

FINDING

than the Cape Town average, because demand continues to exceed supply.

Stellenbosch

Pam Golding Properties' (PGP) area manager for Stellenbosch, Louise Varga, says the town traditionally experiences a high turnover of flats between September and November each year, with parents selling as their children complete their studies, and new parents coming into the market. "This constant turnover and consistently high demand assures any parent – or any investor – of sound capital growth, even amid the worst market conditions," says Varga.

bedroom apartments cost between R470 000 and R1.7 million, while a two-bedroom unit will sell for between R540 000 and R2.75 million. Larger flats with multiple bedrooms are all priced at over R1 million, with the ceiling being at just over R3 million for a spacious four-bedroom unit on a campus.

Pietermaritzburg

Pietermaritzburg has been named the province's sole capital. Growth in the city is expected to swell student numbers at the local university. Barbara Becker, PGP's area principal for Pietermaritzburg, is currently marketing 20 m²

Compare the number of university-owned beds to enrolment figures, using data from the tertiary institutions' registrars' offices


PGP's MD for the Boland and Overberg Annien Borg says the market for apartments sees demand from investment buyers all year round, who can rest assured that they will always have a tenant. "The simple economics of supply and demand mean that investment in an apartment here will show capital growth, even in challenging times."

Apartments located within university campuses are particularly popular, tend to command the highest prices, and can attract the highest rental income. A two-bedroom unit in a new block on a campus, for example, can attract up to R6 500 per month in the current rental market.

As for prices, PGP reports that bachelor flats of 20 m² to 65 m² can currently be obtained for between R400 000 and R1.4 million. One-

units conveniently located near the university at prices from R245 000, with levies of R173 per month. "These units were developed as student accommodation and are within very easy walking distance of the University of KwaZulu-Natal, Pietermaritzburg. We have a number of other flats within walking or cycling distance of the university, ranging from R250 000 for 81 m², with levies of R292 per month.

Winning strategies for student accommodation

Whichever campus or area you choose, the experts can help ensure that your student accommodation investment delivers the returns you want. 

RESOURCES

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