

Cape Town's southern suburbs are hot property

The southern suburbs of Cape Town have become increasingly popular, with value for money properties, access to good schooling, and decentralised office nodes making it a highly sought-after address.



Claremont, Kenilworth, Rondebosch, Constantia, Newlands and Bishopscourt are great suburbs to live in - offering beautiful, safe surroundings and well-built homes. In addition to this there are plenty of good schools nearby as well as access to a myriad of leisure activities and facilities – all within a stone's throw distance.

“The southern suburbs has an abundance of restaurants, coffee shops, upmarket deli's, art galleries and boutique shops. Depending on the time of year, you can catch a game of rugby or cricket in Newlands which are the home of the Stormers and Cape Cobras teams. Let's not forget the wine estates, Kirstenbosch botanical gardens, various museums, hiking and walking trails, and horse riding trails found throughout the area,” says Denise Dogon, CEO of Dogon Group Properties.

“Southern suburbs residents are spoilt for choice when it comes to good schools. To name a few there is Sacs and Westerford in Newlands, Bishops Diocesan College in Rondebosch, Herschel and Western Province Preparatory School in Claremont, Reddam in Constantia, and Springfield Convent in Upper Wynberg,” says Alexa Horne, MD of Dogon Group Properties.

It also has a vast choice of modern houses, townhouses, mansions, heritage homes and apartments for sale. The properties vary from large stands of land to a variety of older-style homes that range from cottage-style semis in Kenilworth Upper, Claremont and Wynberg, to more ornate and much larger homes in Constantia, Newlands and Bishopscourt.

“We are seeing more and more buyers looking in the southern suburbs. The ongoing influx of Gauteng residents relocating to the Cape has also bolstered the sales in this desirable, well-established and safe area, and we anticipate ongoing buoyant sales for some time to come,” says Dogon.

Added to this is the University of Cape Town situated in the southern suburbs. Areas such as Rondebosch and Newlands have an ever increasing demand for student accommodation due to their close proximity to the University – because of this the southern suburbs have a consistent upward trajectory in house prices, high rental return and high rental demand for students and young professionals.

And it is not just students looking to rent. Rentals across the board in the southern suburbs are robust and Dogon achieved a record rental for the area of R450,000 per month for a lavish home in Constantia.

The trend of mixed-use suburbs where people can live, work and relax will be ever-increasing in South Africa and Dogon forecast that areas such as the West Coast suburbs of Blouberg as well as the northern suburbs and Hout Bay will increasingly start to follow trend and in turn attract more and more buyers.

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