

B L A C K
B R I C K
G A R D E N S

INVESTOR BROCHURE

Invest In Gardens, Cape Town, With The BlackBrick ApartHotel Network

Africa's fastest growing ApartHotel Network opens its doors in Cape Town's Gardens suburb, on Roodehek Street with high foot traffic. Backed by a strong demand and high seasonal occupancy peaking at 83%, this location has attracted buyers from across the globe. Stock in Gardens is known to sell fast. With limited units available, now is the opportunity to invest.

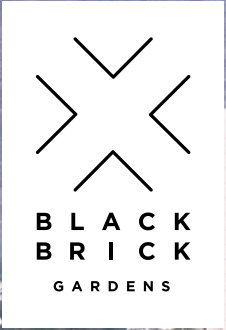
Construction Complete. Earn From Day One!



1-Bedroom ApartHotel Units
From R2 595 000 – R2 895 000
Furniture Included To The Value of R150 000*

R20 000 Deposit | No Transfer Duty | Saving up to R98 800

***Disclaimer:** Furniture package is valued between R144 000 - R155 000



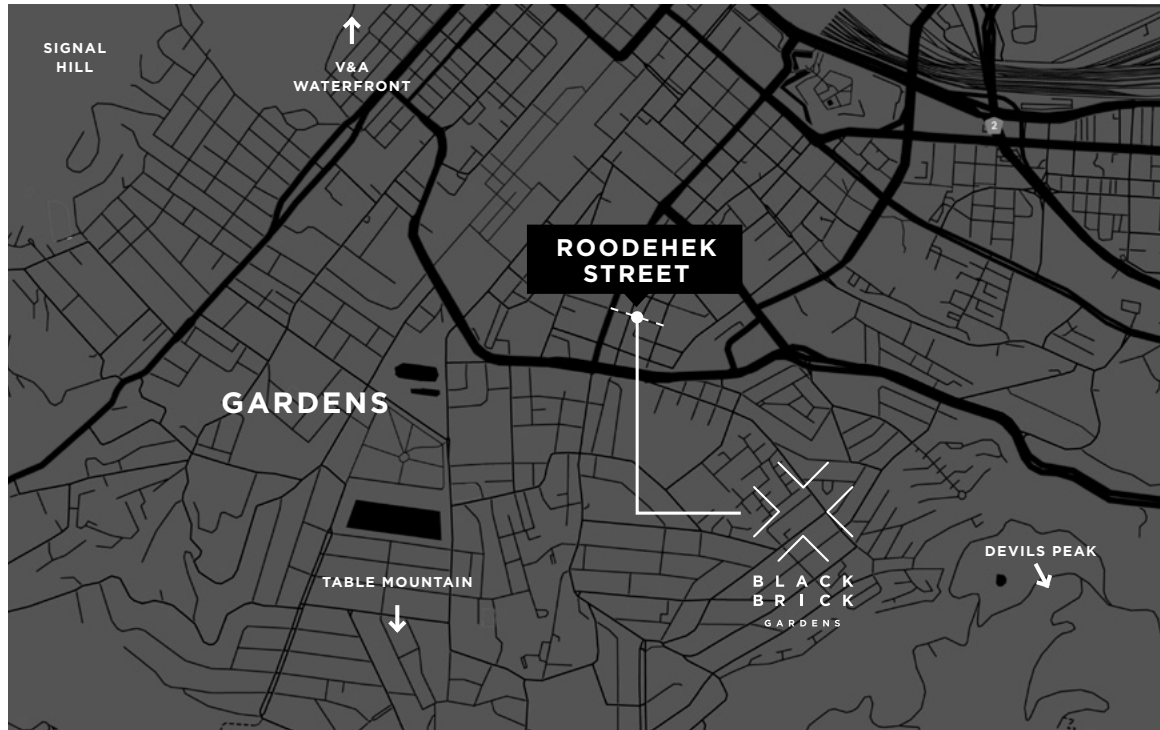
Own In A Global Cultural Network On Roodehek Street

Artisanal stores, restaurants and coffee shops invite a new generation of digital nomads to discover the authentic Cape Town stay.



Hotel Stays

In A Walkable Neighbourhood



RESTAURANTS

The Dogs Bollocks	56m	1-min walk
Dunkley Square	290m	4-min walk
Truth Coffee	650m	10-min walk
Mount Nelson	950m	13-min walk
Flour Market Bakery	55m	1-min walk

RETAIL

Garden's Shopping Centre	500m	7-min walk
Food Lover's Market	700m	11-min walk

ENTERTAINMENT & RELAXATION

Book Lounge	500m	8-min walk
Labia Theatre	850m	12-min walk

PUBLIC TRANSPORT

BRT Gardens Stop	350m	5-min walk
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HEALTHCARE

Mediclinic Cape Town Hospital	1.2km	15-min walk
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CULTURE & EDUCATION

Kleine Kloof Early Learning Centre	76m	1-min walk
House of Parliament	600m	9-min walk
iziko South African Museum	850m	12-min walk
Tutu Museum	900m	14-min walk
Language schools	1km	15-min walk

SHARED WORK SPACES & CREATIVE

Chips	270m	4-min walk
Orms Pro Photo Warehouse	550m	8-min walk
Craft & Go	650m	8-min walk

OUTDOORS & ACTIVE

Virgin Active	300m	4-min walk
Racket & Ball Club	1.3km	20-min walk
Oranjezicht City Farm	1.5km	20-min walk

BlackBrick Gardens

Delivers High Cape Town Returns In A Bustling Hospitality Market

83% Peak Seasonal
Occupancy in Gardens

30% Capital Growth in Gardens
achieved over the last 5 years

High-demand in Gardens

Listings sell 50% faster than CT Average

- 2-3 Months Gardens
- 4-6 Months Cape Town*

75-80%

BlackBrick Nationwide
Average Occupancy rates

Net Yields up to **8%**



Source: Rainmaker Marketing, Lightstone Data, The Africanvestor

Disclaimer: *Cape Town is shown as a city-wide average. The information provided is to be used as a guide and is not a guarantee of savings or earnings. All information stated here was correct at time of printing/publishing and subject to change without notice. E&OE



77% Sold And Operational

BlackBrick Gardens has already achieved exceptional market uptake from buyers, with 77% of the building sold and fully operational. This early success has created a thriving community of owners and investors who are actively engaged and ready to unlock strong returns. With momentum building and demand in Gardens suburb continuing to surge, now is the moment to secure your position in a proven, high-performance asset.

Gardens Suburb Comparison

Gardens is renowned for its heritage, culture, and access to the CBD, Kloof Street, and the Atlantic Seaboard. At R2.595 million - R2.895 million, BlackBrick Gardens offers investors a rare opportunity to enter one of Cape Town's most established suburbs at pricing that is below the city's average of R3.5 million - and gain entry to a suburb where prices for Sectional Title range up to R12 million.

With limited new stock, Gardens is a long-term value, high-demand suburb delivering steady capital growth and strong occupancy. It is your entry point to Cape Town's hospitality boom.

Invest Into Gardens Suburb At Below The Cape Town Average

Strategic entry to a suburb where prices range up to R12m.



Source: The Africanvestor, Property24 suburb Trends & Statistics pages and live listing distributions (Gardens, Foreshore, De Waterkant, Green Point); Nox Cape Town market update (De Waterkant); macro context from FNB, Stats SA, Lightstone data, and RE/MAX (Q2-Q4 2025). **Disclaimer:** *Cape Town shown as a city-wide average. The information provided is to be used as a guide and is not a guarantee of savings or earnings. All information stated here was correct at time of printing/publishing and subject to change without notice. E&OE



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Proven Performance In Gardens With The BlackBrick Network

- Gardens has seen 30% capital appreciation over the last 5 years*
- Stock is scarce and listings are sold 50% faster in Gardens than the Cape Town average*

Average Occupancy For Hotel And ApartHotel Stays:

What BlackBrick achieves nationally at existing locations

75-80% Occupancy*

What Cape Town achieves

64-68% Occupancy*

*Source: BlackBrick data, The Africanvestor, Cape Town Tourism / Horwath HTL Accommodation Performance Reports (2025); TrevPAR World; AirDNA Cape Town Market Data (2025)

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The BlackBrick Network

Invest In A Proven Hotel Performer
- Not A Promise



- **Bryanston, Sandton** - Launching in February 2026. Construction beginning in February 2026 & Completed in October 2026.
- **Menlyn, Pretoria** - Launching in February 2026.
- **Bainskloof, Western Cape** - Launching in April 2026.

BlackBrick Gardens: The Flagship Investors Have Been Waiting For

BlackBrick Gardens is the flagship location in BlackBrick's rapidly expanding global portfolio - a fully operational, design-led architectural landmark now paving the way in Cape Town's ApartHotel market.

Powered by BlackBrick, Africa's fastest-growing ApartHotel Network, it delivers immediate income performance, consistently high occupancy, and the strength of network-driven demand across cities. For investors seeking a future-focused, high-momentum asset in one of Cape Town's most competitive precincts, this is a future-proof foothold into Cape Town's high-growth ApartHotel market.





Why Invest In BlackBrick Gardens?

- Prime Gardens location
- Final developer units with no transfer duty
- Strategic entry to Cape Town property in an established neighbourhood
- Vibrant walkable precinct on Roodehek Street with artisanal stores and restaurants
- High estimated occupancy rates backed by the BlackBrick network
- High BlackBrick ApartHotel standard across all units and facilities at a national level with global locations soon to be announced

Net Yields Up To 10.2%

Owner Member Benefits

- 10 free nights in the hotel network
- 15% discount on stays outside of the 10 free nights
- Free access to BlackBrick facilities nationwide
- Discounts on venue hire nationwide
- Priority access to new BlackBrick location sales





Invest In Cape Town Property With City And Mountain Views

1-Bed ApartHotel Unit

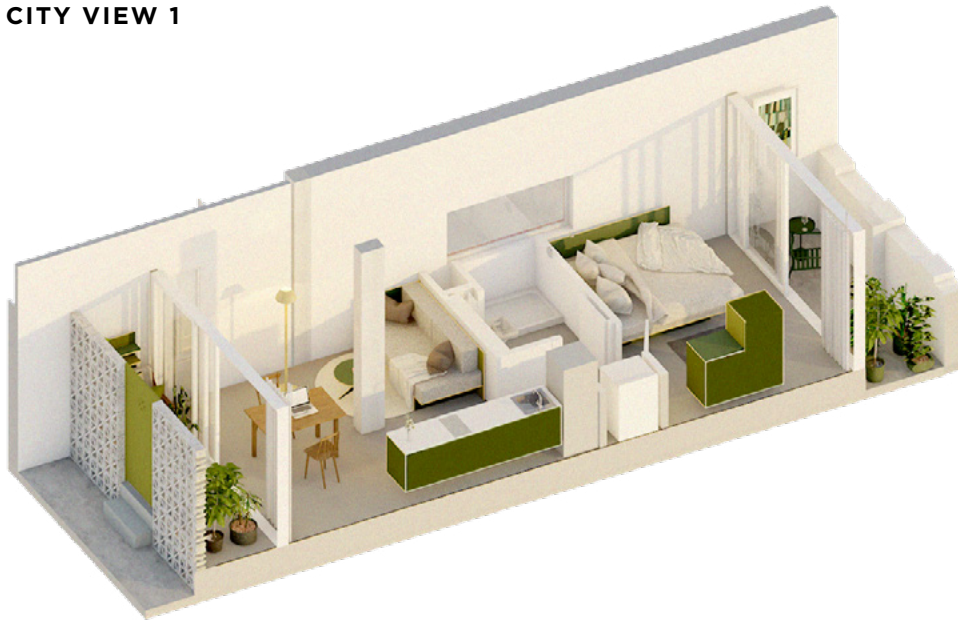
From **R2 595 000 - R2 795 000**

44M² | CITY VIEWS

FLOORS 1 - 5

R20 000 DEPOSIT | NO TRANSFER DUTY | INCLUDING FURNITURE

CITY VIEW 1



CITY VIEW 2



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1-Bed ApartHotel Unit

From **R2 795 000**

35M² | MOUNTAIN CORNER AND MOUNTAIN VIEWS

FLOOR 5

R20 000 DEPOSIT | NO TRANSFER DUTY | INCLUDING FURNITURE

MOUNTAIN CORNER



MOUNTAIN VIEWS



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1-Bed ApartHotel Unit

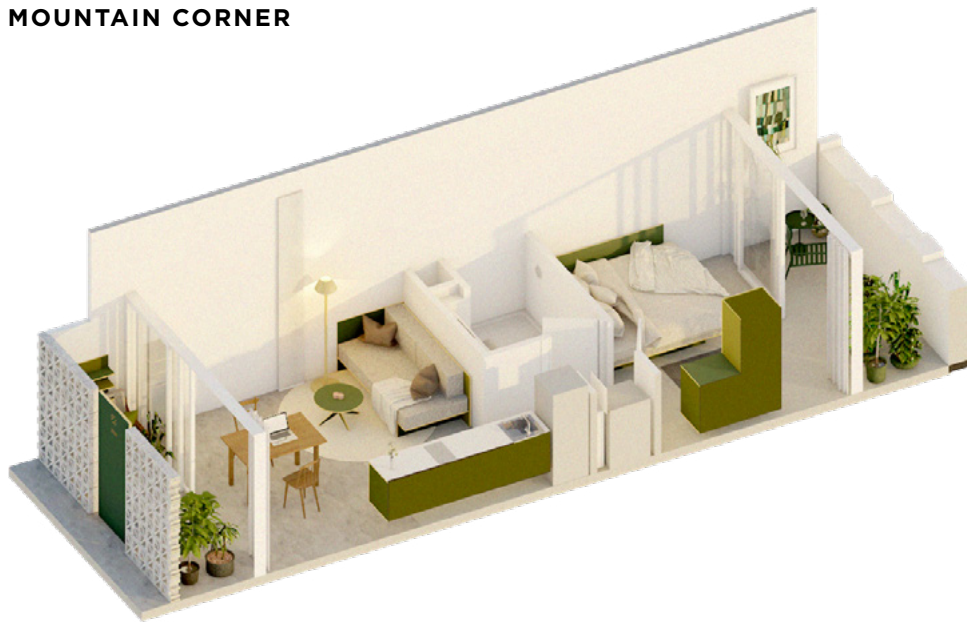
From **R2 695 000 - R2 795 000**

36M² | MOUNTAIN CORNER AND MOUNTAIN VIEWS

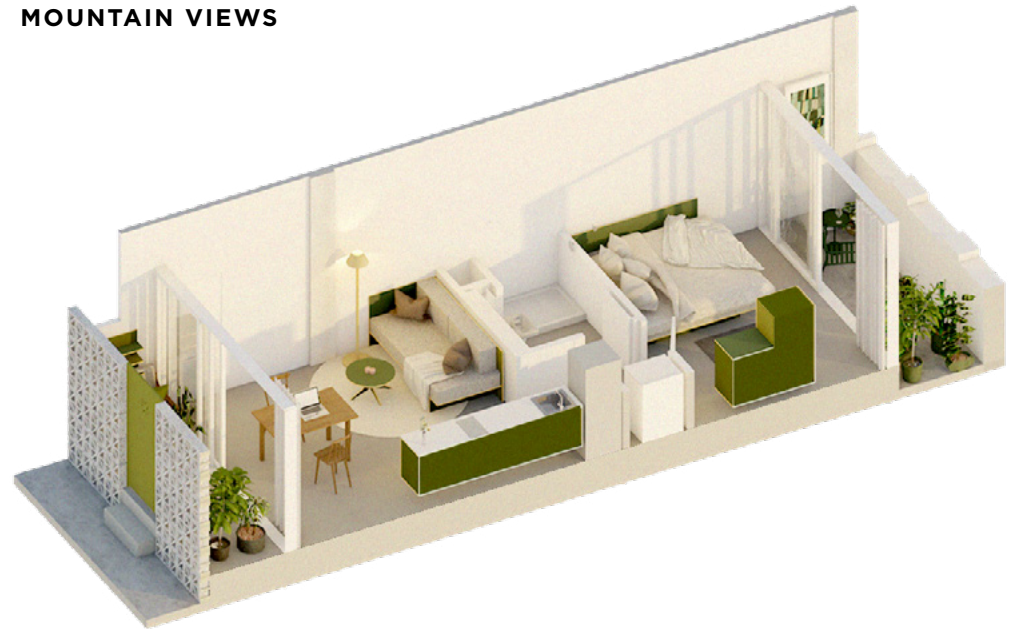
FLOORS 4 - 5

R20 000 DEPOSIT | NO TRANSFER DUTY | INCLUDING FURNITURE

MOUNTAIN CORNER



MOUNTAIN VIEWS



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1-Bed ApartHotel Unit

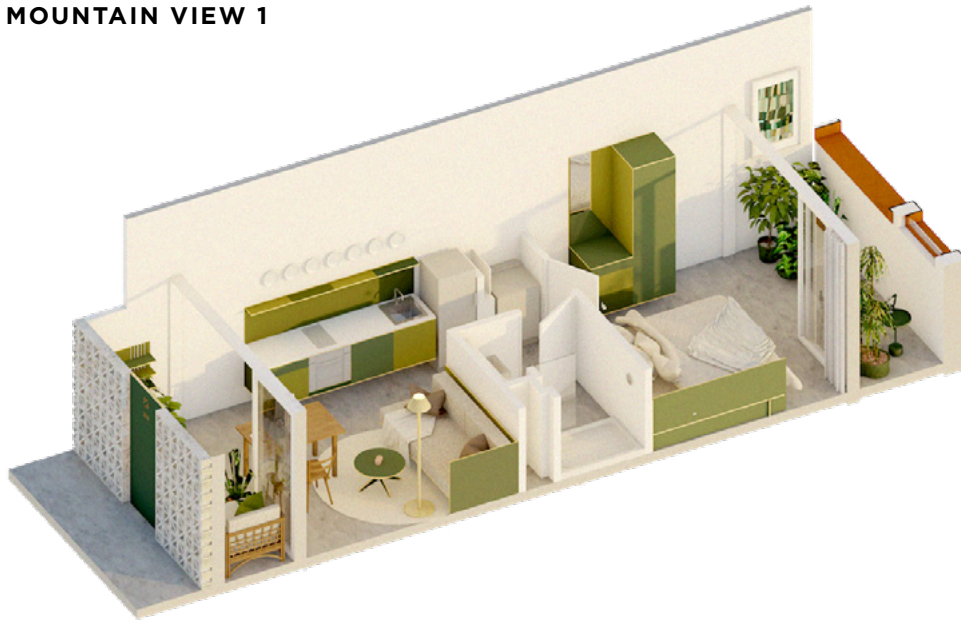
From **R2 745 000 - R2 895 000**

38M² | MOUNTAIN VIEWS

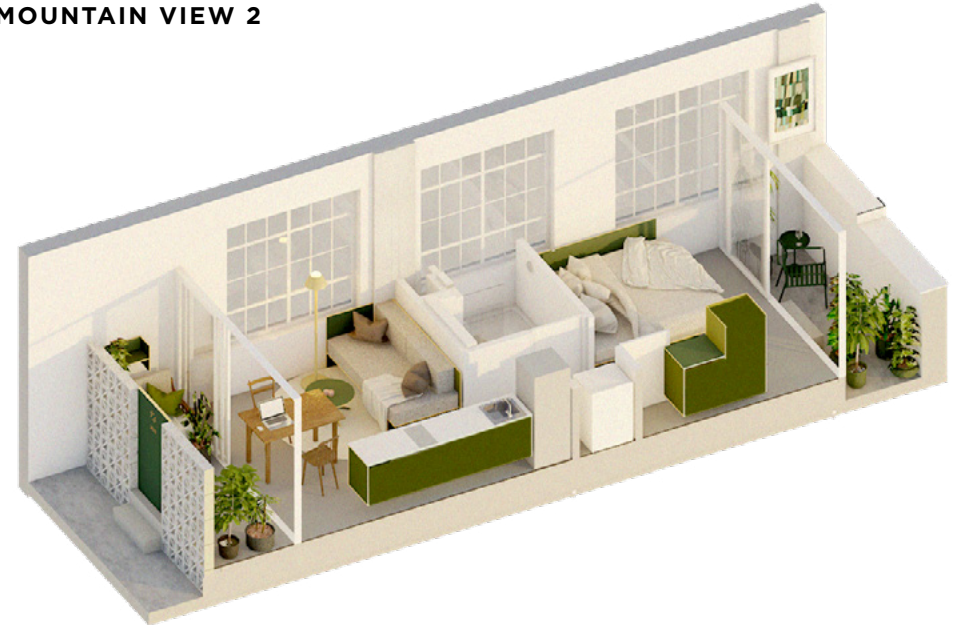
FLOORS 4 - 5

R20 000 DEPOSIT | NO TRANSFER DUTY | INCLUDING FURNITURE

MOUNTAIN VIEW 1



MOUNTAIN VIEW 2



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1-Bed ApartHotel Unit

From **R2 795 000 – R2 895 000**

45M² | MOUNTAIN VIEWS AND CITY VIEWS

FLOORS 2 - 3

R20 000 DEPOSIT | NO TRANSFER DUTY | INCLUDING FURNITURE

MOUNTAIN VIEWS



CITY VIEWS



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1-Bed ApartHotel Unit

From **R2 795 000**

65M² | EXCLUSIVE GARDEN UNIT

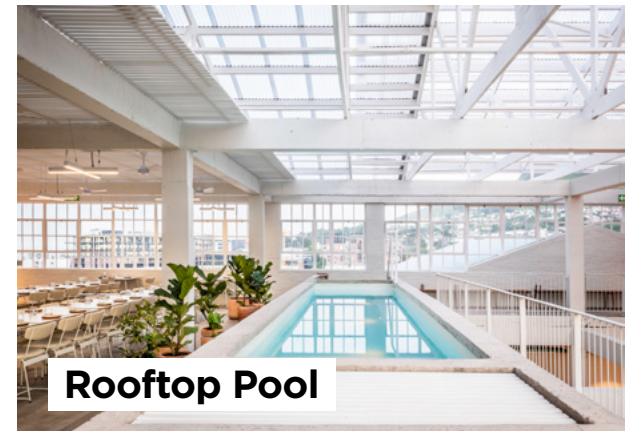
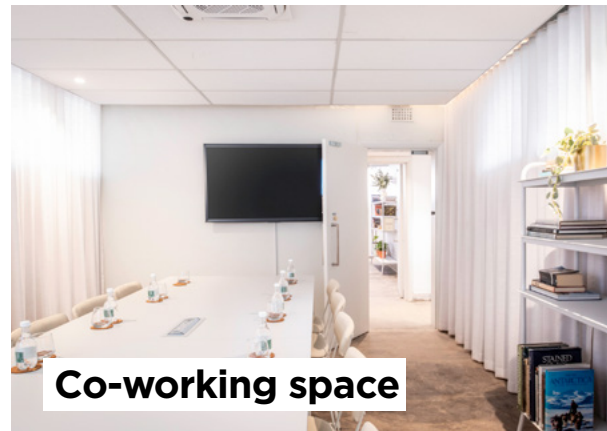
FLOOR 1

R20 000 DEPOSIT | NO TRANSFER DUTY | INCLUDING FURNITURE

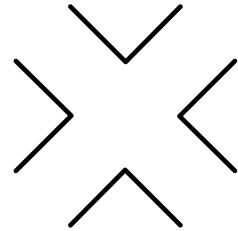


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Discover Blackbrick Gardens







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LISTINGS PLATFORM

BB-Gardens.co.za

067 206 6635

