

### Where town and country meet

Buh-Rein Estate is 25 minutes from central Cape Town, yet has an undeniable country atmosphere. It's situated on former farmland and borders a region of award-winning wine estates. Stellenbosch, one of the global "homes of wine", is only 15 minutes away. Buh-Rein lies on a major arterial road - Darwin Road - on the edge of Durbanville, a northern suburb of Cape Town. Durbanville, Tygerberg and Bellville are adjacent hubs for business, while nearby Cape Gate Centre is a top shopping destination.

Buh-Rein is bordered by the Fisantekraal railway to the east and by a residential development along its southern boundary. Agricultural smallholdings lie to the east. Because of its positioning on the edge of an urban area, Buh-Rein provides the ideal

contemporary lifestyle - one in which big city life is close by, yet the feeling when you come home is of returning to a more relaxed pace.

- Monument Park Secondary School 1.2 km
- Kraaifontein Medi-Cross 1.2 km
- Monument Park Secondary School 1.2 km
- Kraaifontein Medi-Cross 1.6 km
- Aristeia Primary and Secondary School 1.7 km
- Cape Gate Shopping Centre 3.0 km
- Medi-Clinic right next to Cape Gate Shopping Centre 3.0 km
- Durbanville Golf Course 5.0 km
- Durbanville Medi-Clinic 6.0 km
- Tygervalley Shopping Centre 9.0 km
- Stellenbosch 16.0 km
- Cape Town CBD 35.0 km

From the N1: If you are travelling from Cape Town, turn left into Okavango Road; if you are travelling from Paarl, turn right into Okavango Road. At the first robot turn right into Marlborough Street. Cape Gate Shopping Centre will be on your left hand side. Travel all the way down Marlborough Street - Marlborough Street becomes Darwin Road. Cross Mostert Street. Once you have travelled about 3km from the start of Marlborough Street, the first entrance of Buh-Rein Estate will be on your right hand side.

Award-winning Buh-Rein Estate has been designed to offer you a richly enjoyed lifestyle, protected by state of the art security. There is simply nothing like it on the market. Buh-Rein is an estate, yes - but more than that it's a living, breathing suburb; housing all the things we need and want in daily life...

**Safety. Convenience. Comfort. Friends. Time Outdoors.**

Years of preparatory research and design work have created a truly unique lifestyle estate, where there is space, convenience, safety and quality of life - both indoors and out.

- 25 Min from Cape Town
- Intelligent Estate with state of the art fibre optic cabling
- Dedicated on-site security with high definition camera network, 24/7 patrol cars & manned guardhouses
- 20 pocket parks, multi-purpose sports field & green zone with 10 ponds
- 2 000+ indigenous trees
- 10km jogging / cycling tracks
- Shopping centre, petrol station & drive-thru
- Estate Management Centre / Sports Clubhouse
- Planned on-site Private School, Crèche, Churches & Medical Facility
- Daily transport service to Stellenbosch and CPT

## **Investors**

4 Reasons why Buh-Rein makes for a sure investment;

- All costs are included in the price (VAT, Bond and Transfer Costs)
- Low deposit of only R 10 000.
- 100% Mortgage finance available.
- Independent rental analysis indicates rentals of between R 3 500 to R 3 800 per month (0.82% to 0.89% RVR or 9.8% to 10.7% gross yield)

## **General**

- A mandatory 5 year property hold\* period will apply to each complex which will benefit all buyers by:
  - Allowing the developer (MSP Developments) to complete the estate in the shortest space of time
  - Levelling supply / demand for property in Buh-Rein Estate
  - Reducing internal competition that generally impacts on pricing

\* Should the need arise for you to sell your property prior to the lapse of the 5 year hold period, an application can be made to the developer via the Buh-Rein Estate Master Home Owners Association

## **First Time and Family Buyers**

5 Reasons why Buh-Rein is the perfect buy for first time and family purchasers:

- Buh-Rein Estate is an integrated lifestyle suburb with state-of-the art security, various parks, shops, jogging and cycling tracks and a private junior school.
- Buh-Rein Estate provides quick access to existing schools, Cape Gate Shopping Centre, Stellenbosch, Durbanville and Cape Town.
- Buh-Rein Estate offers excellent value for money plus includes all costs VAT (transfer duty), transfer costs and bond costs.
- Buh-Rein Estate makes for an easy entry into the property market with very low deposits (only R 10 000) and 100% mortgage finance available.
- Buh-Rein Estate is built by award-winning property developer MSP Developments.

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### The concept of securing from within

Most lifestyle estates are happy to boast high walls with electric fencing. Yet criminals often get past the perimeter. What then? Once again Buh-Rein is different. The estate is set to be fully secured from within, rather than just by the usual 2.1m-high perimeter walls. Here, security cameras, technology and dedicated personnel will ensure complete security within the estate, with open areas being monitored 24/7. Buh-Rein Estate's advanced **5-tier system** is being phased in towards total operational coverage by February 2012:

#### **184 x Advanced CCTV**

The estate's huge array of hi tech Bosch cameras comprise both regular autofocus security cameras and futuristic 'dome' cameras that can withstand an impact of 4.5kg and are interchangeable. These blend seamlessly into the surrounding built landscape. All of the cameras stay on watch day and night. Infra red and filtering technology allows them to spot suspicious movement during any conditions, even mist, sun glare or low light. During extremely dark nights, the shutter speed automatically increases, upping the cameras' sensitivity by 50 times the norm. These cameras cover all shared spaces in the estate - park areas, pathways, fields and streets - but for residents' privacy, they are not placed within individual developments. The camera grid is backed by a UPS (universal power supply) therefore carries no risk of power failure or shut-off through tampering.



*Dome Cameras*



*Day / Night Cameras*

#### **Patrolling security vehicles**

Two branded patrol vehicles rove the estate constantly and remain highly visible. They are equipped with LCD screens directly linked to the central control room at the Estate Management Centre - if any resident presses an individual panic button, a vehicle can be there in moments.

#### **Manned access for residents only**

At Buh-Rein visitors from outside can enter the wider estate; but individual residential developments within the estate are grouped into 'super blocks'. Each super block is accessed by one shared entrance, manned by a security guard at all

times.

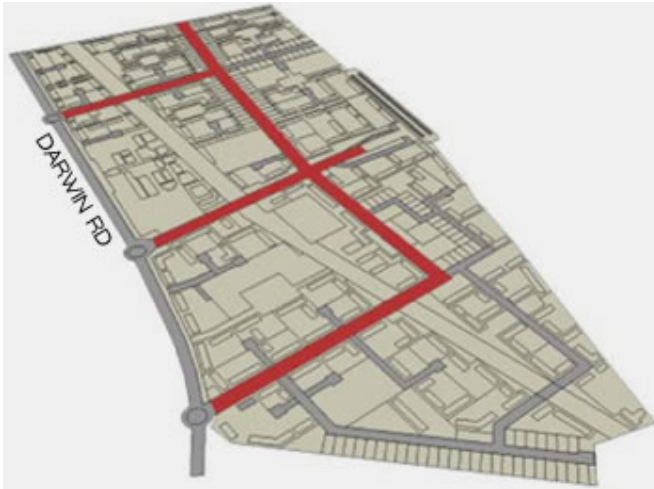
### **Remote access control into individual developments**

Further to the above, each individual development has a remote sliding gate operated only by remote controls held by residents of that specific development.

### **Optional 5th level of security: Residents' Mobile Panic Button**

Residents also have the option of a mobile phone panic system for total peace of mind within Buh-Rein Estate as well as outside the estate. Every panic button is linked to an emergency response service.

*Estate security managed by Axis Management & Loss Control*



Only three access roads into Buh-Rein Estate from Darwin Road to minimise traffic in and out of the estate

### **Investor Package**

Buh-Rein offers a sound investment opportunity with potential for both reasonable income and capital growth.

Topnotch Property Sales, as appointed Buh-Rein property agents, are able to present a complete investor package.

**For more information, please contact Cedric Keet (073 592 0530), Bruce Lavelle (082 864 5871) or Marietjie Lavelle (082 921 5325) at Topnotch Property Sales.**

