

THE HOF

12 IVANHOE STREET,
ORANJEZICHT

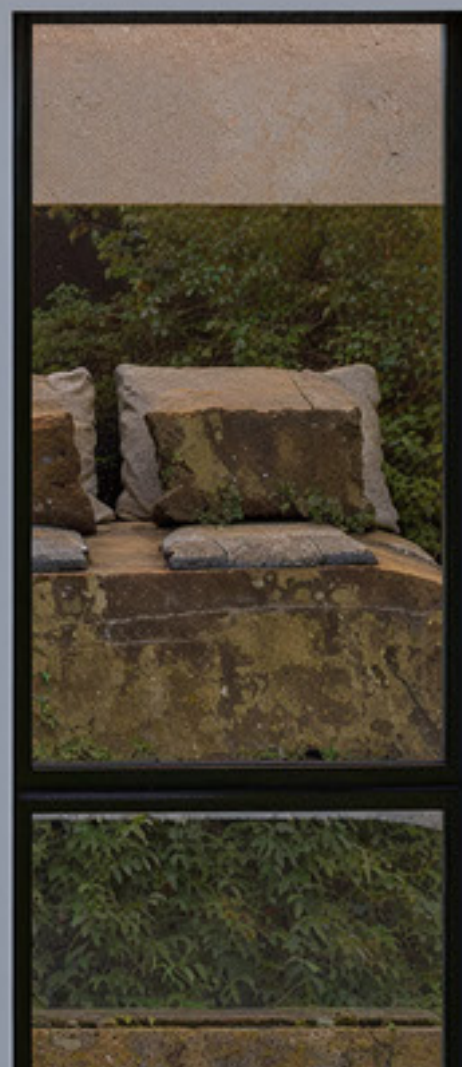


WELL-PLACED, WELL-LIVED

Nestled in the heart of Cape Town, The Hof is thoughtfully positioned in Oranjezicht, a neighbourhood where leafy tranquillity meets urban vibrance. Here, quiet, tree-lined streets flow seamlessly into the city's dynamic core, placing world-class dining, culture, and convenience just moments away. This rare setting offers the best of both worlds, unmatched accessibility without sacrificing peace or privacy.

The Hof redefines what it means to live centrally, on your terms.





YOUR PLACE IN THE CITY

The Hof offers easy access to daily essentials, with shopping, dining, and services just a short walk away. Whether you're picking up groceries, meeting friends for coffee, or running errands, everything is within reach.

- High-speed fibre internet
- Dedicated parking bays
- Access control
- Air-conditioning





SPACIOUS CITY LIVING

The Hof offers a selection of two- and three-bedroom apartments in Oranjezicht, Cape Town. Each home is designed with smart layouts, quality finishes, and generous living spaces that balance comfort and function.

2 BEDROOMS & 2 BATHROOMS

Priced from R5,49 - R5,89 million

Home sizes from 73m²

VAT inclusive & no transfer duty payable

3 BEDROOMS & 2,5 BATHROOMS

Priced from R12,99 million

Home sizes from 111m²

VAT inclusive & no transfer duty payable

2 BEDROOMS & 2,5 BATHROOMS

Priced from R5,38 - R5,89 million

Home sizes from 66m² - 73m²

VAT inclusive & no transfer duty payable



CONNECTED TO ALL YOU NEED

From The Hof, daily essentials are never far. Positioned in Oranjezicht, you're just minutes from schools, shops, cafes, healthcare, and key transport routes. Everything you need, right where you need it.

86m - Bacini's Pizzeria & Deli

150m - Nourish'd Café & Juicery

350m - Black Sheep Restaurant

600m - Mediclinic Cape Town Hospital

800m - De Waal Park

900m - Tamboerskloof Swiss Tennis Club

1km - Mount Nelson Hotel

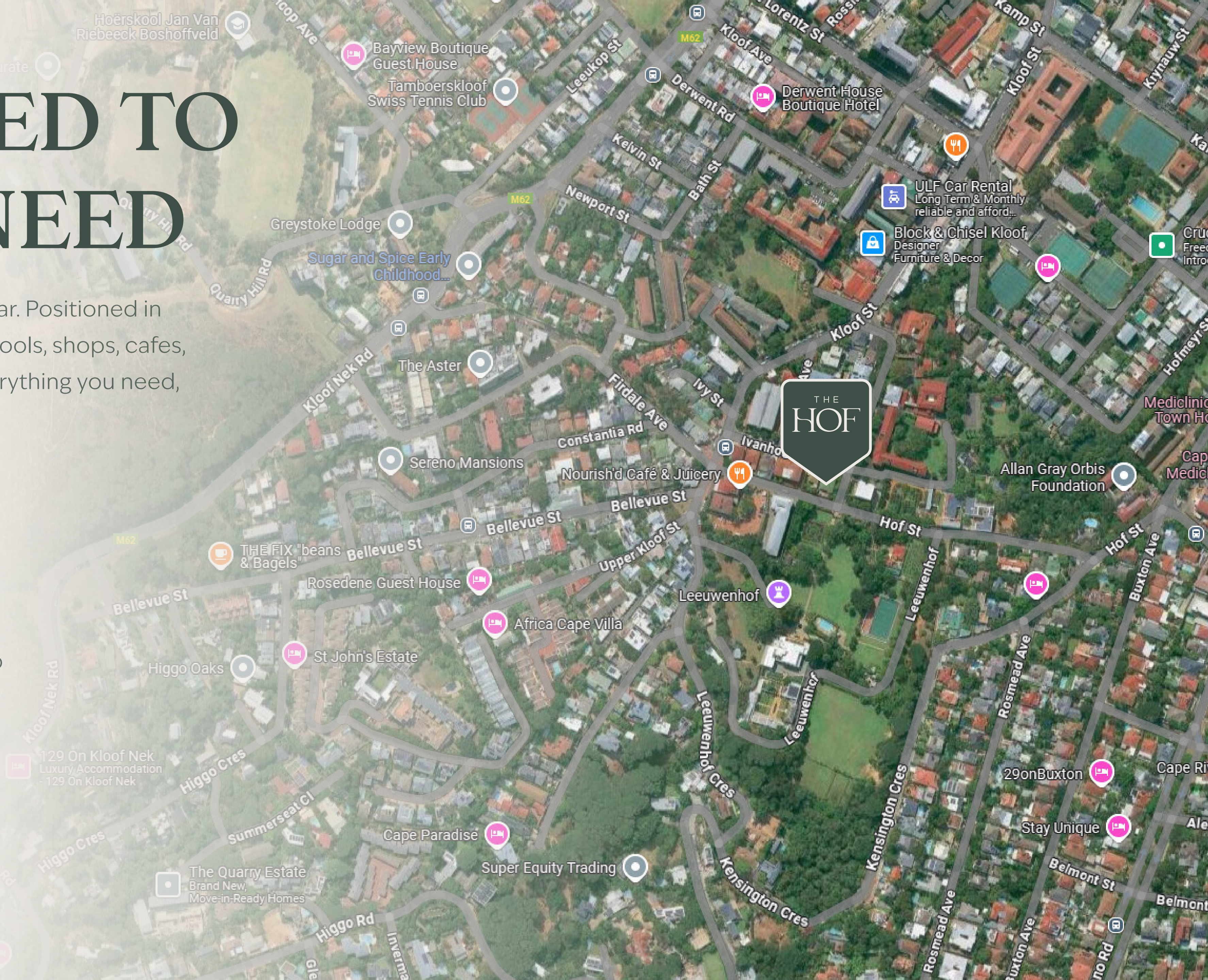
1.8km - Iziko South African Museum

1.9km - Gardens Shopping Centre

2.2km - Lion's Head Hiking Trail

2.4km - St Cyprian's School

3.5km - Table Mountain Aerial Cableway





A SMART INVESTMENT IN ORANJEZICHT

With demand for Cape Town property on the rise, The Hof offers a rare chance to invest in a well-located development in Oranjezicht. Its mix of urban convenience and lifestyle appeal makes it ideal for both long-term tenants and short-stay visitors.

- **High Demand Area:** The suburb's central location along with its proximity to amenities makes it an area of demand appeal for both residents and businesses.

- **Cultural & Educational Hub:** With institutions like the University of Cape Town's Fine Arts Department tweaked within the vicinity, the area has a continuous flow of students and scholars, guaranteeing perpetual demand for residential units.

- **Tourism Potential:** Oranjezicht serves as a tourist attraction and so benefits from the constant surge of visitors. This creates opportunities for short-term rentals and hospitality ventures.



PROJECTED RENTAL YIELDS

2 BEDROOMS

Long-Term Rentals (12-month leases)

- Monthly Rental Range: R16,500 to R52,000
- Annual Rental Income: R198,000 to R624,000
- Average Yield: Approximately 4% to 6% gross yield based on property values ranging from R3.3 million to R10.4 million.

Short-Term Rentals (Airbnb-style)

- Average Nightly Rate: R1,200 to R2,500
- Annual Gross Income: Approximately R438,000 to R912,500, assuming 50% occupancy.
- Average Yield: Approximately 5% to 8% gross yield, depending on occupancy rates and seasonal demand.

3 BEDROOMS

Long-Term Rentals (12-month leases)

- Monthly Rental Range: R25,000 to R35,000
- Annual Rental Income: R300,000 to R420,000
- Average Yield: Approximately 4% to 6% gross yield, based on property values ranging from R5 million to R7 million.

Short-Term Rentals (Airbnb-style)

- Average Nightly Rate: R1,500 to R3,000
- Annual Gross Income: Approximately R547,500 to R1,095,000, assuming 50% occupancy.
- Average Yield: Approximately 6% to 10% gross yield, depending on occupancy rates and seasonal demand.

ENQUIRE TODAY

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thehof.capetown



CAPITAL KEY
PROPERTY GROUP