



## INVESTOR REPORT - OCTOBER 2025

Smart investors know that the greatest returns are often found before a location becomes “obvious.” By the time an area is splashed across property websites, the most attractive entry points are usually long gone. That’s why investors are turning their attention to Sandown on the West Coast corridor and Somerset West in the Helderberg, two areas perfectly positioned for strong future performance.

Once a quiet stretch of undeveloped land, Sandown is fast transforming into a high-demand residential and commercial hub. Its location along the R27 and proximity to the N7 provides effortless access to Cape Town’s CBD, while new arterial roads are dramatically improving connectivity to surrounding suburbs. Infrastructure projects, including retail precincts, schooling facilities, and healthcare expansions, are laying the groundwork for a self-sustaining community. With property still relatively affordable compared to nearby Blouberg, early investors are benefiting from entry-level pricing in a rapidly maturing market. As amenities expand and demand accelerates, properties here are set to experience above-average capital appreciation over the coming decade.

Somerset West has long been a desirable lifestyle destination, but it’s now emerging as a serious investment contender. The combination of proximity to Stellenbosch’s academic and wine regions, easy access to the N2, and ongoing upgrades to key infrastructure have elevated its appeal to semigrants, families, and remote professionals. Significant private and public investment in roads, schools, and mixed-use precincts is creating a modern, well-connected node that’s drawing steady demand from both buyers and tenants. Properties here still offer excellent value compared to the Southern Suburbs of Cape Town, Atlantic Seaboard and Stellenbosch, making it an attractive “buy early, hold long” market for investors seeking both cash flow and appreciation.

History has shown that areas undergoing infrastructure and lifestyle development typically experience a surge in both rental demand and property values once projects are completed. By securing assets in Sandown and Somerset West now, investors can capture growth on the upswing, benefiting from lower purchase prices today and rising demand tomorrow. These are not speculative bets, they’re calculated plays on infrastructure-led growth. As the Western Cape continues to attract residents and investment, Sandown and Somerset West are set to become the next chapters in the province’s property success story.

## PROGRESS ON CURRENT PROJECTS

### Heron View

Heron View has officially reached a major milestone, with final purchase offers received on all units, confirming that the development is now completely sold out. This strong demand highlights the appeal and confidence in the project’s long-term value.

Block K has been issued its occupation certificate, and the first unit transfers are scheduled for the end of October. This marks the beginning of residents taking ownership and moving into their new homes.

On-site activity across the remaining blocks is progressing at full pace. With the winter rains behind, the construction team is working diligently to maintain strong momentum and minimise weather-related delays. Steady progress is expected in the coming months as the development moves toward further key milestones with Block I, L and G earmarked for completion by the end of the year.

### Goodwood Refurbishment Project

Three new homes have been fully renovated, and all three have received offers, marking another successful milestone for the Goodwood Project. These properties will soon welcome new families, adding fresh energy and vitality to the growing community.

Attention is already turning to the next phase, with upcoming properties being identified and the next round of refurbishments being planned.

### Somerset Hills

The architectural and design process for Phase of Somerset Hills 1 is making excellent progress, with spectacular unit layouts being developed. Each layout is carefully planned to offer residents the best possible views and optimal use of space, ensuring a modern and well-considered living environment.

In addition to unit designs and overall estate planning, the professional team is refining the clubhouse layout and broader site plan. The focus remains on creating a design that prioritises maximum comfort, efficient unit placement, and ample greenery to enhance the quality of life within the development.

Work on the servitude road that will serve as the main entrance to the complex is also advancing steadily, marking an important step toward improved site access and future infrastructure readiness.

Kind Regards,

Opportunity Private Capital