

VENICE
HOUSE
CAPE TOWN



MH

INGSINCAPE HOTEL

ARCHITECTURE HOUSE

ARCHITECTURE HOUSE

Modern Luxury meets Old World Charm

Step into a new era of city living at Venice House, a re-imagined boutique development that celebrates the rich heritage and architecture of the existing building and it's surrounds.

Located in the heart of Cape Town's highly cherished tourist-filled City Centre, this exclusive investment opportunity is brought to you by Prospekt Property Development.

- Priced from R1,35 million – R6 million
- 24 Burg Street, Cape Town
- Sales go live on Wednesday, 4 October 2023, 1pm





VENICE
HOUSE

Investment Highlights

- Urban Development Zone tax benefits (See below)
- Purchase on launch day and unlock a R75 000 discount
- Only 10% deposit required
- No transfer duties
- High long-and short-term rental demand area
- Section 13S tax benefits
- Projected net yields up to 10% pa
- Short build time with expected completion Q4 2024



VENICE HOUSE • VENICE HOUSE • VENICE HOUSE





Filled with Features

Venice House isn't just a home; it's an experience. Classic and contemporary design will feature throughout the building boasting a luxury hotel feel. With 24-hour security and concierge service, every detail has been carefully considered to ensure a lifestyle that's not just convenient, but truly memorable.

On the ground floor you'll find a beautifully appointed coffee shop and eatery within the premises providing the perfect gathering space that effortlessly marries ambiance with delectable delights.



Development Highlights

- 24-hour security with access control
- Professional concierge service
- Ground floor lobby, coffee shop and eatery
- In-house gym
- Short-term rental friendly
- Backup power for communal areas and Wi-Fi
- DSTV and high speed fibre connectivity
- Bespoke furniture packs available
- Parking available to rent in neighbouring parkades
- Optional extras:
 - Air-conditioning (Penthouses only)
 - Double glazing
 - Back-up power.





Incredible Tax Incentives

Investors have access to powerful tax incentives, including the UDZ zone and popular Section 13sex of the Income Tax Act No 58 of 1962.

Urban Development Zone

The UDZ expiry date has recently been extended by *2 years, and any brand new property that transfers before expiry is eligible for up to 30% Tax deduction from SARS. *(Deductible over 11 years)*

Section 13Sex

This scheme enables any taxpayer who owns five or more new, residential rental units, to claim up to 55% of the purchase price as a tax deduction. *(Deductible over 20 years)*

*Please consult your tax advisor for further info

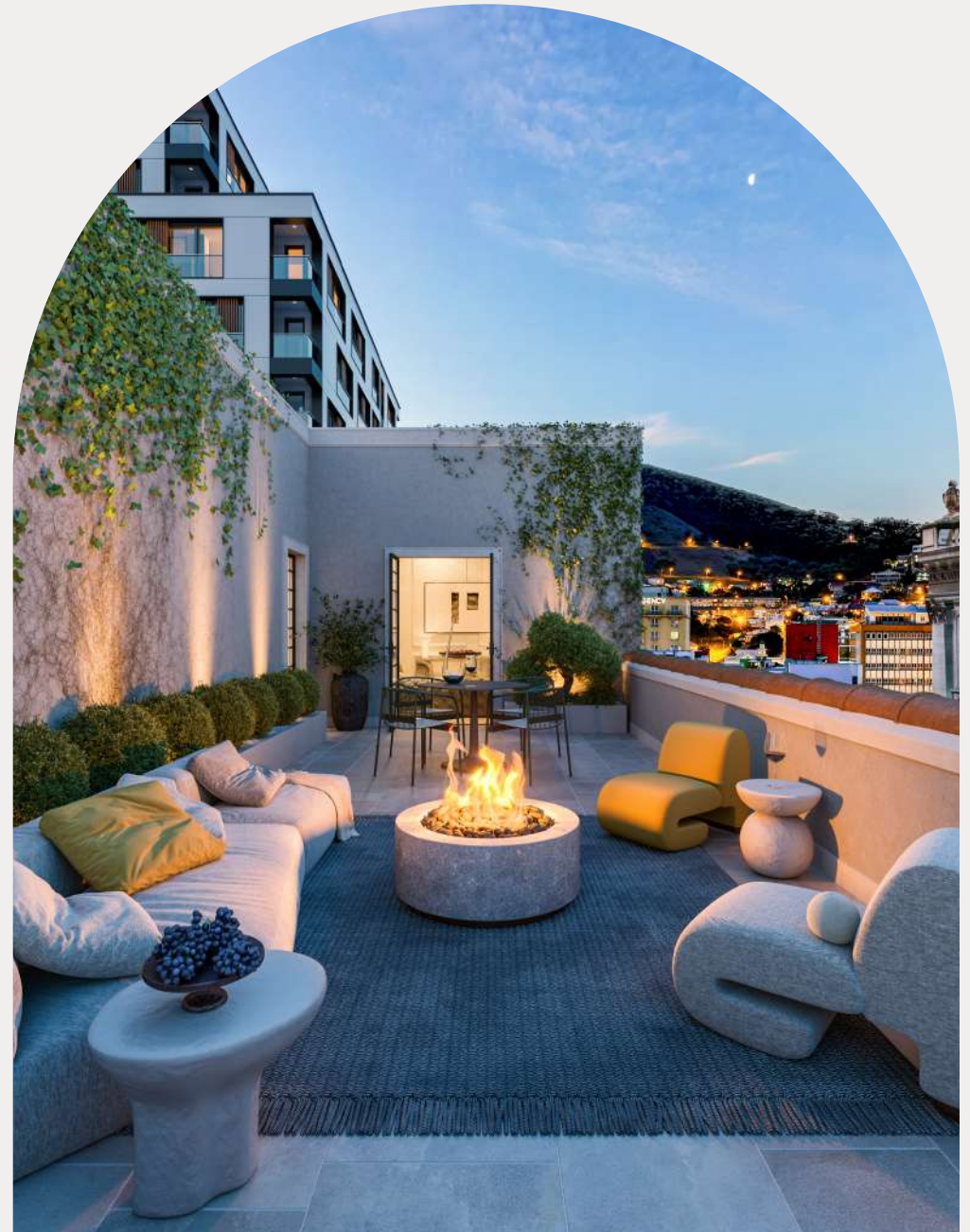


THE HOUSE · VENICE HOUSE · THE HOUSE

The Perfect Mix

A tour of Venice House starts in the grand entrance foyer with domed ceilings, a 24-hour concierge, and an artisanal deli and coffee shop on your left. Heading past the lobby you'll find a nostalgic staircase down to the European-style basement loft apartments and in-house gym.

Venturing up you'll discover beautifully designed studios and one bedroom apartments. Crowning this splendid symphony are two penthouses on the top floor, their spacious terraces offering panoramic views of the dynamic cityscape.





UNIT TYPES
Studios



TYPE 03



UNIT TYPES

Studios



TYPE 02



TYPE 04

UNIT TYPES

One Beds



TYPE 05



UNIT TYPES

One Beds



TYPE B1



TYPE 06



HOUSE · VENICE · ITALY

UNIT TYPES

Penthouses



TYPE 601



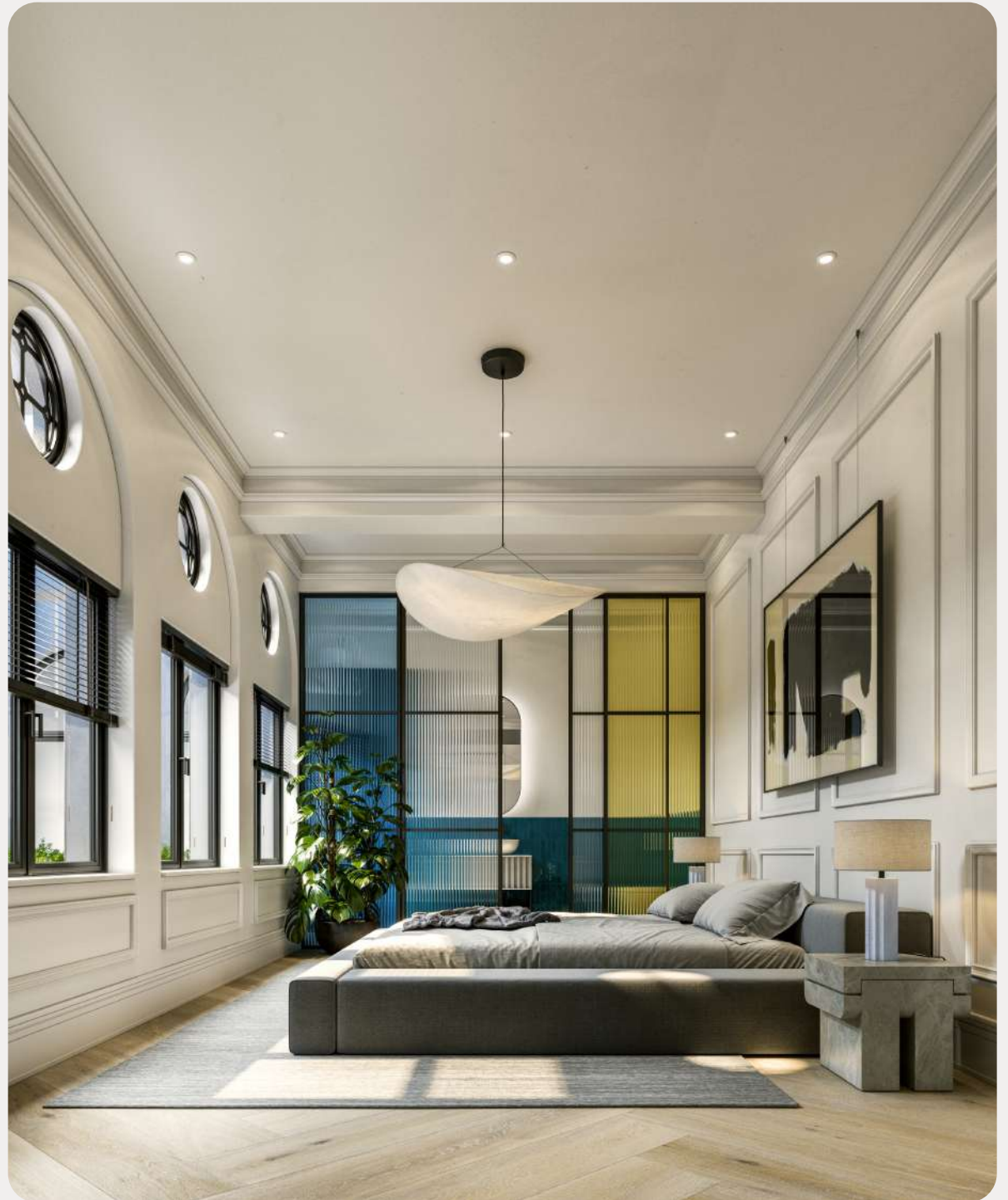


UNIT TYPES

Penthouses



TYPE 602







VENICE HOUSE · VENICE HOUSE · VENICE HOUSE



A Superb Locale

24 Burg Street, Cape Town

Nestled just a block away from the renowned Long Street and Green Market Square, Venice House has the best of both worlds, the high energy of these popular areas with the calmness that a cul-de-sac brings.

The famous City Sightseeing Red Tour Bus stop, a gateway to exploration, is a stone's throw away, inviting you to uncover the city's hidden gems. Quaint boutiques, tantalizing eateries, and vibrant bars line the nearby streets, offering a tapestry of experiences that capture Cape Town's essence.



VEICE HOUSE VEICE HOUSE

3 minute walk

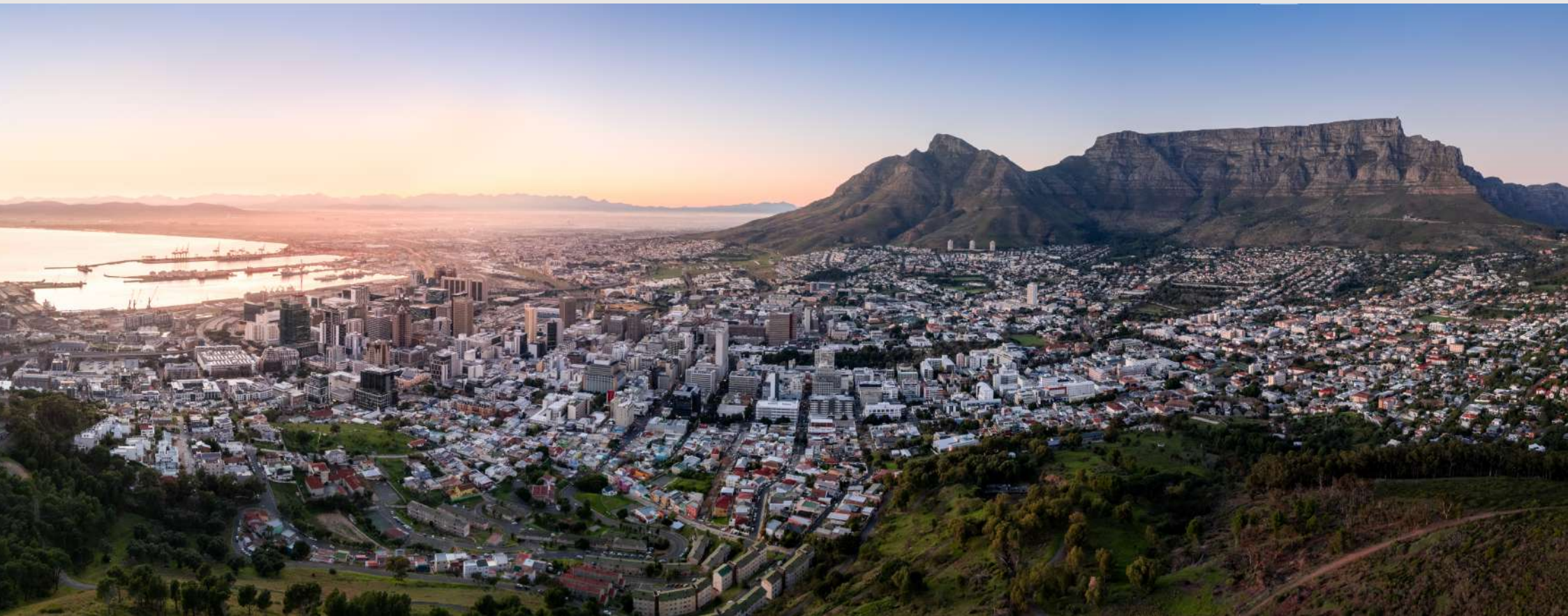
- Long Street
- Tjing Tjing
- Tigers Milk
- Woolworths
- Green Market Square
- Langham House Coffee

5 minute walk

- Clarke's
- VIXI Social House
- Ideas Cartel
- Burger & Lobster
- Villa 47
- Iron Steak and Bar Restaurant

Quick Uber Drive

- Netcare Christiaan Barnard Memorial Hospital
- Labia Theatre
- Cape Town Stadium
- Oranjezicht City Farm
- V&A Waterfront
- Table Mountain Cableway
- Company Gardens



A word from the Architect

This is a truly unique and authentic heritage building. The beautiful European architecture has been preserved and restored, and we've made contemporary design interventions to compliment the rare craftsmanship of Venice House. The result is a genuinely unique apartment development that truly combines the best of both worlds.

Bruce Wilson | Head Architect



BRUCE
WILSON
ARCHITECTS





The Developers

Prospekt is a leading property development company founded by Chris Heunis, specialising in creating exceptional living spaces throughout South Africa. With expertise in project management and financial modelling, we deliver functional and profitable properties.

Visit www.prospekt.co.za



PROSPEKT

Property Development



Sign Me Up

Visit our interactive price list to browse, shortlist and ultimately secure your unit on launch day on **4 October 2023, at 13:00.**

With a limited number of apartments for sale at Venice House, the launch day is poised to captivate a surge of eager investors. Adding to the appeal, we've announced an exclusive launch incentive: **R75 000 discount** applicable to apartments secured on the launch day.

For more information on our sales launch

Website: www.venicehouse.co.za

Development Expert: **Kyle Vernes**

+27 79 901 7415 | venicehouse@revo.co.za

