



## Pretoria's trendy new apartments

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Buy-to-let investors looking for solid property returns should look no further than Duncan Court, a new development in [Hatfield Pretoria](#).

Duncan Court is intended to meet the shortage of decent accommodation for students and young professionals.

Developed by Costa Zervas Projects, an established developer in Tshwane with extensive experience in residential and commercial developments, the apartments are priced from R595 000 for a studio apartment to R1.665 million for a two bedroom apartment.

A deposit of R20 000 will see investors experience two years' growth on their investment before occupation.

Duncan Court is located along Park Street just off Duncan Street, near Tuks and within walking distance of the new Hatfield Gautrain Station.

There would be little need to use a car when residing in Duncan Court, other than for recreational and business travelling, according to the developers.

Duncan Court is scheduled for completion in 2014.

Costa Zervas, chief executive officer of Costa Zervas Projects, says they foresee Duncan Court attracting buyers, in particular, parents looking for secure student accommodation, young professionals who work in the area, individuals living on smallholdings who want a base in town, as well as property investors.

"Duncan Court's trendy apartments offer investors a secure profitable investment with a positive return guaranteed."

He says there will be no shortage of tenants to rent the premises.

Parents investing in their students' future can be at ease knowing their son or daughter resides in a safe environment – a home away from home, but at the same time integrated with student life, he says.

Duncan Court will comprise 11 storeys of 480 studio and loft one and two bedroom apartments on the upper levels.

It will have one basement level for parking, as well as additional parking on both the ground and first floor levels.

The ground floor will also accommodate conference facilities, as well as a restaurant.

Security features include a 24-hour manned guard house, as well as security camera surveillance.

Rainier Snyman of Studio3 Architects says Duncan Court is destined to become a well-known, enviable address.

"The architecture and interior design reflect modern, contemporary trends and offer both durability and quality."

Kent Gush of Kent Gush Properties, appointed principal marketing agent explains that research, has shown that there is a dire shortage of student accommodation across the country and Pretoria is not unique.

According to recent news headlines, the shortage of student housing and lack of quality accommodation is reflected in students' exam results, he says.

Gush notes that a report released by the Department of Higher Education and Training in September 2011, on the provision of student housing at [South African](#) universities, highlighted a significant shortage of on-campus student accommodation nationwide.

It emphasised that accessible, decent, safe and academically conducive student accommodation was crucial to the quality of our higher education system and the success of students.

The report found that in 2010, the [University](#) of Pretoria (Tuks) could only match 18.3 percent of its enrolled students with on-site beds (7 650 bed supply for 41 796 enrolled students).



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Similarly, the Tshwane University of Technology (the Pretoria, [Nelspruit](#) and [Witbank](#) campuses) could only provide 4 340 beds for its 36 993 enrolled students.

The shortage of student accommodation has seen the emergence of privately owned student residential buildings, such as [City Edge](#) in [Cape Town](#) and [Urban Nest](#) student communities in [Gauteng](#), to catch some of the overspill by supplying and managing purpose-built, off-campus residences for students with modern amenities, he says.

"The findings confirm that there is a gap in the market for affordable and safe student accommodation," says Gush.

The shortage of student accommodation at Tuks, the number three university in South Africa, according to the Webometrics ranking of world higher education, will ensure ongoing demand for this type of property, assuring buyers and investors of an excellent return, he says.

"Private investors are buying properties near the universities, either for their own children or with a view to buy to rent them out."

At this new address, young professionals, students and business persons can move around the various Tukkies campuses, the Pretoria suburbs and between [Centurion](#), [Sandton](#) and OR Tambo, as well as access the Gautrain with ease.

This new trendy living development is also ideal for people working in [Johannesburg](#) and wanting to reside in Pretoria, he says.

He notes that numerous smaller-scale private accommodation developments targeting the student market already exist along Park Street, providing future Duncan Court residents with an existing student residential hub.

Would-be buyers can visit the Duncan Court on 10 and 11 November to view the off-plan site of this development or contact 011 465 5365 for more information.

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