

INVESTMENT OPPORTUNITY

Building a housing community

Michelle Swart finds out more about the first 33 of only 133 freestanding homes in MSP Developments' award-winning Buh-Rein Estate, which were recently released



MSP Developments is landowner, developer and builder on the Buh-Rein Estate situated on 87,62ha between the Cape Town suburbs of Durbanville and Kraaifontein. Buh-Rein will see the creation of a whole new suburb, with 3 511 housing facilities coming on the market. MSP CEO Riaan Roos

says: "Once complete, Buh-Rein Estate will include 86 sub-developments, with 3 241 apartments, 133 freestanding homes and 137 townhouses." The first 33 of the 133 freestanding homes have been released by MSP Developments and are likely to replicate the demand that saw more than 180 apartments/townhouses snapped up in



over nine months.

The freestanding homes offer two or three bedrooms, with the master bedroom en suite, plus a family bathroom. Prices range from R1 079 900 to R1 229 900 all inclusive.

Plot sizes average about 469m². The architectural design can be described as contemporary barn house, with five different unit layouts for buyers to choose from, all incorporating spacious open-plan kitchen, living and dining areas. Finishes and features include tiled kitchen and living areas, a foyer, study nook, carpeted bedrooms, built-in cupboards in bedrooms, tiled patios

with built-in braai, single or double garage (automated), wireless router and landscaped gardens.

Some upgrade options include down lights in living areas and kitchen, a butcher's block in the kitchen and a swimming pool.

The fully fitted kitchens include ample storage, stainless-steel oven, hob and extractor, and engineered stone counter tops by Samsung Radianz, which come with a lifetime guarantee.

Says Roos: "MSP's aim is to provide reasonably priced yet high-quality solutions to the housing needs of the average South African. Our leverage means that MSP has managed to secure an

exclusive deal with the South African wholesale distributor of Samsung engineered stone counter tops, allowing us to yet again raise the quality benchmark in this segment of the market. These tops are more hygienic than granite, are scratch-resistant, and generally only found in much higher-priced properties."

MSP created a people-centric and environmentally sound design for Buh-Rein Estate, and this attention to the needs of residents saw MSP Developments winning the SAPI (South African Planning Institute) 2010 planning award (private sector) for Buh-Rein.

Buh-Rein Estate incorporates

large areas of natural space, including 20 pocket parks and a central green zone designed around storm water drainage and outdoor activities.

The greening of the estate will see more than 2 000 new trees planted in public spaces and parks. Pedestrian and cycling paths connect park areas with shops and other amenities.

The street are wide and pedestrian friendly, and there will be little need to drive anywhere in the people-focused townscape. Sports enthusiasts will have access to the estate's multipurpose sports field, which can be used by residents and school teams freely.

Planned on-site amenities include a private school, crèche, churches and a medical facility. An on-site shopping centre and petrol station has been confirmed.

A drive-through take-away and petrol station on the central access road will make for quick stops on the way into or out of the estate. Buh-Rein Estate will offer a daily transport service to the Cape Town CBD and Stellenbosch, making it ideal for young professionals or students.

Roos says the design of a number of smaller security estates within the larger framework of Buh-Rein allows the estate to be secured fully from within, rather than just by the usual 2,1m-high perimeter walls.

"Security cameras, technology and dedicated personnel will ensure a complete security solution in the estate with open areas monitored 24/7. The estate has been designed with an advanced five-tier security system that will be phased in towards total operational coverage by late 2012."

He says that developers must take a long-term view and realise they are not only building housing, but communities.

"New-era developments must offer security and amenities never before deemed necessary in the middle to affordable housing segment. Only then will we create community-focused family-friendly estates with room to breathe."

The launch of the freestanding homes brings to three the variety of products currently on offer at Buh-Rein Estate, with options to suit everyone's pocket.

Price:
Freestanding homes from R1 079 900
Townhouses from R849 900
Apartments from R442 900
Contact:
MSP Sales
David Britz 084 547 7000
Office 021 801 5400

LIFESTYLE FEATURE

Slow-lane lifestyle