

 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**

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 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

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# 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 **11.02%\***
- Monthly contributions from **R1,238 / 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: _____	<b>33-48m<sup>2</sup></b>
Projected monthly rental income from: _____	<b>R7,100</b>
Projected monthly bond repayment (30yr @ 10.25%): – _____	<b>R6,128</b>
Est. monthly levy (Excl. Effluent charge): _____	<b>R621</b>
Est. monthly property rates: _____	<b>R410</b>
Est. monthly contribution from: _____	<b>R785</b>
Rental Assist up to: _____	<b>R45,000*</b>

**PRICED FROM R689,900**



# TYPICAL 2 Bed | 1 Bath

## *Apartments*

Unit size: _____	<b>58-61m<sup>2</sup></b>
Projected monthly rental income from: _____	<b>R8,400</b>
Projected monthly bond repayment (30yr @ 10.25%): – _____	<b>R8,960</b>
Est. monthly levy (Excl. Effluent charge): _____	<b>R1,106</b>
Est. monthly property rates: _____	<b>R560</b>
Est. monthly contribution from: _____	<b>R1,238</b>
Rental Assist up to: _____	<b>R67,800*</b>

**PRICED FROM R999,900**

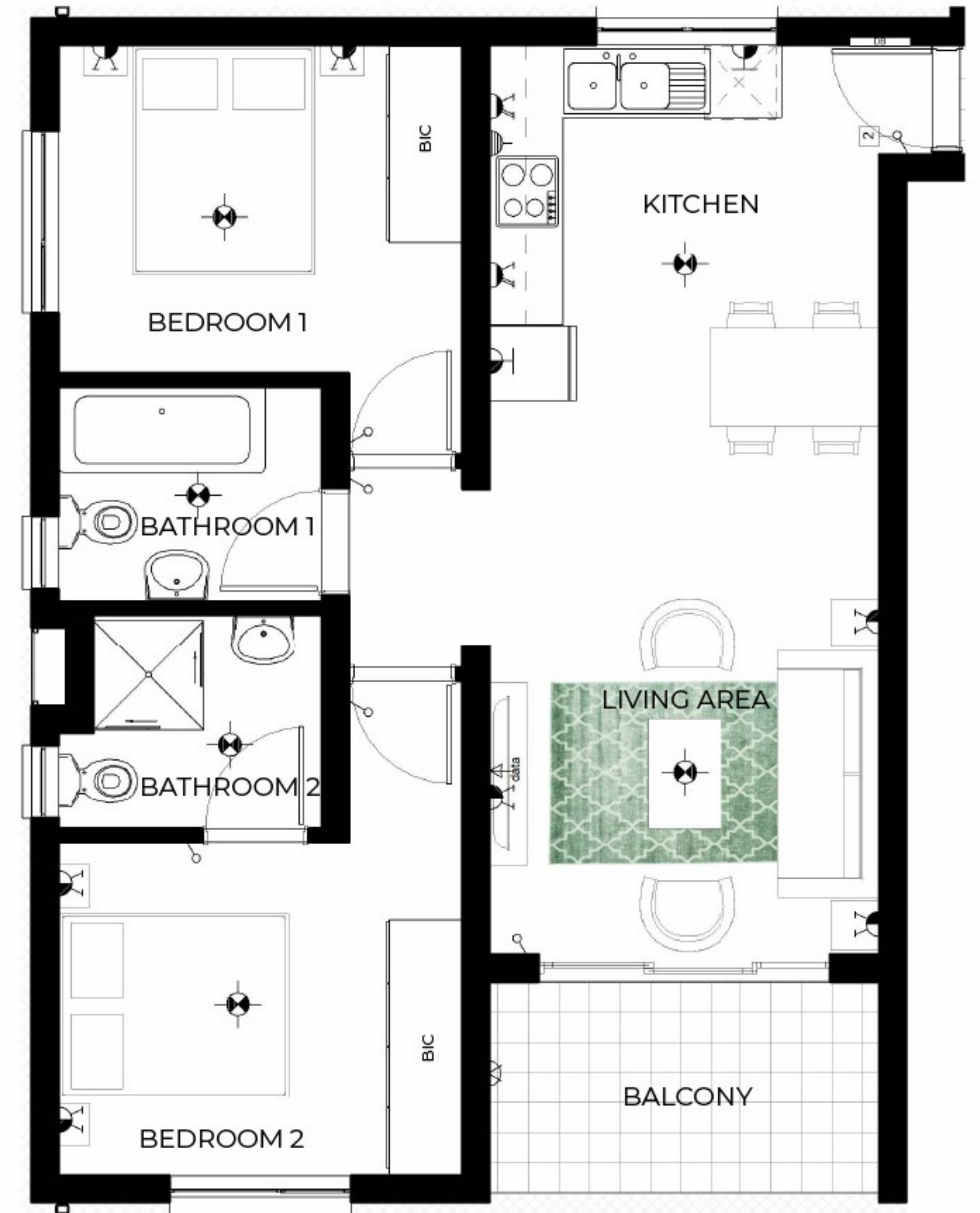


# TYPICAL 2 Bed | 2 Bath

## *Apartments*

Unit size: _____	<b>69m<sup>2</sup></b>
Projected monthly rental income from: _____	<b>R10,000</b>
Projected monthly bond repayment (30yr @ 10.25%): – _____	<b>R10,752</b>
Est. monthly levy (Excl. Effluent charge): _____	<b>R1,303</b>
Est. monthly property rates: _____	<b>R720</b>
Est. monthly contribution from: _____	<b>R1,177</b>
Rental Assist up to: _____	<b>R120,000*</b>

**PRICED FROM R1,199,900**



# TYPICAL 3 Bed | 2 Bath

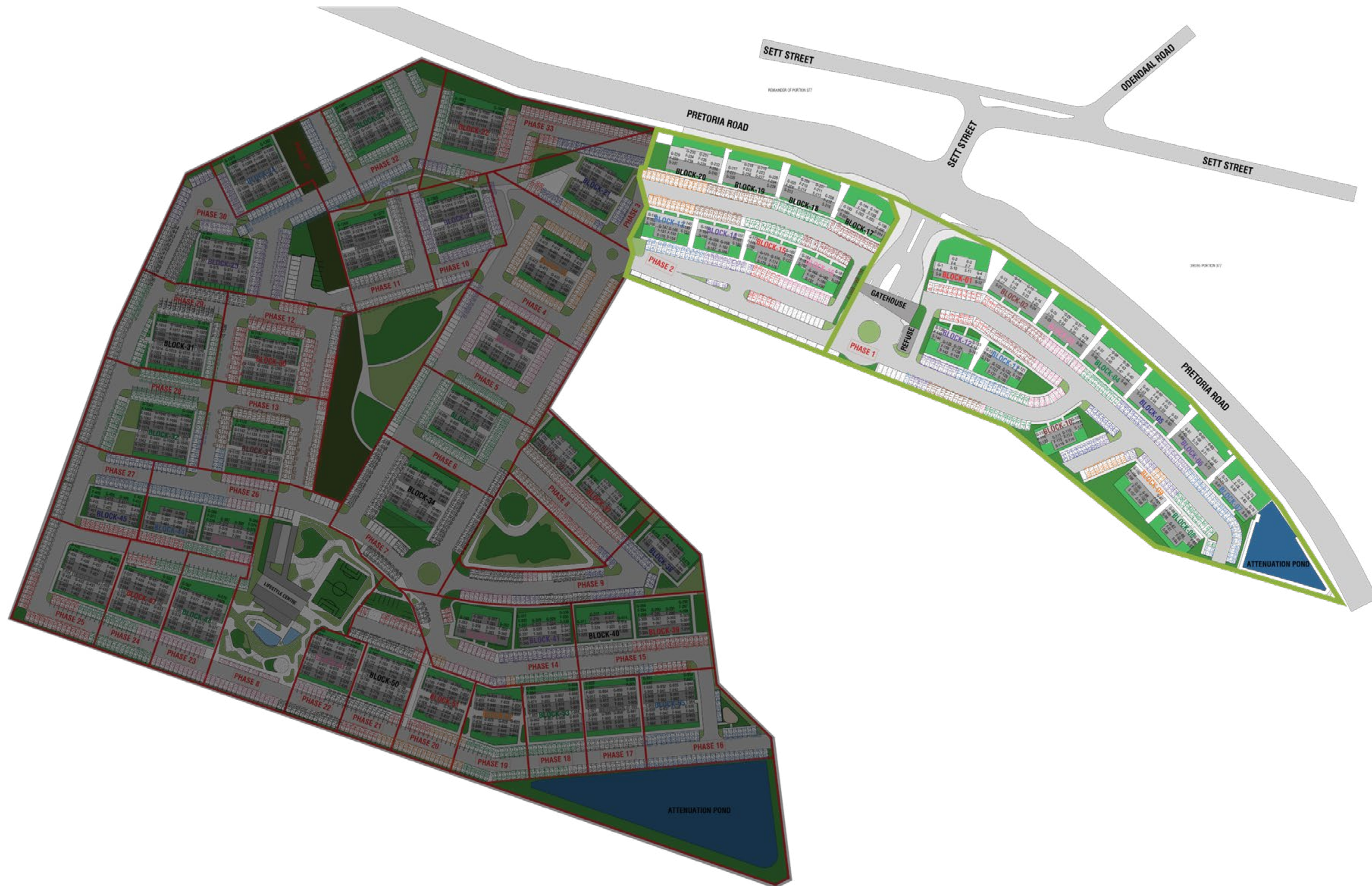
## *Apartments*

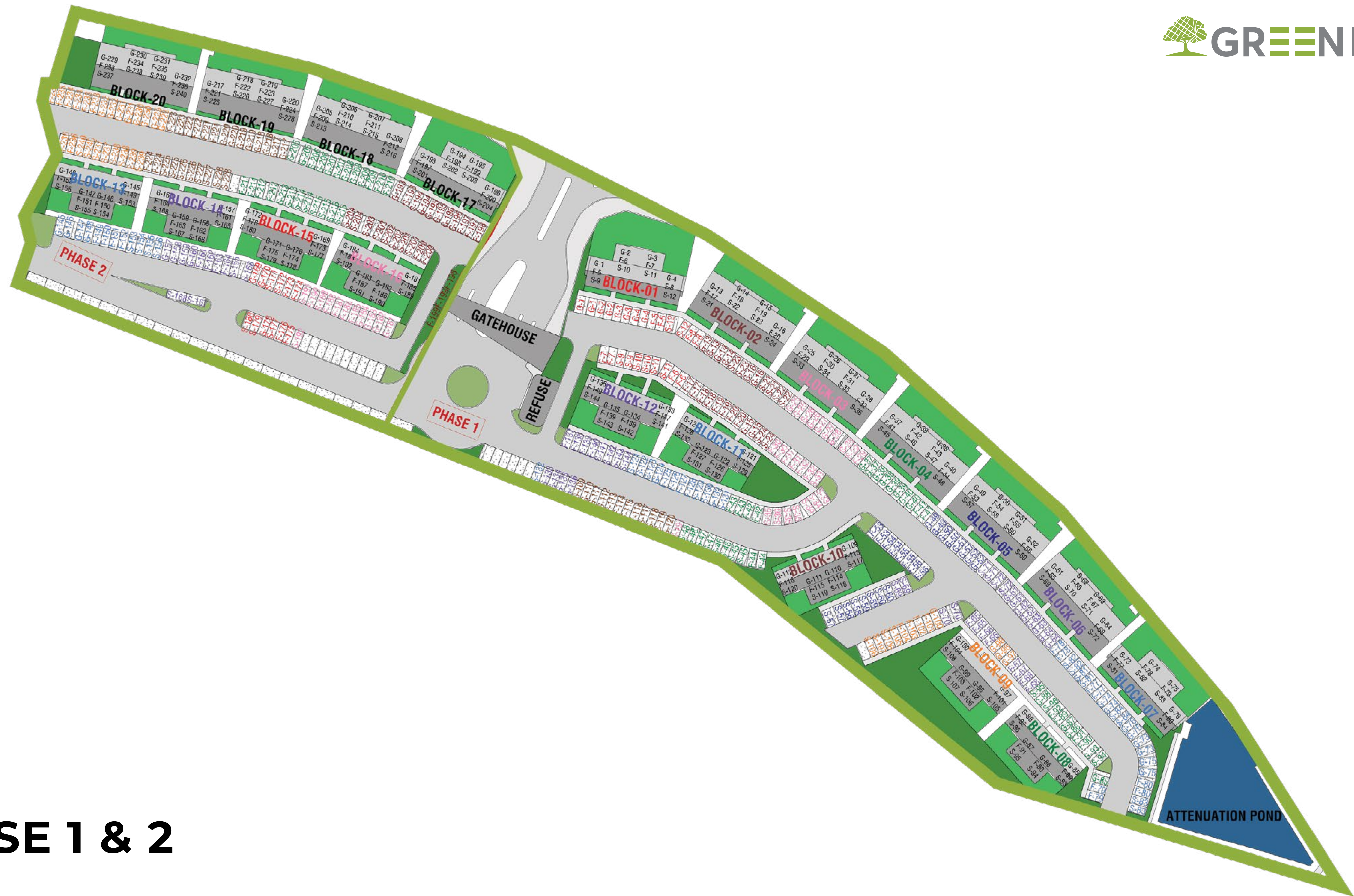
Unit size: _____	<b>79-83m<sup>2</sup></b>
Projected monthly rental income from: _____	<b>R12,000</b>
Projected monthly bond repayment (30yr @ 10.25%): – _____	<b>R11,209</b>
Est. monthly levy (Excl. Effluent charge): _____	<b>R1,291</b>
Est. monthly property rates: _____	<b>R820</b>
Est. monthly contribution from: _____	<b>R1,594</b>
Rental Assist up to: _____	<b>R90,600*</b>

**PRICED FROM R1,250,900**



# Site DEVELOPMENT PLAN | 1256 UNITS





# PHASE 1 & 2



*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.**



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