

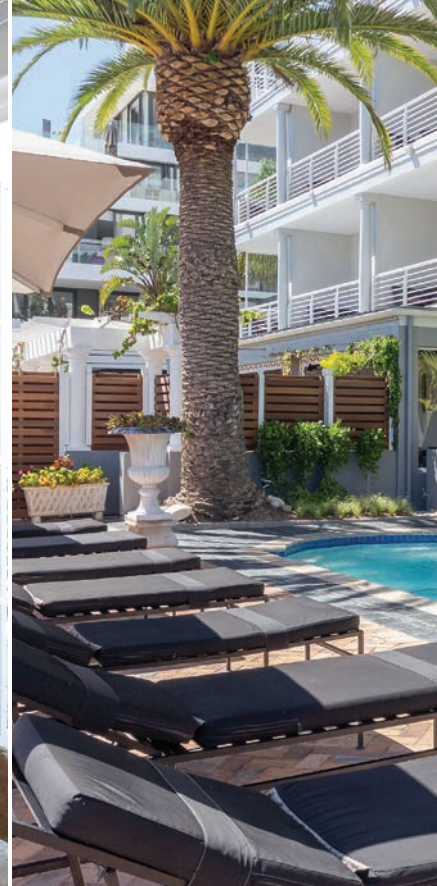


ROMNEY PARK
LUXURY APARTMENTS

Aparthotel investing – a unique
investment opportunity
in Green Point, Cape Town



DOGON | GROUP
PROPERTIES



Romney Park, a previous 6 year consecutive winner of the Best All Suite Hotel in South Africa, was extensively refurbished and re-opened in December 2018 as a sectional title apartment hotel.

Business or leisure guests can enjoy the privacy and spaciousness of an apartment with the selected services of a hotel. Managed and operated by The Stay Collection, a full service hospitality management solution is available for investment buyers at Romney Park. Specialising in boutique style properties (hotels, guesthouses, lodges, aparthotels and country houses),

The Stay Collection, owner managed by seasoned hoteliers Heino Reuling and Susan Versfeld, takes care of your full investment. From reservations to revenue management, property maintenance, customer and agent relationships and everything in between, their extensive experience in 3* to 5* properties combined with their enviable network of supplier, repeat guest and travel agents, work closely with property owners in order to grow their investments.

Important to note that Heino and Susan were both previous General Managers of Romney Park when it previously operated as an award winning hotel. All the Directors of Romney Park have re-invested in this development and personally purchased an apartment.

Features:

- Attractive rate of return
- Opportunity to own a premium apartment in one of the landmark buildings in Green Point
- Onsite maintenance team to ensure the up-keep of the apartment according to tourism grading hotel standards
- Owners receive preferential and customisable rates to make use of their own apartment during the year, subject to availability.

Priced from R2,990,000 to R15,750,000 (incl. VAT)
No Transfer Duty. Only 15 apartments still available.



AN ATTRACTIVE RETURN



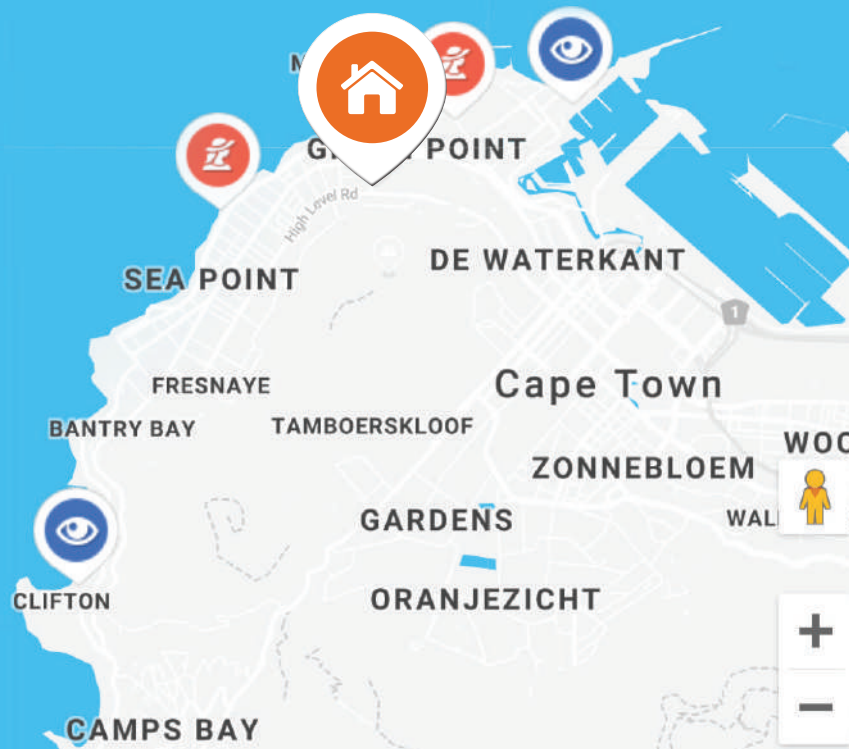
“Kemajo Holdings bought a 2 bedroom apartment as an investment at Romney Park Luxury Apartments and The Stay Collection has been managing and renting this out on our behalf. Since starting out with them in December 2018, they have achieved or exceeded their forecasted revenue figures and we remain satisfied in their expertise with our investment.”
 – Johan Du Toit, Kemajo Holdings

“As investment owners at Romney Park, we have been extremely impressed with The Stay Collection’s management. Not only has our apartment had a consistently high occupancy rate (even in the slower winter months, in which it was 75% - 80% occupied), but any maintenance and service issues arising are handled swiftly and expertly. The management team’s longstanding experience in the hospitality industry (including many years on the Romney Park property) ensures that guests get great service, prompting return stays and referrals.”
 – BIKS Stone Investment Company (Pty) Ltd.

Actual Average Group Occupancy for the last 12 months = **72.57%** (December 2018 - November 2019)

ONE-BEDROOM APARTMENTS	TWO-BEDROOM APARTMENTS	THREE-BEDROOM APARTMENTS
Average Occupancy Rate = 77.1%	Average Occupancy Rate = 75,9%	Average Occupancy Rate = 53,6%
Average monthly revenue = R34,026 p/m incl. VAT	Average monthly revenue = R45,170 p/m incl. VAT	Average monthly revenue = R42,476 p/m incl. VAT
Potential ROI = 13,6%	Potential ROI = 9,3%	Potential ROI = 6,4%

*Figures exclude 25% Management Fee and recharges.
 *City of Cape Town Rates and Body Corporate Levies still payable.
 *Owners usage 21 days per year.



FACILITIES

- 24/7 CCTV cameras, electric fence, intercom access
- On-site reception and concierge desk
- Outdoor swimming pool
- Boardroom facilities
- Clubroom serving selected meals
- Cocktail bar
- High speed internet connection
- Full back up generator during load shedding

LOCATION

Romney Park is located in Romney Street, a quiet little cul-de-sac on the lower slopes of Signal Hill, between High Level and Main Roads, Green Point. Choose to invest in this tranquil location which allows tourists to enjoy wonderful sea views, while still being close enough to walk to a wonderful array of shops, restaurants and world-class lifestyle attractions, such as the Green Point Urban Park, the Cape Town Stadium and the V&A Waterfront. From here, a trip to the CBD, the Sea Point Promenade, or the beaches of Clifton and Camps Bay – by car or via Cape Town’s efficient My-CiTi bus service – won’t take more than a few minutes.



APARTMENT TYPES AND PRICING

1-BEDROOM APARTMENTS

- Furnished, sea-facing
- Private north-facing terrace
- En-suite bedroom, open-plan lounge and dining area, kitchen
- Air-conditioning, on-site parking bay, storeroom

2-BEDROOM APARTMENTS

- Furnished, sea-facing
- Private north-facing terrace
- Open-plan lounge and dining area, kitchen
- Second bedroom, bathroom
- Air-conditioning, two on-site parking bays, storeroom

3-BEDROOM APARTMENTS

- Furnished, ocean-facing terrace
- Three bathrooms
- Air-conditioning, two on-site parking bays, storeroom

DELUXE APARTMENT 104

- Ground-floor furnished three-bedroom
- Three bathrooms
- Large deck and garden area, private plunge pool
- Air-conditioning, two on-site parking bays, storeroom

DELUXE APARTMENT 601

- Furnished, deluxe two bedrooms
- Two bathrooms
- Private rooftop garden, Jacuzzi
- Air-conditioning, two on-site parking bays, storeroom

APARTMENT	PRICE	M ²	BEDROOM	BATHROOM	PARKING BAY(S)	STOREROOM
GROUND FLOOR						
101	6,385,000	175	2	2	2	1
Clubroom	SOLD					
103	SOLD					
104	15,750,000	510	3	3.5	2	1
FIRST FLOOR						
201	5,800,000	102	2	2	1	1
202	7,950,000	176	3	3.5	2	1
203	5,990,000	101	2	2	2	1
204	SOLD					
205	2,990,000	51	1	1	1	1
206	SOLD					
SECOND FLOOR						
301	6,300,000	102	2	2	2	1
302	8,550,000	176	3	3.5	2	1
303	5,990,000	102	2	2	2	1
304	3,760,000	60	1	1	1	1
305	3,150,000	51	1	1	1	1
306	SOLD					
THIRD FLOOR						
401	SOLD					
402	9,750,000	177	3	3.5	2	1
403	6,385,000	103	2	2	2	1
404	SOLD					
405	SOLD					
FOURTH FLOOR						
501	6,990,000	102	2	2	2	1
502	SOLD					
503	SOLD					
504	SOLD					
505	SOLD					
FIFTH FLOOR						
601	14,500,000	217	2	2	2	1

*All prices include VAT and no transfer duty is payable.



CONTACT DETAILS



ROMNEY PARK
LUXURY APARTMENTS



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P R O P E R T I E S

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