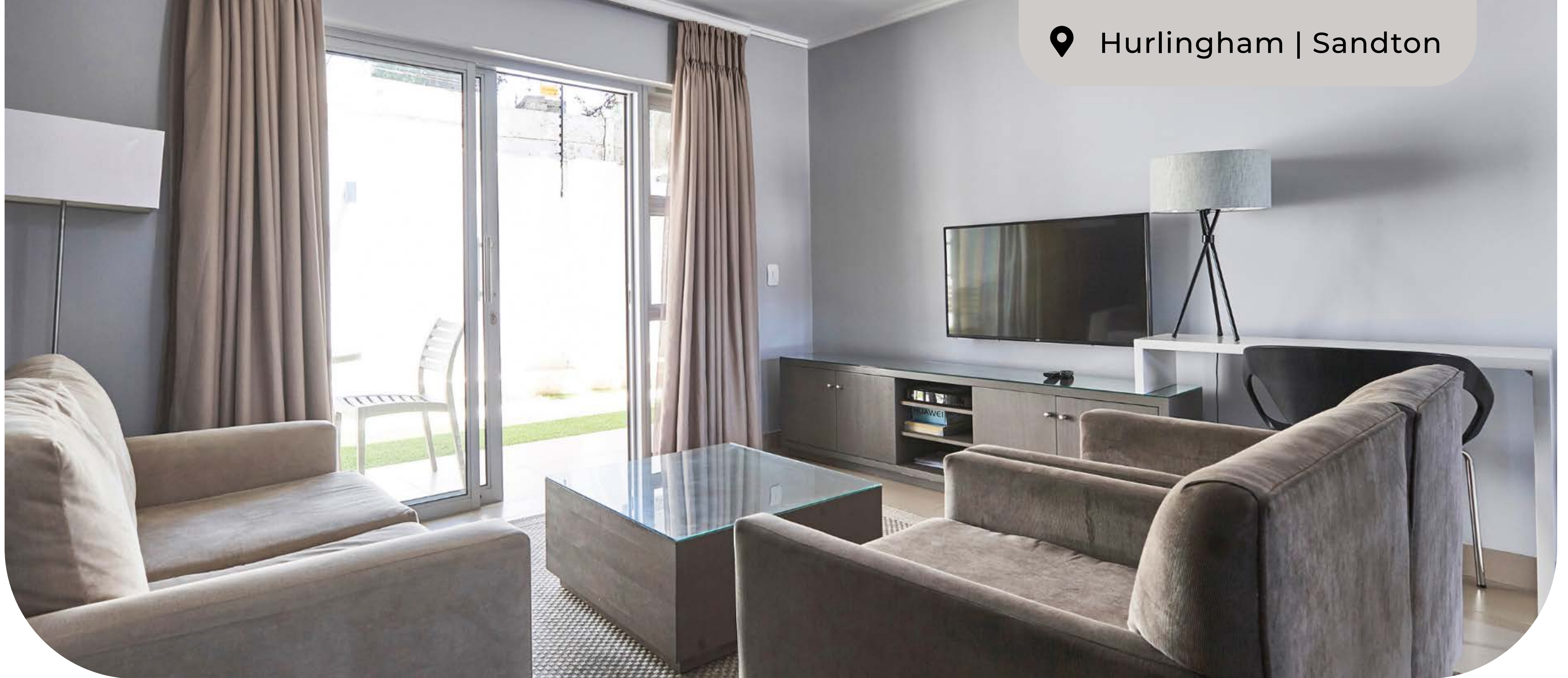


📍 Hurlingham | Sandton



FEEL LIKE *Royalty*

THE [👑]RESIDENCY



Savings
OF UP TO R89,000

Stunning 2 Bed | 2 Bath Apartments
**SELLING FROM ONLY
R1,495,000**

📍 Hurlingham | Sandton

THE[👑]RESIDENCY

Formerly a hotel, now open to investors for both short and long-term letting opportunities, The Residency is an exceptional opportunity to elevate your property portfolio. With a superb position close to the spectacular lifestyle on offer in Sandton, your tenants or guests can easily dine out, enjoy the local green spots and sporting facilities, day spas, sparkling nightlife, and world-class malls.



THE^{RESIDENCY}

Excellent

INVESTMENT BENEFITS

With savings of up to R89,000 exclusive to IGrow investors!

- Existing leases with rental income up to **R16,670/month***
- **Already tenanted**, so your unit generates income on registration
- ROI of up to **14,02%***
- Bond and transfer fees included (saving you up to R89,000*)
- Monthly contributions from **-R1,772***
- Furniture included in the selling price
- 100% bonds available through IGrow Home Loans
- IGrow Rentals will manage your tenant and maintenance for you
- Companies and Trusts set up for you through IGrow Trusts



Development

KEY HIGHLIGHTS

- 2 secure parking bays per apartment (1 covered and 1 uncovered)
- 24-hour manned security
- Wifi and DSTV ready
- Solar geysers (with electric backup)





THE[👑]RESIDENCY

Apartment

FEATURES

- Available fully furnished (ideal for short-term letting)
- Air conditioning in every bedroom
- Elegantly tiled throughout
- Impeccable quality finishes
- Full Bathrooms with bath and shower
- Beautiful modern kitchens with wet points for both dishwashers and washing machines
- Ground-floor units have exclusive-use gardens with artificial lawn
- Quartz countertops
- Whirlpool under-counter oven and glass hob with extractor fan
- Discreet outdoor laundry drying areas





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Spectacular **SANDTON LIFESTYLE**

Situated on 8 Braemar Road, just off Winnie Mandela Drive, with easy access to Rosebank, Sandton, and Bryanston

The location is also perfect for visitors to the famous Wanderers' Cricket Stadium or parents needing to visit the prestigious boarding schools in the area. Just a quick Bolt or Uber ride to the Gautrain Sandton station for international guests and business travellers needing access to the top financial and business district of South Africa.



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Recreation

- **2.6km** to Old Parks Sports Club
- **2.5km** to Hyde Park Corner Mall
- **5.1km** to Wanderer's Stadium
- **5.2km** to The River Club Golf Course



Education

- **2.5km** to Vega School
- **3.2km** to GIBS Business School
- **4.3km** to Bryanston High School
- **5.1km** to Redhill School

Health & Wellness

- **4.6km** to Morningside Mediclinic
- **4.7km** to Sandton Mediclinic
- **5km** to Virgin Active Gym



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Typical Two Bed | Two Bath

THE RESIDENCY

Unit size: _____ **84m²**

Projected monthly rental income from: _____ **R16,670**

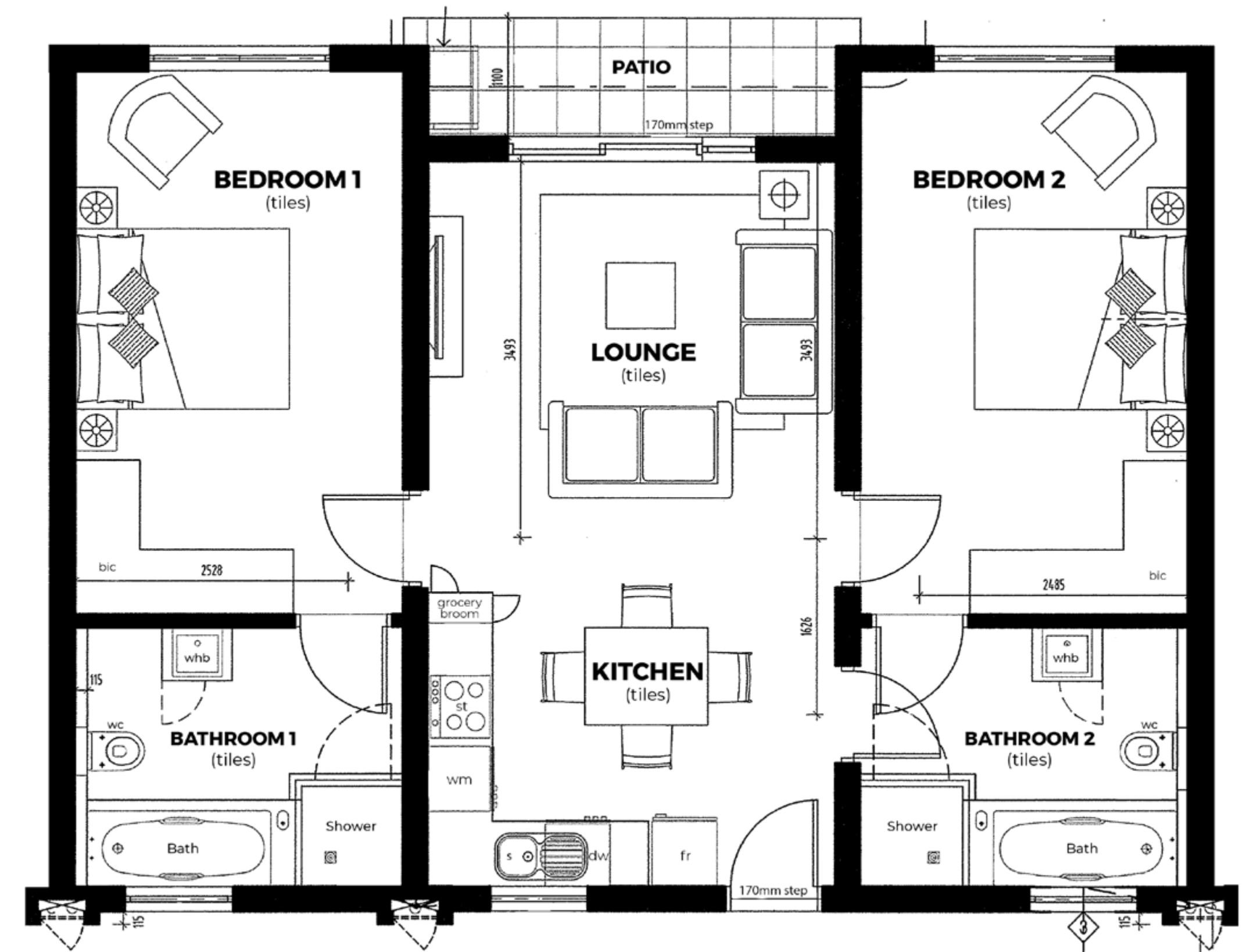
Projected monthly bond repayment (30yr @ 10.50%):— **R14,590**

Est. monthly levy: _____ **R2,100**

Est. monthly property rates: _____ **R750**

Est. monthly contribution from: _____ **-R2,687**

GROUND FLOOR
PRICED AT R1,595,000



Typical Two Bed | Two Bath

THE  RESIDENCY

Unit size: _____ **84m²**

Projected monthly rental income from: _____ **R16,670**

Projected monthly bond repayment (30yr @ 10.50%):— **R13,675**

Est. monthly levy: _____ **R2,100**

Est. monthly property rates: _____ **R750**

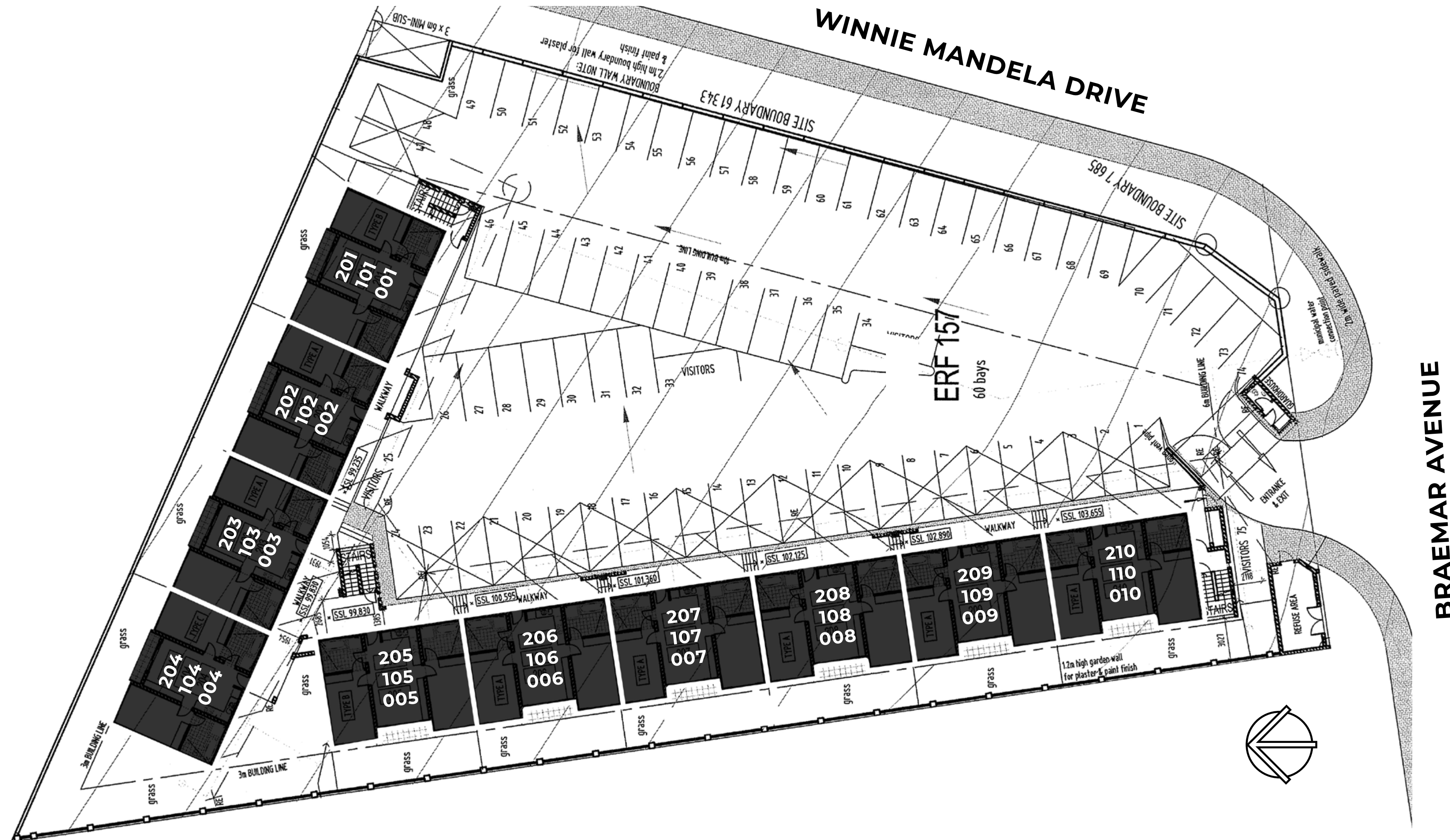
Est. monthly contribution from: _____ **-R1,772**

FIRST & SECOND FLOOR
PRICED AT R1,495,000



DEVELOPMENT PLAN | 30 UNITS

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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

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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.

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