



YU
CO

co-living units
brochure

co-living
the galleria
cape town



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NOW SELLING
FROM R659 000 (VAT Incl)*

*Price incl conveyancing cost & excl bond registration cost

CO-LIVING

CO-LIVING.
/kəʊ/'lɪvɪŋ/
noun

The term co-living refers to a form of coexistence in a living space, for like-minded people to live, work and play together.

THE YUCO BRAND

The Name YUCO is an acronym derived from:

your urban co-living space

YUCO is an eclectic community for young professionals, students and corporate travelers.

Accommodation consists of micro studio apartments, fully furnished with all the luxury amenities. Shared, communal, interconnected leisure & workspaces are quintessential to this vibey lifestyle.

INTRODUCTION

YUCO Tygervalley, is a purpose built co-living project situated within the Galleria mixed use development in the expanding Northern Suburbs of Cape Town.

Residents enjoy lower cost of living that suit their lifestyle within a vibrant and inclusive community.

YUCO Tygervalley will provide a platform for the establishment of this brand and expansion to other urban nodes to meet the demand for the global growing co-living trend.

join the eclectic co-living culture

#yuco_capetown



THE GALLERIA

The Galleria is a mixed-use development taking shape in Tygervalley, around the existing Bellville Velodrome. The Galleria will be a vibrant new urban hub, a central destination in Cape Town for businesspeople, corporations, retailers, event's organisers, consumers, tourists and locals. The development will consist of a hotel, retail and commercial space, lifestyle and leisure attractions with residential apartments that will include co-living spaces.

OVERVIEW

LOCATION



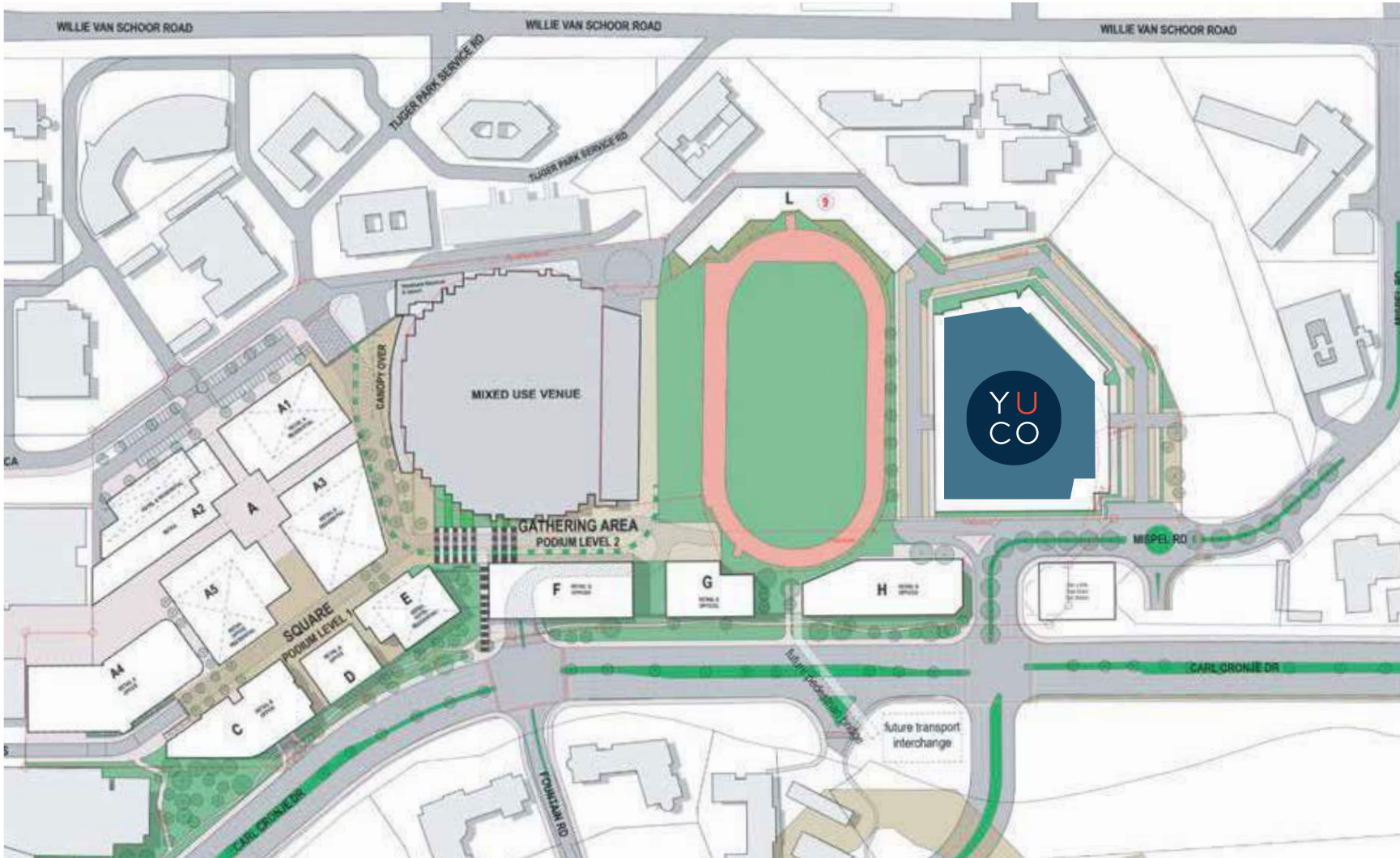
Cape Town International Airport	14,4 km, 22 mins
Cape Town CBD	24,1 km, 22 mins
V&A Waterfront	24,5 km, 23 mins
Cape Town Stadium	25,6 km, 24 mins
Sahara Park Newlands	28,1 km, 25 mins
Table Mountain	29,1 km, 30 mins
Camps Bay Beach	29,7 km, 31 mins
Stellenbosch	33,1 km, 28 mins



SITUATED AT
TYGERVALLEY
BELLVILLE | CAPE TOWN

PERFECT LOCATION

- Tygervalley Shopping Centre, Tyger Waterfront & Willowbridge mall is within walking distance.
- Centrally located with quick access to Cape Town and winelands tourist attractions.
- Easy access to shopping centres, restaurants, theatres, schools, hospitals, public transport, food markets and bars.
- Hiking, biking and jogging trails on your doorstep.
- Close to Durbanville wine route.
- Close to colleges and universities.



MASTER PLAN



FEATURES

- 380 contemporary co-living units.
- Ergonomically designed by Osmond Lange Architects with ample floor areas, contemporary communal kitchens and quality finishings and appliances.
- 24-hour security & CCTV Surveillance, secure access control.
- Fast and secure uncapped Wi-Fi.
- Secure basement parking.



Exciting communal spaces include:

- Convenience shop
- Coffee shop
- Bar & play area
- Co-working and study spaces
- Communal kitchens
- Bookable braai areas
- Entertainment areas
- Swimming pool
- Volleyball court
- Indoor gym
- Outdoor fitness area/gym



EXTERIOR PERSPECTIVES



WELCOME TO
YOUR CO-LIVING SPACE



COFFEE BAR & LOUNGE



BAR & PLAY AREA



CHOOSE YOUR CO-LIVING UNIT

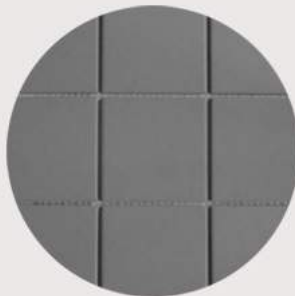
CO-LIVING FINISHES



KITCHEN APPLIANCES



BATHROOM APPLIANCES



SHOWER
FLOOR TILES



BATHROOM
FLOOR TILES



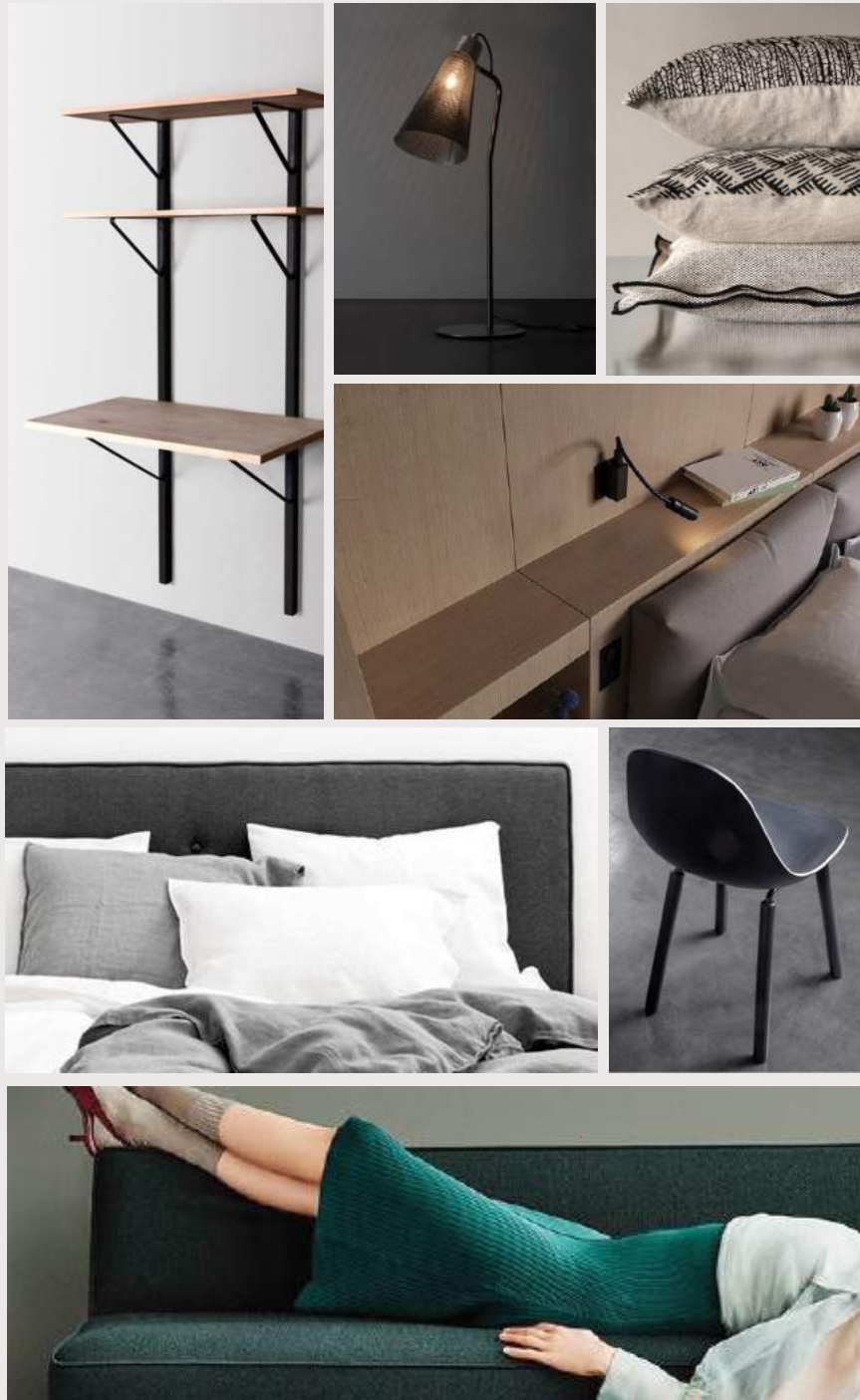
VINYL FLOORING
Kitchen, living & bedroom



BALCONY
FLOOR TILES

INTERIOR

FINISHES



WEYLANDTSTUDIO

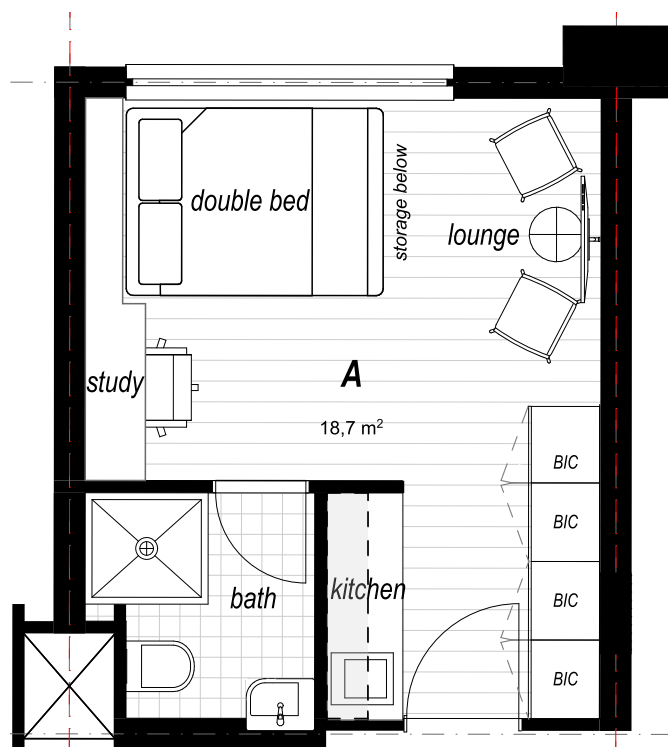
INTERIOR DESIGN SOLUTIONS

YUCO FURNITURE PACK

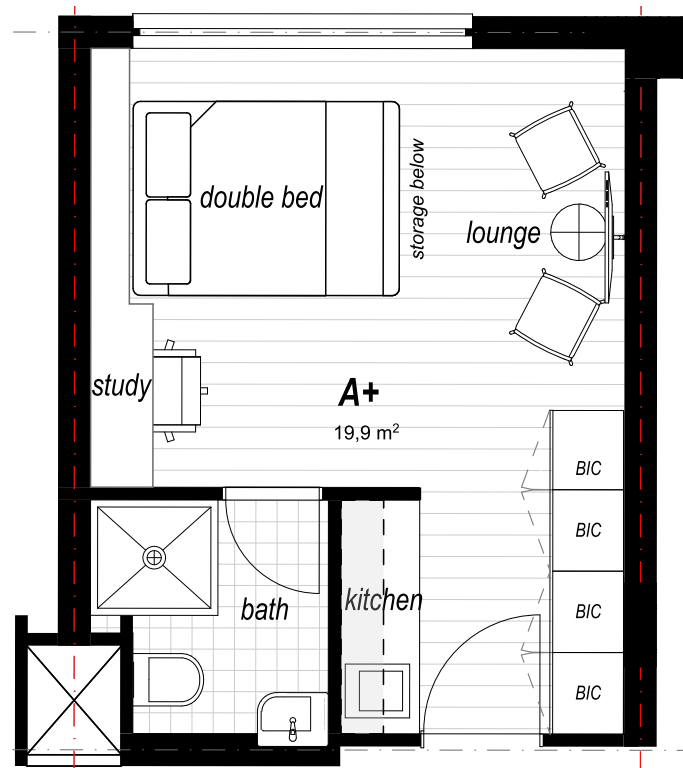




FLOOR PLANS
UNIT A
18.7 SQM

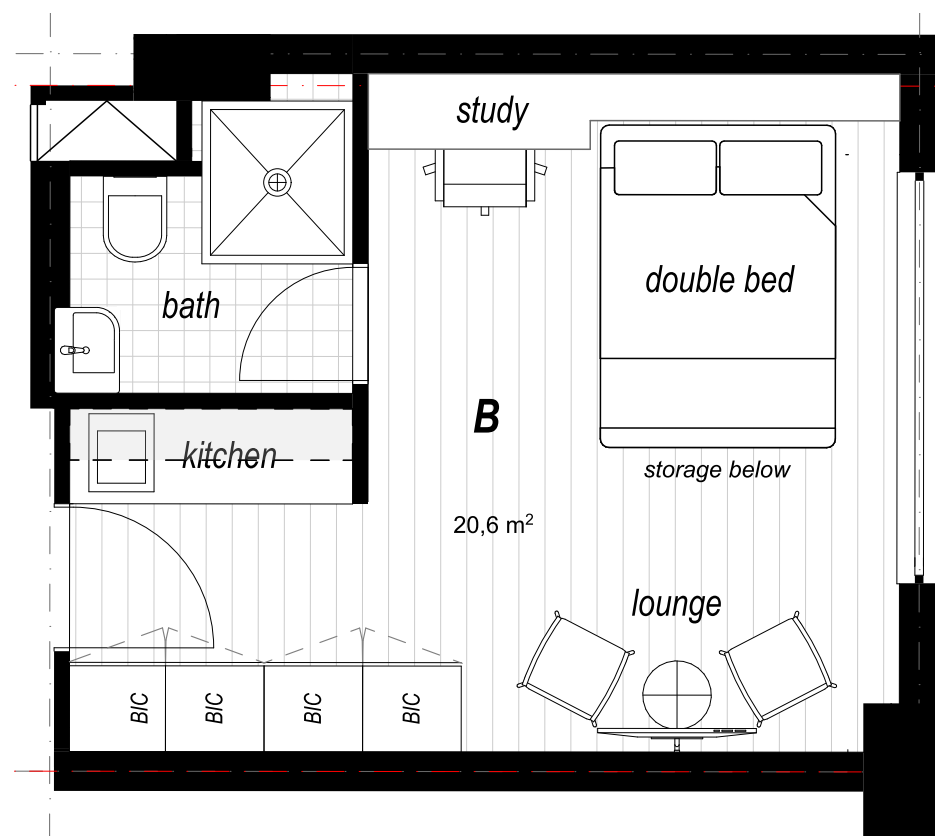


FLOOR PLANS
UNIT A+
19.9 SQM



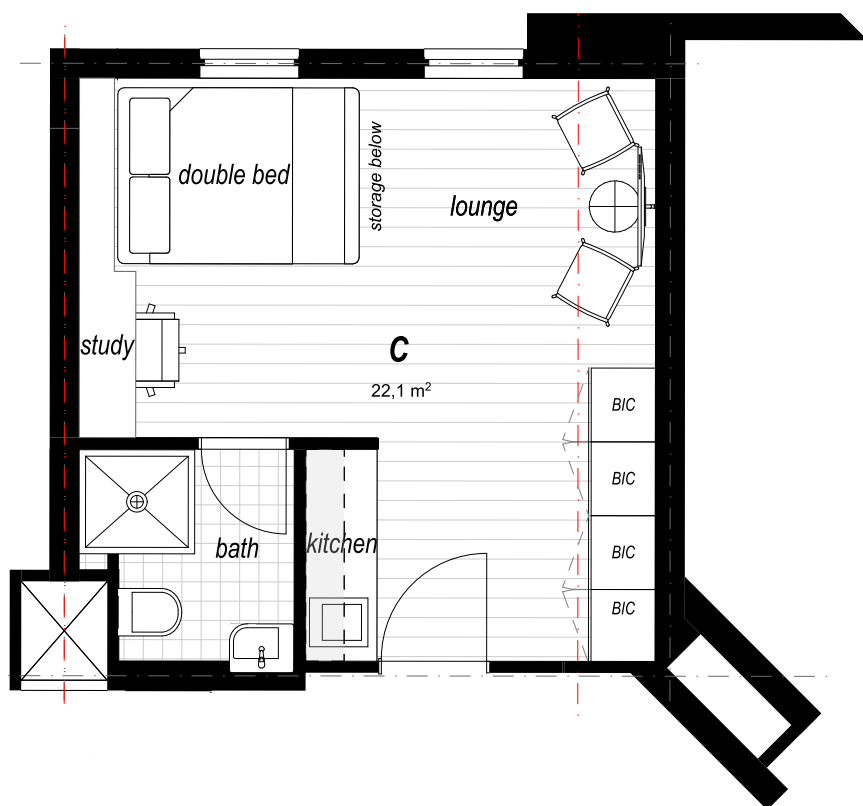


FLOOR PLANS
UNIT B
20.6 SQM

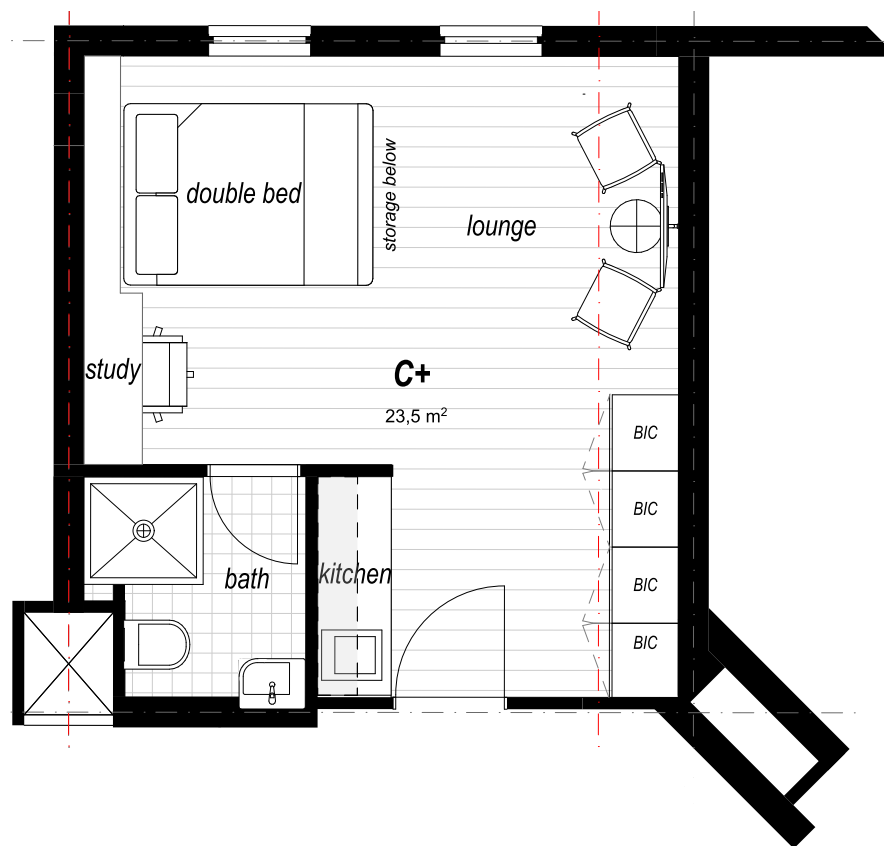




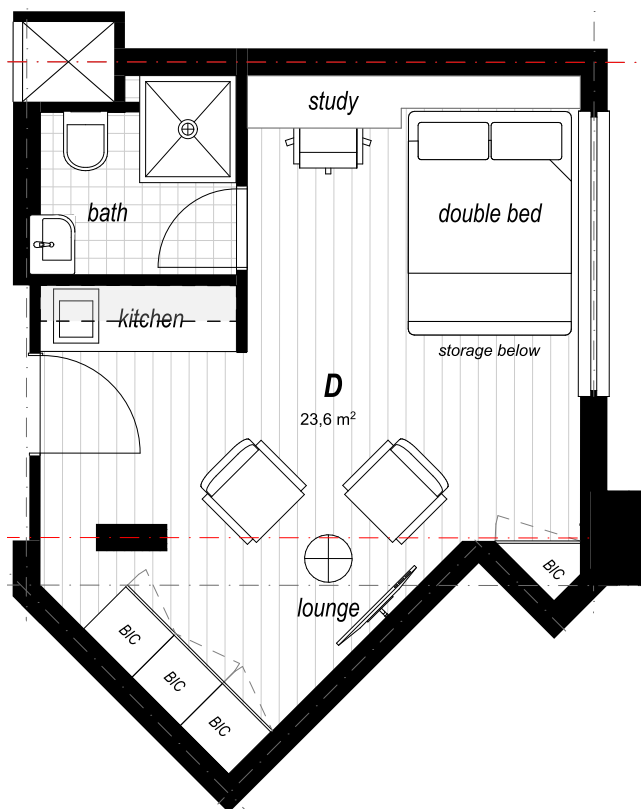
FLOOR PLANS UNIT C 22.1 SQM



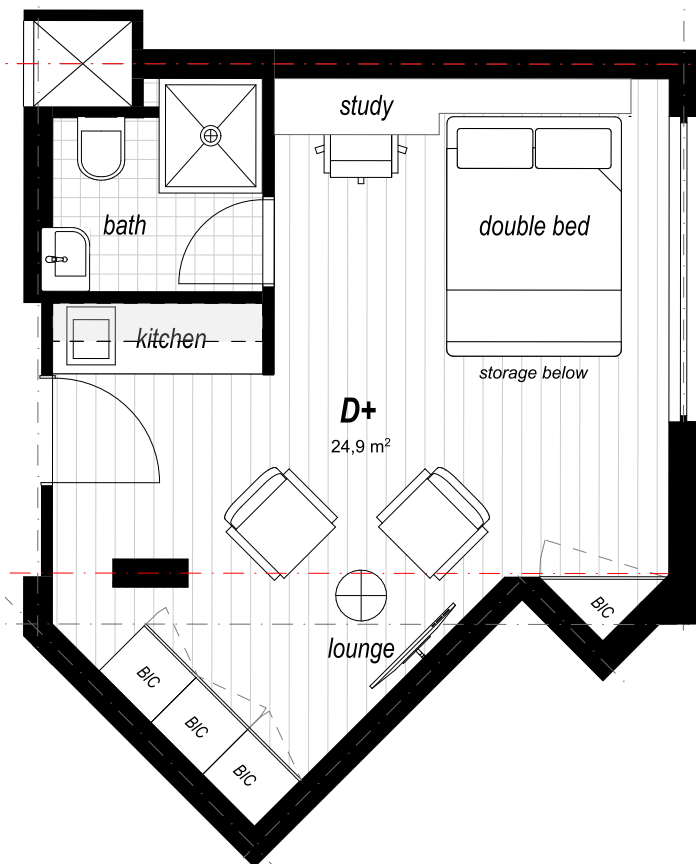
FLOOR PLANS UNIT C+ 23.5 SQM



FLOOR PLANS UNIT D 23.6 SQM

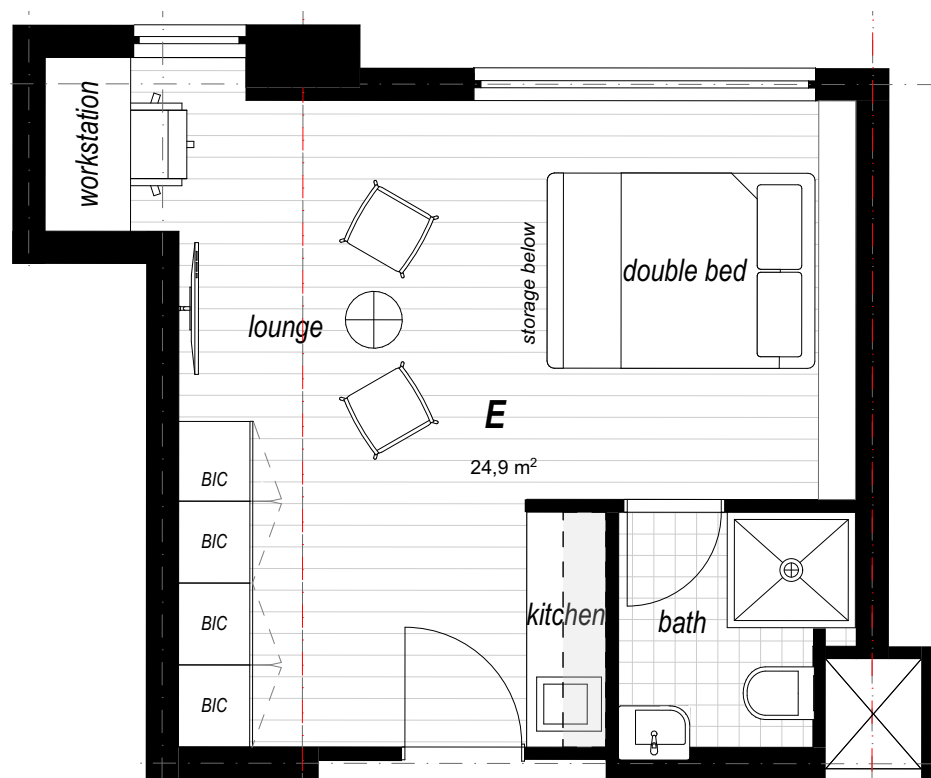


FLOOR PLANS UNIT D+ 24.9 SQM





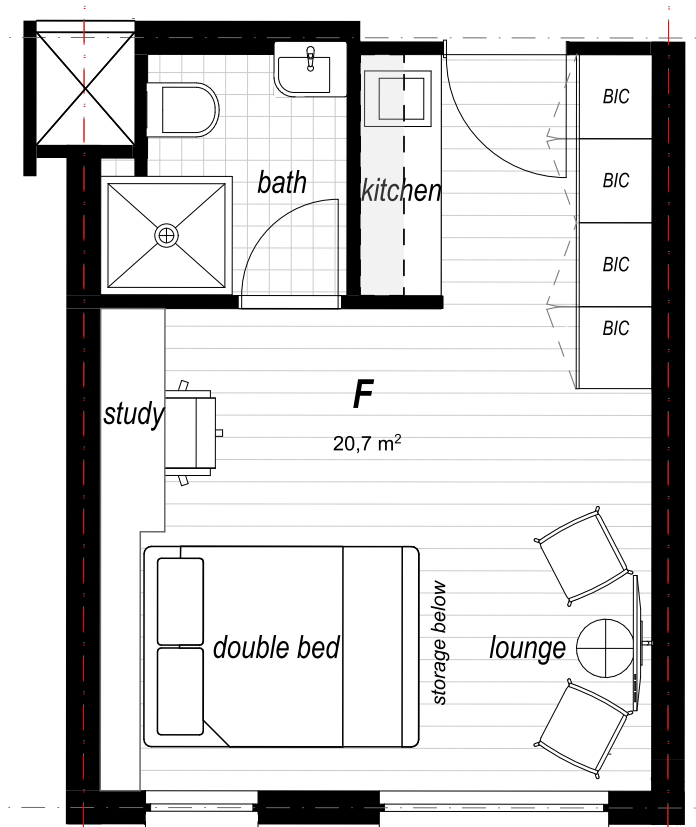
FLOOR PLANS
UNIT E
24.9 SQM



FLOOR PLANS
UNIT E+
26.1 SQM

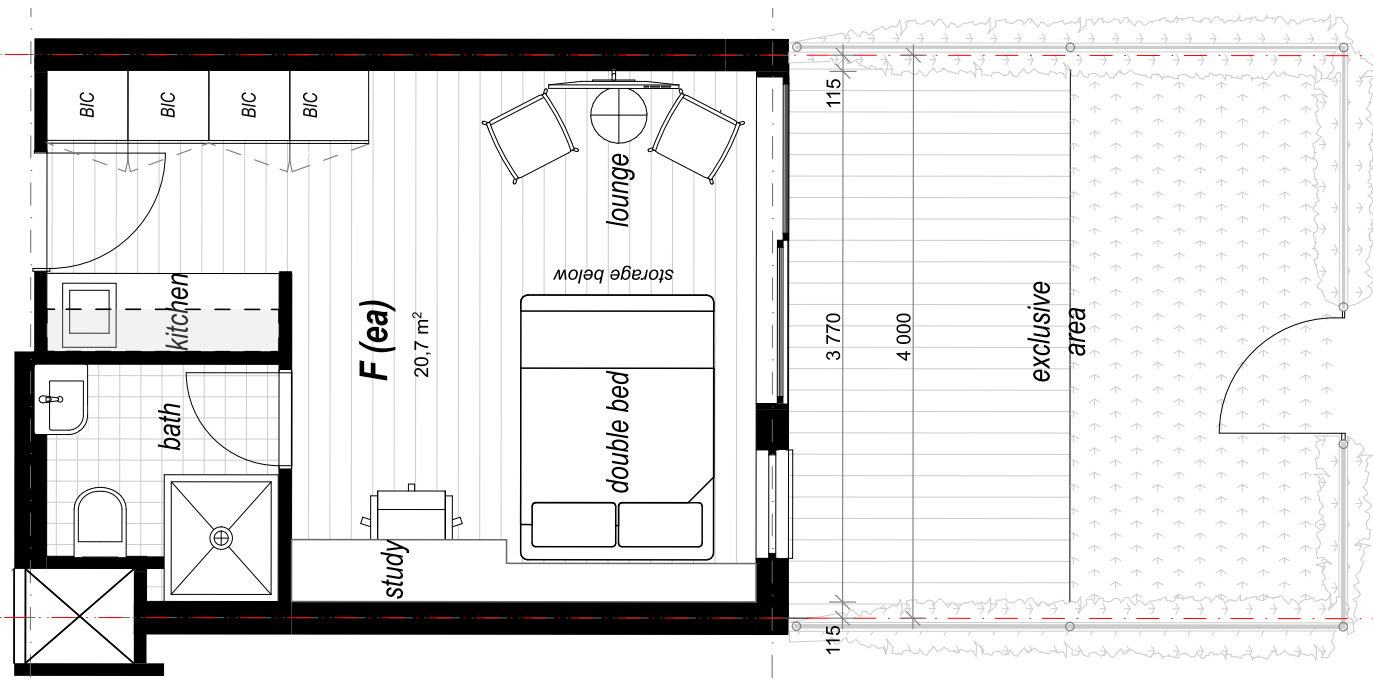


FLOOR PLANS
UNIT F
20.7 SQM



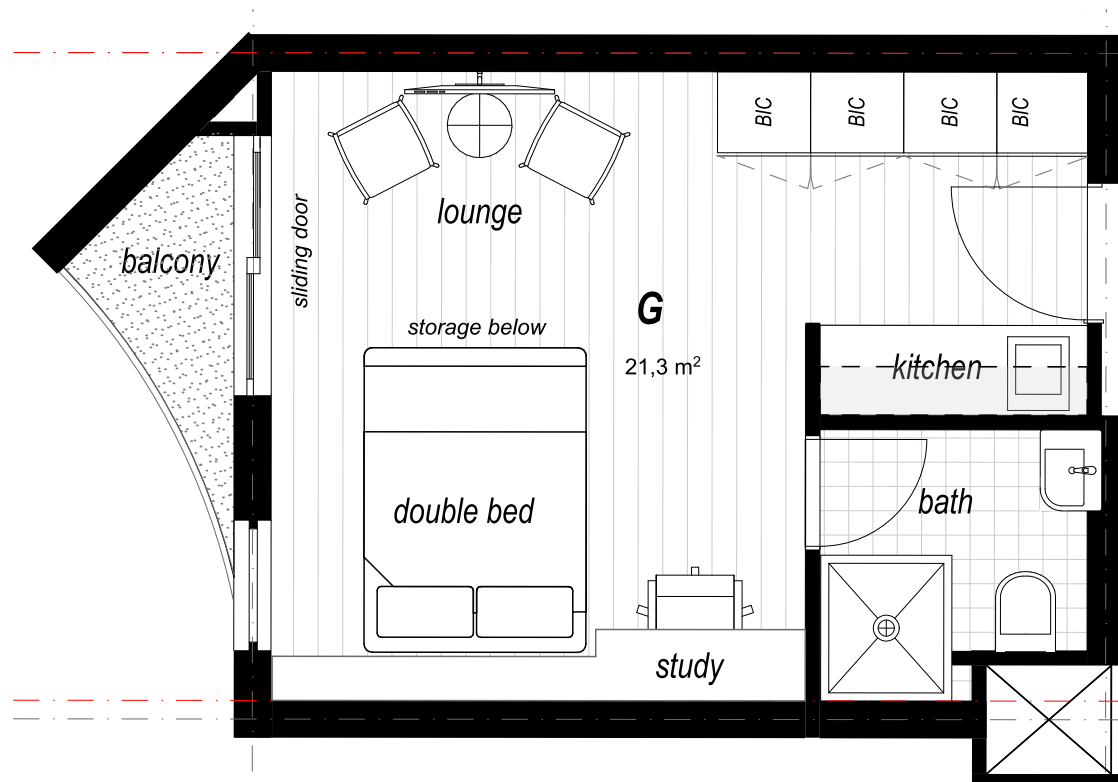


FLOOR PLANS UNIT F (Exclusive Use Area) 20.7 SQM



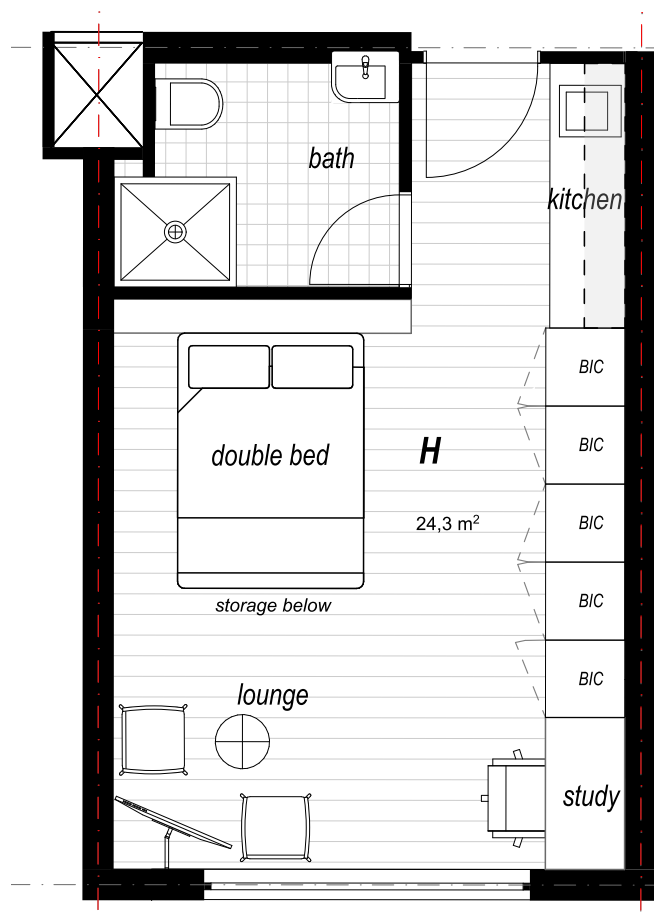


FLOOR PLANS
UNIT G
21.3 SQM





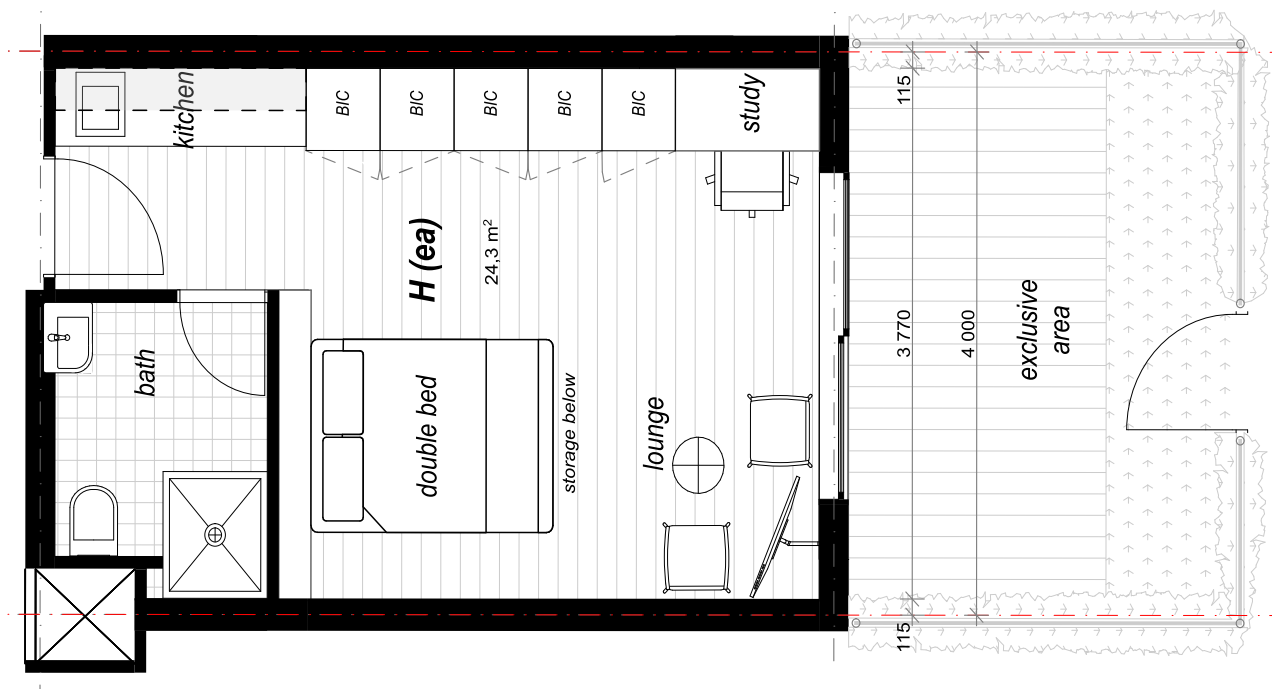
FLOOR PLANS
UNIT H
24.3 SQM



FLOOR PLANS

UNIT H (Exclusive Use Area)

24.3 SQM





YUCO INVESTMENT CALCULATIONS EXAMPLE



UNIT A | 18.7M² | FLOOR 1

AVG. SALES PRICE
15% DEPOSIT

R 750 000

20 YEAR BOND

BOND REPAYMENT R 4 943
RATES & LEVIES R 928
RENTAL POOL MANAGEMENT FEE R 338
OPERATING COST & WIFI R 1 013

TOTAL MONTHLY COST R 7 221
EST. NETT MONTHLY RENTAL INCOME R 6 750

EST. MONTHLY SHORTFALL -R471

GROSS YIELD 10.8%
5 YEAR IRR 25%



UNIT G | 21.3M² | FLOOR 1

AVG. SALES PRICE
15% DEPOSIT

R 939 000

20 YEAR BOND

BOND REPAYMENT R 6 188
RATES & LEVIES R 1 175
RENTAL POOL MANAGEMENT FEE R 398
OPERATING COST & WIFI R 1 183

TOTAL MONTHLY COST R 8 943
EST. NETT MONTHLY RENTAL INCOME R 7 950

EST. MONTHLY SHORTFALL -R993

GROSS YIELD 10.2%
5 YEAR IRR 20%

CONTACT US



JUANITA BLAAUW

✉ juanita@yuco.co.za

☎ +27 82 438 1369

ANDRE CILLIERS

✉ andrec@louwcoetsee.co.za

☎ +27 79 517 2927

PIETER DE SWARDT

✉ pieter@louwcoetsee.co.za

☎ +27 83 460 8137

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