



RHAPSODY

WELCOME HOME

WWW.RHAPSODY.CAPETOWN



RHAPSODY

NOUN: AN EFFUSIVELY
ENTHUSIASTIC OR ECSTATIC
EXPRESSION OF FEELING





96

APARTMENTS

14

HOUSES



RABIE PROPERTY GROUP PROUDLY PRESENTS ITS LATEST DEVELOPMENT, WITHIN THE POPULAR BURGUNDY ESTATE.

Rabie Property Group is an established and experienced property developer within Burgundy Estate. Building on the recent successes of multiple sold-out sectional title developments in Burgundy Estate, the new addition of Rhapsody will be a contemporary security estate comprising low-rise, brand new apartment buildings and fourteen houses, with exceptional lifestyle amenities. Residents can leave the rush of the city behind and enjoy wide open spaces and a communal swimming pool and braai area with views of Table Mountain.

Apartment buildings and freestanding houses are separated by landscaped gardens and green spaces, bordered by Carmine Drive and Cinnebar Street. Here, residents can enjoy a sunny South African lifestyle, connecting with friends and family. Escape from the noise in this quiet suburbia, where you have access to kilometres of running, walking or cycling paths. A variety of convenience shopping, restaurants and schools are all within walking distance.



CONTENTS

01	Location	08
02	Burgundy Estate	10
03	Estate Map	12
04	Welcome to Rhapsody	14
05	Site Map	16
06	Unit Types	18
07	Interiors	30
08	Investment	32
09	Reasons to buy from a developer	34
10	Rabie Property Group	35





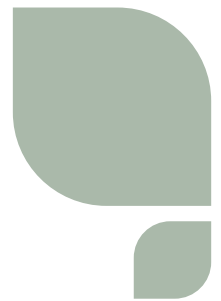
LOCATION

Just ten minutes from Century City, in the foothills of the Durbanville Hills, Burgundy Estate Cape Town borders the vineyards of the historic De Grendel wine farm. The estate originally formed part of the farmlands where Sir David Graaff grazed herds of Friesland cattle and trained his beloved Arabian thoroughbreds. Enjoy the centrally located convenience of living in Burgundy Estate with the suburbs of Cape Town to the south, the beaches of Milnerton and Blouberg to the west, and the winelands of Durbanville Hills to the East. Burgundy Estate currently has 3 200 front doors, made up of separate gated complexes, each with their own communal facilities, indigenous landscaping and security measures in place.



02

WHERE FAMILIES GROW TOGETHER



ENJOY A WIDE VARIETY OF NEARBY LIFESTYLE AMENITIES WHERE FAMILIES CAN SOCIALISE TOGETHER.

-  Convenience shopping centre
-  Three schools for pre-school to high school
-  Restaurants and coffee shops
-  Sports club including tennis court
-  Sports fields
-  Walking or running
-  Cycling paths
-  Green pocket parks and play areas
-  Burgundy Clubhouse boasts a restaurant and golf course.



BURGUNDY ESTATE
— CAPE TOWN —





LIFE WITHIN BURGUNDY ESTATE

03

8



04

WELCOME TO RHAPSODY

SET AMONGST GREENERY
AND OPEN SPACE, RHAPSODY
RESIDENTS ENJOY LIGHT,
VIEWS, AND A CONVENIENT
LOCATION.

Own an apartment from

R1 060 000

Own a house from

R2 200 000

Secure your investment with
5% deposit

Save by buying directly from Rabie &
paying
no transfer duty (T&Cs apply)



SITE MAP



96 APARTMENTS & 14 HOUSES
SWIMMING POOL

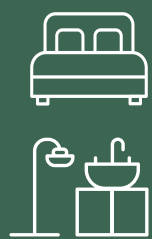
05

APARTMENT 06 TYPE A 06

FROM
R1.225M

Unit size: 42 m²
Patio size: 5 m²
Total area: 47 m²

Typical plan for illustrative purposes,
individual unit lay-outs differ



1 BED
1 BATH

GROUND FLOOR

APARTMENT 06 TYPE B 06

FROM
R1.13M

Unit size: 39 m²
Patio size: 5 m²
Total area: 44m²

Typical plan for illustrative purposes,
individual unit lay-outs differ



 **1 BED**
 **1 BATH**
FIRST FLOOR

APARTMENT 06 TYPE C 06

FROM
R1.63M

Unit size: **62 m²**
Patio size: **5 m²**
Total area: **67 m²**

Typical plan for illustrative purposes,
individual unit lay-outs differ



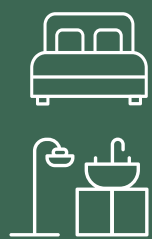
 **2 BED**
 **1 BATH**
GROUND FLOOR

APARTMENT 06 TYPE D 06

FROM
R1.4M

Unit size: 59 m²
Patio size: 5 m²
Total area: 64 m²

Typical plan for illustrative purposes,
individual unit lay-outs differ



2 BED
1 BATH

FIRST FLOOR

APARTMENT 06 TYPE E 06

FROM
R1.68M

Unit size: 62 m²
Patio size: 5 m²
Total area: 67 m²

Typical plan for illustrative purposes,
individual unit lay-outs differ



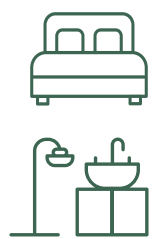
 **2 BED**
 **2 BATH**
GROUND FLOOR

APARTMENT 06 TYPE F 06

FROM
R1.65M

Unit size: 65 m²
Patio size: 5 m²
Total area: 70 m²

Typical plan for illustrative purposes,
individual unit lay-outs differ



2 BED
2 BATH

FIRST FLOOR

HOUSE TYPE 106



FROM
R2.2M

Unit size: **87 m²**

Patio size: **7 m²**

Total area: **94 m²**

Typical plan for illustrative purposes,
individual unit lay-outs differ

 **3 BED**
 **2 BATH**

HOUSE 06 TYPE 2 06



FROM
R2.4M

Unit size: **96 m²**
Patio size: **9 m²**
Total area: **105 m²**

Typical plan for illustrative purposes,
individual unit lay-outs differ

 **3 BED**
 **2 BATH**

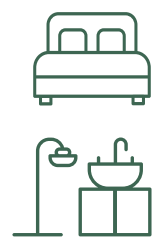
HOUSE 06 TYPE 2B 06



FROM
R2.4M

Unit size: **96 m²**
Patio size: **9 m²**
Total area: **105 m²**

Typical plan for illustrative purposes,
individual unit lay-outs differ



3 BED
2 BATH

HOUSE 06 TYPE 2C 06



FROM
R2.4M

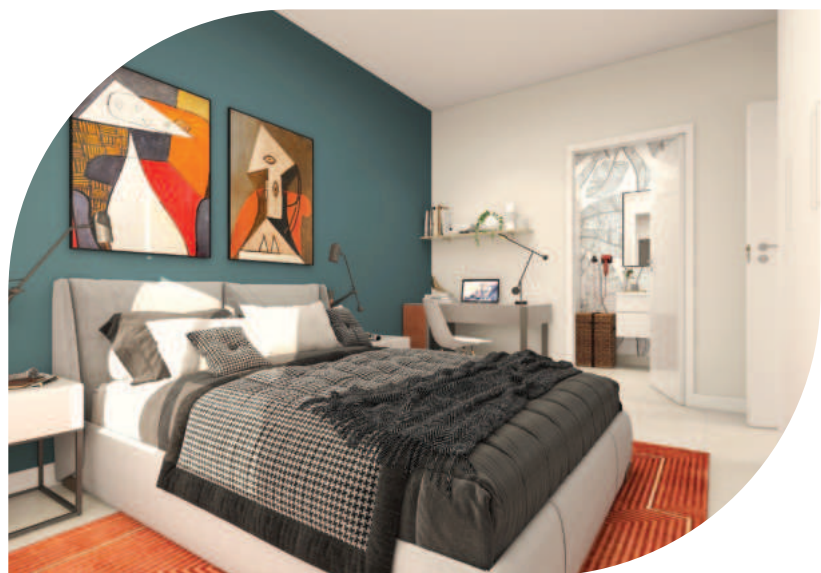
Unit size: **96 m²**
Patio size: **25 m²**
Total area: **131 m²**

Typical plan for illustrative purposes,
individual unit lay-outs differ



3 BED
2 BATH

07



INTERIORS



INVESTMENT

BURGUNDY ESTATE RENTAL MARKET

Rental demand is exceeding supply, and new properties are being let months prior to completion. There is currently a shortage of stock for prospective tenants.

PROJECTED RENTAL INCOME



ONE BED / ONE BATH
R9,000 – R10,000



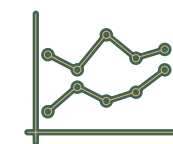
TWO BED / ONE BATH
R11,500 – R12,500



TWO BED / TWO BATH
from R13,000



BURGUNDY ESTATE PROPERTY MARKET



Good capital growth

by the time you take transfer in 2024.

With the continuing rise of the current market cycle, and the ever-growing trend in semigration to the Western Cape, we see this increase in property values to continue well into the coming years.





SEASONED DEVELOPER

Rabie is a seasoned developer with 44 years of experience, and we have a solid track record of delivering what we promise.



EXCELLENT RETURN ON INVESTMENT

Rhapsody presents an excellent investment opportunity. Benefit from good capital growth by the time you take transfer in 2024. Rental demand exceeds supply, and new properties are being let months prior to completion.



NO TRANSFER DUTY

One of the biggest savings on a new home is that you don't have to pay transfer duty. This tax is due for all homes exceeding R1-million and starts at 3% of the value above R1-million. When you buy from Rabie Property Group directly, you don't have this cost.



EVERYTHING IS NEW!

Don't underestimate the feeling of knowing that you are the first owner of a home – everything is new, clean and has never been used before. The convenience of moving into a move-in ready home is a stress reliever and saves you renovation costs.



INTERNAL FINISHING SELECTION

We offer the architect's selection of fixtures and expertly chosen finishes, which means that you will be able to choose your preferred look and feel. Customise your home with style!



VAT INCLUDED

When you buy from a developer, the purchase price includes VAT, therefore the price you see is the price you pay. If you qualify for a 100% bond, you can finance the total price including the VAT.



10

ABOUT RABIE

Rabie Property Group is an independent property company, established in 1978. Since then, we have become one of South Africa's leading property developers, leading the way with award-winning residential and commercial projects. Our focus is to create developments that are designed to provide unrivalled lifestyles and secure communities.

Rabie Property Group is mostly active in the Western Cape where a number of our large mixed-use projects such as Century City, Westlake, Big Bay and Royal Ascot have helped shape the urban landscape of Cape Town, creating landmark developments in which thousands of people live, work, play and shop.

rabie



**PROPERTY
WORLD.co.za**

ALDO STUMPHER
082 451 9990

NATASHA VAN DER BERGH
072 222 7560

rabie



Property World Sales Centre:
Burgundy Square Corner of Tygerberg Valley
Road & Burgundy Drive.



RHAPSODY

DISCLAIMER: Floor plans are intended to give a general indication of the proposed floor layout only. Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.

All sizing is approximate.