



OPPORTUNITY
PRIVATE CAPITAL

INVESTOR REPORT - JULY 2025

As Cape Town's northern and southern growth corridors continue to attract developer interest, Somerset West has emerged as one of the Western Cape's most promising nodes for property investment. This well-established town, nestled between the Helderberg mountains and False Bay, is benefiting from a new wave of residential and mixed-use developments—underpinned by strong infrastructure, lifestyle appeal, and growing economic activity.

In a climate where investors are looking for stable, growth-oriented property plays, Somerset West stands out. Off-plan purchases in the area combine early-stage capital appreciation with strong rental fundamentals and reduced upfront costs—making it an ideal entry point for both first-time and seasoned property investors.

Somerset West's appeal goes beyond affordability. Improvements in road networks, access to fibre connectivity, and the steady expansion of retail, healthcare, and education hubs in the area have made Somerset West a desirable destination for professionals, retirees, and families alike.

The rental market in Somerset West is also expanding, as tenants seek secure, well-located housing close to schools, business parks, and the Winelands. For investors, this translates into growing demand for modern accommodation and strong rental occupancy—particularly in new, professionally managed estates.

Furthermore, the region enjoys a strong reputation for lifestyle quality, which continues to draw semigrants from other provinces. The balance of natural beauty, urban convenience, and proximity to Stellenbosch, Strand, and Cape Town International Airport makes Somerset West an appealing long-term base for a wide range of residents.

PROGRESS ON CURRENT PROJECTS

Heron View

Heron View is set to reach a significant milestone as construction on Block K, Block L and Block I is scheduled to commence in August 2025. Completion is targeted for November, with unit transfers anticipated in December.

The final phase of construction—comprising the remaining blocks in the development—is planned to begin in early 2026, bringing the construction of this successful residential community to completion.

Rental performance continues to reflect strong market demand. With the Western Cape's vacancy rate at a historic low of 1.5%, Heron View units are currently achieving stable rentals of R10,500 to R14,000 per month.

Tenant retention remains high, as many residents are choosing to renew their leases, citing the quality of life and amenities available at Heron View. Those relocating typically do so for work purposes or because they have purchased property elsewhere.

Heron View continues to demonstrate its position as a prime investment and residential choice for secure apartment living in the Northern Suburbs.

Goodwood Refurbishment Project

The Goodwood project continues to make steady progress, with construction on the next phase of units now underway. Work on several units is set to begin in the coming weeks, marking an exciting step forward for this refurbishment project.

Additional units are expected to follow shortly, as momentum builds across this next stage of the project.

Somerset Hills



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A professional project team has been appointed for Somerset Hills, with regular coordination meetings taking place to refine the site layout and development strategy. The team is also finalising the urban plan, currently in the advanced stages of design.

Preparation for Investment Cycle Two of the development is currently in the planning stages and is expected to open for investment in the coming weeks, offering an exciting opportunity for prospective investors.

Kind Regards,

Opportunity Private Capital

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