



LIVE-INVEST  
**BUY-TO-LET  
INVESTMENT  
PROPERTY**

**1 YEAR FREE**  
Rental Management  
Rental insurance  
included year 1



📍 Pretorius Park, Pretoria East, Gauteng



# Urban Sanctuary in Woodlands Lane

## A boutique lifestyle development in the heart of Woodlands

Woodlands Lane situated in Pretoria East is a unique new development comprising of 72 apartments with a choice between one bedroom, one bathroom or two bedroom, two bathroom designs. Conceptualised for the curated and discerning buyer and investor, this urban sanctuary provides residents with open spaces, clubhouse facilities, swimming pool and braai areas for residents of all ages to enjoy.

Guardhouse facilities, electrified fencing on boundary walls and secure covered parking bays are integrated into the design. Woodlands Lane is conveniently located in a highly sought-after area and offers a secure retreat from a busy lifestyle.





# Special cash LAUNCH OFFER

## ONE BEDROOM, ONE BATHROOM

Full purchase price → **R949 000**

Cash discount → **R123 783**

Cash Price → **R825 217**

Equates to 15% ROI

## TWO BEDROOM, TWO BATHROOM

Full purchase price → **R1 249 000**

Cash discount → **R162 913**

Cash Price → **R1 086 087**

Equates to 15% ROI

*\*Limited to first 9 purchasers*





WOODLANDS  
LANE

STOP





# Investment benefits

Low securing deposit of only R10 000 (refundable)

Completion date mid 2024

**BONDED: Bond and transfer fees included**

100% Bond financing available

**CASH: 15% Return on cash invested**

*Limited to first 9 investors*

**Up to R99 000 rental assist\***

**1 Year FREE rental management**

Gross ROI up to 11.82%



# Amenities

## Travel

Menlyn business district	7,8km
Pretoria CBD	21.4km
Centurion CBD	21.6km

## Education

Curro Woodhill College	3.6km
Garsfontein High	5km
Constantia Park Primary	6.3km

## Medical

Netcare Pretoria East	2,9km
Intercare Woodhill	3.4km
Pretorius Park Clinic	3.2km

## Recreation & Shopping

Woodlands Boulevard	1,5km
Parkview Shopping Centre	2.4km
Woodhill Country Club	3.1km





# Location

## **Pretorius Park, Pretoria East, Gauteng**

Woodlands Lane is conveniently located, with many excellent schools, restaurants, shopping malls and entertainment offerings in the vicinity. The tranquil sights of the Woodhill and Mooikloof suburbs offer a serene setting for this modern development, which in return offers great value, capital growth and high rental demand.





1

**Woodhill Golf Estate**  
Average price  
**R4,6m**

2

**Woodlands Lifestyle Estate**  
Average price  
**R3,6m**

3

**Moreleta Park**  
Average price  
**R2,45m**

4

**Mooikloof Estate**  
Average price  
**R6m**

5

**Mooikloof Heights**  
Average price  
**R7m**



# 68,5%

Average Growth

The latest Deeds Office Reports on Sectional Title property transferred in Pretorius Park, shows a 68,5% growth in average value over a 3 year period, which equates to 23% per annum.

2018

**R620 000**

AVERAGE VALUE

2021

**R1 045 000**

AVERAGE VALUE

Growth experienced  
**or R425 000**

**68,5%**



# Site development plan

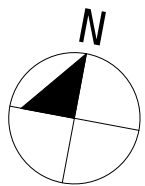




# Ground floor plan



# First and second floor plan









PRICED FROM

**R949 000**



1 Bed



1 Bath



42m<sup>2</sup>



1 Covered parking bay

Estimate Levies	R1 050
Estimate Rates	R741
Bond amount*	R9 217
Projected rental p/m	R7 000

Bond and transfer fees included

**Up to R67 800 rental assist\***

**1 Year FREE rental management**

**Rental insurance included year 1**

**CASH PRICE R825 217**

\* Calculated at 11.25% over 30 years





PRICED FROM

**R1 249 000**



2 Bed



2 Bath



61m<sup>2</sup>



2 Covered parking bays

Estimate Levies	R1 525
Estimate Rates	R1 031
Bond amount*	R12 131
Projected rental p/m	R8 000

Bond and transfer fees included

**Up to R99 000 rental assist\***  
**1 Year FREE rental management**  
**Rental insurance included year 1**

**CASH PRICE R1 086 087**

\* Calculated at 11.25% over 30 years







# DEVELOPMENT FEATURES





# Investment benefits

- ✓ Occupation from **mid 2024**
- ✓ **Gross rental yields up to 11.82%**
- ✓ **Up to R99 000 rental assist to investors\***
- ✓ Rental income projected from **R7 000 to R8 500 per month**
- ✓ Bond and transfer fees included (save up to R80 000 in costs)
- ✓ Up to 100% bond financing available through IGrow Homeloans
- ✓ **Deduct up to R714 450** against taxable income through Section 13sex tax incentives\*
- ✓ One year FREE rental management\*
- ✓ Buy directly from the developer
- ✓ High capital growth and rental demand node
- ✓ Tenant insurance offered – secure your rental income included year 1\*
- ✓ IGrow Rentals will place and manage your tenant for you
- ✓ No transfer duty payable
- ✓ Property tax strategies offered by IGrow Chartered Accountants
- ✓ Company & trust advice and setup through IGrow Trusts
- ✓ Low securing deposit of only **R10 000 (refundable)**







## Apartment features

- ✓ Fibre installed to all units
- ✓ Quartz kitchen countertops
- ✓ Ceramic glass hob and electric oven with extractor fan
- ✓ Washing machine/dishwasher point in kitchen
- ✓ Porcelain tiles throughout for low maintenance
- ✓ Built-in melamine cupboards throughout
- ✓ Clever site design with natural lighting
- ✓ Prepaid electrical and prepaid water meters to each apartment
- ✓ Modern sanitary finishes
- ✓ Exclusive use gardens to groundfloor 2 bedroom apartments
- ✓ Covered parking bays
- ✓ Building insurance covered by levy

# Development features

- ✓ Green Building Council Certification features
- ✓ Security estate with electrified fencing on perimeter wall
- ✓ Access control systems
- ✓ Provision for 24hr manned security in levy
- ✓ Clubhouse with co-working space facilities
- ✓ Swimming pool
- ✓ Kids play areas and dedicated braai areas
- ✓ Quick and easy access to various business nodes
- ✓ Provision for visitors parking bays
- ✓ Landscaped communal walkways and gardens
- ✓ Numerous of shopping and recreational facilities nearby
- ✓ 5 year NHBRC warranty







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