



**Gordon Swensson**  
072 622 7490  
gordonswensson@dpg.co.za

Contact Musgrave

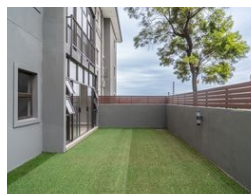
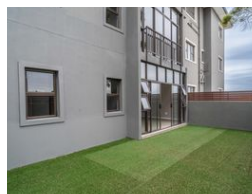
031 3165402

279 Problem Mkhize Road,  
Essenwood,  
Durban,  
4001

## FEATURED



Web Ref DPR13201



## R25,000,000

**Monthly Bond Repayment** R253,807.24

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R2,922,371.00 **Bond Costs** R132,285.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

🛏 24 🚗 11

## Student accommodation investment opportunity - new, 11-unit Musgrave block

Dormehl Phalane Musgrave presents something special – the sale of a new, 11-unit block in prime Musgrave's Currie Road. It is a perfect investment for student accommodation.

This upmarket and stylish property offers nine fully-fitted, two-bedroom, two-bathroom units. It also offers two spacious, double-storey penthouse shells, each measuring 242m² and each offering three bedrooms and two bathrooms.

A big bonus is that the building has already been accredited by NSFAS for a three-year student accommodation contract for 70 students.

The property will need to be fitted out to NSFAS standards and will have the potential to generate a profit of about R257 000 per month. Phase 2 will be the completion of the two penthouse units to accommodate an extra 27 students with a potential return of R360 000 per month.

The building has a...

## Features

Interior		Exterior		Sizes	
Bedrooms	24	Carports / Parkings	13	Land Size	1,200m²
Bathrooms	11	Security	Yes		
Kitchens	11	Pool	No		
Recep. Rooms	22	Views	False		
Furnished	No				

