

OPPORTUNITY
PROPERTY

SOMERSET
HILLS
CLUBHOUSE

SOMERSET HILLS

Somerset West
Cape Town

Somerset Hills At a Glance

Experience life at Somerset Hills, where contemporary living is surrounded by natural beauty and a strong sense of Community.

Enjoy an active, family-focused lifestyle with access to a vibrant clubhouse, complete with a padel court, swimming pool, coffee shop and co-working space. Explore scenic walking and running trails, take in the mountain views, and stay active with outdoor fitness stations along the way.

With a state-of-the-art security system, including advanced access control and 24-hour monitoring, residents can enjoy complete peace of mind - enhancing both safety and the sense of community. Somerset Hills is more than a place to live; it's a lifestyle designed for connection, movement, and everyday enjoyment.

SOMERSET
HILLS
CLUBHOUSE

Somerset Hills' USP's:

-  2 & 3 Bedroom Plot & Plan Homes
-  Pet Friendly
-  Private Gardens
-  State of the Art Security
-  Clubhouse (Swimming pool | Co-working space | Padel Court | Boutique Coffee Shop)
-  Secure Parking with Private Garages
-  Close to Lifestyle Amenities
-  Secure area for kids to play
-  Green Outdoor Spaces
-  Built in Braai Areas

 **Inclusions:**
All Bond, Transfer Costs & Interim Interest Payments Included in the Purchase Price and no Levies for the first 12 months.

 **Overall Savings of above inclusions: over R210 000.00**



Where wellness, balance,
and community come together

An architectural rendering of a modern, single-story clubhouse with a grey, vertically-slatted facade. The building features a central entrance with a dark-framed glass door and a small overhang. To the left, a large sign on the wall reads "SOMERSET HILLS CLUBHOUSE" with a stylized mountain range logo above it. The clubhouse is surrounded by a well-maintained lawn with purple flowering bushes in the foreground. A paved walkway leads from the foreground towards the building. In the background, there are trees and distant mountains under a clear blue sky with light clouds. Several people are shown in the scene: a woman and a young girl standing near the entrance, a man and a woman standing further back, and two children running with a light-colored dog on the paved path. A white car is parked on the right side of the image.

SOMERSET
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CLUBHOUSE

YOUR PLOT & PLAN JOURNEY

A STEP-BY-STEP GUIDE FOR FIRST-TIME BUYERS

Buying a new home is an exciting journey where you secure your land, choose your home design, and watch your dream home come to life. Here is how the process works from start to finish.

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STEP 1

Choose Your Location

Find the perfect stand for your future home
The first step is selecting the plot of land where your home will be built.

STEP 2

Choose Your Home

Select the home design that suits your lifestyle
Choose the unit type or house design that best suits your family size, lifestyle, and budget.

STEP 3

Select Your Kitchen Finishes

Personalise the heart of your home
Choose between the available kitchen finish options offered by the developer.

STEP 4

Finalise the Purchase Price & Variations

Confirm your investment and request changes
At this stage the final purchase price is confirmed. If you would like any variations or changes to the plans, these can be proposed and costed before the process continues.

STEP 5

Sign the Offer to Purchase (OTP)

Make the purchase official
Once you are satisfied with the stand, home design, and pricing, you sign the Offer to Purchase. This formalises the agreement between the buyer and developer.

STEP 6

Apply for Finance (or Cash Purchase)

Secure funding for your new home
If you require financing, you will apply for a home loan through a bank or bond originator. If purchasing in cash, this will be confirmed in the agreement.

STEP 7

Bond Approval Received

The bank confirms your home loan
If you are financing your purchase, the bank will review your application and confirm approval of the bond for both the land and building contract.

STEP 8

Transfer of the Land

The stand is registered in your name
The transferring attorneys begin the legal process of registering the plot in your name. Once the transfer is completed, you become the legal owner of the land.

STEP 9

Construction Begins

Your dream home starts taking shape
Once all approvals and processes are completed, construction begins.

STEP 10

Occupational Certificate Issued

The home is approved for occupation.
Once construction complies with building regulations and municipal requirements, an Occupational Certificate is issued.
This certificate confirms the property is legally ready to be occupied.

STEP 11

Practical Completion & Handover

The final step – Handover of keys takes place
At this stage, the buyer has 7 days to identify any snags, & the developer has 10 days to rectify the snags.
You will receive all relevant documentation and can begin moving into your new home.





Unit Types: Type A1



**SOMERSET**
HILLS



Type A1

 from R2 849 990

	Bedrooms:	2	Bedroom 1:	12 m ²
	Bathrooms:	2	Bedroom 2:	9 m ²
	Single Carport + 1 Open Parking			

	Erf Size:	120 m ²	Internal Area:	99 m ²
	Garage Size:	20 m ²	Internal Area:	119 m ²
	Garden/Braai:	36 m ²		

Downloadable Assets:

-  Floor Plan
-  Interactive Site Map
-  Mood Choices
-  Price List



1 Ground Floor
1 : 100



2 First Floor
1 : 100

Disclaimer: These images are 3D artist impressions only.

Unit Types: Type B2



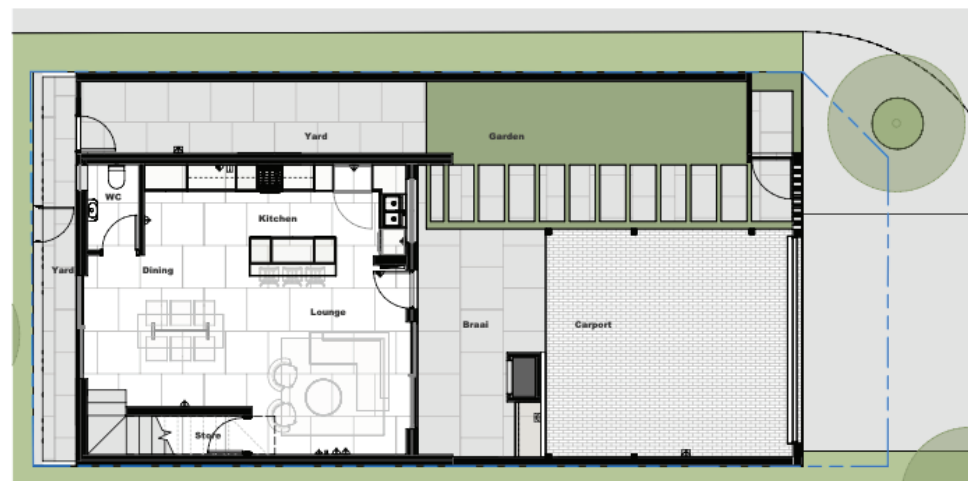
Type B2

 from R3 649 990

	Bedrooms:	3	Bedroom 1:	11 m²
	Bathrooms:	2.5	Bedroom 2:	10 m²
	Double Carport + 2 Open Parkings		Bedroom 3:	10 m²
	Erf Size:	182 m²	Internal Area: (excluding garage)	119 m²
	Garage Size:	33 m²	Internal Area: (including garage)	152 m²
	Garden/Braai:	70 m²		

Downloadable Assets:

-  Floor Plan
-  Interactive Site Map
-  Mood Choices
-  Price List



1 Ground Floor
1 : 100



2 First Floor
1 : 100

Disclaimer: These images are 3D artist impressions only.

Unit Types: Type B4




SOMERSET
HILLS



Type B4

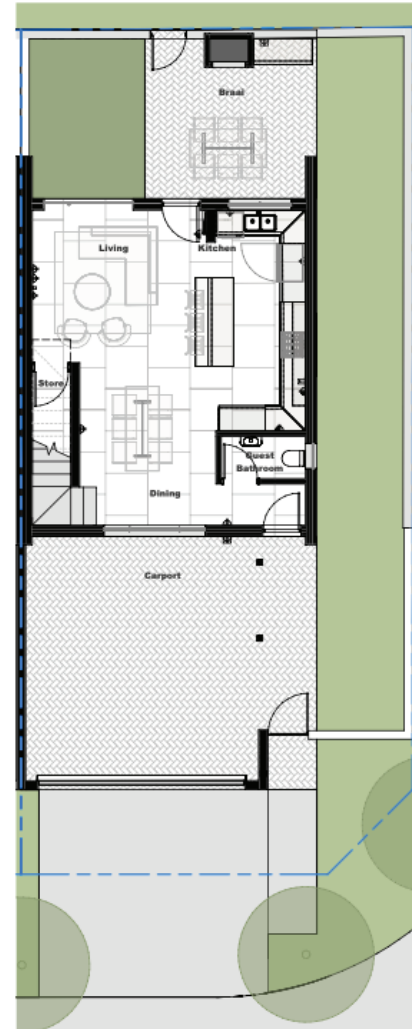
 from R3 149 990

	Bedrooms:	3	Bedroom 1:	11 m²
	Bathrooms:	2.5	Bedroom 2	11 m²
	Double Carport		Bedroom 3::	10 m²
	+ 2 Open Parkings			

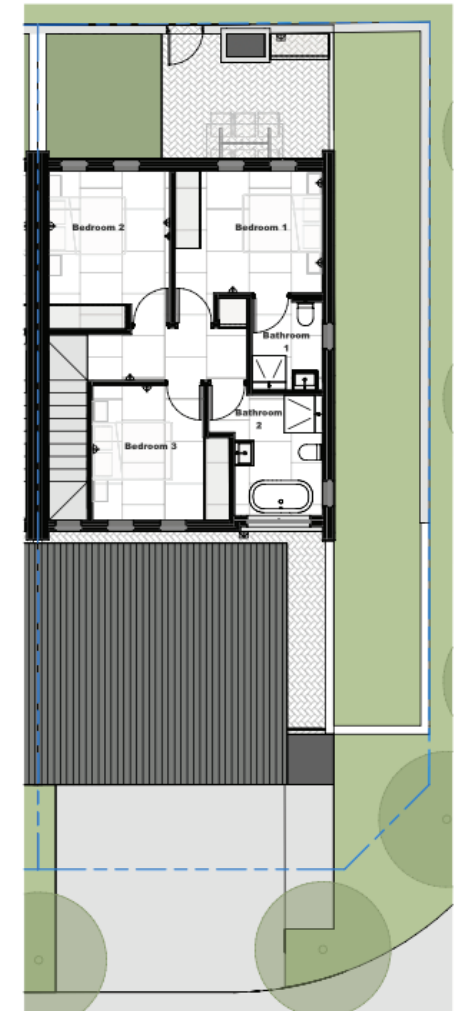
	Erf Size:	183 m²	Internal Area:	115 m²
	Garage Size:	34 m²	(excluding garage)	
	Garden/Braai:	71 m²	Internal Area:	149 m²
			(including garage)	

Downloadable Assets:

-  Floor Plan
-  Interactive Site Map
-  Mood Choices
-  Price List



1 Ground Floor
1 : 100



2 First Floor
1 : 100

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Unit Types: Type B5



**SOMERSET**
HILLS



Type B5

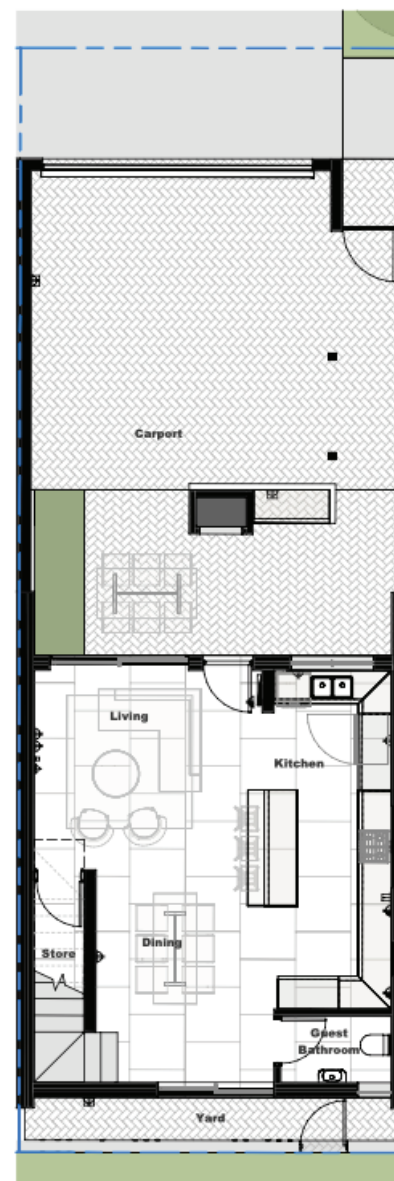
 from R3 549 990

	Bedrooms:	3	Bedroom 1:	11 m²
	Bathrooms:	2.5	Bedroom 2:	11 m²
	Double Carport		Bedroom 3:	10 m²
	+ 2 Open Parkings			

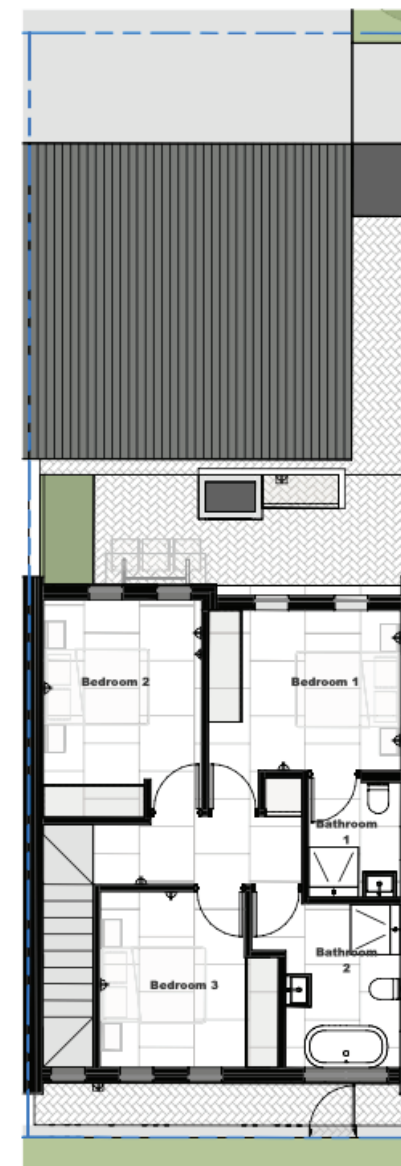
	Erf Size:	184 m²	Internal Area:	116 m²
	Garage Size:	35 m²	(excluding garage)	
	Garden/Braai:	72 m²	Internal Area:	151 m²
			(including garage)	

Downloadable Assets:

-  Floor Plan
-  Interactive Site Map
-  Mood Choices
-  Price List



1 Ground Floor
1 : 100



2 First Floor
1 : 100

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Unit Types: Type D1



**SOMERSET**
HILLS

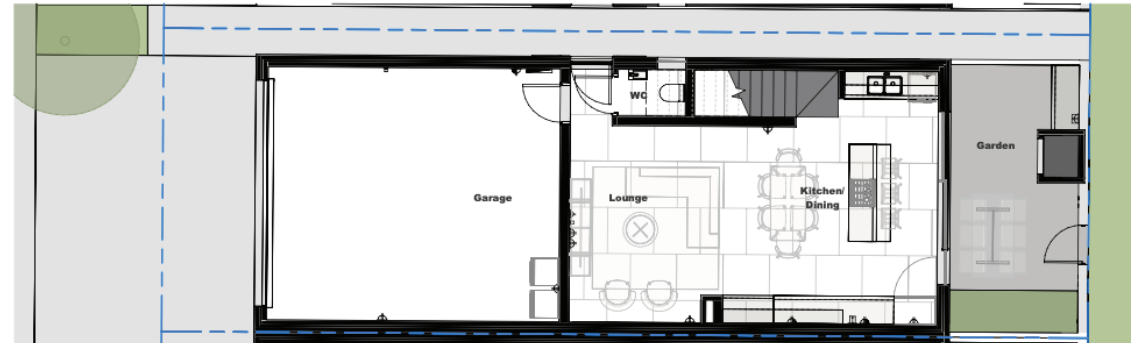


Type D1

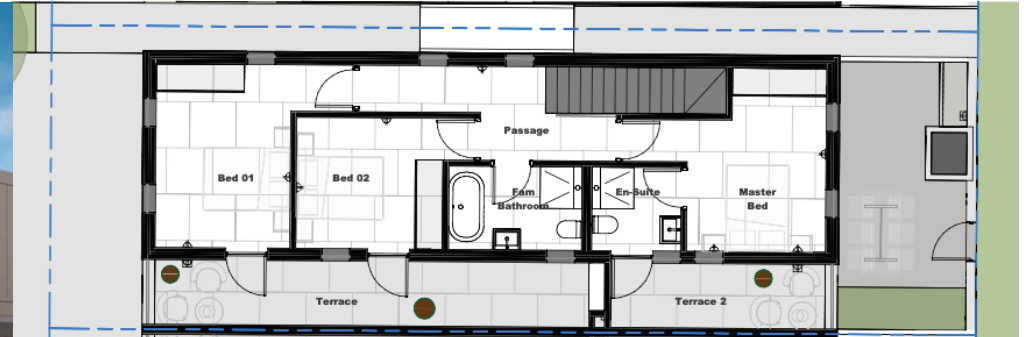
 from R3 349 990

	Bedrooms: 3	Bedroom 1: 12 m²
	Bathrooms: 2.5	Bedroom 2: 10 m²
	Double Garage + 2 Open Parkings	Bedroom 3: 13 m²

	Erf Size: 130 m²	Internal Area: 137 m² (excluding garage)
	Garage Size: 40 m²	Internal Area: 177 m² (including garage)
	Garden/Braai: 18 m²	



1 Ground Floor
1: 100



2 First Floor
1: 100

Downloadable Assets:

-  Floor Plan
-  Interactive Site Map
-  Mood Choices
-  Price List

Unit Types: Type D3



**SOMERSET**
HILLS



Type D3

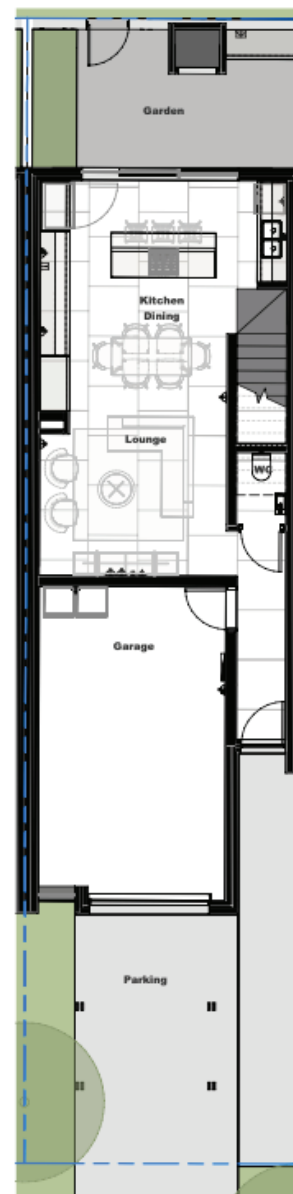
 from R3 049 990

	Bedrooms:	3	Bedroom 1:	12 m²
	Bathrooms:	2.5	Bedroom 2:	11 m²
	Single Garage + 1 Pergola Parking		Bedroom 3:	12 m²

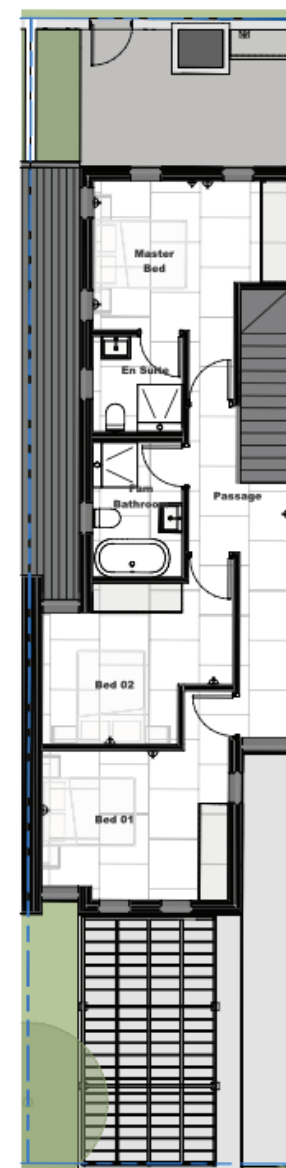
	Erf Size:	126 m²	Internal Area:	117 m² (excluding garage)
	Garage Size:	28 m²	Internal Area:	145 m² (including garage)
	Garden/Braai:	16 m²		

Downloadable Assets:

-  Floor Plan
-  Interactive Site Map
-  Mood Choices
-  Price List



2 Ground Floor
1 : 100



1 First Floor
1 : 100

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Unit Types: Type D4



**SOMERSET**
HILLS



Type D4

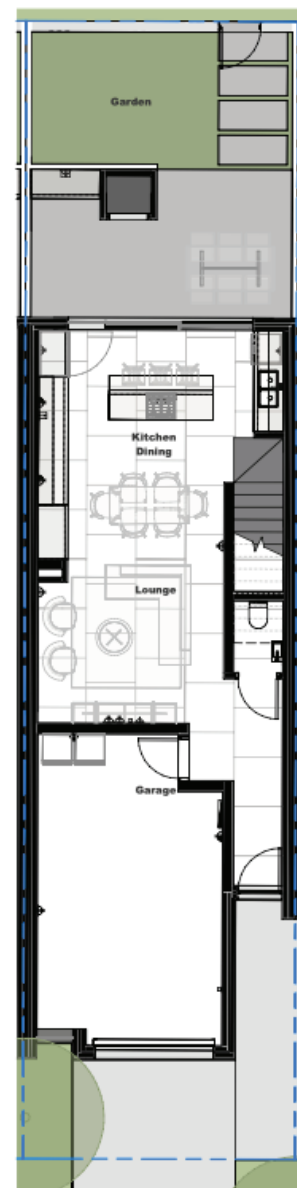
 from R3 049 990

	Bedrooms:	3	Bedroom 1:	12 m²
	Bathrooms:	2.5	Bedroom 2:	11 m²
	Single Garage + 1 Open Parking		Bedroom 3:	12 m²

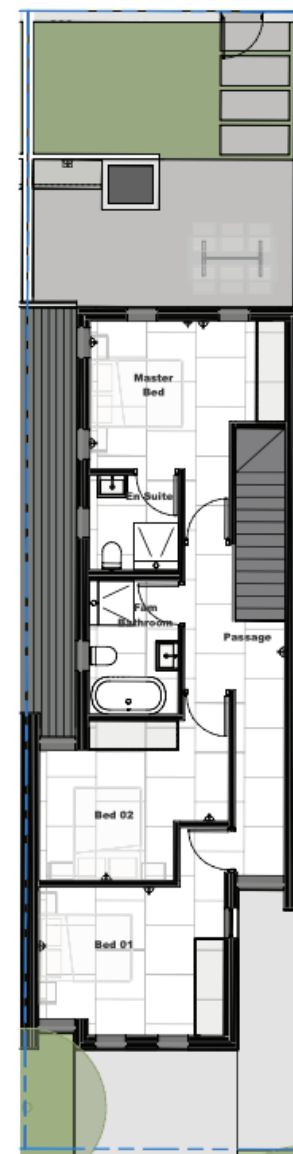
	Erf Size:	126 m²	Internal Area:	117 m² (excluding garage)
	Garage Size:	28 m²	Internal Area:	145 m² (including garage)
	Garden/Braai:	33 m²		

Downloadable Assets:

-  Floor Plan
-  Interactive Site Map
-  Mood Choices
-  Price List



1 Ground Floor
1: 100



2 First Floor
1: 100

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Unit Types: Type D5



**SOMERSET**
HILLS



Type D5

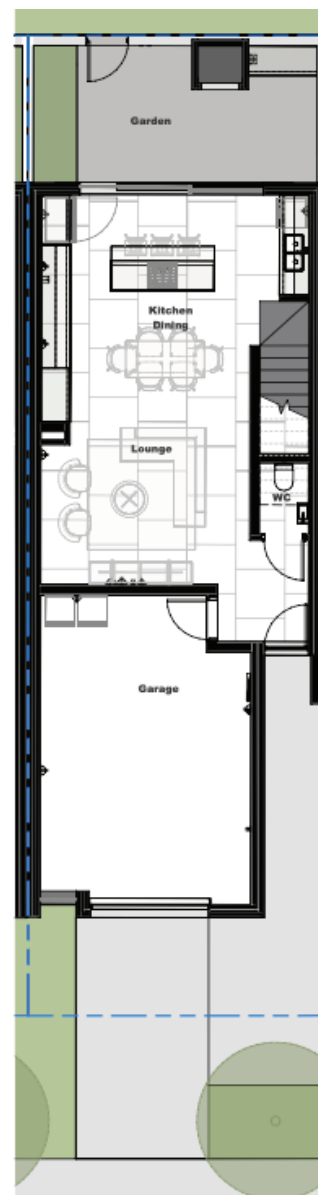
 from R3 149 990

	Bedrooms:	3	Bedroom 1:	12 m²
	Bathrooms:	2.5	Bedroom 2:	11 m²
	Single Garage + 1 Open Parking		Bedroom 3:	12 m²

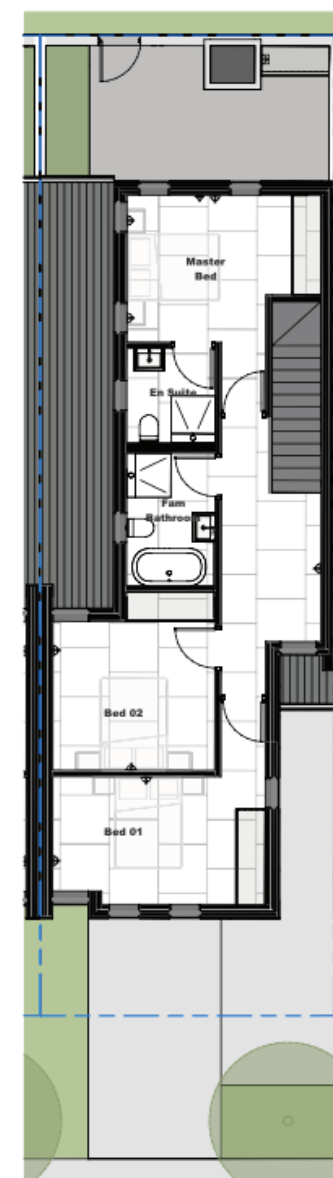
	Erf Size:	119 m²	Internal Area:	120 m² (excluding garage)
	Garage Size:	31 m²	Internal Area:	151 m² (including garage)
	Garden/Braai:	18 m²		

Downloadable Assets:

-  Floor Plan
-  Interactive Site Map
-  Mood Choices
-  Price List



1 Ground Floor
1 : 100



2 First Floor
1 : 100

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Unit Types: Type D6



**SOMERSET**
HILLS



Type D6

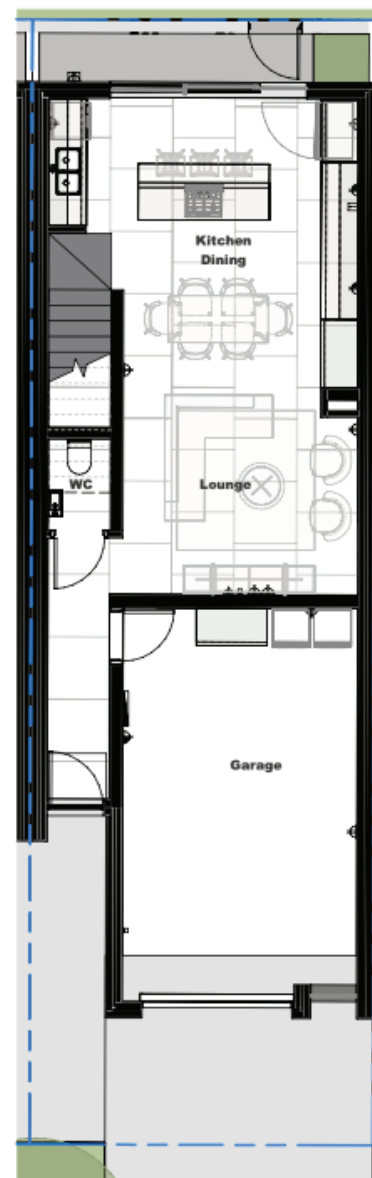
 from R2 999 990

	Bedrooms:	3	Bedroom 1:	12 m²
	Bathrooms:	2.5	Bedroom 2:	11 m²
	Single Garage + 1 Open Parking		Bedroom 3:	12 m²

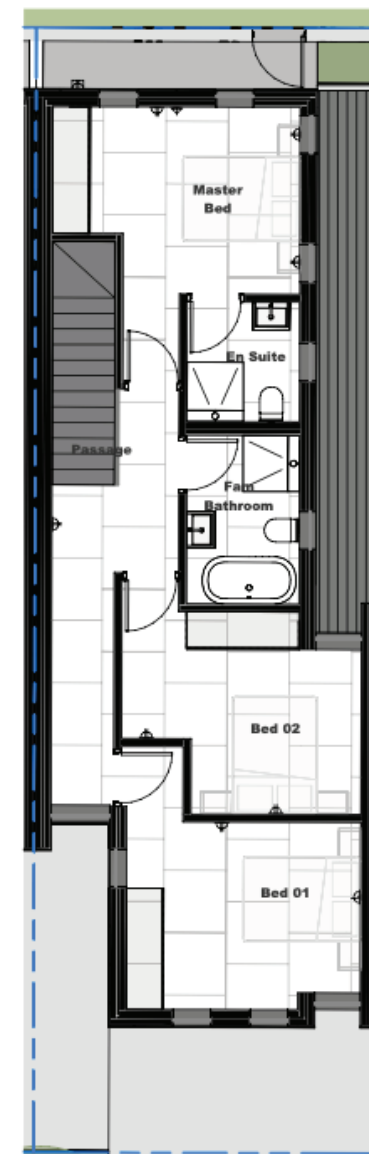
	Erf Size:	99 m²	Internal Area: (excluding garage)	117 m²
	Garage Size:	28 m²	Internal Area: (including garage)	145 m²
	Garden/Braai:	5 m²		

Downloadable Assets:

-  Floor Plan
-  Interactive Site Map
-  Mood Choices
-  Price List



1 Ground Floor
1 : 100



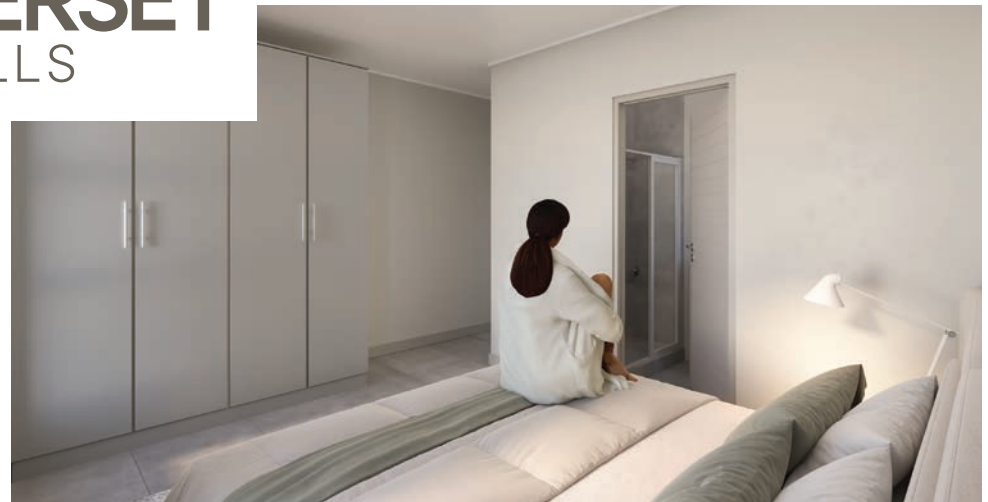
2 First Floor
1 : 100

Disclaimer: These images are 3D artist impressions only.

Unit Types: Type F




SOMERSET
HILLS



Type F

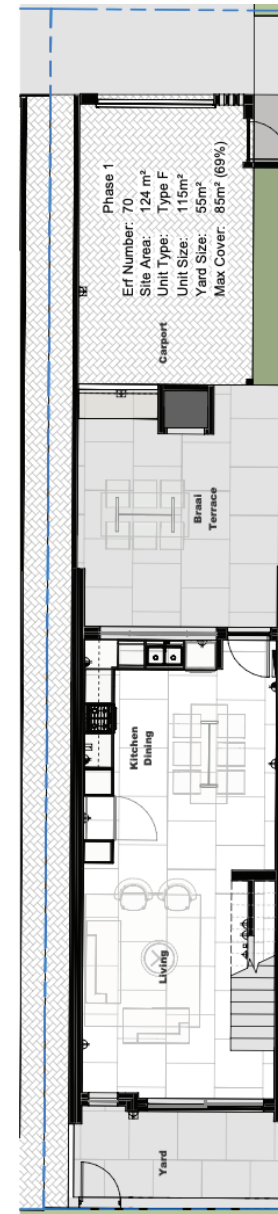
 from R2 679 990

	Bedrooms:	2	Bedroom 1:	13 m ²
	Bathrooms:	2	Bedroom 2:	11 m ²
	Single Carport + 1 Open Parking			

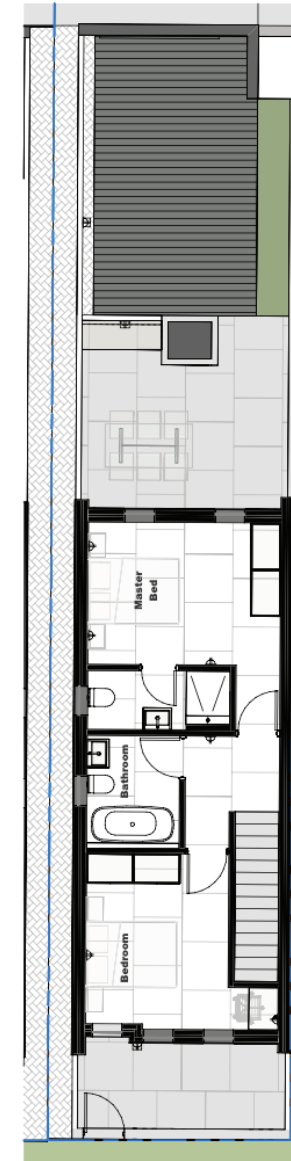
	Erf Size:	123 m ²	Internal Area:	92 m ²
	Garage Size:	22 m ²	Internal Area:	114 m ²
	Garden/Braai:	34 m ²		

Downloadable Assets:

-  Floor Plan
-  Interactive Site Map
-  Mood Choices
-  Price List

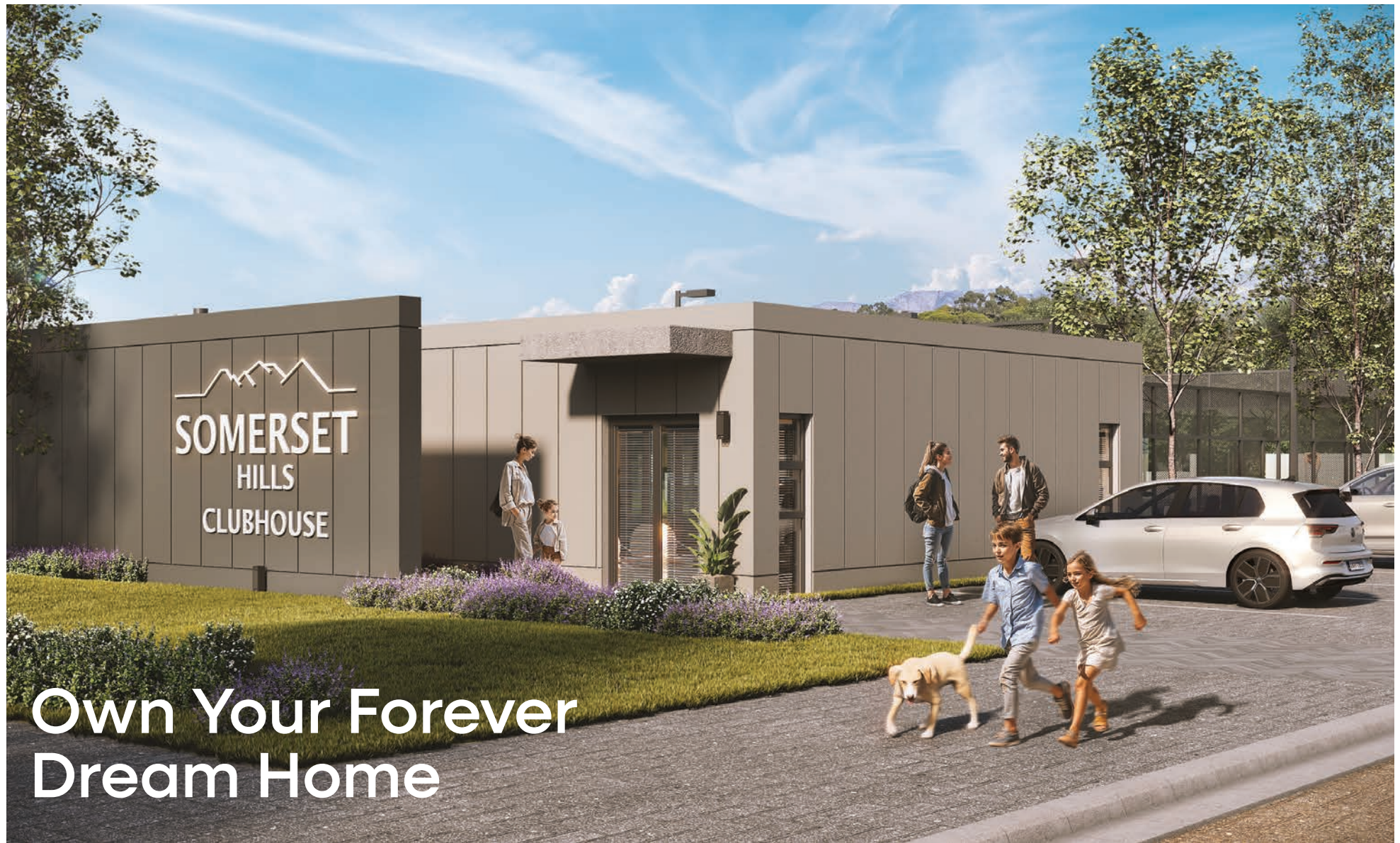


1 Ground Floor
1 : 100



2 First Floor
1 : 100

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Somerset Hills

Investor Summary Guide

Type	Apartment Description	Size Internal (incl. garage)	Parking Bays	Selling Price	Gross Rental Gross Monthly Rental	Annualized Gross Monthly Rental	Gross Yield	Net Rental	Net Yield
A1	2 Bed 2 Bath	119sqm2	Single Garage+ 1 Open Parking	2,849,990	23,000.00	276,000.00	10,22%	213,600,00	7,90%
B2	3 Bed 2.5 Bath	152sqm2	Double Carport+ 2 Open Parkings	3,649,990	27,000.00	324,000.00	9,3%	261,600,00	7,50%
B4	3 Bed 2.5 Bath	149sqm2	Double Carport+ 2 Open Parkings	3,149,990	30,000.00	360,000.00	12,00%	297,600,00	9,92%
B5	3 Bed 2.5 Bath	151sqm2	Double Carport+ 2 Open Parkings	3,549,990	27,000.00	324,000.00	10,00%	261,600,00	7,70%
D1	3 Bed 2.5 Bath	177sqm2	Double Garage+ 2 Open Parkings	3,349,990	27,000.00	324,000.00	10,12%	261,600,00	8,18%
D3	3 Bed 2.5 Bath	145sqm2	Single Garage+ 1 Open Parking	3,049,990	25,000.00	300,000.00	10,34%	237,600,00	8,20%
D4	3 Bed 2.5 Bath	145sqm2	Single Garage+ 1 Open Parking	3,049,990	25,000.00	300,000.00	10,34%	237,600,00	8,20%
D5	3 Bed 2.5 Bath	151sqm2	Single Garage+ 1 Open Parking	3,149,990	25,000.00	300,000.00	10,00%	237,600,00	7,92%
D6	3 Bed 2.5 Bath	145sqm2	Single Garage+ 1 Open Parking	2,999,990	25,000.00	300,000.00	10,34%	237,600,00	8,20%
F	2 Bed 2 Bath	114sqm2	Single Garage+ 1 Open Parking	2,679,990	23,000.00	276,000.00	10,82%	213,600,00	8,40%

Your Investment:

- Benefits: ☒ No levies payable for the first 12 months
- ☒ **TOTAL SAVINGS of over R210 000.00**



NOTE: THESE FIGURES ARE AN ESTIMATE

Expenses:

Levies	1500
Rates & Taxes	1600
Rental Mgt	2100
Total	5200

Reasons To Buy at Somerset Hills:

Somerset Hills offers the perfect opportunity to invest in a secure, modern lifestyle within one of the Western Cape's fastest-growing residential nodes. Designed for families, professionals, and savvy investors alike, this development combines contemporary living with long-term value in the heart of Somerset West. With its prime location, thoughtful design, and strong growth potential, Somerset Hills is more than just a home — it's a smart move for your future.

✓ Why Rent When You Can Own

Turn your monthly rental expense into an investment in your own asset, building equity instead of paying off someone else's bond. Interests' rates are extremely favourable right now, making it more affordable to own your own home.

✓ No Bond, Transfer Costs & Interim Interest Payments and No Levies for the first 12 months

One of the biggest savings on a new home is that you don't have to pay bond costs, transfer costs and interim interest payments. Additionally, at Somerset Hills, you won't have to pay levies for the first 12 months - which is a huge savings.

✓ Everything is Brand New

Don't underestimate the feeling of knowing that you are the first owner of a home - everything is new. Enjoy the peace of mind that comes with modern finishes, new appliances, and minimal maintenance requirements.

✓ Lower Operational Costs

Energy-efficient designs and modern construction standards help reduce monthly running expenses. There is no such thing as a "fixer-upper" when you buy from Opportunity Property. Repairs & maintenance will be zero or very minimal in the first two years.



✓ Customisation & Choice

With a developer property, you have so much more choice – not only from the number of unit types available, but also you get to choose your finishes from a selection upfront to personalise your home to suit your lifestyle and taste.

✓ Prime Somerset West Location

Close to leading schools, shopping centres, wine farms, and main routes, offering both convenience and lifestyle, Somerset West is the ideal location to call home. With its unique blend of mountain views, coastal proximity, and a strong sense of community, it delivers an exceptional quality of life for families and professionals alike.

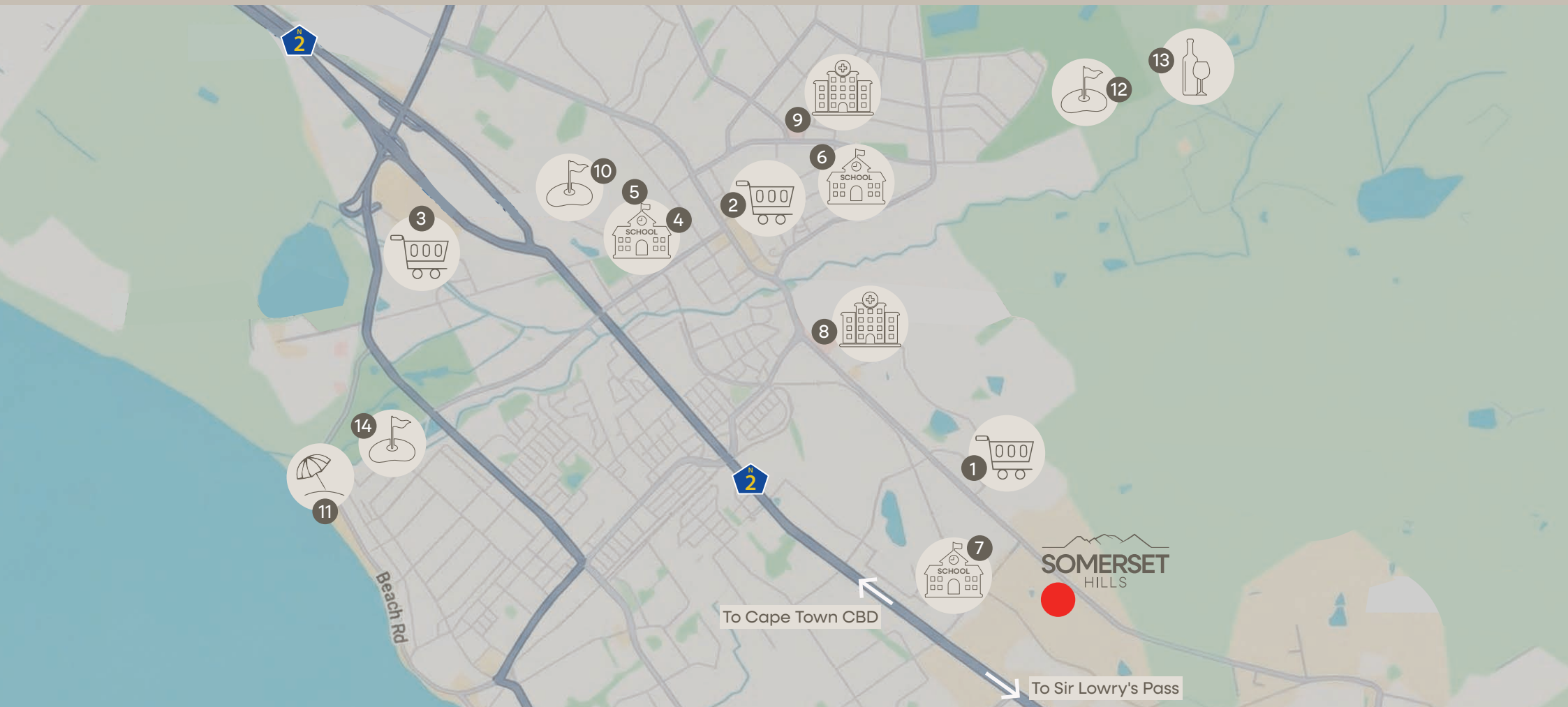
✓ Secure Estate Living

Gated access and security features provide a safe, family-friendly environment. Enjoy peace of mind knowing your home is protected within a well-managed community designed with privacy and safety in mind. It's a place where children can play freely, neighbours connect easily, and everyday living feels both secure and relaxed.

✓ Strong Investment Potential

Situated in a high-demand node with solid growth prospects and long-term capital appreciation. With continued infrastructure development and increasing buyer demand in the Helderberg region, property values are well-positioned for sustainable growth. Whether you are purchasing as a homeowner or investor, Somerset Hills offers the confidence of buying into an area with proven resilience and upward momentum.

The Centre of Your Universe



Shopping & Retail

- ❶ Vergelegen Plein (2.4km)
- ❷ The Avenues (5km)
- ❸ Somerset Mall (7.6km)

Schools

- ❹ Somerset West Primary School (4.7km)
- ❺ Somerset West Private School (5.2km)
- ❻ Somerset House (5.7km)
- ❼ Generation Schools (1km)

Hospitals & Medical Centres

- ❽ Mediclinic Vergelegen (3.4km)
- ❾ Helderberg Hospital (5.7km)

Entertainment, Leisure & Lifestyle

- ❿ Somerset West Golf Club (5.8km)
- ⓫ Strand Beach (6.9km)
- ⓬ Erinvale Golf Club (7.5km)
- ⓭ Lourensford Wine Estate (7.8km)
- ⓮ Strand Golf Club (7.3km)

Somerset Hills Location

Somerset West, Cape Town



Palette options:

Natural Palette

Countertop Stone
Crystal Quartz
Engineered Stone

Internal Paint
Opal

Splashback
Crystal Quartz
Big Tile Splashback

Tile Flooring
Concreta Grey
Slip Resistant Matt
Glazed Porcelain
Tile 600 x 600mm

Accessories
Brushed Steel

Joinery
Chrome Colourway



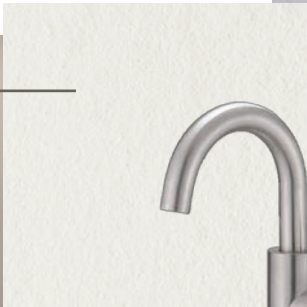
Palette options:

Charcoal Palette

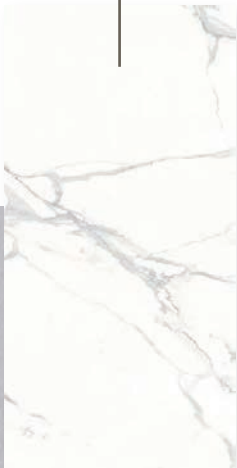
Countertop Stone
Industrial Grey



Internal Paint
Opal



Splashback
Crystal Quartz
Big Tile Splashback



Tile Flooring
Concreta Grey
Slip Resistant Matt
Glazed Porcelain
Tile 600 x 600mm



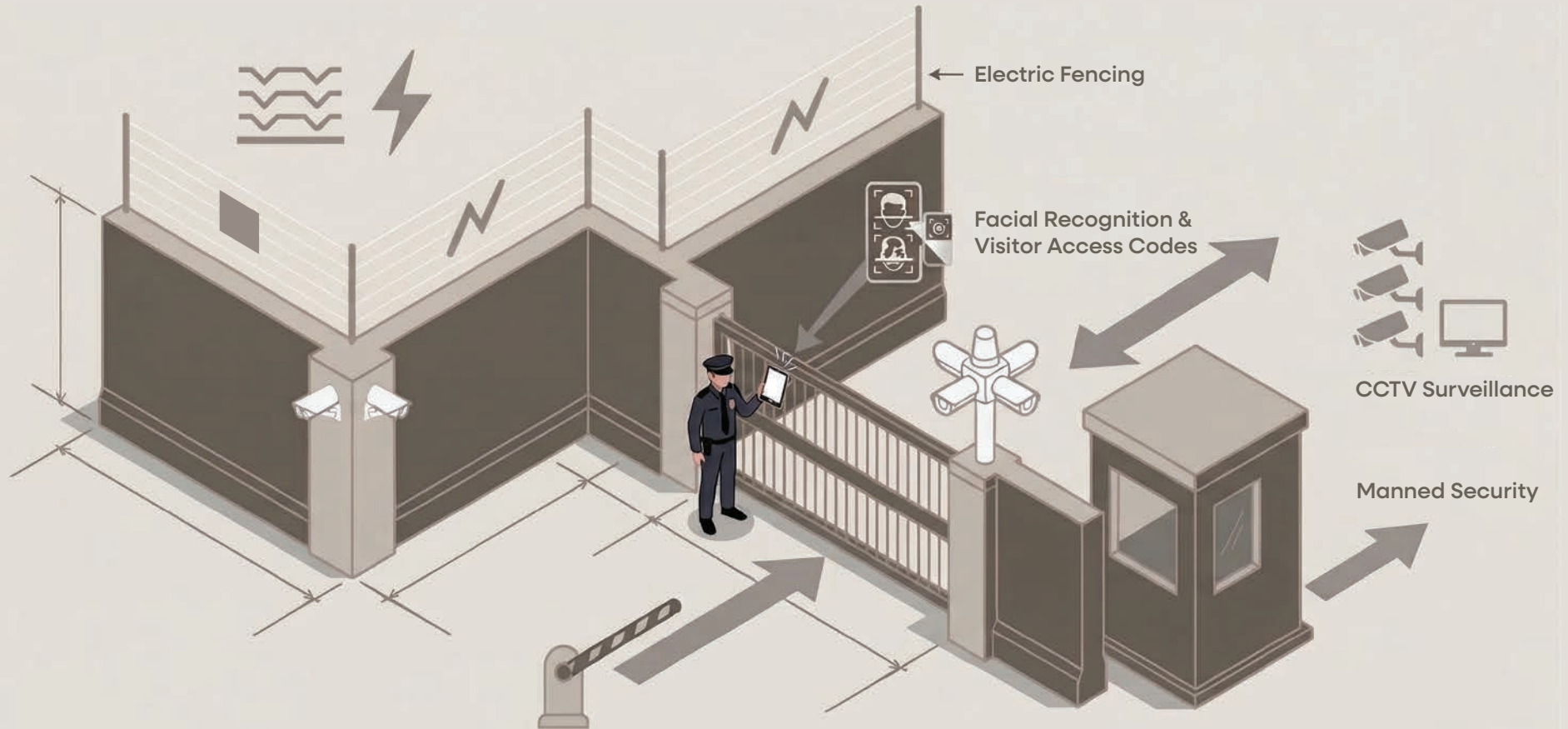
Accessories
Brushed Steel



Joinery
Chrome Colourway







✓ Surveillance:

Comprehensive Hikvision CCTV off site surveillance system across the estate & perimeter - 76 cameras with fiber networking.

✓ Perimeter:

Fully enclosed estate with electric perimeter fencing - 16 Strand Fencing.

✓ Access:

Advanced facial recognition access control (Hikvision & Centurion Access Control) for seamless & secure estate entry and exit. Controlled access system with unique visitor codes generated via the estate app.

✓ Security:

24-hour manned access security at the gatehouse (4 sliding gates | 4 boom gates | 2 turnstiles).

At Somerset Hills, security is not an afterthought, it is a fundamental pillar of how the estate has been designed and experienced. We understand that true peace of mind comes from knowing your home and family are protected within a carefully managed environment. That's why every element of the estate has been considered to create a secure, controlled, and reassuring living space. This commitment allows residents to enjoy their lifestyle with confidence, comfort, and complete peace of mind.



✓ Surveillance:

Hikvision AcuSense technology brings human and vehicle targets classification alarms to front- and back-end devices. The system focuses on human and vehicle targets, vastly improving alarm efficiency and effectiveness.

- High quality imaging with 4 MP resolution
- Excellent low-light performance with powered-by-DarkFighter technology
- Clear imaging against strong backlight due to 120 dB true WDR technology
- Efficient H.265+ compression technology
- Focus on human and vehicle targets classification based on deep learning



✓ Access:

The KD9 series face recognition door station, with a 10-inch-high resolution touch screen and Android system, brings users a more fluent and fit operation. It supports multiple authentication modes, such as face, fingerprint, Bluetooth, QR code, card, and buttons, satisfying different environments and helping users to use access permissions. Intuitive operation for a better user experiences.

- 10.1-inch colourful LCD screen with 1280×800 resolution
- Built-in Android system
- Touch screen UI, WEB
- Great image quality even in darkness
- Multiple intelligent authentications: Card, PIN code, Bluetooth, QR code, fingerprint & face recognition



✓ Perimeter:

Stinger 16-strand electric fence system provides a powerful, high-security perimeter designed to protect residential estates with both a physical barrier and visual deterrent. Engineered for reliability, it ensures continuous protection while offering residents complete peace of mind.

- 16-strand configuration for enhanced security coverage
- Acts as both a physical barrier and psychological deterrent
- Integrated intrusion and tamper detection systems
- Instant alerts to security teams upon breach attempts
- Designed for estate-grade, high-performance perimeter protection



- ✓ The estate is secured by advanced **16-strand electric perimeter fencing**, creating a strong first line of defence around the development. This high-level security feature acts as both a powerful deterrent and an effective barrier against unauthorised access. Integrated with monitoring systems, any breach attempt is immediately detected and responded to. It forms a critical part of a comprehensive, multi-layered security approach designed to ensure resident safety and peace of mind.



- ✓ A dedicated security control room forms the heart of the estate's safety infrastructure, with advanced monitoring systems operating **24 hours a day, 7 days a week**. Trained security personnel oversee live camera feeds and respond swiftly to any activity, ensuring constant vigilance across the development. This proactive approach enhances peace of mind for residents, knowing their environment is continuously protected. It reflects a commitment to delivering a secure, well-managed, and future-ready community.



- ✓ Residents benefit from the added assurance of a dedicated **24-hour armed response team**, ready to act the moment a panic button is activated. This rapid-response capability ensures that any incident is addressed immediately, with trained professionals providing on-the-ground support when it matters most. The presence of a specialised backup team significantly strengthens the estate's overall security framework. It delivers true peace of mind, knowing help is always just seconds away.



- ✓ A dedicated patrol vehicle will actively monitor the estate throughout the day and night, providing a visible and mobile layer of security. Regular patrols help deter unwanted activity while ensuring rapid response across all areas of the development. This continuous presence reinforces the estate's commitment to proactive safety and vigilance. Together with other security measures, it forms part of a comprehensive, multi-layered approach to protecting residents and their homes.



- ✓ Turnstile access points, enhanced with **facial recognition technology**, add a sophisticated layer of controlled entry within a residential development, ensuring that only authorised individuals can access the estate. This not only strengthens security by eliminating unauthorised pedestrian access, but also provides a seamless, contactless experience for residents. The integration of smart technology elevates both convenience and safety, reinforcing the development's premium positioning.



- ✓ A security guard at the gatehouse provides a vital human layer to the estate's overall security, ensuring controlled access and real-time decision-making. Their presence acts as a strong visual deterrent while enabling thorough visitor verification and monitoring of all entry and exit points. Beyond security, they offer a welcoming first point of contact, enhancing both safety and resident experience. This combination of vigilance and service plays a key role in maintaining a secure, well-managed residential environment.

Contact us

The Team working behind the scenes to assist you in purchasing & owning your dream forever home.



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