

STONEPINE

CRESCENT



E-Brochure



Welcome
home



The depictions herein are for illustration purposes only and are subject to change without prior notice.

Contents

Stonepine Crescent in a nutshell _____	4
Rooted in secure family living _____	5
Family first _____	7
A sense of place _____	8
Activities and attractions near Stonepine Crescent _____	9
Space to grow _____	12
Home-grown values _____	13
It's a renter's market _____	14
Purchasing process _____	15
Site development plan _____	17
Unit types _____	18
Pricing and legal _____	26
Frequently asked questions _____	27
Fact sheet _____	28
The final picture _____	29

Stonepine Crescent in a nutshell

SECURE RESIDENTIAL ESTATE, SITUATED IN KUILS RIVER

Kuils River has achieved 32% capital appreciation for freestanding homes over the last 5 years*.

*Based on Lightstone Data information analysis over the period: 2018 -2023



2 AND 3
BEDROOM HOMES



SINGLE-STOREY OR
DUPLEX HOMES



PRIVATE GARDENS



PET-FRIENDLY



CLOSE TO LIFESTYLE AMENITIES,
SHOPPING MALLS AND
WINE FARMS



PERFECTLY LOCATED
FOR WORK COMMUTE



FROM 112M²
TO 165M²



The depictions herein are for illustration purposes only and are subject to change without prior notice.

- TRUSTED AND PROFESSIONAL DEVELOPERS
- NO TRANSFER DUTY*
- TRANSFER FEES INCLUDED*
- R50 000 DEPOSIT*
- AFFORDABLE MONTHLY LEVIES*
- PERFECT FOR RENTAL MARKET

*TS&CS APPLY



GREEN OUT DOOR SPACES



VIEWING DECKS OVER POND



BUILT-IN BRAAIS



ACCESS-CONTROLLED SECURITY



GARAGES WITH DIRECT ACCESS



SECURE AREAS FOR KIDS TO PLAY

A FRESH START

Rooted in secure family living

A new beginning awaits in the heart of Kuils River, a place where family values, carefree living, and opportunity converge. This is a community where matters of the heart are still important, where neighbours evolve into friends, and where children can freely ride their bikes, explore, and stay active—free from worry.

Much like the stone pine tree taking root in fertile soil, standing resilient against wind and weather, Stonepine Crescent provides shelter, shade, and protection, safeguarding your family and your investment.

Experience the freedom and peace of mind that comes with living in a gated community. Stonepine Crescent is more than a residence; it's your place to call home.





“What you plant today, you
will harvest tomorrow.”

- ANONYMOUS

THE HEART OF THE HOME

Family first

At Stonepine Crescent, we believe in family.

We believe in family values. In creating homes and landscapes for families and friends to thrive. Situated along Neethlingshof Street, Kuils River, Western Cape, Stonepine Crescent is as much part of the local community as it is a gateway to weekend adventures, taking in all that the wonderful Cape Peninsula has to offer. Live a few minutes away from the Cape Winelands, the cultural attractions of Stellenbosch and Franschhoek and the pristine beaches of the Strand.



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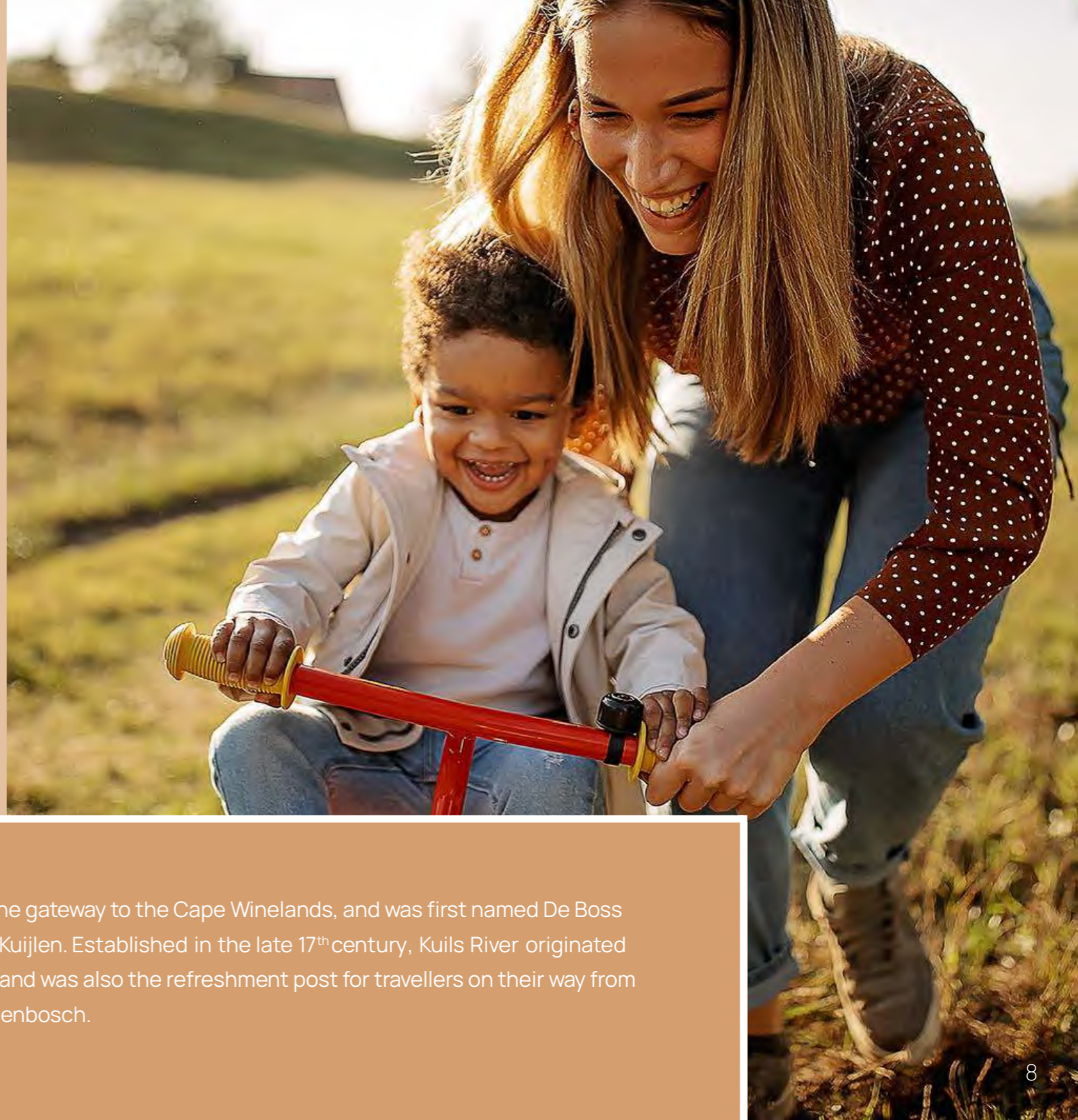


KUILS RIVER, CAPE TOWN

A sense of place

Welcome to a haven of world-class charm with all the essentials central to living well. In Kuils River, within 30 minutes, you can go from putting your feet in the ocean to experiencing some of the best wines and restaurants in the world. From mountain biking, 4x4 routes, hiking and surfing to local farmers' markets, festivals such as Wordfees in neighbouring Stellenbosch and international artists performing at nearby wine farms, Stonepine Crescent is within easy reach of family fun and everyday activities.

Welcome to a new and secure lifestyle estate with close access to schools, shopping malls and medical facilities not even 5 minutes away.



Kuils River sits at the gateway to the Cape Winelands, and was first named De Boss and also called De Kuijlen. Established in the late 17th century, Kuils River originated as a pen for cattle and was also the refreshment post for travellers on their way from Cape Town to Stellenbosch.



CAPE TOWN CBD

BLAAUWBERG
BEACH

CENTURY CITY

TYGERVALLEY
SHOPPING CENTRE

BRACKENGATE

DURBANVILLE

SONEIKE
SHOPPING CENTRE

LANGVERWACHT
SHOPPING CENTRE

LANGVERWACHT RD

SAXDOWNNE RD

SAXDOWNNE RD

FUTURE
DEVELOPMENT

STONEPINE
CRESCENT

ZEVENWACHT WINE ESTATE 2.7 KM
SAXENBURG WINE ESTATE 4.2 KM
ZEVENWACHT MALL 4.3 KM
POLKADRAAI STRAWBERRY FARM 6.8 KM

CURRO BRACKENFELL PRIMARY 4.9 KM
HASENDAL WINE ESTATE 5.7 KM
KUILS RIVER GOLF CLUB 4.9 KM
HAASENDAL GABLES SHOPPING CENTRE 4.4 KM



STONEPINE
CRESCENT



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Other key road developments include the Zevenwacht Link Road and the upgrade to the intersection at Bottelary Road.

Road Development

The Saxdowns Road extension running to Stellenbosch has been a 10-year project that has provided a new access route for cars and cyclists into the area.

Warehousing and Distribution

Catalyst Brackengate Warehousing and Distribution consisting of around 500 suppliers

Achievements

Kuils River has achieved a 32% capital appreciation for freestanding homes over the last 5 years.

New Schools

Increased number of schools in this area, for example Curro and Protea Heights Academy.

Shopping Malls

The development of Haasendal Gables and Langverwacht shopping malls.

Employment

The inclusion of the Shoprite distribution warehouse provides approximately 3 500 jobs and 500 indirect jobs.



LIVE IN NATURE

Space to grow

Come home to peace. To ample green space, pocket parks and children's play areas with views to spare. To living within nature, where meandering walkways take you under stone pine trees and children can play safely until after dark.

LIFE AT STONEPINE CRESCENT



GREEN OUTDOOR SPACES



VIEWING DECKS OVER PONDS



PRIVATE GARDENS



ACCESS-CONTROLLED SECURITY



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Connect with the outdoor world and let it bring a sense of balance in the rush of our modern lives. Stonepine Crescent is made for intentional living with enough space to jog, cycle, exercise or just enjoy the great outdoors. Make time for the natural beauty of the estate where the community can meet when walking their dogs or for a friendly game of soccer.



MODERN HOMES FOR FAMILIES

Home-grown value







After hours spent outdoors or being busy around the neighbourhood, you can come home to your haven at Stonepine Crescent. Consisting of 2 and 3-bedroom pet-friendly homes, starting from R2 million, relax and unwind.

Representing classical contemporary architecture, the single-storey and duplex homes feature a neutral colour scheme in white, grey and stone, blending seamlessly into the natural habitat.



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-  24-HOUR SECURITY
-  GARAGES WITH DIRECT ACCESS
-  CONTEMPORARY FINISHES
-  PRIVATE GARDENS
-  PET-FRIENDLY
-  OUTDOOR PATIOS

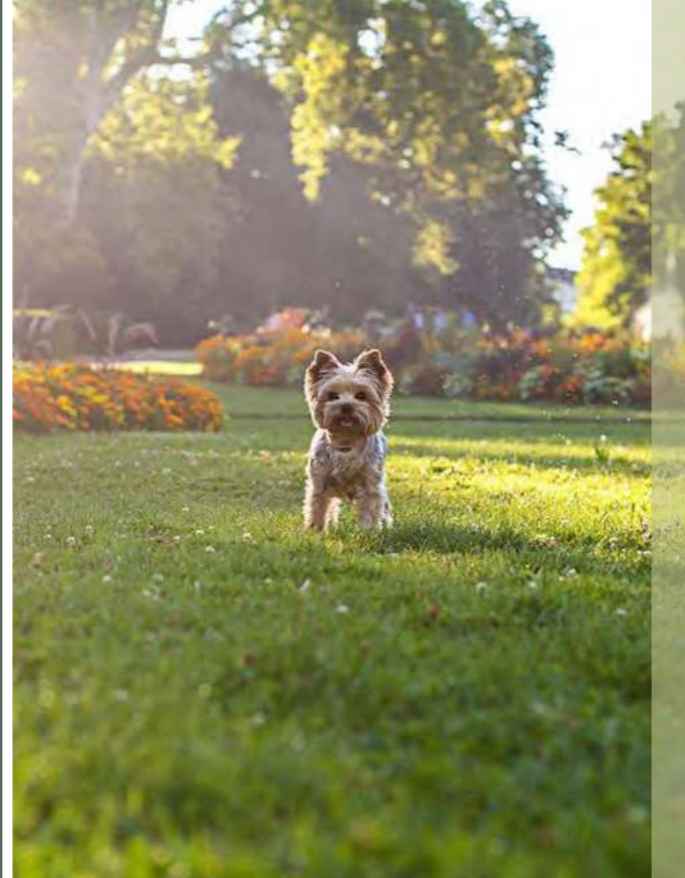
Each home is designed with a sense of pride in the materials used and the flow of movement from one room to the next. Units range from 112m² to 165m² and make use of modern and contemporary design in each space, from the kitchen granite counter tops to the vinyl and tile flooring in the home and the outdoor entertainment area.

It's a renter's market

Kuils River is growing in leaps and bounds. As an investor, you cannot do better than capitalise on the next decade of growth.

Stonepine Crescent is setting the standard for estate renting in the area. With a projected rental price of between:

- R13 500 PER MONTH FOR A 2-BEDROOM HOUSE
- R17 500 PER MONTH FOR A 3-BEDROOM HOUSE



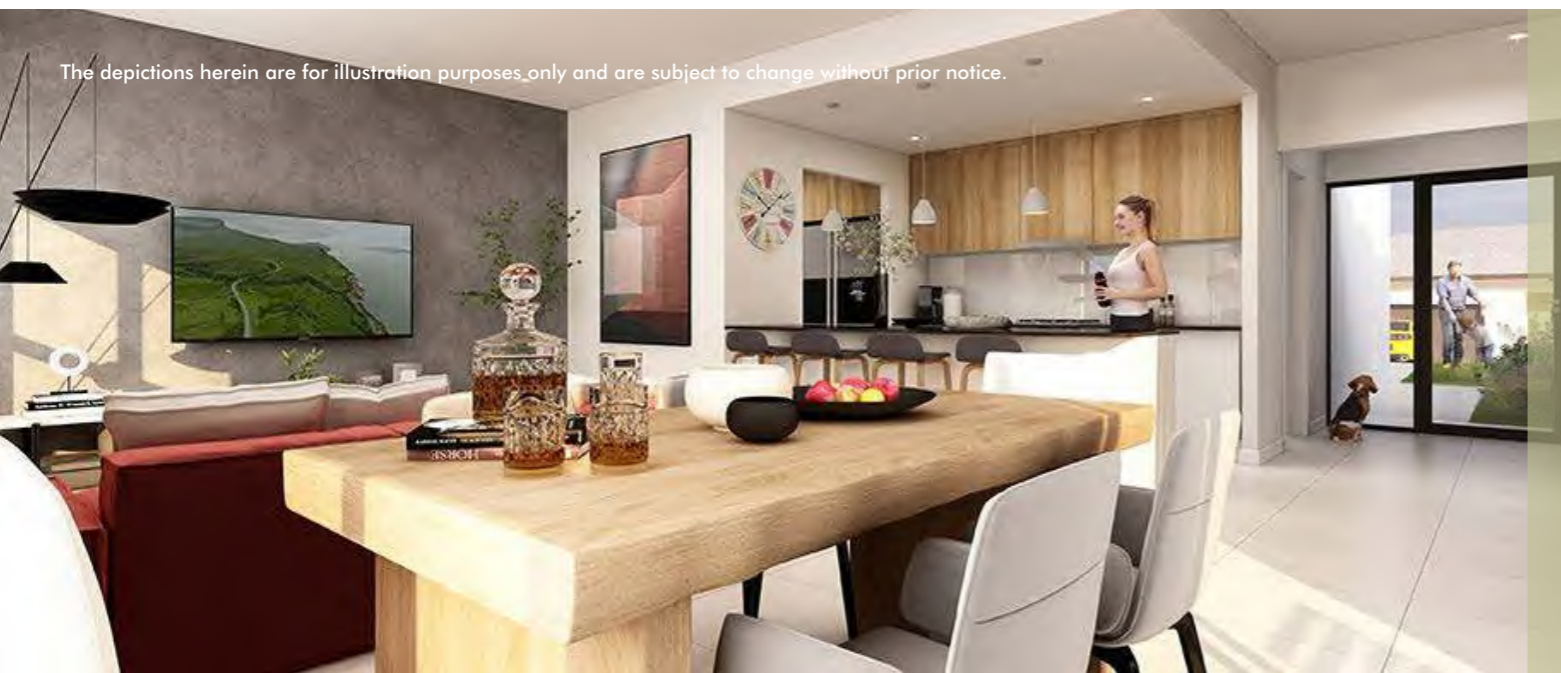
BENEFITS OF INVESTING:

Stonepine Crescent is perfect for young couples investing in their future for the first time or for people looking to embed themselves in an active, growing community.

Put down roots knowing you are investing in a great property opportunity.

- TRUSTED AND PROFESSIONAL DEVELOPERS
- NO TRANSFER DUTY*
- TRANSFER FEES INCLUDED*
- R50 000 DEPOSIT*
- AFFORDABLE MONTHLY LEVIES*

Freestanding homes within estates achieve a 11% premium over those situated out of estates.**



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Ts & Cs apply.

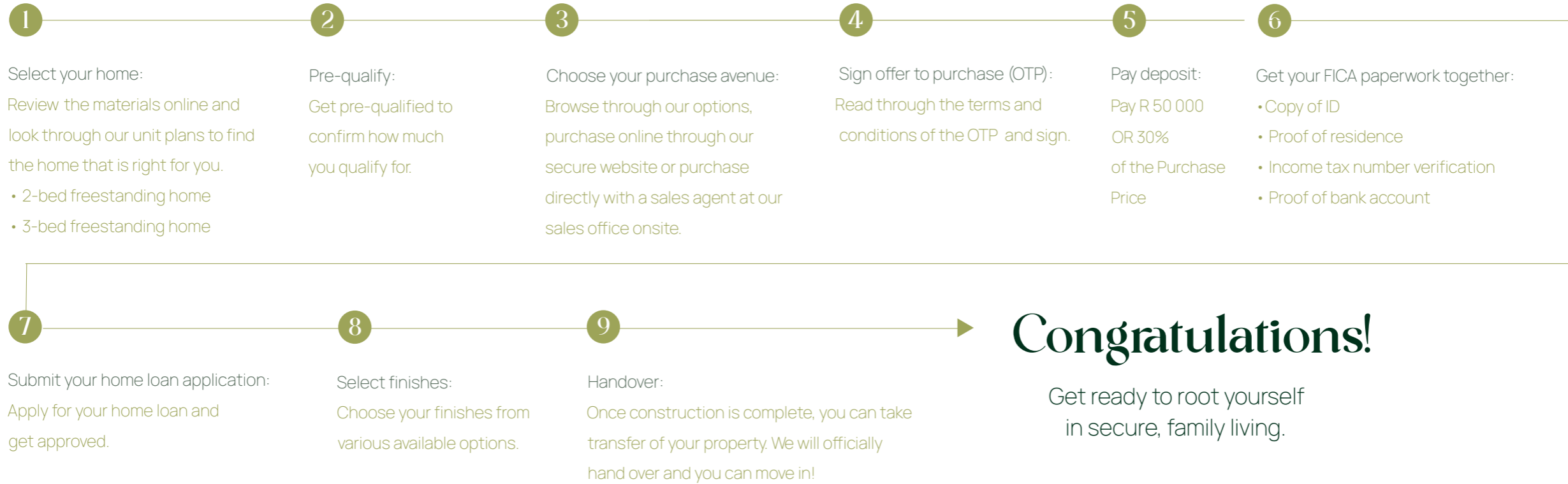
**Based on Lightstone Data information analysis in Kuils River suburb over the 12 month period: Nov 2022 - Oct 2023 in the price range R 1.5 - R 3mil

*The information provided is to be used as a guide and is not a guarantee of savings or earnings. All information stated here was correct at the time of printing/publishing and subject to change without notice. E&OE

Purchasing process

R5000 reservation fee when booking online

FOLLOW THESE SIMPLE STEPS TO PLANT YOUR ROOTS IN STONEPINE CRESCENT:



HOME STARTING PRICE	DEPOSIT	PROJECTED RENTAL INCOME IN YEAR 1	BOND REPAYMENT	RATES	LEVY	MONTHLY EXPENSE	SHORTFALL YR1	TOTAL SHORTFALL YR1	CAPITAL APPRECIATION YR1	ROE YR1
2-Bedroom home R2 million	R50 000	R13 500	R19 683	R1 000	R1 080	R21 763	R8263	R99 156	R124 000	25%
3-Bedroom home R2.305 million	R50 000	R17 500	R23 367	R1 000	R1 080	R25 447	R7947	R95 365	R124 000	30%

Ts & Cs apply.
Capital appreciation based on average annual growth rate of freestanding homes in Kuils River of 6,2% over period 2018 - 2013
ROE calculated measuring capital appreciation against total shortfall in Yr1



Own your
dream home

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Scan here for more information on the unit types.



FUTURE PHASE

FUTURE PHASE

Unit Type Legend

- UNIT TYPE A
- UNIT TYPE B
- UNIT TYPE C
- UNIT TYPE D
- UNIT TYPE E
- UNIT TYPE F
- UNIT TYPE G
- UNIT TYPE SU

Site development plan

The depictions herein are for illustration purposes only and are subject to change without prior notice.

UNIT TYPES

Type A

BEDROOMS	3
BATHROOMS	2.5
GARAGES	2
TOTAL AREA	165m ²



GROUND FLOOR



FIRST FLOOR



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UNIT TYPES

Type B

BEDROOMS	3
BATHROOMS	2
GARAGES	2
TOTAL AREA	165m ²



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UNIT TYPES
Type C

BEDROOMS 3
BATHROOMS 2
GARAGES 2
TOTAL AREA 163m²



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UNIT TYPES

Type D

BEDROOMS	3
BATHROOMS	2
GARAGES	2
TOTAL AREA	165m ²



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UNIT TYPES

Type E

BEDROOMS	3
BATHROOMS	2
GARAGES	2
TOTAL AREA	147m ²



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UNIT TYPES

Type F

BEDROOMS	2
BATHROOMS	2
GARAGES	1
TOTAL AREA	113m ²



GROUND FLOOR



FIRST FLOOR

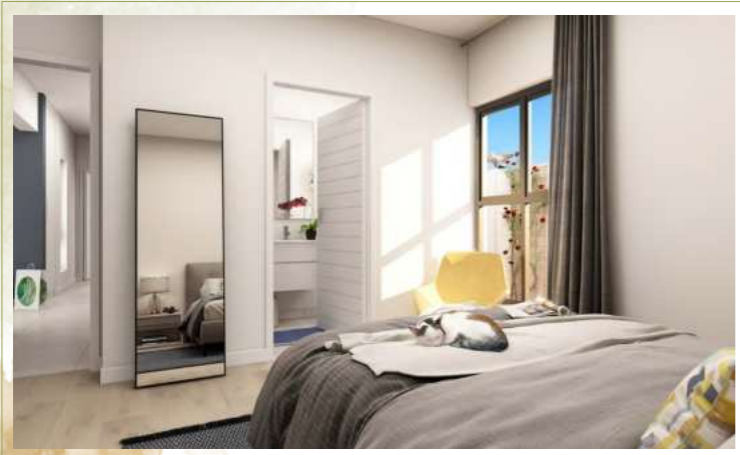


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UNIT TYPES

Type G

BEDROOMS	3
BATHROOMS	2
GARAGES	1
TOTAL AREA	112m ²



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Pricing and legal

1. Price List & Availability

The latest price list and availability schedule are available here:

- at the on-site sales office;
- online at www.stonepine.co.za ("Website")
- from the selling agent (Rowan Alexander) at rowan@asproperty.co.za or 082 581 3116

2. Payment Terms

- Reservation fee: R5,000.00 (five thousand rand) per property is payable to secure the reservation thereof. See the Website for the full set of terms and conditions relating to the reservation fee.
- Deposit:
 - R 50 000
OR
 - 30% (thirty percent) of the Purchase Price
 - Payable within 2 (two) Business Days of the Purchaser signing the sale agreement
- Balance of the purchase price:
 - If the Purchaser pays a R50 000 deposit, the balance of the purchase price is to be secured within 30 (thirty) days of the date of signature of the sale agreement by way of:
 - a cash payment to the Conveyancers; or
 - an irrevocable bank guarantee; or
 - a mortgage bond.

- If the Purchaser pays a 30% deposit, the balance of the purchase price is to be paid/secured at least 90 (ninety) days prior to the occupation date by way of:
 - a cash payment to the Conveyancers; or
 - an irrevocable bank guarantee.
- Pre-qualification: It is advisable that the Purchaser obtains pre-approval for mortgage bond finance prior to signature of the sale agreement.
- Pending transfer all amounts paid by the Purchaser towards the Purchase Price are held in the Conveyancers' trust account in accordance with the provisions of section 86(4) of the Legal Practice Act.

3. Transfer & Bond Costs

- The Seller shall pay the transfer fees to the Conveyancers
- The Purchaser is liable for payment of bond registration costs

4. Conveyancers

The Seller's appointed conveyancers are STBB (Claremont)

5. Sale Agreement

- The sale agreement is available for download at www.stonepine.co.za
- Kindly ensure that you have read and fully understand the terms and conditions before signing the sale agreement.
- Please discuss any questions you may have with the selling agent.



Frequently asked questions

WHICH MUNICIPAL BODY GOVERNS THIS AREA?

City Of Cape Town Metropolitan Municipality.

WHERE ARE THE NEAREST SHOPS, HOSPITAL, BUSINESS AND EDUCATION NODES IN THE AREA?

Stonepine Crescent is situated close to Haasendal Gables Shopping Centre, Langverwacht Mall and Zevenwacht Mall, as well as a short drive from Netcare Kuils River. Top-rated schools in the area include Curro Private school, De Kuilen Primary and High School, and Kuils River Primary School.

WHAT SECURITY MEASURES ARE IN PLACE FOR THE PROTECTION OF RESIDENTS?

Advanced access control with 24-hour onsite security guarding, electrified fencing and CCTV.

HOW IS THE RESIDENTIAL PROPERTY OWNERSHIP MANAGED?

The scheme will be managed by a Homeowners Association.

WHEN WILL CONSTRUCTION BEGIN AND END?

Stonepine Crescent is being developed in a phased approach. Construction will begin in 2023 and you will be able to move in when your phase is complete, and transfer has taken place. Construction of the entire estate is estimated to be completed in 2025.

WHEN WILL I BE ABLE TO MOVE INTO MY HOME AFTER COMPLETION OF CONSTRUCTION?

You will be able to move into your home once a council Occupancy Certificate has been issued.

HOW MUCH IS THE MONTHLY LEVY?

The monthly levy is calculated based on each unit size. As at October 2022, the monthly levy is estimated to be at R1 080.

WHO IS RESPONSIBLE FOR ELECTRICITY, WATER AND PROPERTY RATES PAYMENTS WITHIN THE RESIDENTIAL COMPONENT?

The owner has independent accounts with each of the service providers and will be directly responsible for each.

WILL I BE ALLOWED TO RENT OUT MY PROPERTY?

Yes, owners may elect their own estate agents to manage the rental of their property.

ARE PETS ALLOWED?

Yes, both cats and dogs are allowed within Stonepine Crescent, however a strict pet policy will be implemented by the Homeowners Association.

CAN I USE MY OWN ARCHITECT FOR AMENDMENTS TO MY HOUSE?

Yes, within the architectural design guidelines.

AS AN OWNER, WILL I HAVE ACCESS TO ALL THE FACILITIES?

If you are residing within the development you have full access to the parks and facilities onsite, however, if you do not reside at the estate and rent out your home, you will not have access to these facilities.

WILL THERE BE AIR CONDITIONING IN THE RESIDENTIAL UNITS, OR WILL I BE ABLE TO INSTALL MY OWN?

Owners can install air-conditioning in line with the architectural design guidelines.

HOW MANY PARKING BAYS ARE AVAILABLE?

Each unit comes with a single or double garage space.

HOW DO I GET INTERNET CONNECTION, TELEPHONE CONNECTION AND SATELLITE?

Each home is fitted with Fibre to the home and a Gateway Terminal Unit and Optical Network Terminal. Owners will have to independently contract with an Internet Service Provider to connect to the fibre.

WHERE CAN I HANG MY WASHING?

Each home has a dedicated drying yard.

WILL THE BUILDING HAVE A NHBRC CERTIFICATE?

Yes, each home will have a NHBRC certificate.

WHAT IS THE RESIDENTIAL BUILDING'S WARRANTY?

The building warranty is based on the NHBRC standard.

WHAT FIRE PROTECTION SYSTEMS ARE IN PLACE?

The estate will be fully compliant with the local fire safety requirements. All SANS fire requirements will be put in place.

Fact sheet

DEVELOPMENT

Stonepine Crescent

DEVELOPER

The Haasendal Joint Venture (Rabie Property Group, Trinity, and Kloof Capital)

PRODUCT USE

Residential

TOTAL SITE AREA

7.86Ha

TOTAL NUMBER OF RESIDENTIAL UNITS

37 units in first phase (30 single level, 7 duplexes)

177 units in total

PRICING FOR RESIDENTIAL UNITS

2-Bed home starting from R2 million

3-Bed home starting from R2.305 million

MONTHLY LEVY

R1 080 per month estimated

CONSTRUCTION START

Construction has commenced

ESTIMATED COMPLETION

First phase Nov 2024

Final Phase 2025

TOTAL VALUE ON COMPLETION

R470 million.



DISCLAIMER

Information in the Fact Sheet is subject to change at the discretion of the Developer without prior notice. The depictions herein are for illustration purposes only and are subject to change without prior notice.



PICTURE YOURSELF HERE

The final picture

Picture the life you will lead, rooted in family values within a wholesome environment, where your safety is our highest priority. Within our estate, you can come home from work and simply relax, go for a stroll and take in the views. And when you choose, lock up and go. Explore. Branch out. Find the many facets of culture, adventure and shopping right on your doorstep.

Make Stonepine Crescent your home. For you.
For your family.

STONEPINE

CRESCENT



ENQUIRE NOW | WWW.STONEPINE.CO.ZA



Alexander
Swart
PROPERTY GROUP

A property consultant group with expert knowledge of the Cape Town property landscape. Their team of professionals are well-versed in the complexities of buying, selling and leasing, and approach each project with a high level of enthusiasm, providing tailor-made services for each of their clients.

TRINITY

Established in 2009, Trinity Projects is a boutique development company and one of the leading players in the Northern suburbs of Cape Town. They have successfully completed R800 million worth of developments with the aim to create homes and communities that last for generations to come.

KLOOF CAPITAL REAL ESTATE

Kloof Capital is a private investment firm established in 2013 as a single-family office. The firm has a global network, operating in Cape Town and New York, providing a broad range of investment activities and asset classes.

rabie

Established in 1978, Rabie is a proudly independent Cape Town based property development company and one of South Africa's leading property developers. Rabie creates innovative living spaces through award-winning residential, commercial and mixed-use developments.