

📍 Rivonia, Sandton



*Dream big.* **LIVE WELL.**



**BROOKE MANOR**

RIVONIA



# AFFORDABLE INVESTMENT WITH *Fabulous* FEATURES

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2 Bed | 1 Bath Apartments  
**FROM R1,199,000**

📍 Rivonia, Sandton



**BROOKE MANOR**

R I V O N I A

A new residential development close to Sandton CBD that offers all the benefits of suburban city life.

Your tenants get the dream: modern open-plan living, reliable power, superfast internet, and everything from great schools to weekend entertainment and urban adventure right on their doorstep. You get the reward: consistent rental income in a location that never goes out of demand.



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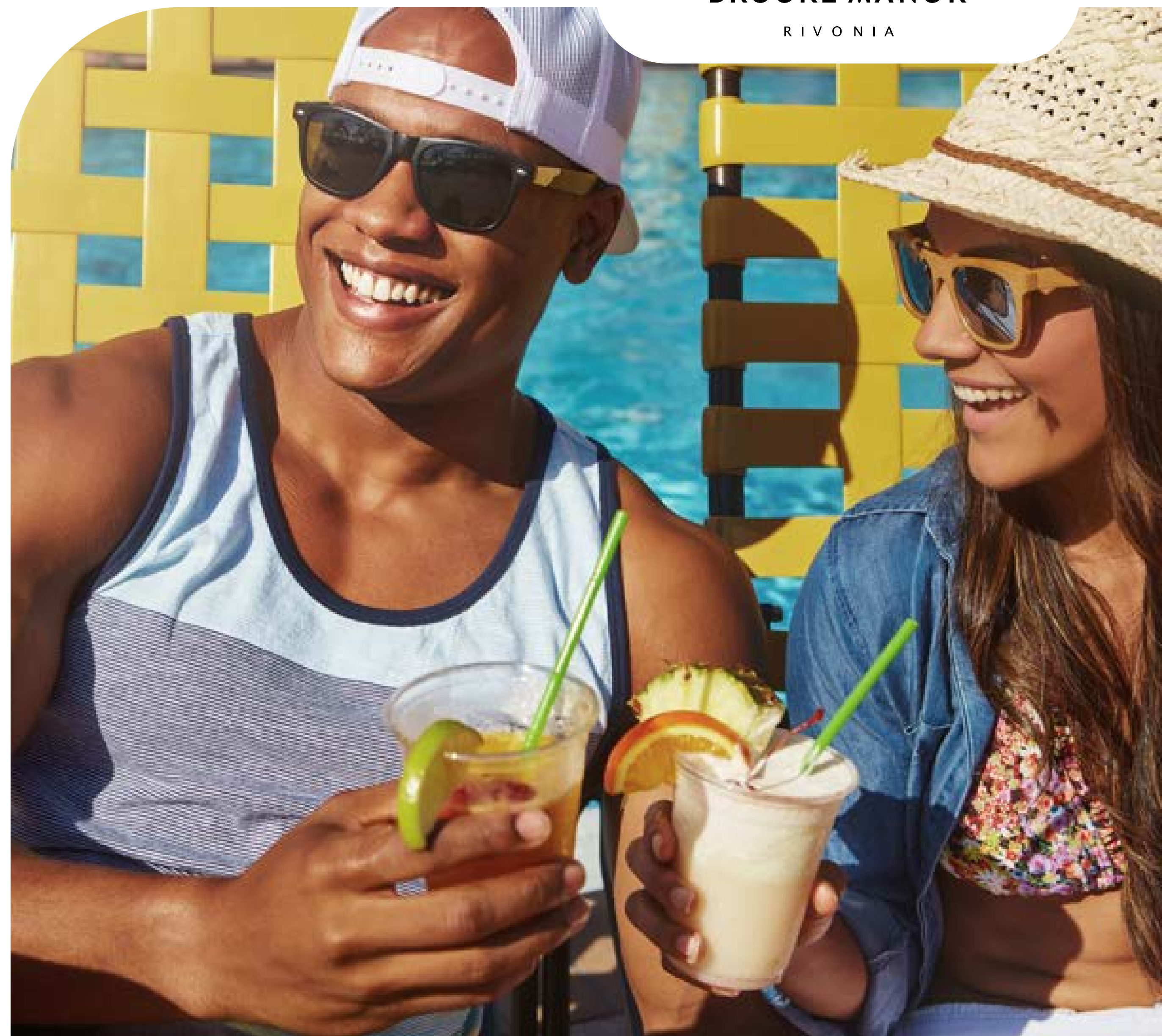
**BROOKE MANOR**

RIVONIA

# Excellent

## INVESTMENT BENEFITS

- Earn immediate income on registration (already tenanted)
- Projected rental income up to **R10,110** p/month\*
- Gross yields up to **12.84%**
- Rental Assist of **R45,600**
- Monthly contribution from **-R2,531\***
- **Rental management special:** 50% discount for first 2 years
- Prime location with high demand from tenants
- Rental Management by IGrow Rentals
- Bond & transfer fees included, **saving you up to R80,000\***
- Building insurance & outdoor maintenance covered by levy
- Up to **100%** bond financing available
- **Zero** deposit required



# Development

## KEY HIGHLIGHTS

- Solar geysers
- High-speed, uncapped wifi (plug & play)
- Load-shedding backup
- Swimming pool & mini clubhouse
- Shaded carports
- Electrified perimeter fencing
- Complex pool with mini clubhouse
- 24-hour manned security
- 3 years remaining on the NHBRC warranty
- Perfectly located in Rivonia, 10 min from Sandton CBD and main transport routes
- Walking distance to main transport routes and surrounded by all amenities, including Rivonia Village Shopping Centre



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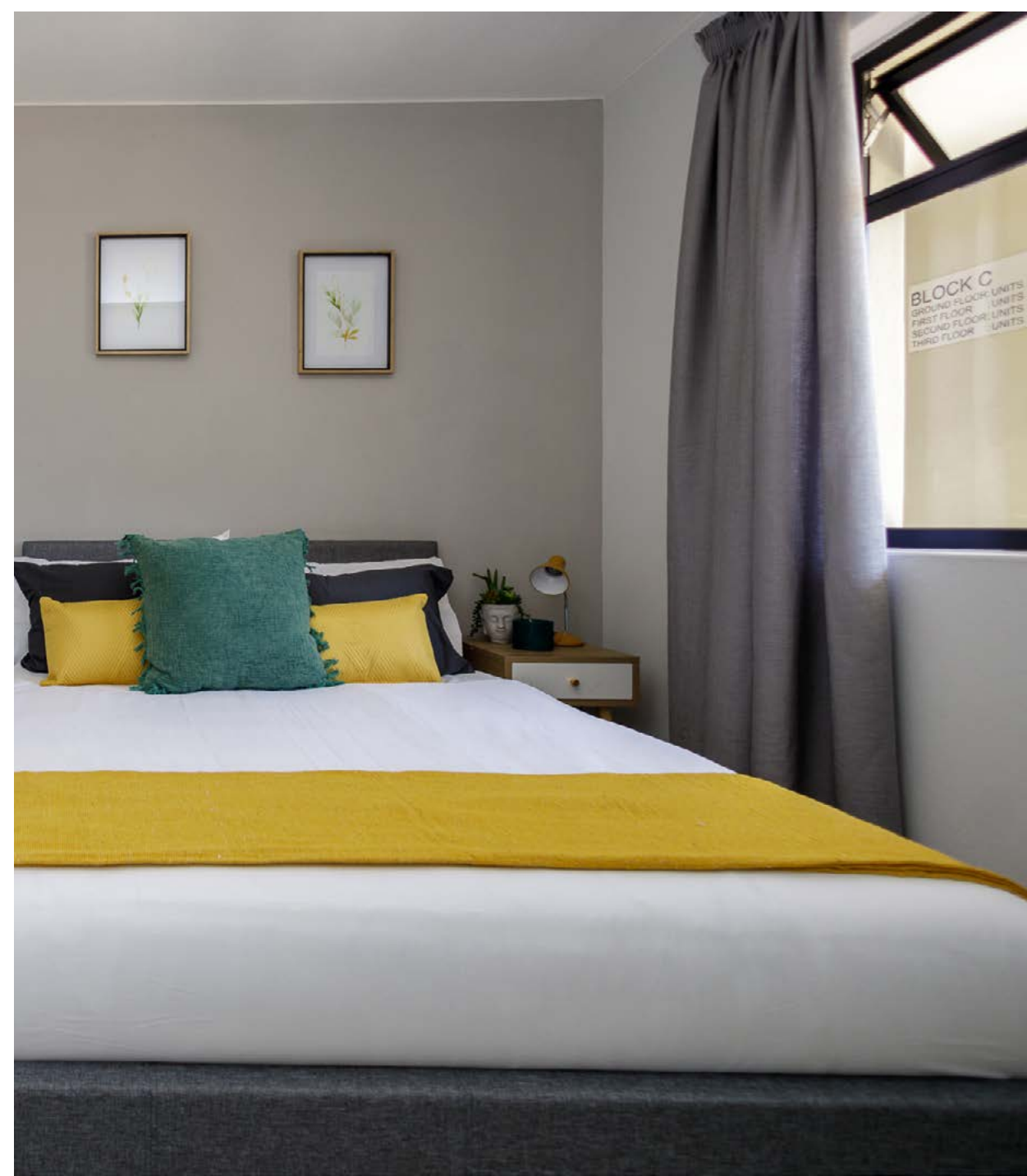
RIVONIA

# *Apartment*

## **FEATURES & PERKS**

- Beautifully designed, modern open-plan apartments
- Living rooms lead onto balconies or private gardens
- Spacious light bedrooms
- Bedrooms fit queen-size beds with bedside tables
- Ample built-in cupboard space
- Bathrooms include a sleek combo bath/shower
- Stylishly tiled throughout





# *Exceptionally* **SITUATED IN A POPULAR, ESTABLISHED AREA**

Rivonia is a hugely popular suburb with all the best Johannesburg has to offer, and makes for a no-brainer investment area. It is perfectly positioned 10 minutes from the bright lights, glamour, and economic bustle of Sandton's CBD, and all the family fun of Rivonia's Country Clubs & Gyms. Right next to Fourways with its popular Bounce playground and adventure golf, tenants can live the famous 'work hard, play hard' Gauteng lifestyle and create a happy home base at Brooke Manor.



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RIVONIA





### Shopping & Recreation

- **1.7km** to Rivonia Village Shopping Centre
- **7 km** to The Johannesburg Country Club (Woodmead)
- **11.4km** to Mall of Africa

### Health & Wellness

- **850m** to FitRanX gym
- **1.7 km** to Morningside Country Club sports fields
- **3.3km** to Netcare Sunninghill Hospital



### Schools & Family Life

- **850m** to Curro Rivonia
- **1.1km** to Spark Rivonia School
- **1.1km** to Rivonia Primary School
- **8.4km** to Bounce



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# Cosy Two Bed | One Bath



Unit size (Incl. patio): \_\_\_\_\_ **50m<sup>2</sup>**

Garden size: \_\_\_\_\_ **10-31m<sup>2</sup>**

Projected monthly rental income from: \_\_\_\_\_ **R10,110**

Projected monthly bond repayment (30yr @ 10.75%): – **R11,659**

Est. monthly levy (Excl. effluent charge of R802): \_\_\_\_\_ **R1,983**

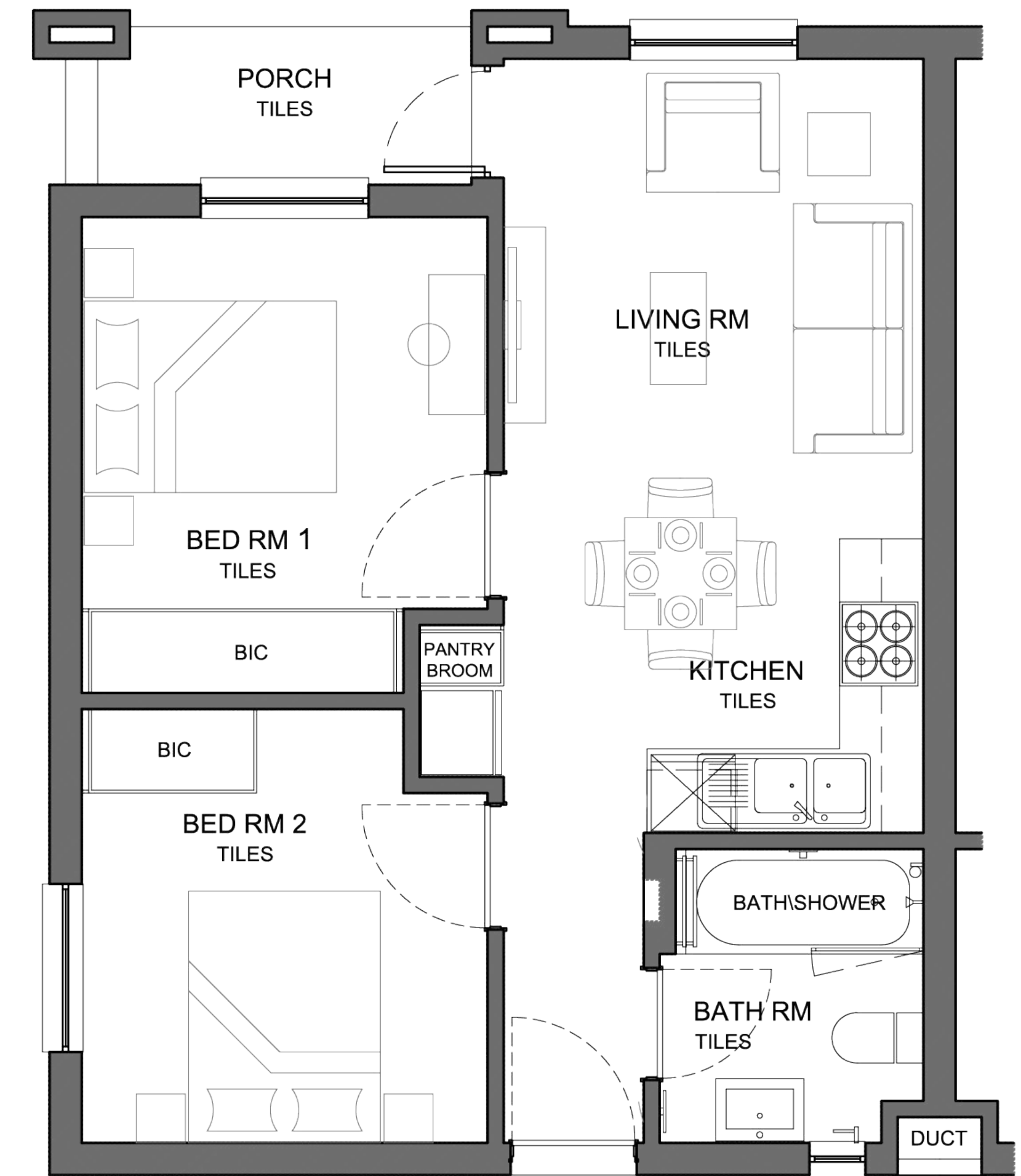
Est. monthly property rates: \_\_\_\_\_ **R867**

Est. monthly contribution from: \_\_\_\_\_ **-R2,531**

Rental Assist of: \_\_\_\_\_ **R45,600\***

**\*Utilities recovered from tenant (WIFI & effluent charge): R1,252**

GROUND FLOOR UNITS  
**PRICED AT R1,249,000**



# Cosy Two Bed | One Bath



Unit size (Incl. balcony): \_\_\_\_\_ **50m<sup>2</sup>**

Projected monthly rental income from: \_\_\_\_\_ **R9,450**

Projected monthly bond repayment (30yr @ 10.75%): – **R11,192**

Est. monthly levy (Excl. effluent charge of R802): \_\_\_\_\_ **R1,983**

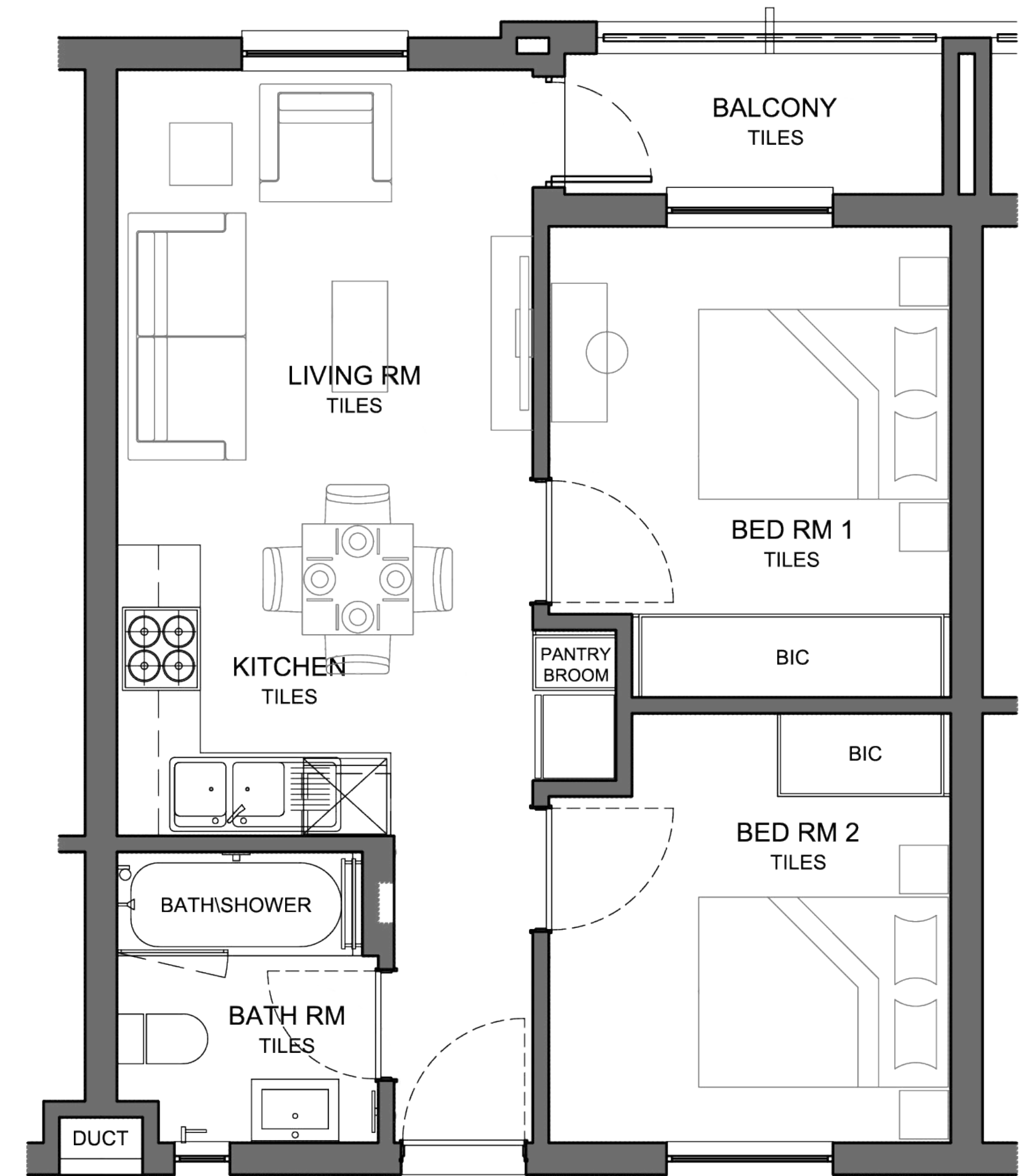
Est. monthly property rates: \_\_\_\_\_ **R867**

Est. monthly contribution from: \_\_\_\_\_ **-R2,686**

Rental Assist of: \_\_\_\_\_ **R45,600\***

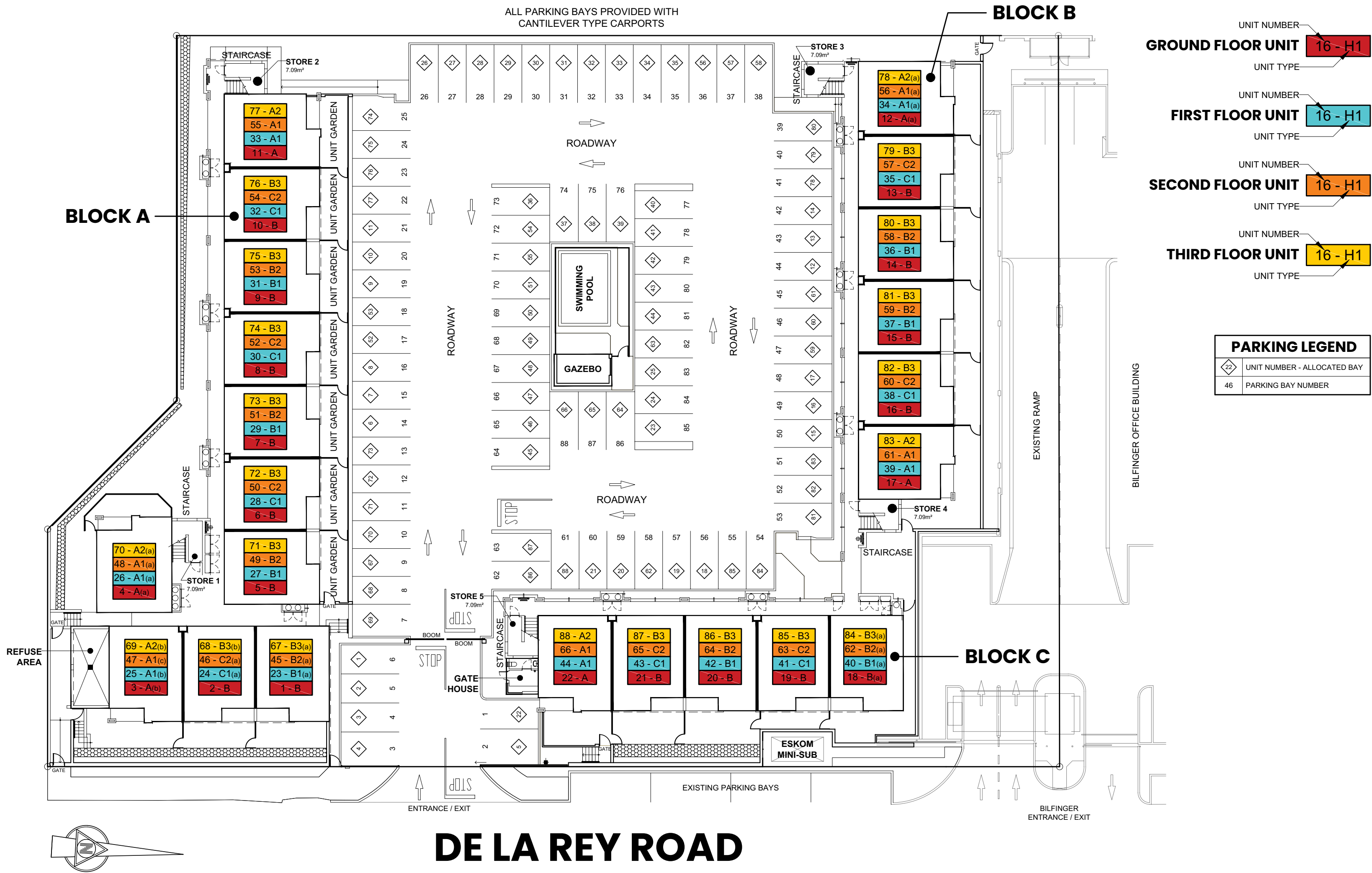
**\*Utilities recovered from tenant (WIFI & effluent charge): R1,252**

FIRST, SECOND & THIRD FLOOR UNITS  
**PRICED AT R1,199,000**



# Site DEVELOPMENT PLAN

42 Units





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RIVONIA

# *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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**Footnotes:**

\*Depending on unit chosen

\*\*Rental assist only applicable where buyer signs a rental mandate with IGrow Rentals for the duration of the rental assist offering.