
BERGENDAL
country villas
A Landmark Realized

The Vibrant Community of Bergendal Country Villas

What began as a promise has become a thriving community. Bergendal Country Villas is now a place where neighbours become friends and everyday life feels at home. With the launch of Phase 3, the final homes in the estate are now available.

Set in one of Paarl's most sought-after residential locations, Bergendal Country Villas combines the beauty of the Cape Winelands with the convenience of modern living. As the final release in an established, high-demand estate, Bergendal offers both a rewarding lifestyle and lasting investment appeal.

The story is nearly complete. This is your opportunity to be part of its final chapter.





It’s not just about building units – it’s sectional title ‘homes’.





THE HISTORIC TOWN OF PAARL IS A HIGHLY DESIRABLE LOCATION, SURROUNDED BY INSPIRING MOUNTAIN RANGES AND RICH IN POTENTIAL

This high-density residential community offers a radical solution to affordable housing in the rapidly densifying town.

As Paarl is becoming one of the most popular and high-growth towns in the Western Cape, the need is arising to rethink building types to maintain a sense of community and heritage while ensuring privacy and safety in outdoor spaces.

Whether you're a seasoned investor, a first-time buyer or a downsizer, these beautifully designed apartments present a perfect buying opportunity.

Investment Fact Sheet

- **TRANSFER FEES INCLUDED**
- **SECTION 13SEX TAX REBATE OPPORTUNITY**
- **REFUNDABLE R10 000 DEPOSIT PAYABLE**
- **PROFESSIONAL PROPERTY MANAGEMENT OFFERED**
- **UPDATED MODERN FINISHES**
- **HIGH-YIELD MARGINS**
- **MINIMUM RENTAL INCOME OF R10 500**
- **DIRECT FROM DEVELOPER**



ENERGY EFFICIENT DESIGN

FIBRE READY

24-HOUR MANNED SECURITY



SECURE
LIVING

COMMUNAL
BRAAI

DEDICATED
PARKING

LANDSCAPED
COURTYARDS & GARDENS

A CONNECTED COMMUNITY THAT WILL AGE IN A POSITIVE WAY

The uncompromising function of the apartment block layouts are evident in the orthogonal design, which provides for a well-appointed interior space.

Each block is divided into four wings each with its own vertical communication that share a central landscaped courtyard, which also acts as an entrance to the residential blocks.

The limited number of 3 apartments per floor, per wing, increases the feeling of exclusiveness and provides more privacy. There are 28 apartments in each building block, each with excellent functioning and favourable geographical position.

Each block has it's own landscaped garden square, creating an attractive open space where one can interact, relax, entertain and enjoy the surrounding landscape.

Be one of the first to see how this expansive site transforms into an exciting and unique neighbourhood and community.







Rental Demand Snapshot

- **PLANNED AKADEMIA UNIVERSITY CAMPUS**
- **GROWING STUDENT DEMAND**
- **PRIME PAARL LOCATION**
- **DEDICATED RENTAL TEAM**
- **AFFORDABLE RENTAL MARKET**
- **STRONG PROFESSIONAL APPEAL**
- **UPCOMING COMMERCIAL SPACE NEARBY**
- **CLOSE TO EVERYDAY AMENITIES**



UPDATED MODERN FINISHES

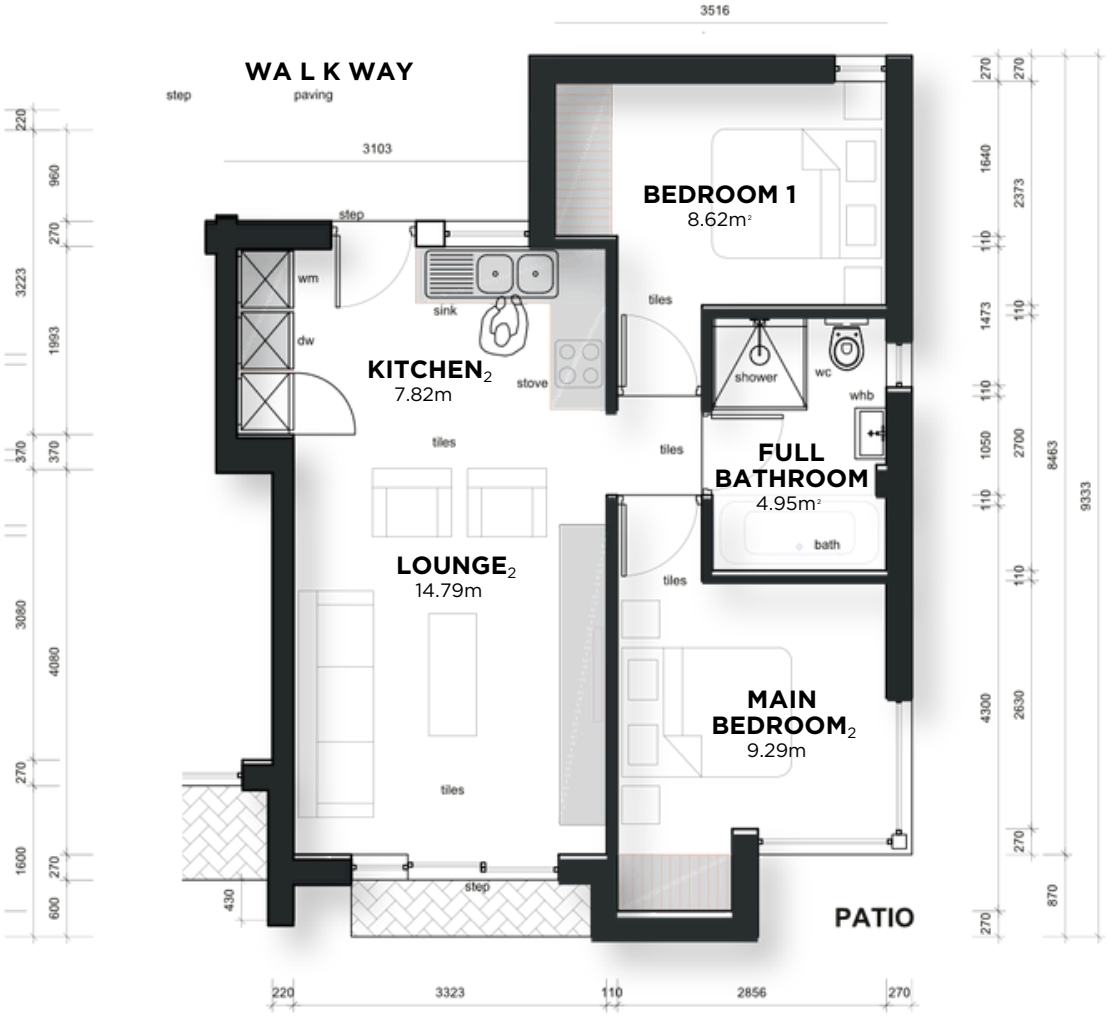
WELL-CONNECTED PAARL ADDRESS

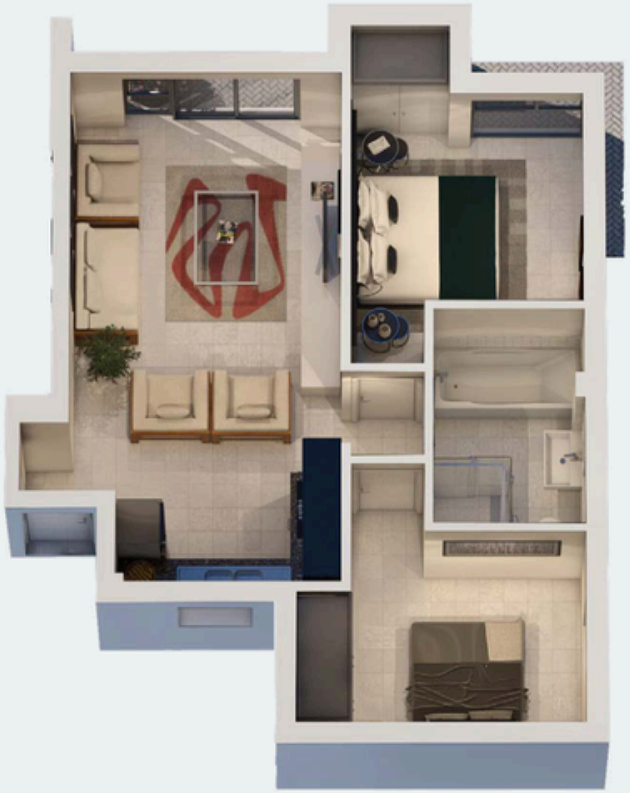
HIGH RENTAL DEMAND



Unit Type 1

55.91 m²





2
BEDROOMS

1
BATHROOM

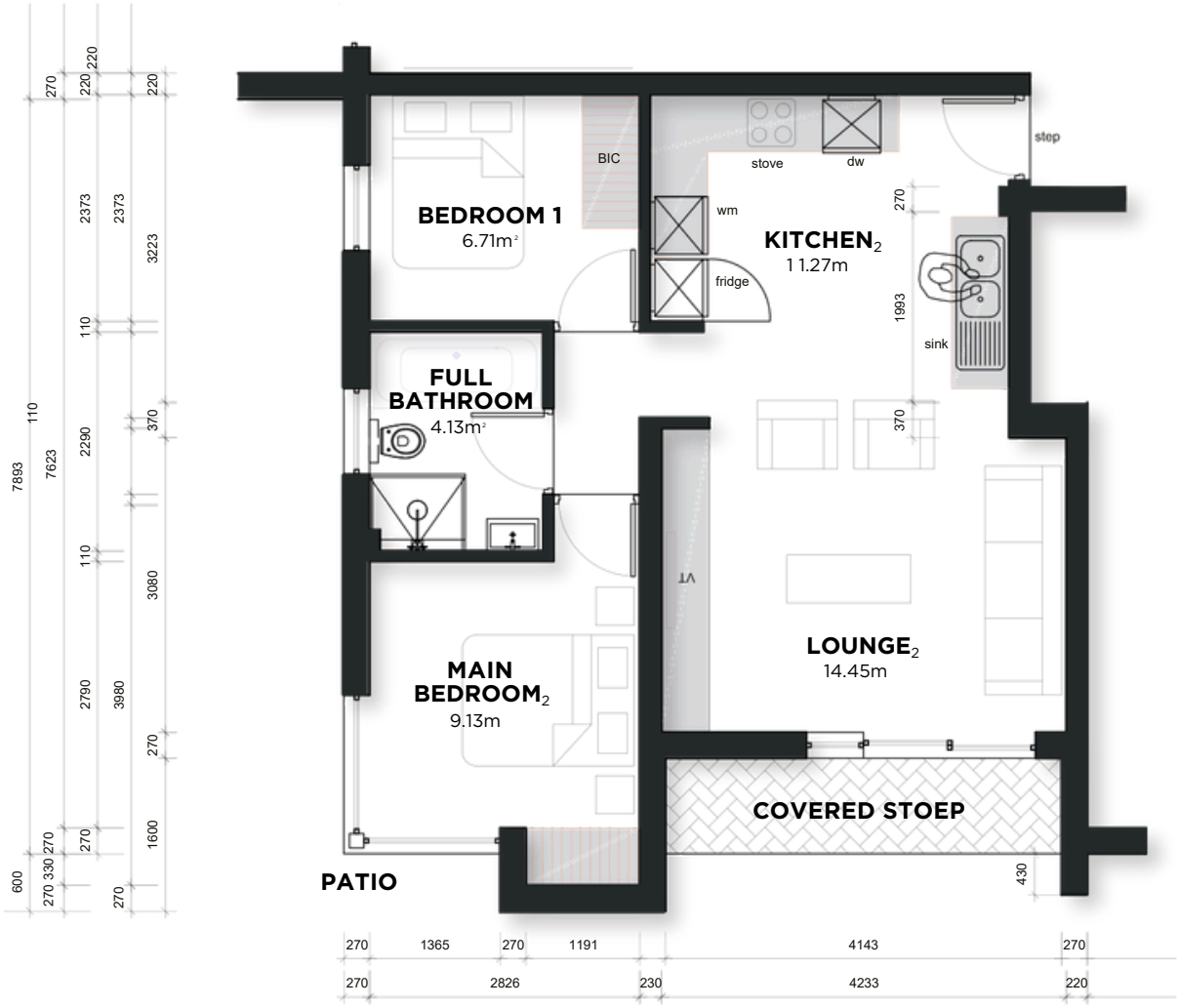
DEDICATED PARKING

PATIO / BALCONY

The artist representations and interior decorations, finishes, appliances and furnishings are provided for illustrative purposes only.
Please review contract for accurate building specification.

Unit Type 2

56.59 m²





2
BEDROOMS

1
BATHROOM

DEDICATED PARKING

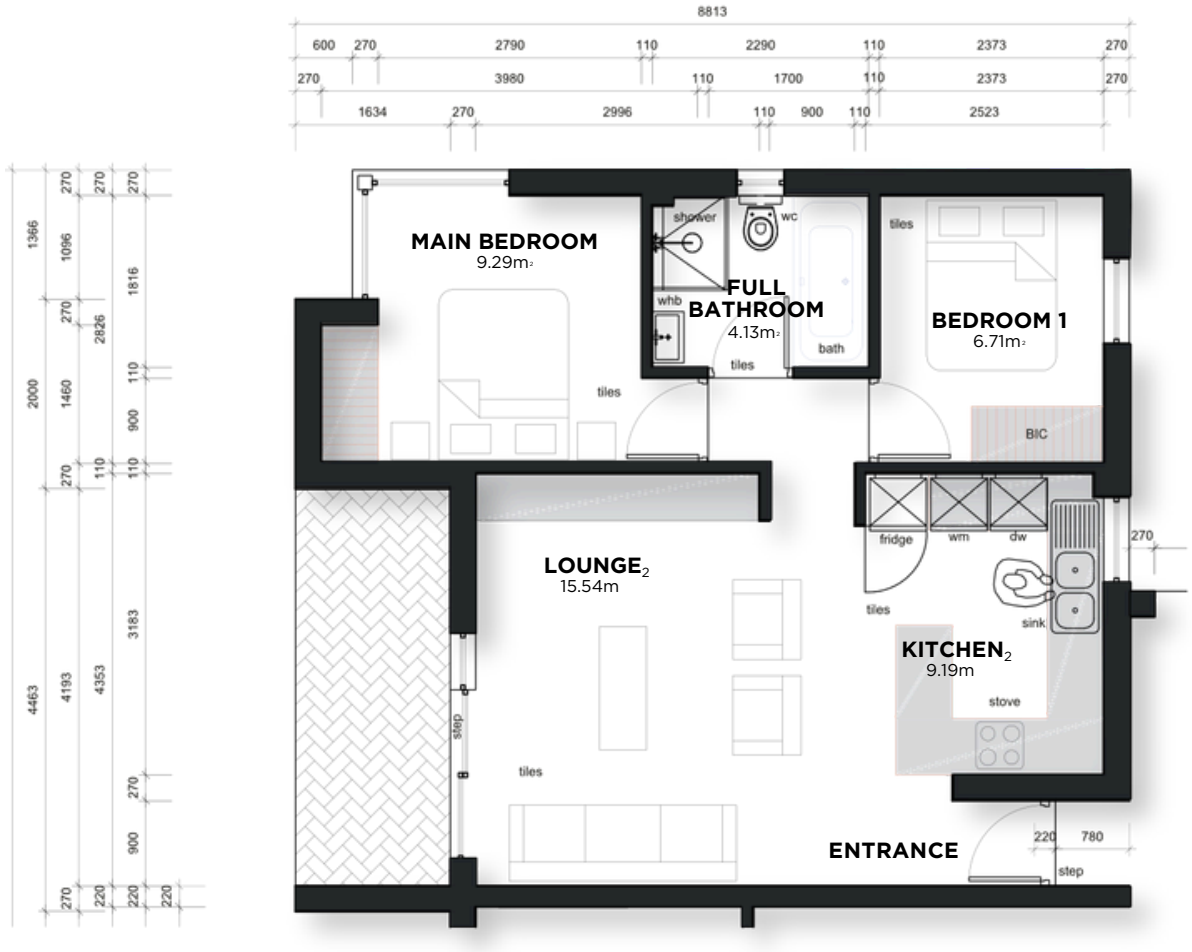
PATIO / BALCONY

KITCHEN SEATING

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Unit Type 3.1

58.94 m²





2 BEDROOMS

1 BATHROOM

DEDICATED PARKING

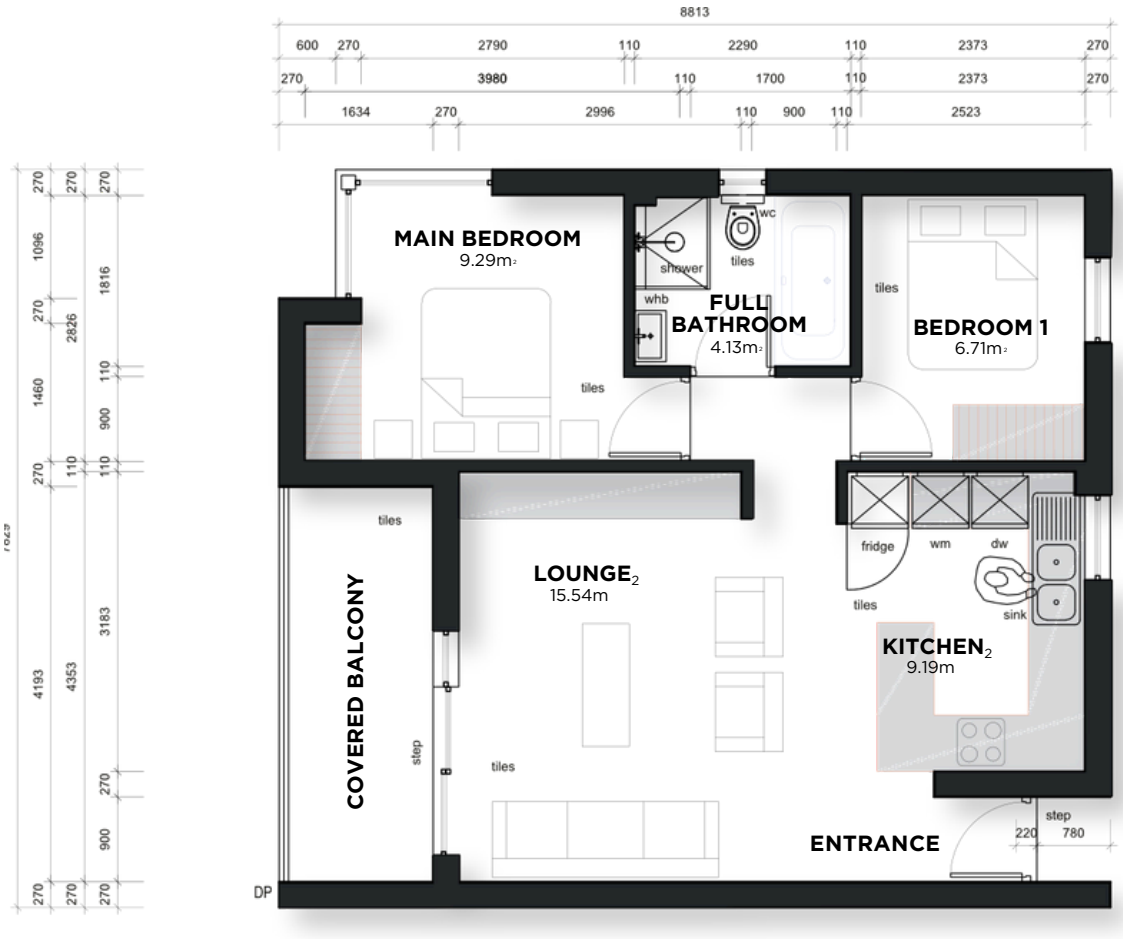
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Unit Type 3.2

59.97 m²





2 BEDROOMS

1 BATHROOM

DEDICATED PARKING

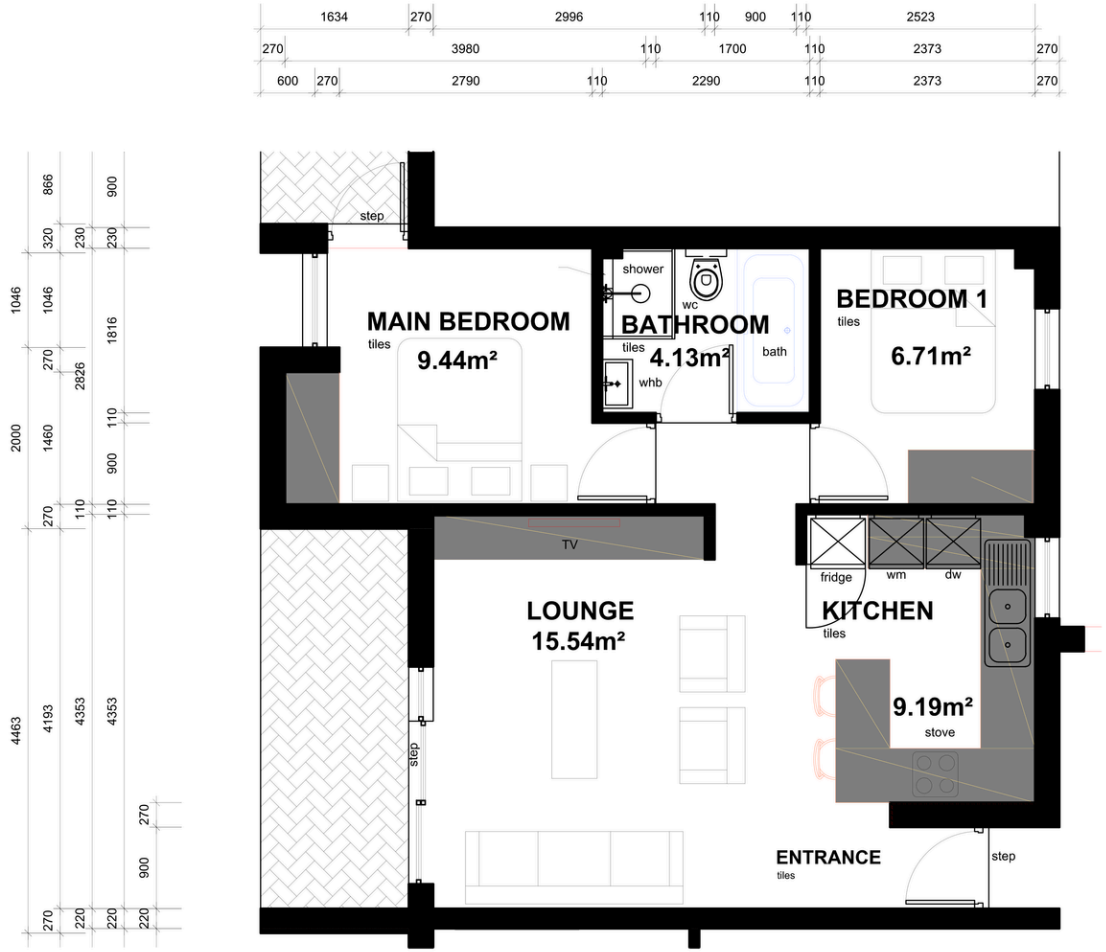
PATIO / BALCONY

KITCHEN SEATING

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Unit Type 3.3

58.13 m²





2
BEDROOMS

1
BATHROOM

DEDICATED PARKING

PATIO / BALCONY

KITCHEN SEATING

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Unit Type 3.4

58.95 m²





2
BEDROOMS

1
BATHROOM

DEDICATED PARKING

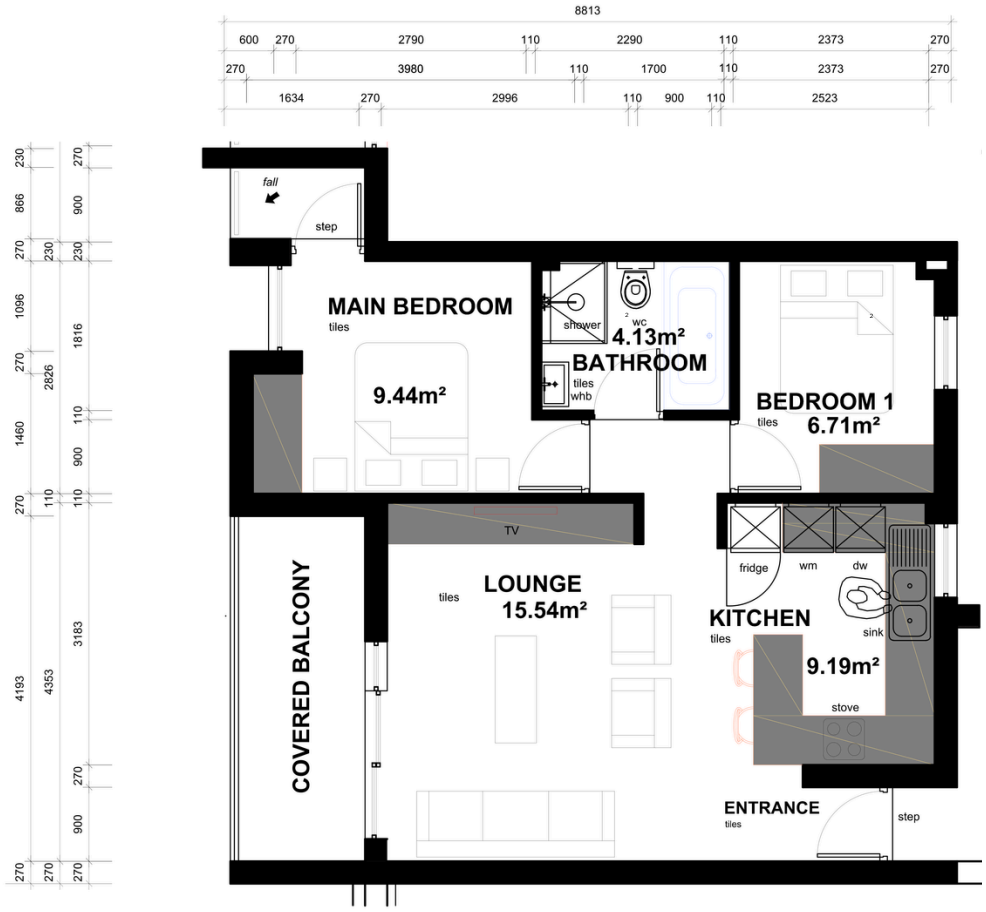
PATIO / BALCONY

KITCHEN SEATING

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Unit Type 3.5

59.16 m²





2
BEDROOMS

1
BATHROOM

DEDICATED PARKING

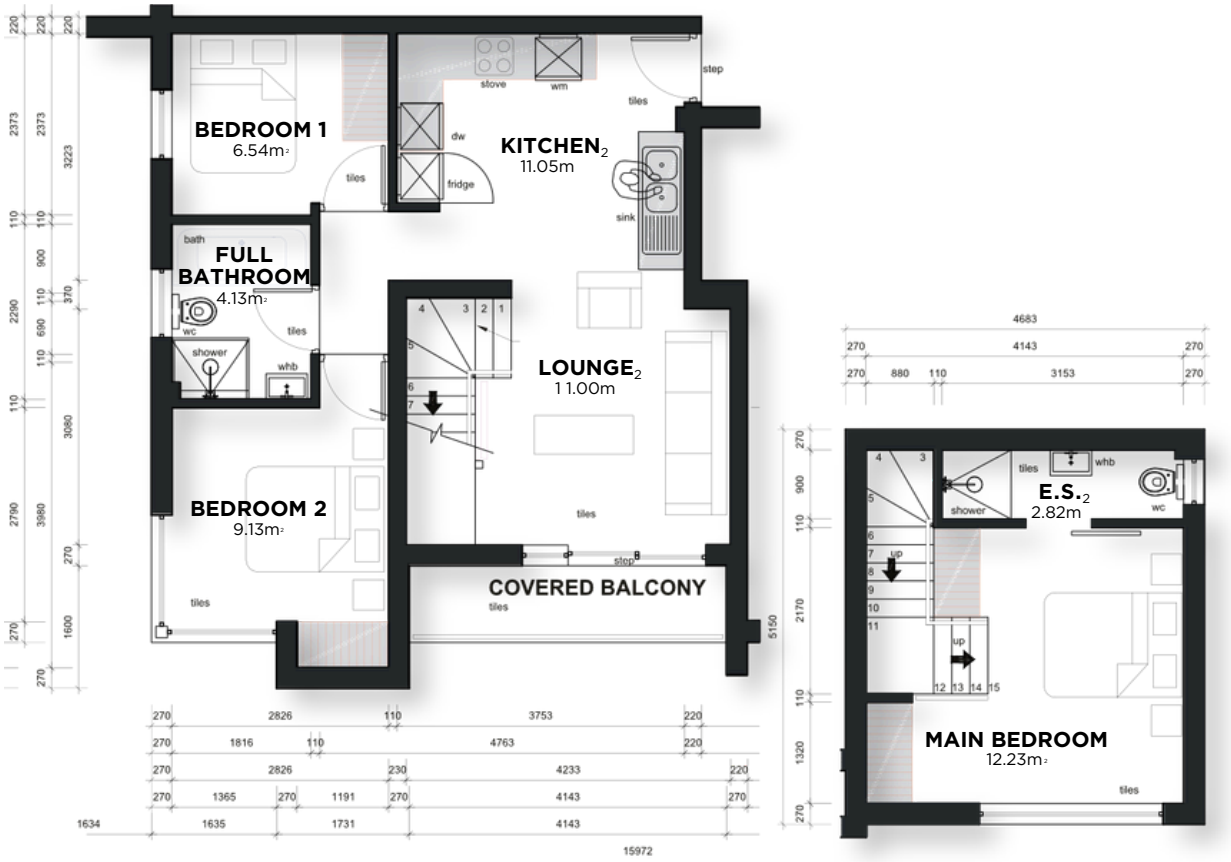
PATIO / BALCONY

KITCHEN SEATING

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Unit Type 4

80.71 m²





3
BEDROOMS

2
BATHROOMS

DEDICATED PARKING

PATIO / BALCONY

LOFT BEDROOM

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Feel right at home at Bergendal Country Villas.

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Renderings and lifestyle pictures shown are for illustration purpose only.