



## INVESTOR REPORT - NOVEMBER 2025

The Western Cape property market has once again outperformed national trends this year, bolstered by strong lifestyle demand, low rental vacancies, and targeted infrastructure investment. These factors have created an environment where both established and emerging suburbs continue to deliver attractive returns. Below are three standout learnings that investors and buyers have gained from the market over the past year:

### 1. Semigration Is Fueling Strong Growth in Lifestyle-Led Areas.

The ongoing relocation trend from Gauteng and KZN has meaningfully strengthened demand in key Western Cape nodes. Somerset West, now regarded as one of the province's fastest-rising lifestyle destinations, has benefited from its proximity to Stellenbosch, excellent schools, and a growing commercial footprint, all contributing to steady price growth and robust buyer activity. This reinforces the principle that semigration continues to unlock both capital appreciation and long-term rental performance.

### 2. Premium Rental Markets Remain Exceptionally Tight.

Rental vacancies across the province remain at historic lows, with quality units being absorbed rapidly by a broad tenant base that values safety, convenience, and coastal living. Blouberg, driven by strong tourism and remote-work appeal, has seen continued rental momentum, particularly in sectional-title units. Investors entering these nodes are achieving consistent occupancy and improving yields, making the Western Cape one of the most reliable income-producing regions in the country.

### 3. Infrastructure-Led Nodes Are Emerging as High-Potential Hotspots

Investment in roads, schools, and mixed-use precincts has unlocked value in previously under-the-radar areas. Both Somerset West and the Blouberg corridor continue to benefit from infrastructure expansion that is drawing new residents and commercial development. These improvements have helped transform these nodes into strategic investment zones where early entrants are positioned to realise above-average capital appreciation over the next decade.

Taken together, these indicators highlight a province where demand remains structurally strong, rental performance is stable, and infrastructure-supported growth continues to create new opportunities. For investors seeking dependable income today and capital growth tomorrow, the Western Cape — and particularly nodes like Blouberg and Somerset West, remains one of the most compelling property markets in the country.

## PROGRESS ON CURRENT PROJECTS

### Heron View

Exciting progress continues across the development as multiple blocks move steadily toward completion and occupation:

**Block K:** Owners have begun moving into their units and are happy and excited to be settling into their new homes.

**Block I:** The first lodgements are in, and the occupational certificates has been received. The majority of these units are expected to register in December, giving owners the opportunity to move into their brand-new homes before the end of the year.

**Block G & L:** Occupational certification is expected at the end of this month, with registration planned for early 2026. The construction team is focused on final finishes, ensuring these units are perfect and ready for handover.

**Block E & F:** The construction team is hard at work on the final two blocks. Completion is targeted for mid-2026. These blocks are fully sold out, and owners are eager to take occupation once finished.

With strong progress across all blocks and enthusiastic buyer sentiment, the development is moving confidently toward full completion.

### Goodwood Refurbishment Project

The construction team is currently in the process of refurbishing two units with another three units scheduled for December. These units will then go to market, offering the opportunity for new families to add value to the community.

Additional units will be refurbished early next year with the project to continue with its momentum.

### Somerset Hills

Exciting progress is unfolding in Somerset West. The municipal road that will separate Somerset Hills and Somerset Village is scheduled to begin construction in January, marking an important step in preparing the precinct for development.

Unit plans and the broader development layout are currently being finalised, providing a clearer vision of what the first homes and community framework will look like.

The area surrounding the site is booming with new development, bringing positive attention and further strengthening momentum as we prepare to begin the project. With design work advancing and activity in the region increasing, Somerset Hills is well-positioned for the next phase.

### The Tribeca

The Tribeca has officially launched, and momentum is already picking up speed.

The development features 63 designed homes, consisting of a mix of modern duplex and triplex units that blend space, style, and convenience.



Located in the heart of the West Coast growth corridor, The Tribeca offers residents easy access to major routes, top schools, retail hubs, and the beach, making it a standout option for both investors and families. Interest in the area has surged as infrastructure and amenities continue to expand, and The Tribeca is already benefiting from that momentum.

Just weeks after launching, multiple units have been reserved, and viewings are taking place, with strong early feedback from prospective buyers. The development's combination of thoughtful design, contemporary finishes, and prime positioning has captured attention quickly.

Kind Regards,

Opportunity Private Capital

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