

# Hamptons

INTERNATIONAL



**South Africa, Western Cape, Observatory, Rochester Road, 130**

8 🛏 4 🚗 2 📺

**£200,000**  
**(R 4,495,000)**

## Property details



### Attributes

 **Commercial**

**South Africa, Western Cape, Observatory, Rochester Road, 130**

**£200,000**  
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8  4  2 

## Description

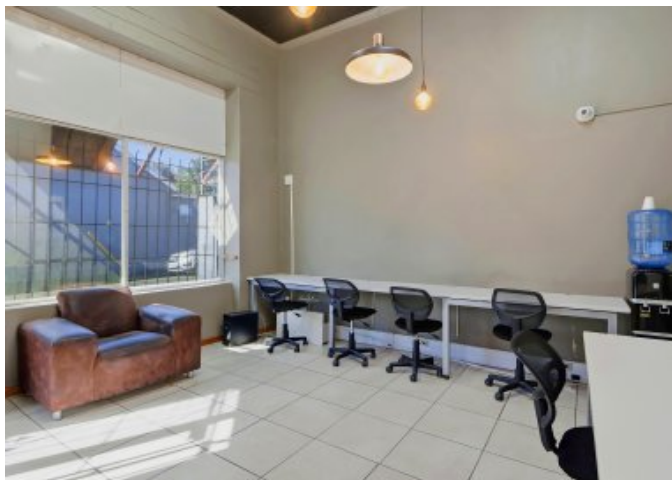
Multi-Unit Residential & Retail Investment | Observatory, Cape Town This expansive, multi-let property is situated in a high-demand rental corridor, specifically catering to the UCT student market and young professional demographic. Designed as a turnkey asset, the property offers a diversified income stream through eight residential units and a street-front commercial component.

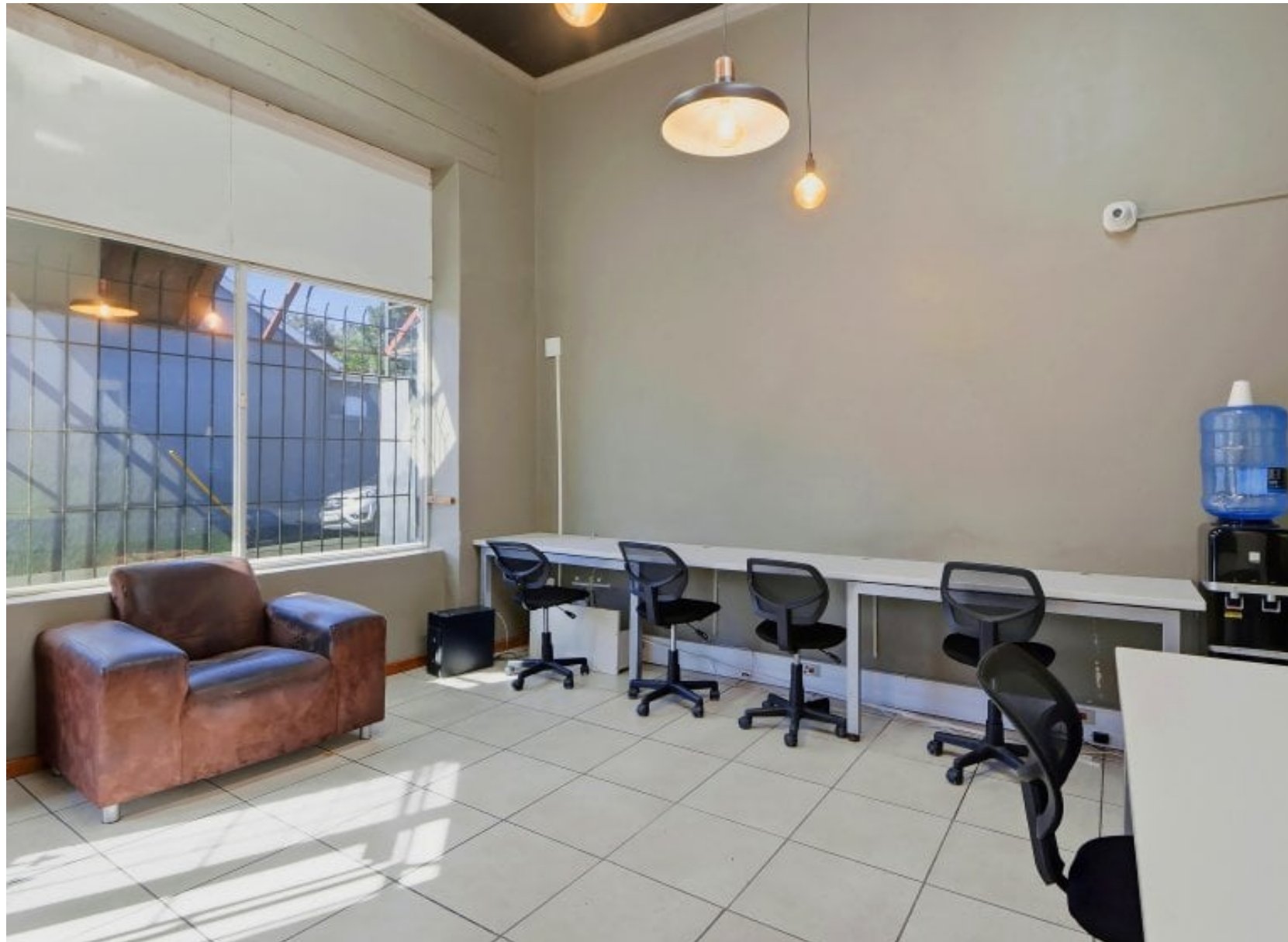
**Property Specifications:**

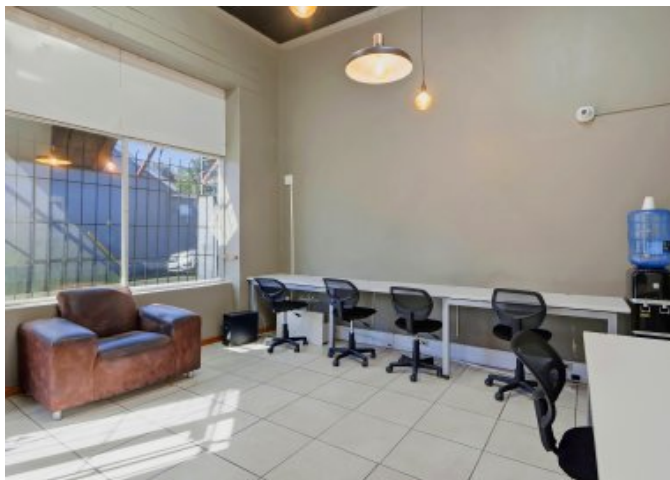
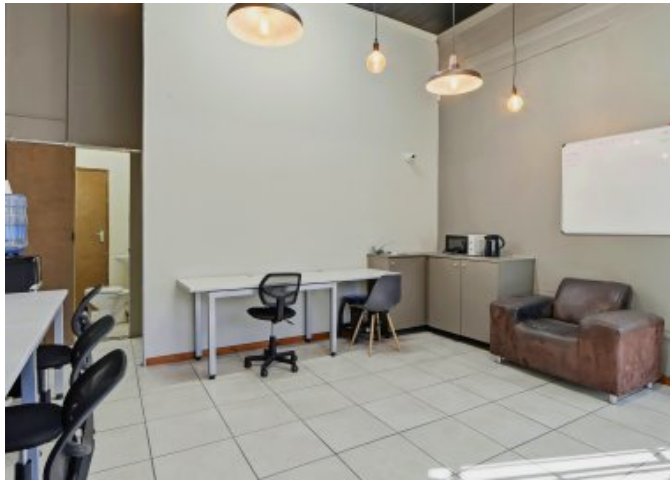
- Configuration:** The main property is divided into three distinct sections.
- Residential Capacity:** 8 high-occupancy units optimised for co-living or student accommodation.
- Commercial Component:** A 25m<sup>2</sup> road-facing retail space with a private entrance, suitable for a boutique storefront or creative studio.
- Performance:** A proven track record of consistent monthly revenue and high occupancy rates.

**Location and Market Dynamics:** Observatory remains one of Cape Town's most resilient rental markets. Its proximity to the University of Cape Town and Groote Schuur Hospital ensures a constant influx of tenants, while the vibrant social core of Lower Main Road maintains the area's long-term desirability for the creative class.

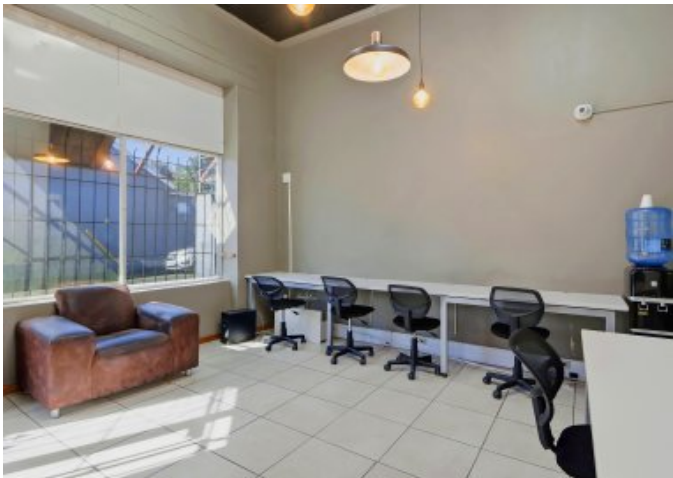
**The Investment Case:** This property represents a de-risked investment model. By spreading rental income across eight residential units and one commercial lease, the impact of a single vacancy on the total yield is significantly minimised. This is a strategic acquisition for an investor seeking a high-yield, low-volatility asset in a central urban hub.



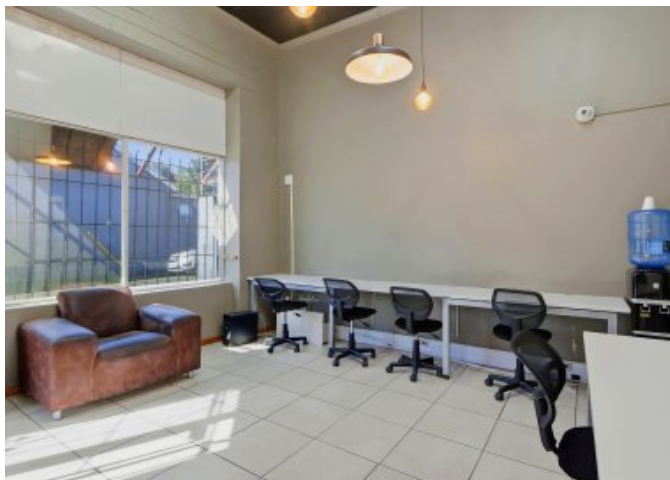




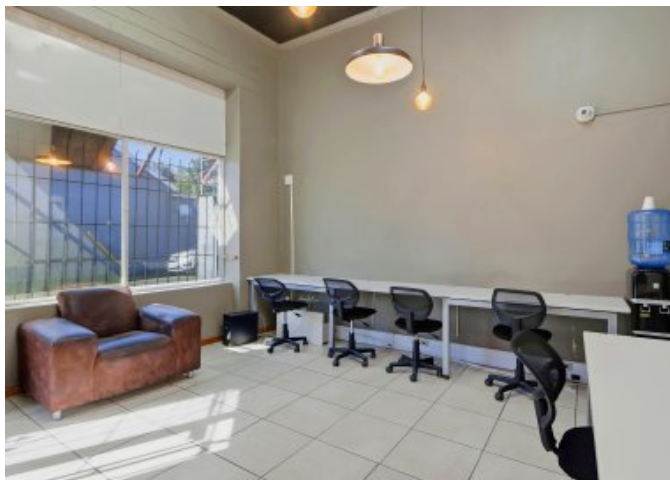




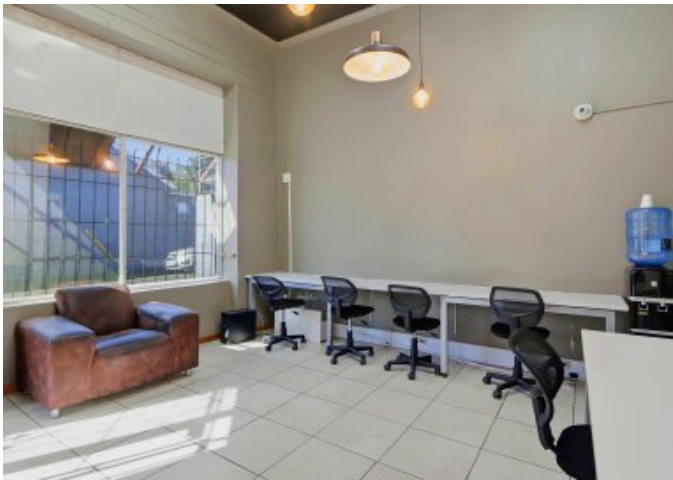




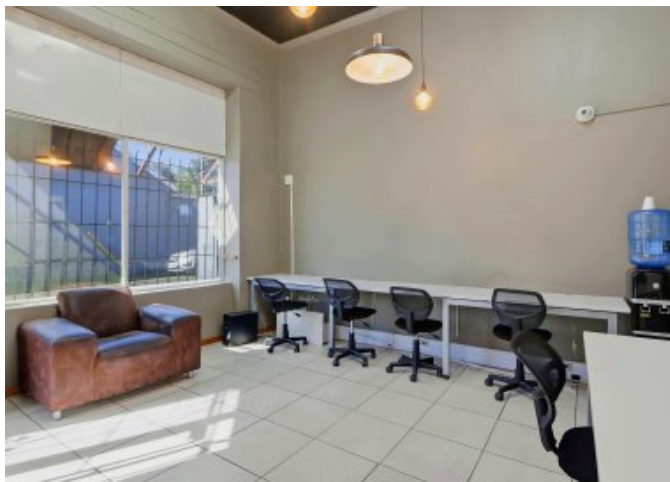






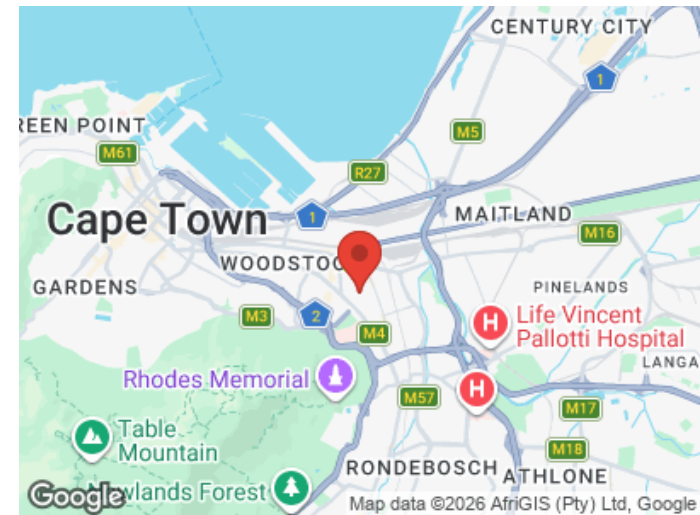
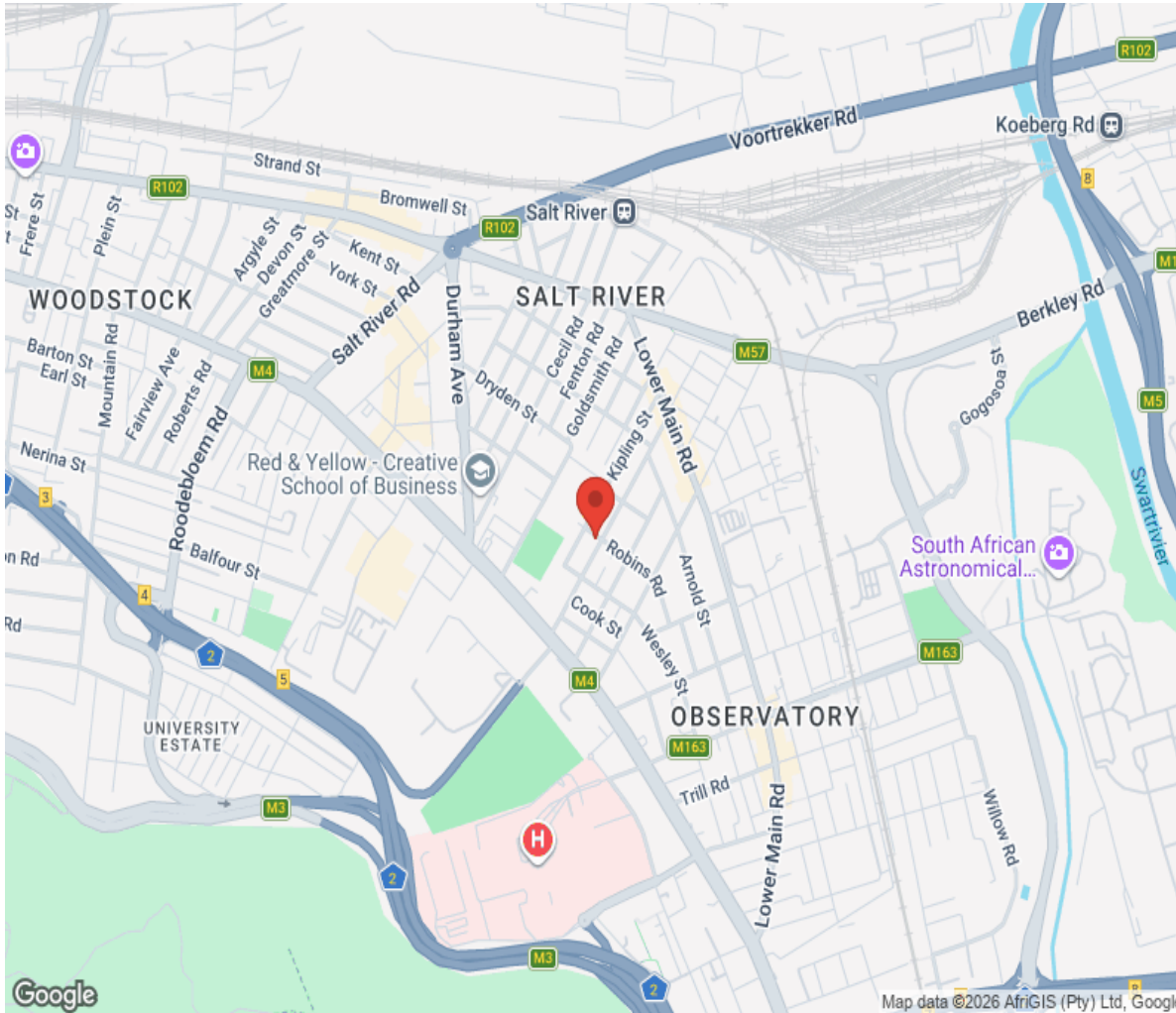








# Location



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**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**