

Business lounge with high speed wifi connectivity

Rooftop sunset terrace with pool and braai areas

Fibre & DSTV connectivity

Optional airconditioning



STUDIO APARTMENTS FOR SALE

FROM

R1 620 000

TO

R1 870 000

NO VAT OR TRANSFER FEES

APARTMENT LAYOUTS

THE PERFECT BALANCE OF SIZE & SPACE



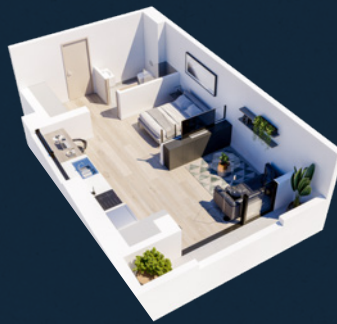
UNIT TYPE 1

41m²



UNIT TYPE 2

29m²



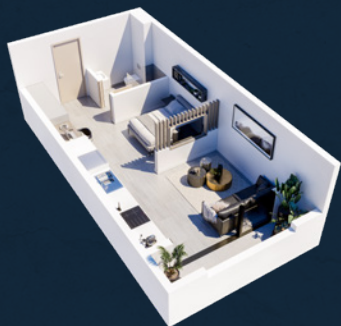
UNIT TYPE 3

49m²



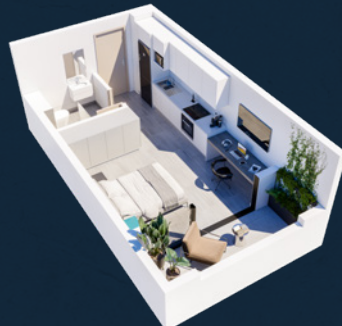
UNIT TYPE 4

38m²



UNIT TYPE 5

38m²



UNIT TYPE 6

31m²



UNIT TYPE 7

34m²



UNIT TYPE 8

38m²



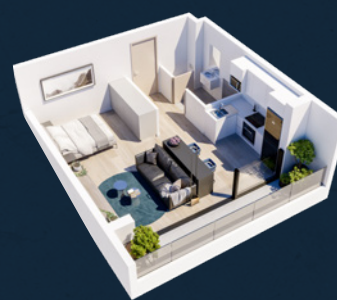
UNIT TYPE 9

47m²



UNIT TYPE 10

51m²



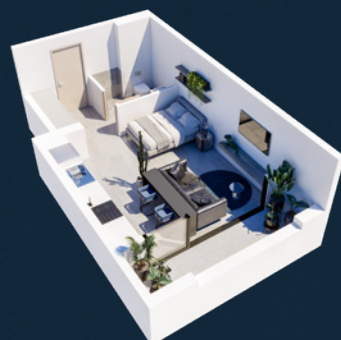
UNIT TYPE 11

41m²



UNIT TYPE 12

36m²



UNIT TYPE 13

37m²

CREATING A SENSE OF PLACE

“You cannot simply put something new into a place. You have to absorb what you see around you, what exists on the land, and then use that knowledge along with contemporary thinking to interpret what you see.”

Tadao Ando (Japanese Architect & Pritzker prize winner)

INSPIRED BY THE FUTURISTIC SIMPLICITY OF JAPAN'S MICRO-APARTMENTS



This 15 storey development towers tall above its neighbours, offering expansive views of Table Mountain rising from the sparkling city below. Floor to ceiling windows ensure residents get to enjoy every detail of glowing sunrises and moody sunsets, while framing one of Cape Town's most iconic scenes.

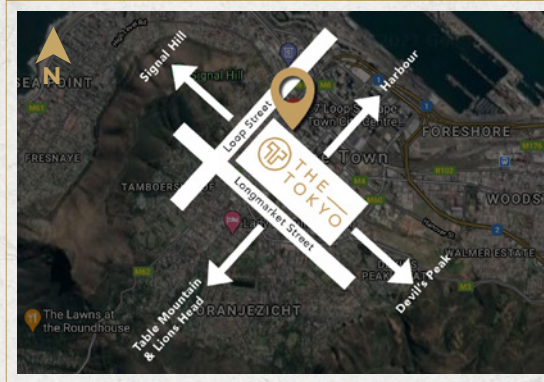


LOOKING FOR A LOCATION THAT TICKS ALL THE BOXES?

YOU'VE COME TO THE RIGHT PLACE

WALK

- 1min** The Poké Co.
The House of Machines
- 2min** La Parada Bree Street
Burger & Lobster
I Love The Dough
Ideas Cartel Loop Street
City Sightseeing
- 3min** Clarke's Bar & Dining



UBER X (EST. COST)

- R25** CTICC
- R27** Mediclinic Cape Town
- R31** Cape Town Stadium
- R32** Oranjezicht Market
- R33** V&A Waterfront
- R41** Lions Head Hiking Trail
- R48** Table Mountain
- R65** Clifton 4th Beach



CALCULATION OF INVESTMENT RETURNS

THE TOKYO - CAPE TOWN

FLOORS 1 - 4 | AVG. SIZE 34m²



AVG. SALES PRICE	R1 075 000
10% DEPOSIT	R107 500
90% BOND	R967 500

20 YEAR BOND

BOND REPAYMENT	R7 500
RATES, LEVIES & CID	R1 512
TOTAL MONTHLY COST	R9 012

ESTIMATED RENTAL INCOME JUNE 2023

LONG TERM RENTAL	R8 500
OR	
DAILY SHORT TERM RATE	R850pn
INCOME AT 33% OCCUPANCY	R8 783

EST. MONTHLY SHORTFALL **R229 - R512**

FLOORS 5 - 8 | AVG. SIZE 35m²



AVG. SALES PRICE	R1 250 000
10% DEPOSIT	R125 000
90% BOND	R1 125 000

20 YEAR BOND

BOND REPAYMENT	R8 722
RATES, LEVIES & CID	R1 652
TOTAL MONTHLY COST	R10 374

ESTIMATED RENTAL INCOME JUNE 2023

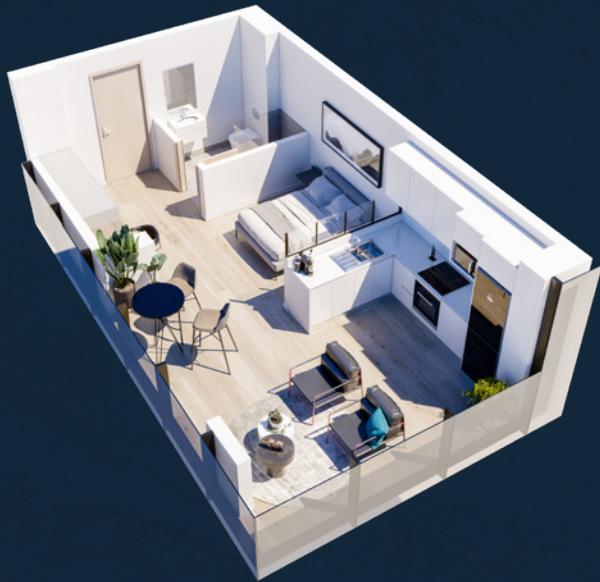
LONG TERM RENTAL	R9 500
OR	
DAILY SHORT TERM RATE	R925pn
INCOME AT 33% OCCUPANCY	R9 558

EST. MONTHLY SHORTFALL **R816 - R874**

CALCULATION OF INVESTMENT RETURNS

THE TOKYO - CAPE TOWN

FLOORS 9 - 11 | AVG. SIZE 35m²



AVG. SALES PRICE	R1 455 000
10% DEPOSIT	R145 500
90% BOND	R1 309 500

20 YEAR BOND

BOND REPAYMENT	R10 153
RATES, LEVIES & CID	R1 774
TOTAL MONTHLY COST	R11 927

ESTIMATED RENTAL INCOME JUNE 2023

LONG TERM RENTAL	R11 000
OR	
DAILY SHORT TERM RATE	R1 050pn
INCOME AT 33% OCCUPANCY	R10 850

EST. MONTHLY SHORTFALL **R927 - R1 077**

FLOORS 12 - 15 | AVG. SIZE 39m²



AVG. SALES PRICE	R1 595 000
10% DEPOSIT	R159 500
90% BOND	R1 435 500

20 YEAR BOND

BOND REPAYMENT	R11 129
RATES, LEVIES & CID	R1 858
TOTAL MONTHLY COST	R12 987

ESTIMATED RENTAL INCOME JUNE 2023

LONG TERM RENTAL	R12 000
OR	
DAILY SHORT TERM RATE	R1250pn
INCOME AT 33% OCCUPANCY	R12 917

EST. MONTHLY SHORTFALL **R70 - R987**

INVEST WITH ONE OF CAPE TOWN'S MOST REPUTABLE DEVELOPERS

The Tokyo offers a secure investment opportunity with its high-end apartments, luxury amenities and coveted location. It lends itself to an upmarket short term rental apartment offering which, during the uncertain times of the pandemic, have proven more resilient and in demand than hotel rooms.

Using the concept of studio-apartment living ensures tenants an optimised and flexible space, while also catering for an entertainment and social lifestyle within the building's premises.



- Ⓡ Easily-lettable apartments
- Ⓡ Pricing starting from R1 620 000
- Ⓡ Only 10% deposit required
- Ⓡ Fully furnished packages from R75 000
- Ⓡ Short term rental friendly
- Ⓡ Section 13Sex Tax Benefits
- Ⓡ Guaranteed rentals on select apartments

