



AFRICAN
PROPERTY
AWARDS
DEVELOPMENT

Roca

LAUFEN



BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SOUTH AFRICA

Newinbosch
Neighbourhood Estate
by Similan

2024-2025



AFRICAN
PROPERTY
AWARDS
DEVELOPMENT

Roca

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BEST SUSTAINABLE
RESIDENTIAL
DEVELOPMENT
SOUTH AFRICA

Newinbosch
Neighbourhood Estate
by Similan

2024-2025

EILEX

APARTMENTS AT NEWINBOSCH

INVESTOR INFORMATION





MEET THE ILEX

NAME

The Ilex | Apartments at Newinbosch

THE NAME, *THE ILEX*, COMES FROM THE SCIENTIFIC NAME OF THE CAPE HOLLY (KNOWN AS WITOUT IN AFRIKAANS AND UMDUMA IN ISIXHOSA), A RESILIENT, INDIGENOUS, EVERGREEN TREE THAT HAS A BEAUTIFUL WHITE STEM AND SWEETLY SCENTED FLOWERS WHICH ARE FOLLOWED BY SCARLET BERRIES IN AUTUMN.

LOCATION

Newinbosch Neighbourhood Estate
1 Newinbosch Boulevard, Stellenbosch 7600
Western Cape, South Africa

UNITS

135 residential apartments

CERTIFICATIONS

6 Star Green Star Sustainable Precincts v1.1
Certification

AWARDS

International Property Awards 2024-2025 for:
5 Star Best Residential Development 20+ Units in South Africa
5 Star Best Sustainable Development in South Africa
Nominated in both categories on a continental scale



GREEN STAR SUSTAINABLE PRECINCTS
GREEN STAR HAS BEEN DEVELOPED BY THE GREEN BUILDING COUNCIL OF SOUTH AFRICA AND IS SOUTH AFRICA'S TRUSTED MARK OF QUALITY FOR BUILDINGS AND COMMUNITIES. THE GREEN STAR TOOL COMPRISES NINE CATEGORIES: ENERGY, WATER, MATERIALS, INNOVATION, EMISSIONS, SOCIO-ECONOMIC, TRANSPORT, INDOOR ENVIRONMENT QUALITY, MANAGEMENT, LAND USE AND ECOLOGY. WITHIN EACH CATEGORY, MULTIPLE CREDITS TARGET SPECIFIC GREEN BUILDING ASPECTS AND ACTIONS, EACH ASSIGNED A CERTAIN NUMBER OF POINTS. AFTER ASSESSMENT, THE TARGETED CREDITS CONTRIBUTE TO THE OVERALL PROJECT SCORE.



ABOUT

THE INVESTMENT

The Ilex is part of the thriving Newinbosch Neighbourhood Estate, where sales reached R1,027bn within the first 18 months, with over 500 units sold. *The Bosk*, the first apartment building, sold out within six months, reaching a value of R223 million and Phase 2 of homes is already 75% sold.

70% OF *THE ILEX* APARTMENTS SOLD ON LAUNCH DAY.

The Ilex apartments are set to offer rental income ranging from R8,200 to R23,000 per month, capitalising on the high rental demand in Stellenbosch, which consistently exceeds growth rates above the consumer price index.



WELCOME

DESIGNED FOR THE FUTURE

The beautiful, sustainably designed Newinbosch Neighbourhood Estate boasts a collection of modern apartments that look out over the surrounding vineyards and farmland.

The Ilex will be the second of five apartment buildings and we're expecting completion by the fourth quarter of 2025 and first quarter of 2026.

STUDIO APARTMENTS

A1 FROM R990,000
A2 FROM R1,120,000
B1 FROM R1,160,000
B2 FROM R1,110,000

ONE BED ONE BATH APARTMENTS

C1 FROM R1,500,000
C2 FROM R1,560,000

TWO BED ONE BATH APARTMENTS

D1 FROM R1,790,000
D2 FROM R1,870,000

TWO BED TWO BATH APARTMENTS

E1 FROM R2,100,000
E2 FROM R2,060,000
E3 FROM R2,270,000

THREE BED TWO BATH APARTMENTS

F1 FROM R2,750,000
F2 FROM R2,500,000
F3 FROM R2,550,000

THREE BED TWO BATH DUPLEX PENTHOUSES

G1 FROM R3,350,000

THREE BED TWO BATH PENTHOUSES

G3 FROM R3,600,000

WHY INVEST IN NEWINBOSCH

FIRST IN AFRICA: 6 STAR GREEN STAR SUSTAINABLE PRECINCT RATING V.1.1

5 YEAR
NHBRC
WARRANTY
AND VARIOUS
COST SAVING
BENEFITS

RENTAL INCOME
RANGING FROM
**R8,200 TO
R23,000 PM**

R55K
OR MAXIMUM 3% CASHBACK FROM ABSA

GROSS ROI OF UP TO
10.4%

**PROPERTY
VALUE**
WILL INCREASE
EVERY TIME A NEW PHASE IS ADDED
AND LAUNCHED AT HIGHER PRICES

LESS 0.25%
ON INTEREST RATE (ALL BANKS)

EDGE
CERTIFICATION
REDUCES BOND COSTS
AND HOMEOWNERS WILL ALSO
**SAVE UP TO
40%**
ON ENERGY AND WATER BILLS

OVER R1 BILLION
IN SALES AND OVER
500 PROPERTIES
SOLD SINCE MAY 2023 LAUNCH

FIRST
APARTMENT
BUILDING
SOLD OUT WITHIN
6 MONTHS
REACHING A VALUE OF
R223M

APARTMENTS
AVAILABLE FROM
R990,000

HIGH RENTAL DEMAND IN STELLENBOSCH
SURPASSING YEARLY GROWTH RATES
EXCEEDING CPIX

COMPLETION EXPECTED BY
Q4 2025 AND **Q1 2026**

THE ILEX



INVESTING

INVEST IN THE FUTURE

BUY DIRECTLY

from the developer

RENTAL MANAGEMENT

by Staylonger, the developer's in-house
rental management agency

TRANSFER FEES INCLUDED

(save up to R30,000)

NO TRANSFER DUTY

VAT INCLUDED

R10,000 RESERVATION DEPOSIT



LOCATION

THE IDEAL LOCATION

Situated just three kilometres from the heart of Stellenbosch, this prime location paired with affordability and exceptional amenities, offers you the opportunity to embrace secure living as part of a vibrant community.

SEE ON GOOGLE MAPS



LOCATION

THE NEIGHBOURHOOD

Nestled in the sustainable embrace of the Newinbosch Neighbourhood Estate, *The Ilex* will stand as the second of five uniquely crafted apartment buildings, continuing the legacy of *The Bosk* (meaning 'small forest').



- | | | |
|---|-------------------------------|------------------------|
| 1 SECURITY GATE AND MAIN ENTRANCE | 9 PRET OP DIE PLAAS PRESCHOOL | 17 TREE NURSERY |
| 2 NEWINBOSCH SQUARE SHOPPING CENTRE | 10 URBAN FARM | 18 POLLINATOR CORRIDOR |
| 3 CEDARS CHURCH | 11 AMPHITHEATRE | 19 GYM FACILITIES |
| 4 NEWINBOSCH ACADEMY | 12 SKATE PARK | 20 FISHING DAM |
| 5 <i>THE ILEX</i> APARTMENTS | 13 PICKLEBALL COURTS | 21 CRICKET NETS |
| 6 <i>THE BOSK</i> APARTMENTS AND RETAIL | 14 MULTIPURPOSE COURTS | 22 BOULDERING WALL |
| 7 ADDITIONAL SECURITY GATE | 15 POOLS | |
| 8 GRAPPA SHED EATERY & EVENTS VENUE | 16 ORGANIC WASTE FACILITY | |

THE ILEX



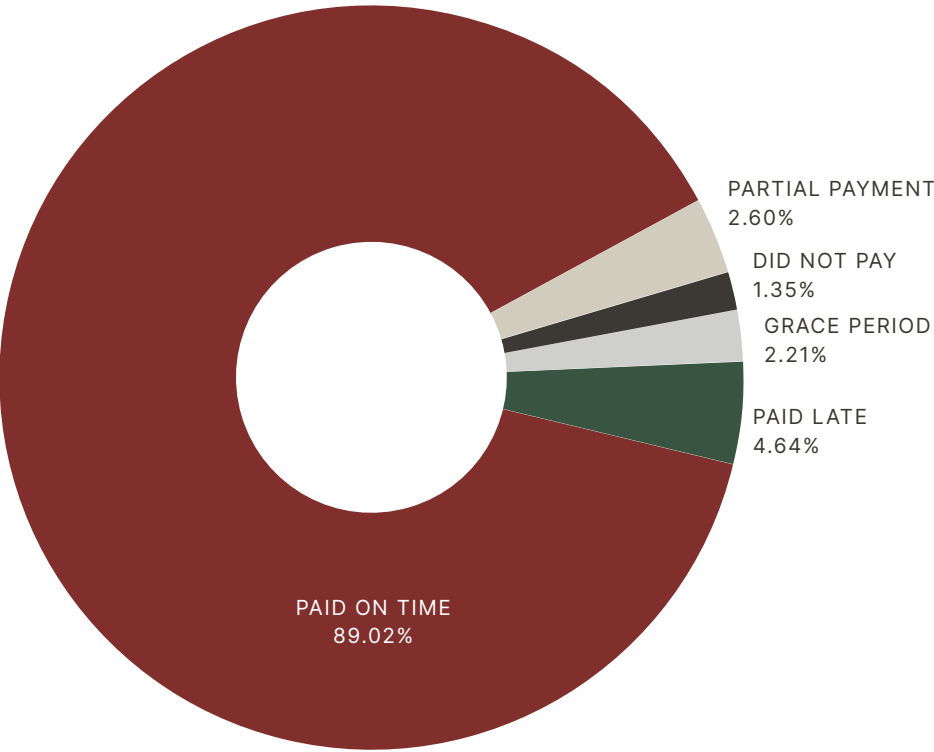
RENTAL INCOME

TENANT PAYMENT PROFILES

The payment trends of tenants who pay a monthly rental income.

Market comparison: TPN (Tenant Profile Network) shows why Newwinbosch is such a fantastic investment.

PAYMENT TREND DETAIL		PROVINCE	NATIONAL	STELLENBOSCH
PAID ON TIME (POT)		77.66%	67.76%	89.20%
GRACE PERIOD (GP)		2.47%	3.98%	2.21%
PAID LATE (PL)		8.21%	11.33%	4.64%
PARTIAL PAYMENT (PM)		8.00%	10.73%	2.60%
DID NOT PAY (DNP)		3.66%	6.20%	1.35%
GOOD STANDING (POT+GP+PL)		88.34%	83.07%	96.05%

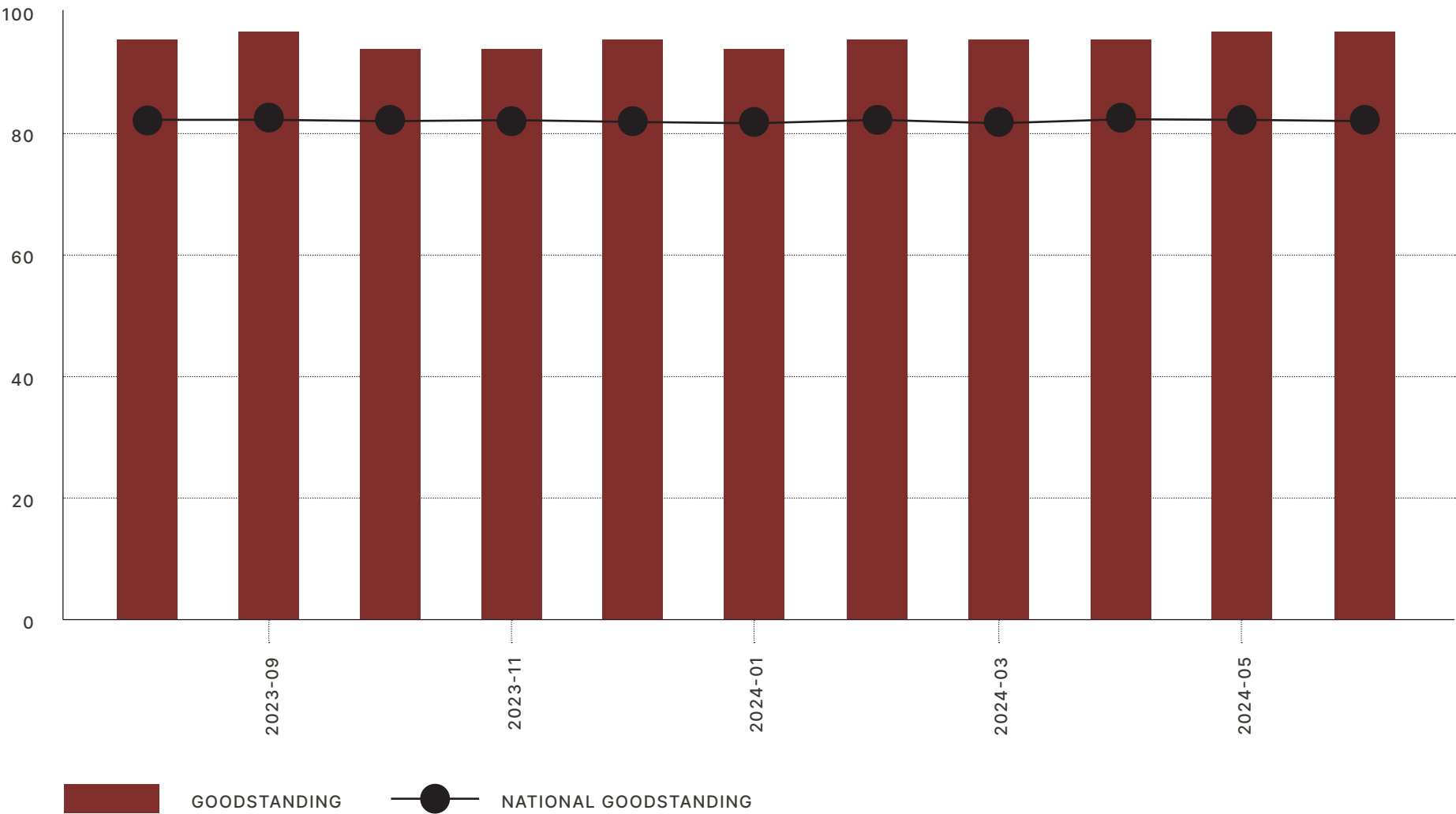


RENTAL INCOME

RENTAL MARKET


The Western Cape’s rental market has been in a strong position for several quarters. Rentals are growing at 6.22% and are expected to continue on a positive trajectory for the foreseeable future as demand remains extremely strong compared to other provinces.

The high demand is reflected in a very low vacancy rate of only 1.66%. Rental increases have yet to negatively impact on tenants’ ability to make rental payment. The good standing rate in the Western Cape is at 86.81%, the best in South Africa.



RENTAL INCOME

PROJECTED INCOME

PROJECTED RENTAL INCOME		PRICES
APARTMENTS		
R9,000	STUDIO FROM 24m²	FROM R990,000
R11,000	ONE BEDROOM, ONE BATHROOM FROM 40m²	FROM R1,500,000
R16,000	TWO BEDROOMS, ONE BATHROOM FROM 51m²	FROM R1,790,000
R18,000	TWO BEDROOMS, TWO BATHROOMS FROM 58m²	FROM R2,060,000
R22,000	THREE BEDROOM, TWO BATHROOMS FROM 70m²	FROM R2,500,000
R24,000	PENTHOUSE FROM 96m²	FROM R3,350,000
R26,000	DUPLEX PENTHOUSE FROM 96m²	FROM R3,600,000

- Levies at R32 per m² of apartment size
- Rates and taxes approximately R40 per R100,000 of the property value

Let’s show you how this comes together on the following pages.

THE FORECASTS SHOWN ARE DERIVED FROM MARKET OPINIONS SOURCED FROM TENANT PROFILE NETWORK. IT’S IMPORTANT TO NOTE THAT NEITHER THE SELLER NOR THE AGENT PROVIDES A WARRANTY OR GUARANTEE REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION AVAILABLE CONCERNING THESE FORECASTS.



RENTAL INCOME

PROJECTED INCOME

Option 1: 100,00% Financing						Deposit % 0%														
Floor	Type	Unit Type	# Parking bays / Vehicles	Total Unit Size (Sellable areas)	Selling Prices (starting from)	Buyers Deposit	Bond Amount	100% Finance over 20 Years at 11,25% Interest Rate; Deposit = 0%	Monthly Rental Dec 2025	Gross Yearly Rental	Gross Yield	Gross Monthly Shortfall	Property Rates	PQ Levy	Parking levy	Agent Fee @11,5% (Inc VAT)	Nett Income	Nett Yield	Nett Monthly Short fall (Year 1)	
Ground Upper Floors	A1	Studio	1	24	R1 090 000	R0	R1 090 000	R11 437	R9 000	R108 000	9,91%	R (2 437)	R377	R774	R160	R1 035	R6 653	7,32%	R (4 784)	
	A1 / A2	Studio	1	24	R990 000	R0	R990 000	R10 388	R8 200	R98 400	9,94%	R (2 188)	R333	R774	R160	R943	R5 990	7,26%	R (4 398)	
Ground Upper Floors	C1 / C2	1B1b	1	41	R1 650 000	R0	R1 650 000	R17 313	R11 000	R132 000	8,00%	R (6 313)	R629	R1 296	R160	R1 265	R7 650	5,56%	R (9 663)	
	C1 / C2	1B1b	1	41	R1 500 000	R0	R1 500 000	R15 739	R10 500	R126 000	8,40%	R (5 239)	R562	R1 296	R160	R1 208	R7 275	5,82%	R (8 464)	
Ground Upper Floors	D2	2B1b	2	51	R1 990 000	R0	R1 990 000	R20 880	R16 000	R192 000	9,65%	R (4 880)	R782	R1 638	R320	R1 840	R11 420	6,89%	R (9 460)	
	D1 / D2	2B1b	2	51	R1 790 000	R0	R1 790 000	R18 782	R14 500	R174 000	9,72%	R (4 282)	R692	R1 638	R320	R1 668	R10 182	6,83%	R (8 600)	
Ground Upper Floors	E1 / E2	2B2b	2	58	R2 180 000	R0	R2 180 000	R22 874	R18 000	R216 000	9,91%	R (4 874)	R867	R1 859	R320	R2 070	R12 884	7,09%	R (9 990)	
	E1 / E2 / E3	2B2b	2	58	R2 060 000	R0	R2 060 000	R21 615	R16 800	R201 600	9,79%	R (4 815)	R813	R1 859	R320	R1 932	R11 876	6,92%	R (9 739)	
Ground Upper Floors	F1	3B2b	2	77	R2 920 000	R0	R2 920 000	R30 638	R22 000	R264 000	9,04%	R (8 638)	R1 200	R2 458	R320	R2 530	R15 493	6,37%	R (15 146)	
	F3	3B2b	2	71	R2 550 000	R0	R2 550 000	R26 756	R20 000	R240 000	9,41%	R (6 756)	R1 033	R2 256	R320	R2 300	R14 091	6,63%	R (12 665)	
Upper Floors	G1 / G3	3B2b Penthouse	2	97	R3 350 000	R0	R3 350 000	R35 150	R24 000	R288 000	8,60%	R (11 150)	R1 393	R3 104	R320	R2 760	R16 423	5,88%	R (18 727)	

Option 2: 90,00% Financing						Deposit % 10%														
Floor	Type	Unit Type	# Parking bays / Vehicles	Total Unit Size (Sellable areas)	Selling Prices (from)	Buyers Deposit	Bond Amount	90% Finance over 20 Years at 11,25% Interest Rate; Deposit = 10%	Monthly Rental Dec 2025	Gross Yearly Rental	Gross Yield	Gross Monthly Shortfall	Property Rates	PQ Levy	Parking levy	Agent Fee @11,5% (Inc VAT)	Nett Income	Nett Yield	Nett Monthly Short fall (Year 1)	
Ground	A1	Studio	1	24	R1 090 000	R109 000	R981 000	R10 293	R9 000	R108 000	9,91%	R (1 293)	R377	R880	R160	R1 035	R6 548	7,21%	R (3 746)	
Upper Floors	A1 / A2	Studio	1	24	R990 000	R99 000	R891 000	R9 349	R8 200	R98 400	9,94%	R (1 149)	R333	R900	R160	R943	R5 864	7,11%	R (3 484)	
Ground	C1 / C2	1B1b	1	41	R1 650 000	R165 000	R1 485 000	R15 581	R11 000	R132 000	8,00%	R (4 581)	R629	R1 238	R160	R1 265	R7 708	5,61%	R (7 874)	
Upper Floors	C1 / C2	1B1b	1	41	R1 500 000	R150 000	R1 350 000	R14 165	R10 500	R126 000	8,40%	R (3 665)	R562	R1 265	R160	R1 208	R7 306	5,84%	R (6 859)	
Ground	D2	2B1b	2	51	R1 990 000	R199 000	R1 791 000	R18 792	R16 000	R192 000	9,65%	R (2 792)	R782	R1 650	R320	R1 840	R11 408	6,88%	R (7 384)	
Upper Floors	D1 / D2	2B1b	2	51	R1 790 000	R179 000	R1 611 000	R16 904	R14 500	R174 000	9,72%	R (2 404)	R692	R1 540	R320	R1 668	R10 281	6,89%	R (6 623)	
Ground	E1 / E2	2B2b	2	58	R2 180 000	R218 000	R1 962 000	R20 586	R18 000	R216 000	9,91%	R (2 586)	R867	R1 787	R320	R2 070	R12 956	7,13%	R (7 631)	
Upper Floors	E1 / E2 / E3	2B2b	2	58	R2 060 000	R206 000	R1 854 000	R19 453	R16 800	R201 600	9,79%	R (2 653)	R813	R1 815	R320	R1 932	R11 920	6,94%	R (7 533)	
Ground	F1	3B2b	2	77	R2 920 000	R292 000	R2 628 000	R27 574	R22 000	R264 000	9,04%	R (5 574)	R1 200	R2 118	R320	R2 530	R15 832	6,51%	R (11 742)	
Upper Floors	F3	3B2b	2	71	R2 550 000	R255 000	R2 295 000	R24 080	R20 000	R240 000	9,41%	R (4 080)	R1 033	R2 090	R320	R2 300	R14 257	6,71%	R (9 824)	
Upper Floors	G1 / G3	3B2b Penthouse	2	97	R3 350 000	R335 000	R3 015 000	R31 635	R24 000	R288 000	8,60%	R (7 635)	R1 393	R3 162	R320	R2 760	R16 365	5,86%	R (15 270)	

Option 3: 80,00% Financing						Deposit % 20%														
Floor	Type	Unit Type	# Parking bays / Vehicles	Total Unit Size (Sellable areas)	Selling Prices (from)	Buyers Deposit	Bond Amount	80% Finance over 20 Years at 11,25% Interest Rate; ; Deposit = 20%	Monthly Rental Dec 2025	Gross Yearly Rental	Gross Yield	Gross Monthly Shortfall	Property Rates	PQ Levy	Parking levy	Agent Fee @11,5% (Inc VAT)	Nett Income	Nett Yield	Nett Monthly Short fall (Year 1)	
Ground	A1	Studio	1	24	R1 090 000	R218 000	R872 000	R9 150	R9 000	R108 000	9,91%	R (150)	R377	R880	R160	R1 035	R6 548	7,21%	R (2 602)	
Upper Floors	A1 / A2	Studio	1	24	R990 000	R198 000	R792 000	R8 310	R8 200	R98 400	9,94%	R (110)	R333	R900	R160	R943	R5 864	7,11%	R (2 446)	
Ground	C1 / C2	1B1b	1	41	R1 650 000	R330 000	R1 320 000	R13 850	R11 000	R132 000	8,00%	R (2 850)	R629	R1 238	R160	R1 265	R7 708	5,61%	R (6 142)	
Upper Floors	C1 / C2	1B1b	1	41	R1 500 000	R300 000	R1 200 000	R12 591	R10 500	R126 000	8,40%	R (2 091)	R562	R1 265	R160	R1 208	R7 306	5,84%	R (5 285)	
Ground	D2	2B1b	2	51	R1 990 000	R398 000	R1 592 000	R16 704	R16 000	R192 000	9,65%	R (704)	R782	R1 650	R320	R1 840	R11 408	6,88%	R (5 296)	
Upper Floors	D1 / D2	2B1b	2	51	R1 790 000	R358 000	R1 432 000	R15 025	R14 500	R174 000	9,72%	R (525)	R692	R1 540	R320	R1 668	R10 281	6,89%	R (4 745)	
Ground	E1 / E2	2B2b	2	58	R2 180 000	R436 000	R1 744 000	R18 299	R18 000	R216 000	9,91%	R (299)	R867	R1 787	R320	R2 070	R12 956	7,13%	R (5 343)	
Upper Floors	E1 / E2 / E3	2B2b	2	58	R2 060 000	R412 000	R1 648 000	R17 292	R16 800	R201 600	9,79%	R (492)	R813	R1 815	R320	R1 932	R11 920	6,94%	R (5 372)	
Ground	F1	3B2b	2	77	R2 920 000	R584 000	R2 336 000	R24 511	R22 000	R264 000	9,04%	R (2 511)	R1 200	R2 118	R320	R2 530	R15 832	6,51%	R (8 678)	
Upper Floors	F3	3B2b	2	71	R2 550 000	R510 000	R2 040 000	R21 405	R20 000	R240 000	9,41%	R (1 405)	R1 033	R2 090	R320	R2 300	R14 257	6,71%	R (7 148)	
Upper Floors	G1 / G3	3B2b Penthouse	2	97	R3 350 000	R670 000	R2 680 000	R28 120	R24 000	R288 000	8,60%	R (4 120)	R1 393	R3 162	R320	R2 760	R16 365	5,86%	R (11 755)	

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RENTAL AGENTS

MEET STAYLONGER

Make an effortless investment choice with confidence by acquiring an apartment in *The Ilex*, supported by our seasoned in-house rental agency, Staylonger, offering a seamless rental management solution.

- Rental agent fee at 11,5% (VAT incl)
- Expert in-house rental agents and managers
- Unmatched market expertise
- Tenant acquisition, vetting and placement
- Hassle-free rental collection services
- Thorough ingoing and outgoing inspection services
- Access to reliable maintenance services

Enjoy peace of mind as we take charge of the complexities, ensuring a stress-free and profitable rental experience for you.

STAYLONGER

At Staylonger, it's beyond rentals; it's about lasting relationships. We're your trusted partner, ensuring the best returns and peace of mind for your investment.

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FIDELITY FUND CERTIFICATE: 1194143

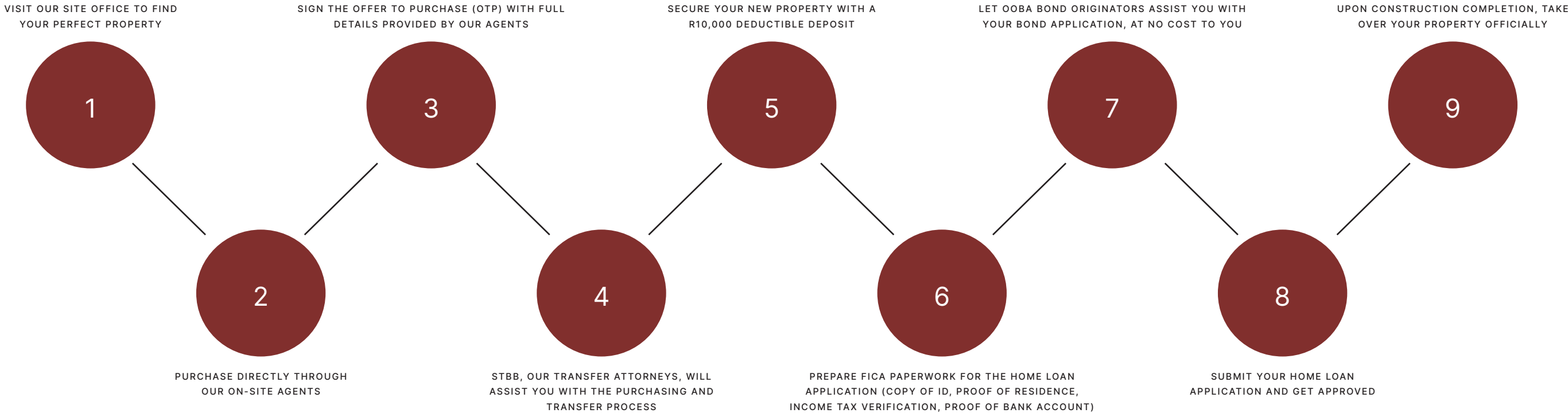
ABOUT STAYLONGER



INVESTING

INVESTMENT MADE EASY

Becoming a homeowner in the sought-after Western Cape



CONTACT AN AGENT

THE ILEX



THE ILEX

APARTMENTS AT NEWINBOSCH



DISCOVER MORE AT
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