

**PRIME INVESTMENT BORDERING THE EKURHULENI AEROTROPOLIS**  
Brentwood Park, Benoni



**SECURE LIFESTYLE ESTATE**  
**6 HECTARE PRIVATE ENCLOSED NATURE PARK**  
**RIVER & WALKING TRAIL**



**IGROW WEALTH**  
INVESTMENTS

**Modern stylish 1- and 2-bedroom apartments**

**Brentwood Park, Benoni**

Selling from

**R695 000**



**CLEARWATER**  
VILLAGE

# Why invest in Clearwater Village

**10.06%**

Gross ROI up to 10.06%  
excluding Rental Assist

**R15 000**

Up to R15 000 Rental Assist for  
Investors!!

**55%**

Up to 55% deduction through  
Section 13sex tax rebates



**BORDERING THE EKURHULENI  
AEROTROPOLIS**



**6 HECTARE PRIVATE  
ENCLOSED NATURE PARK**



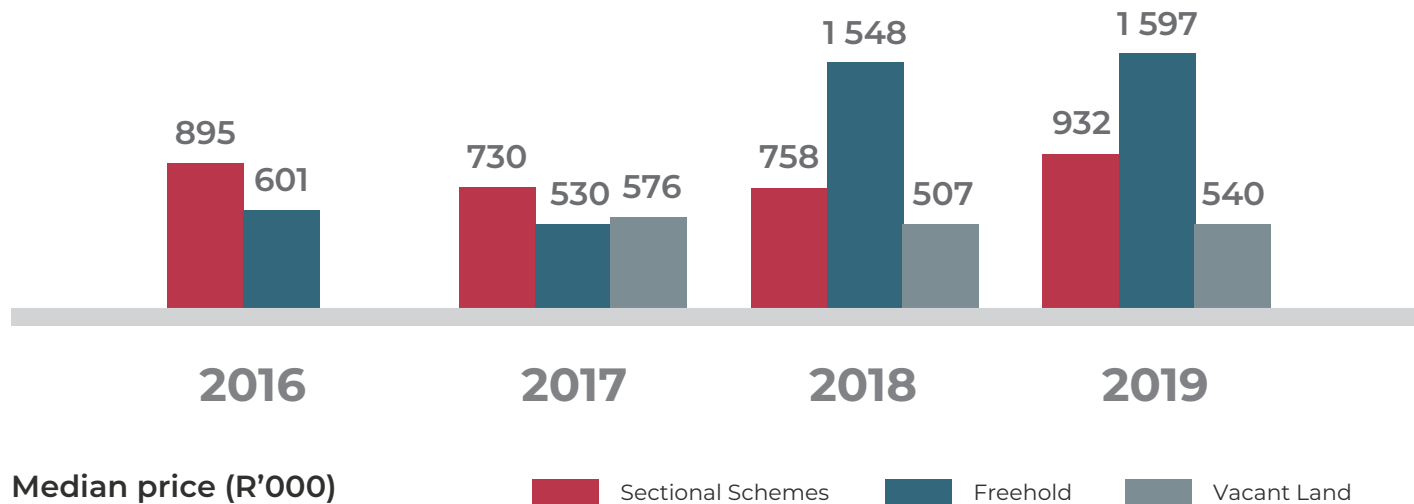
**RIVER &  
WALKING TRAIL**

## Investment Benefits:

- ✓ Transfer and bond fees included - saving up to R60 000! (excludes bond initiation fees)
- ✓ Rental income projected from up to R6 950 (excl. Rental Assist) p/m
- ✓ Up to 100% bond financing available (bond financing done for you) Occupation on Registration - occupation set from early-2022
- ✓ Prepaid water & electricity meters
- ✓ Secure complex – 24hr security
- ✓ Large enclosed private nature park for residents to enjoy
- ✓ Adjoins the upmarket Clearwater Estate

# Why invest in Clearwater Village

The 2020 Lightstone Report (SA's major reporting statistics platform) shows why the expanding Clearwater node which falls within the expanding aerotropolis area is such a fantastic investment.



## COMPREHENSIVE END-TO-END RENTAL MANAGEMENT IGROW RENTALS, OUR IN-HOUSE RENTAL MANAGERS

- ✓ Tenant vetting & placement
- ✓ Rental collection
- ✓ Ingoing & outgoing inspections
- ✓ Maintenance service available

## MASSIVE TAX INCENTIVE FOR INVESTORS

Section 13sex of the Income Tax Act applies where up to 55% of the purchase price can be used as a deduction against the investor's income for tax purposes when purchasing five or more properties.

Enjoy 20 years of tax deductions through Section 13sex.



**20**  
years  
Tax deduction through  
Section 13sex tax rebates

**55%**

deduction through Section  
13sex tax rebates



Visit our website for more information on this amazing tax incentive.

[www.igrow.co.za](http://www.igrow.co.za)

## Inspired by modern stylish living by an award winning developer.

The development offers contemporary designs and sleek fittings and finishes that suit the live-work-play lifestyles desired by all urbanites. Units come with tiled floors throughout, open-plan living and dining areas, granite kitchen countertops, built-in cupboards, charcoal window frames and burglar bars on all opening windows.

Clearwater Village is eco-friendly, with a range of 'green' features – such as prepaid electricity and water meters and water-wise gardens – that will appeal to cost-conscious buyers.

All bond and transfer costs are included in the prices and the development has been approved by all the major banks, so bonds are readily available for qualified buyers.

### *Offering a modern urban lifestyle close to all amenities and transport routes.*

The estate is located in the heart of the multibillion-rand aerotropolis area being developed around OR Tambo International Airport and within 5km of excellent schools, shops, restaurants, two private hospitals and major transport routes.

It boasts top-notch security, including a guardhouse at the single access-gate that is manned around the clock, and has a large 6 hectare private nature park which will be landscaped with walkways for residents to enjoy.



# Location

Brentwood Park, Benoni



## Amenities

### Travel

OR Tambo International	12.1 km
Johannesburg CBD	28.2 km
Sandton CBD	37 km

### Education

Benoni High School	4.8 km
Farrarmere Primary School	2.7 km
Palm Grove High School	4.6 km

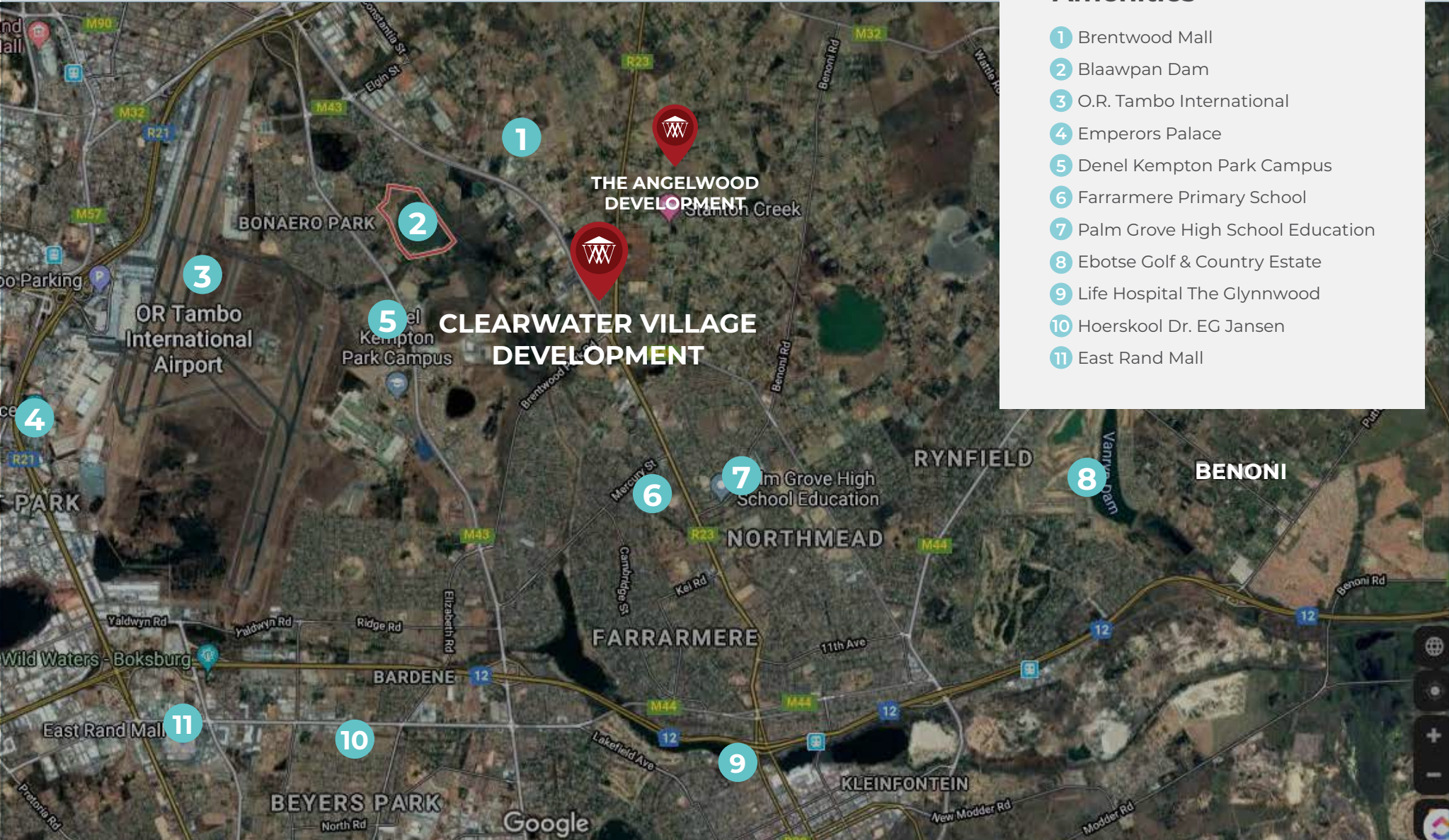
### Medical

Life Hospital The Glynnwood	7.9 km
Medicross Medical Center	6.1 km
Northmead Clinic	3.9 km

### Recreation

Brentwood Mall	3.5 km
Clearwater Office Park	4.0 km
Emperors Palace	10.5 km

# Aerial Location



## Amenities

- 1 Brentwood Mall
- 2 Blaawpan Dam
- 3 O.R. Tambo International
- 4 Emperors Palace
- 5 Denel Kempton Park Campus
- 6 Farrarmere Primary School
- 7 Palm Grove High School Education
- 8 Ebotse Golf & Country Estate
- 9 Life Hospital The Glynnwood
- 10 Hoerskool Dr. EG Jansen
- 11 East Rand Mall



Life Hospital The Glynnwood



O.R. Tambo International



Emperors Palace



Benoni High School

## Amenities



Denel Kempton Park Campus



Clearwater Office Park

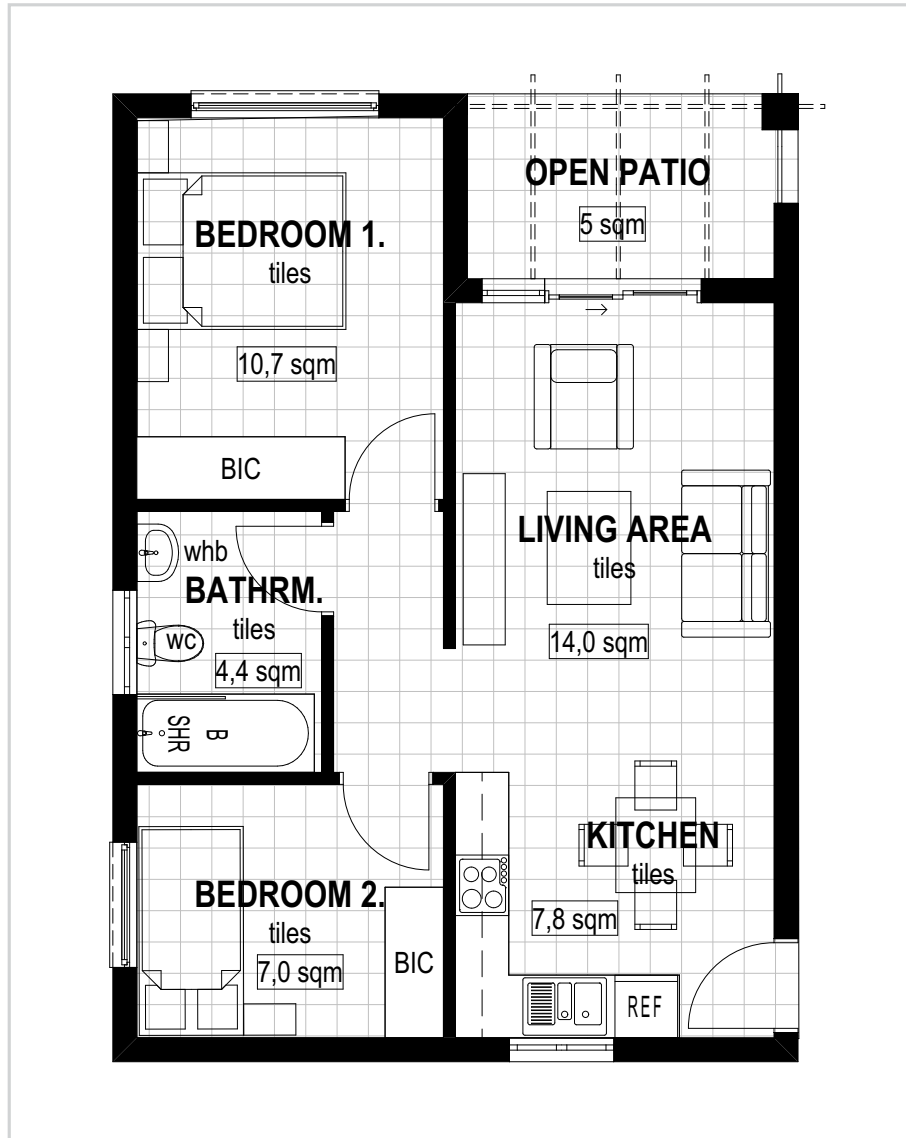


# Site plan





# Apartment plans & pricing



## UNIT TYPE A

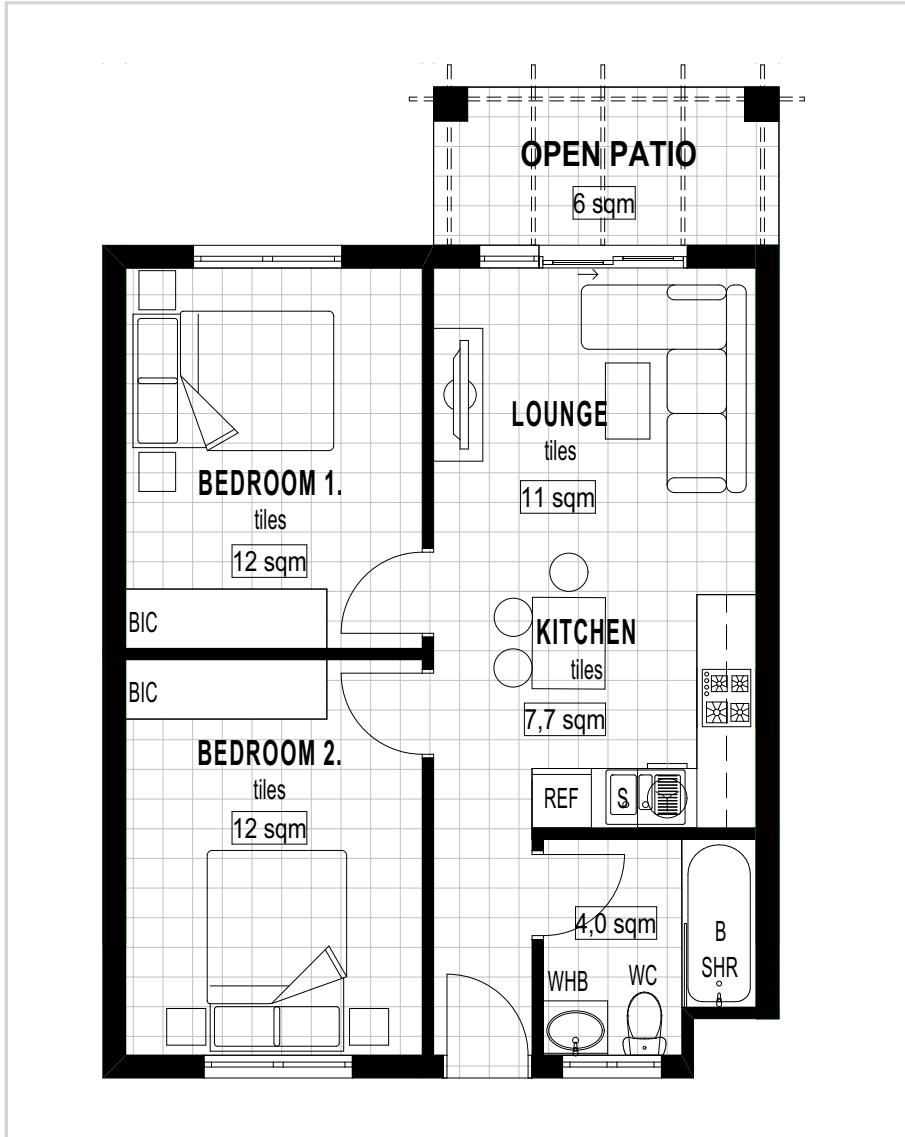
2 Bedrooms | 1 bathroom | 1 parking bay

**R899 000**

Unit area	55 m <sup>2</sup>
Rentals from	R6 950 p/m
Rates	R277
Levies	R900
Rental assist	R15 000

100% bond financing available

# Apartment plans & pricing



## UNIT TYPE B

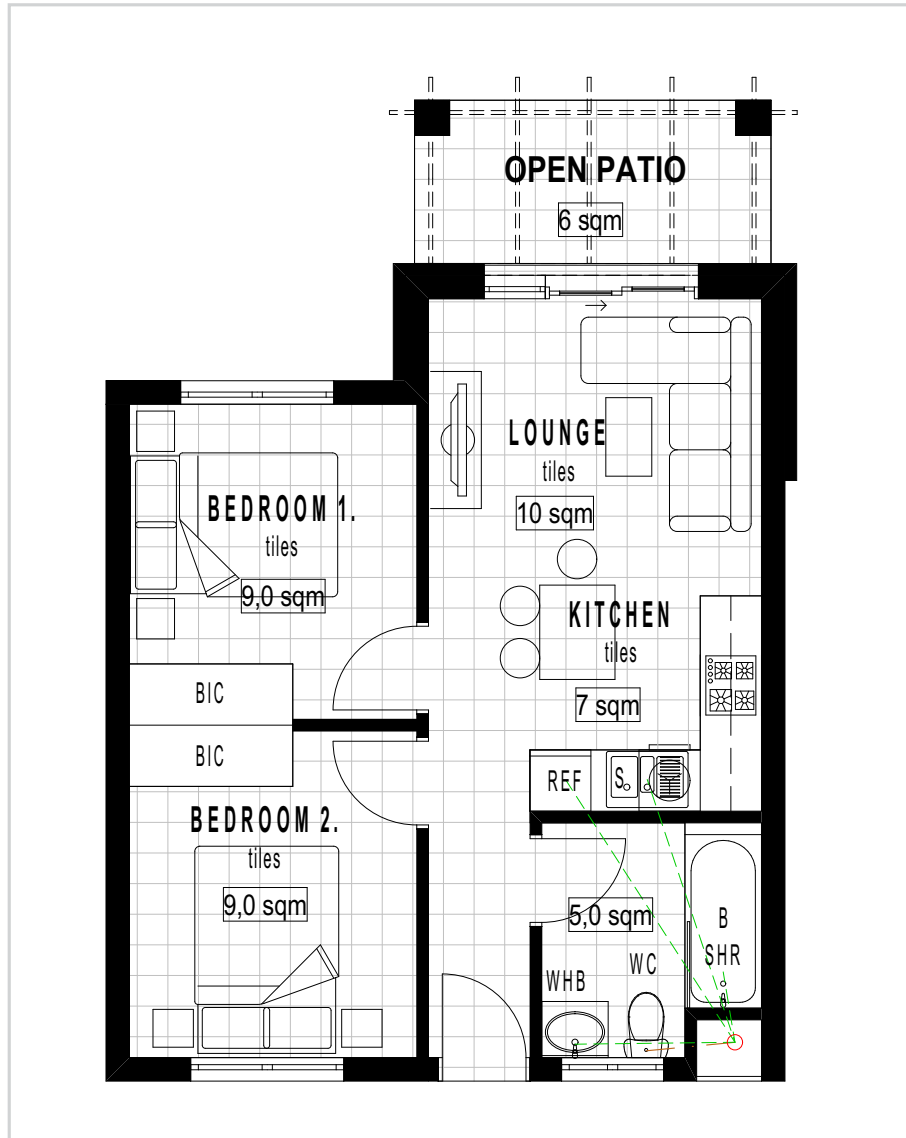
2 Bedrooms | 1 bathroom | 1 parking bay

**R899 000**

Unit area	55 m <sup>2</sup>
Rentals from	R6 950 p/m
Rates	R277
Levies	R915
Rental assist	R15 000

100% bond financing available

# Apartment plans & pricing



## UNIT TYPE C

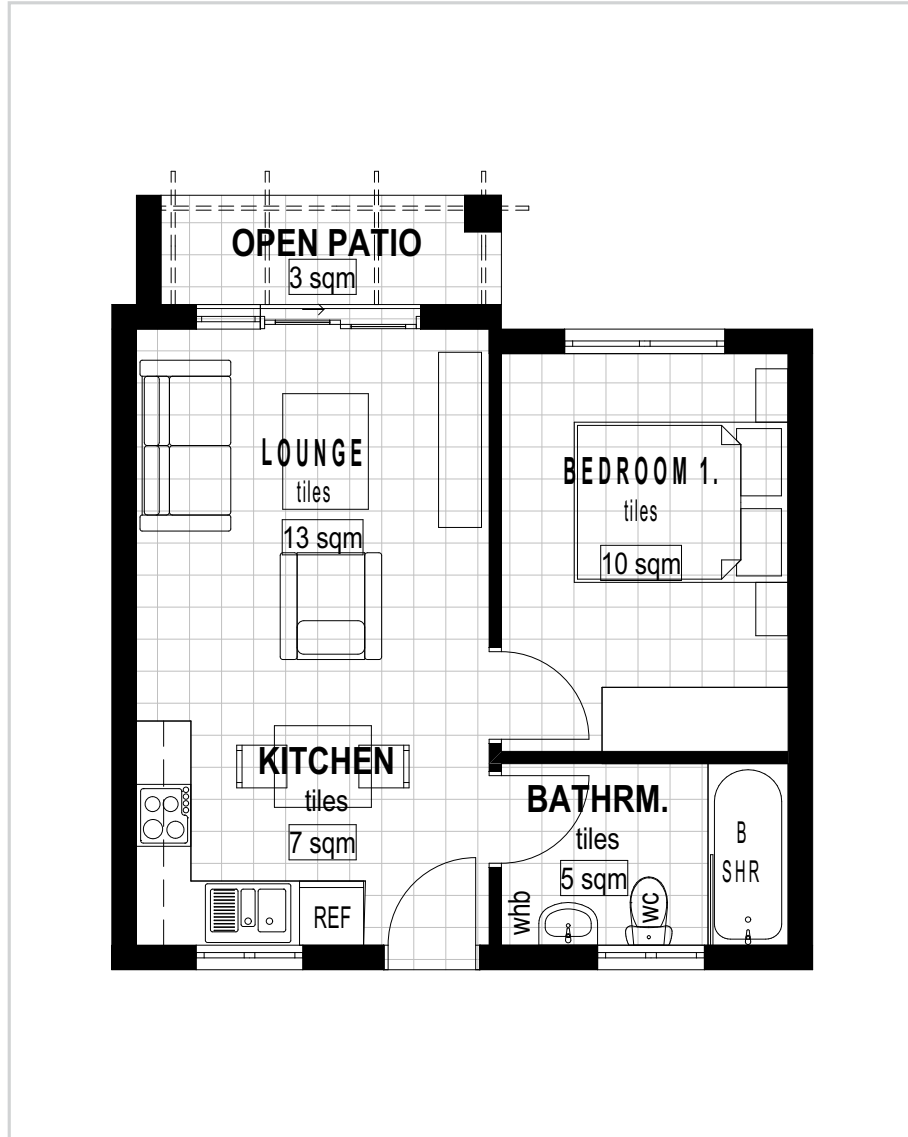
2 Bedrooms | 1 bathroom | 1 parking bay

**R799 000**

Unit area	47 m <sup>2</sup>
Rentals from	R6 700 p/m
Rates	R231
Levies	R795
Rental assist	R6 000

100% bond financing available

# Apartment plans & pricing



## UNIT TYPE D

1 Bedroom | 1 bathroom | 1 parking bay

**R695 000**

Unit area	42 m <sup>2</sup>
Rentals from	R5 750 p/m
Rates	R183
Levies	R675
Rental assist	R6 000

100% bond financing available



 <b>IGROW</b> WEALTH INVESTMENTS	 <b>IGROW</b> HOMELOANS	 <b>IGROW</b> WEALTH MANAGEMENT	
 <b>IGROW</b> GROUP OF COMPANIES	 <b>IGROW</b> RENTALS	 <b>IGROW</b> TRUSTS	 <b>IGROW</b> MAINTENANCE
 <b>IGROW</b> CHARTERED ACCOUNTANTS		 <b>IGROW</b> REAL ESTATE	

## Get in Touch

IGrow is a group of property investment companies which assists property investors to achieve financial independence by building lasting wealth through high-performing property portfolios.

Contact us for more information:

**info@igrow.co.za**

**CAPE TOWN: +27 (0)21 979 2501**

**PRETORIA: +27 (0)12 943 0201**

### CLEARWATER VILLAGE DISCLAIMER

IGrow makes no warranties, whether expressed or implied, in regard to the websites, 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 in relation to any act or omission by the User in relation to the information and the use thereof by the User. \*Bond and attorney fees paid by Seller only where appointed attorney attends to registration and transfer. Fees excluding any bank initiation fee, correspondent attorney fees and courier fees if applicable. The IGrow Wealth Plan and Software offering is not transferable, and no substitution or cash redemption of vouchers is permitted unless agreed upon between IGrow and Purchaser.