

 BOKSBURG | GAUTENG



BUILDING A *Better* FUTURE

Incredible iGrow discount of up to **R203,445!**





Ideally **SITUATED**
FOR FAMILIES AND PROFESSIONALS

FEATURED UNITS

2-Bed | 1-Bath Apartments

FROM R999,900

 Boksburg | Gauteng



Greenpark is an eco-friendly residential investment estate, designed for stylish, modern living and long-term investment portfolio value. Be part of something bigger, and build a better future for yourself, your tenants, and the environment.

This secure development forms part of an award-winning portfolio by a developer with an impeccable reputation for quality, affordability and top lifestyle facilities. Edge certification offers special benefits for tenants and owners in terms of running costs, and bond financing.

- 1, 2 & 3-Bed Apartments Available



ON SHOW

34

Incredible **IGROW DISCOUNT**

SAVE UP TO **R203,445** EXCLUSIVE TO IGROW INVESTORS! HOW?

- Rental Management Discount for up to 5 years, valued at **R64,125***
- Rental Assist up to **R67,800***
- Bond and Transfer fees included (**saving you up to R71,520***)

ADDITIONAL BENEFITS

- Rental income up to **R8,400 / month***
- ROI up to **11.32%***
- Monthly contributions from **R1,474 / month***
- Up to **100%** bond financing arranged for you
- Brand new units eligible for incredible Section 13sex taxable income deductions*
- 5-year NHBRC warranty on new units
- Already built units are already tenanted and bringing in income.
- Only **R10,000** reservation deposit required



Development

KEY HIGHLIGHTS

Greenpark offers residents beautifully landscaped gardens, covered parking bays, and a fully-kitted lifestyle centre for socialising and wellness, with:

- Outdoor gym
- Indoor Gym (Coming soon)
- Pizzeria
- Swimming pool and separate kids' pool
- Jungle Gym and playground
- Outdoor giant chess
- Netted multi-sports field







AMICI

Apartment **FEATURES**

- Built-in Defy electric oven and hob with extractor fan
- High-speed fibre and DStv ready
- Prepaid electricity and water metres
- Tastefully tiled throughout
- Stunning modern bathrooms
- Battery back-up (coming soon)
- Quality built-in cupboards throughout







Local **AMENITIES**

Greenpark offers tenants the benefits of a vibrant urban neighbourhood blended with natural tranquillity.





Shopping & Recreation

- **1 km** to Tank Tech
- **1 km** to ERPM Golf Club
- **2 km** to FFA Eastrand Athletics Club
- **2.8 km** to East Rand Mall



Health & Wellness

- **1.1 km** to Occupational Health Centre
- **4 km** to Prime Cure Occupational Health Clinic
- **6.7 km** to HSP Group Training Centre

Education

- **1.4 km** to Hoërskool Dr. E.G. Jansen
- **2.6 km** to Witfield Laerskool
- **5.3 km** to Woodlands International College
- **6.8 km** to Woodlands Pre-Primary College

TYPICAL 1 Bed | 1 Bath *Apartments*

Unit size: _____ **33-48m²**

Projected monthly rental income from: _____ **R7,100**

Projected monthly bond repayment (30yr @ 10.5%): - **R6,311**

Est. monthly levy (Excl. Effluent charge): _____ **R621**

Est. monthly property rates: _____ **R410**

Est. monthly contribution from: _____ **R914**

Rental Assist up to: _____ **R45,000***

PRICED FROM R689,900



TYPICAL 2 Bed | 1 Bath

Apartments

Unit size: _____	58-61m²
Projected monthly rental income from: _____	R8,400
Projected monthly bond repayment (30yr @ 10.5%): -	R9,146
Est. monthly levy (Excl. Effluent charge): _____	R1,106
Est. monthly property rates: _____	R560
Est. monthly contribution from: _____	R1,474
Rental Assist up to: _____	R67,800*

PRICED FROM R999,900

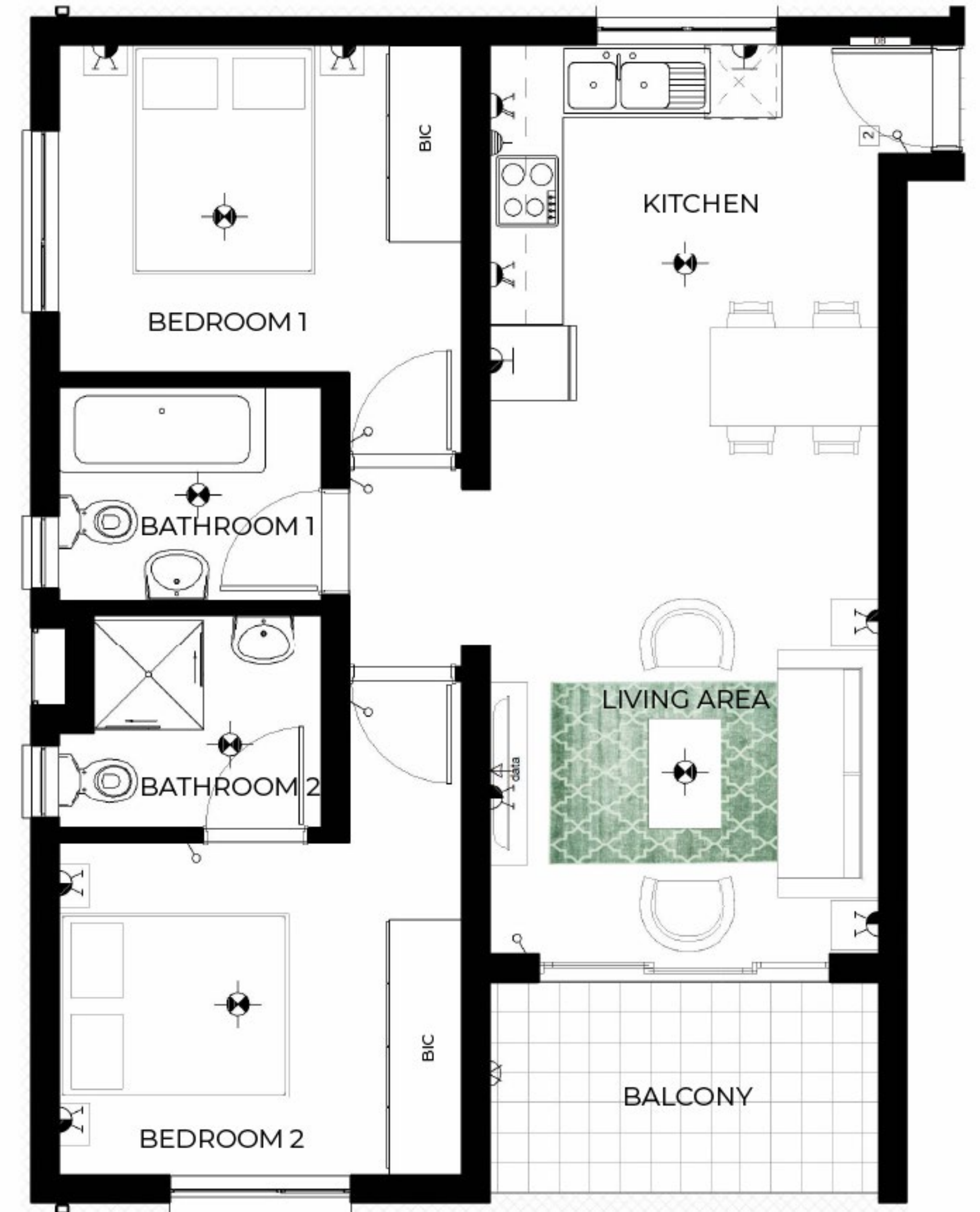


TYPICAL 2 Bed | 2 Bath

Apartments

Unit size:	69m²
Projected monthly rental income from:	R10,000
Projected monthly bond repayment (30yr @ 10.5%):	R10,976
Est. monthly levy (Excl. Effluent charge):	R1,303
Est. monthly property rates:	R720
Est. monthly contribution from:	R1,477
Rental Assist up to:	R120,000*

PRICED FROM R1,199,900



TYPICAL 3 Bed | 2 Bath

Apartments

Unit size: _____ **79-83m²**

Projected monthly rental income from: _____ **R12,000**

Projected monthly bond repayment (30yr @ 10.5%): — **R11,442**

Est. monthly levy (Excl. Effluent charge): _____ **R1,291**

Est. monthly property rates: _____ **R820**

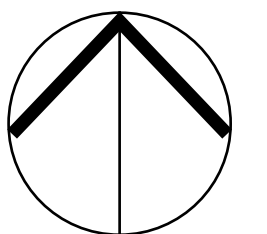
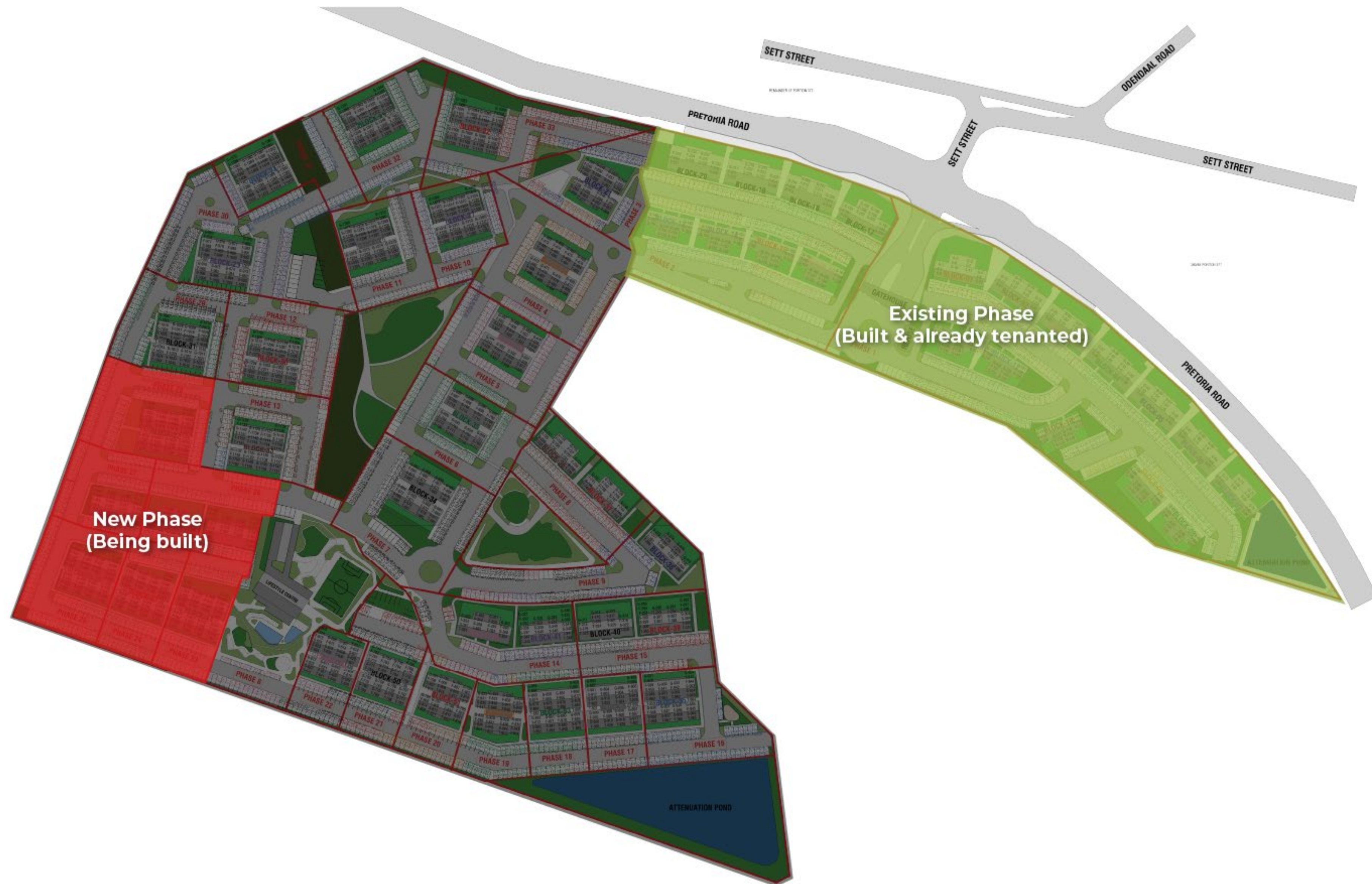
Est. monthly contribution from: _____ **R1,871**

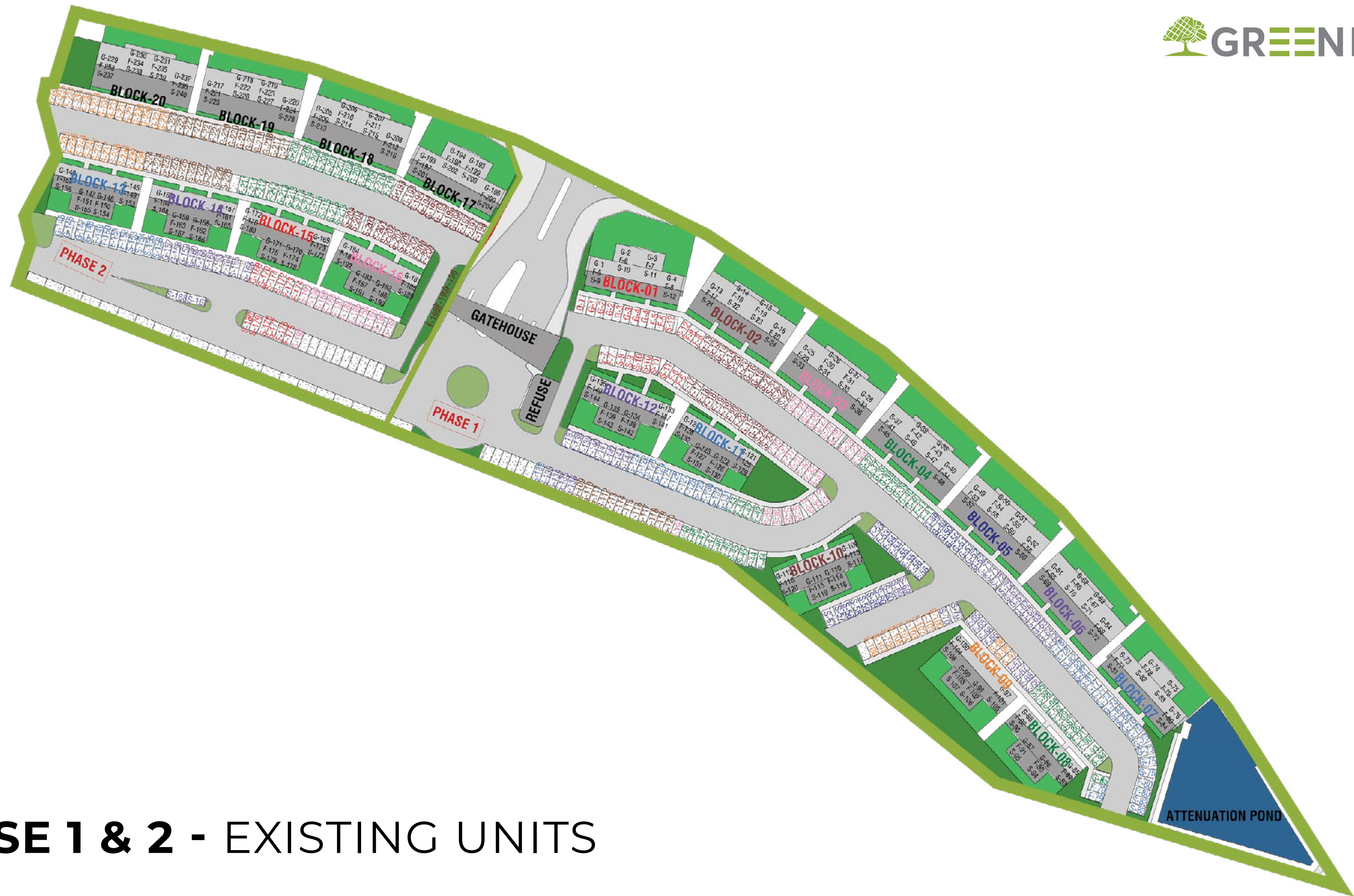
Rental Assist up to: _____ **R90,600***

PRICED FROM R1,250,900

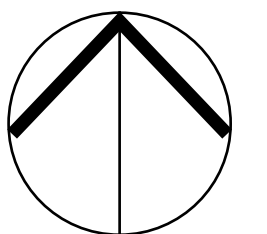


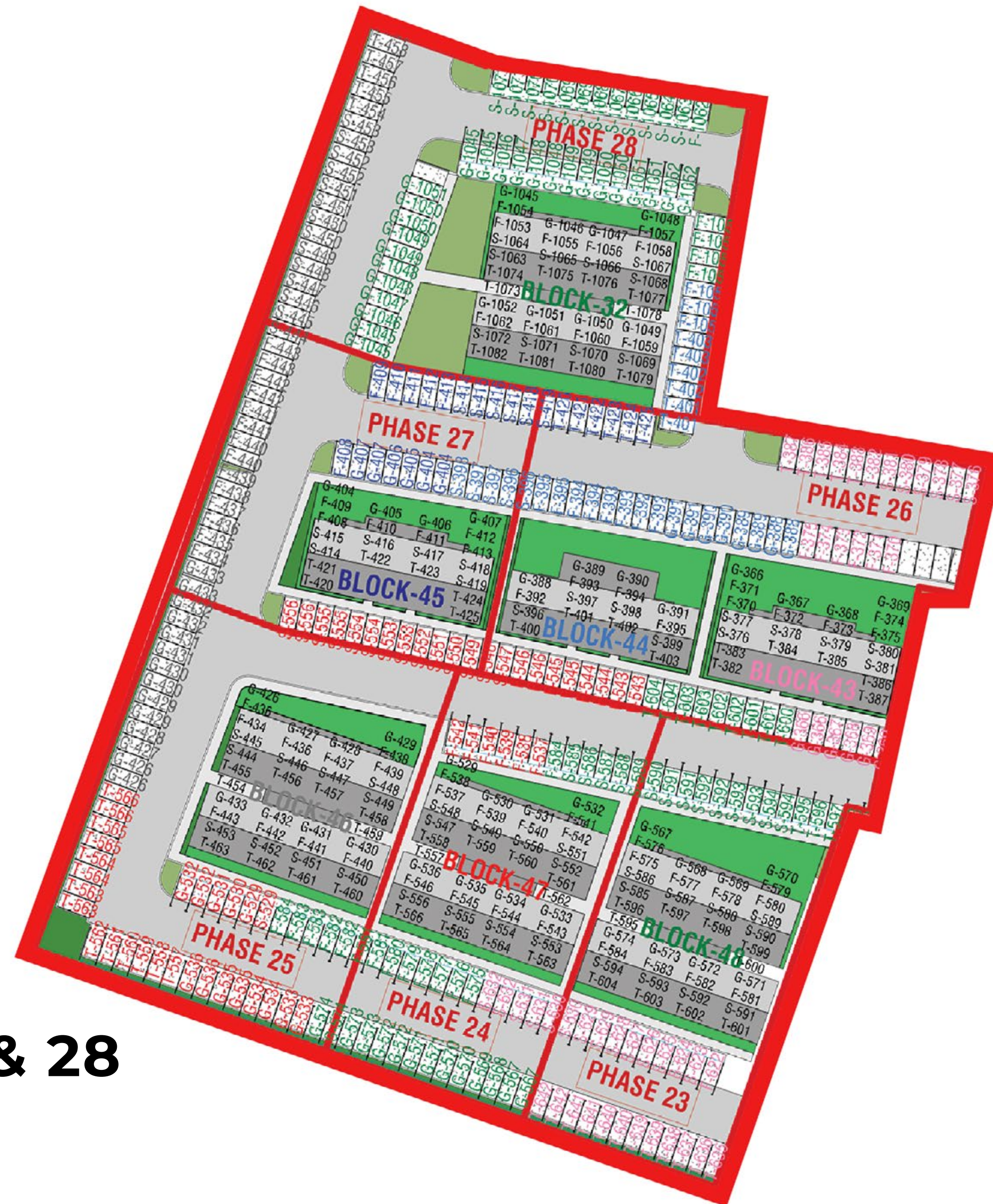
Site DEVELOPMENT PLAN | 1256 UNITS



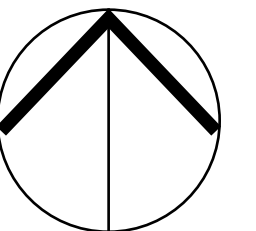


PHASE 1 & 2 - EXISTING UNITS





PHASE 24,25,26,27 & 28
NEW UNITS





Get in touch
WITH US TODAY!

IGrow is your trusted partner in property investment, helping first-time and seasoned investors achieve financial independence through smart, high-performing property investments.

**WE'RE HERE TO GUIDE YOU EVERY
STEP OF THE WAY.**



+27 (21) 979-2501



info@igrow.co.za



Disclaimer: IGrow makes no warranties, whether expressed or implied, regarding contents, accuracy, financial projections and/or assumptions, nor availability. The User assumes all responsibility and risk for the use of the information and other material provided. IGrow shall not be liable for any loss, injury, damage, cost, penalty, or claim resulting from the use of the materials or projections/assumptions, whether direct or indirect. The User indemnifies IGrow and holds it harmless against any and all liability, loss, damage, penalty, cost or claim of whatsoever nature suffered by any third party concerning any act or omission by the User in relation to the information and the use thereof by the User. Attorney and bond fees for transfer paid by Seller only where appointed attorney attends transfer. This may exclude buyers using bank facilities. Fees excluding any bank initiation fee, correspondent attorney fees and courier fees if applicable.

