

📍 Hazeldean | Tshwane



*Crystal* **CLEAR WATERS.  
EVEN CLEARER RETURNS.**

Incredible IGrow discount of up to **R171,179!**





*Perfectly* **POSITIONED**  
FOR FAMILIES AND PROFESSIONALS

1, 2 & 3-Bed Apartments

**FROM R829,900**

 Hazeldean | Tshwane



This exclusive development, brought to Pretoria by an excellent developer with a reputation for quality builds, offers 1, 2 and 3 bedroom apartments with private gardens for the ground floor apartments and private balconies for first, second and third floor apartments. A first of its kind in South Africa, patented technology means tenants enjoy a crystal clear lagoon that operates sustainably at low cost.

The only thing clearer than the sustainable lifestyle lagoon in this unique development is the investment case. Dive right into gross rental yields of up to 12.48% and rental income up to R17,000 a month! PLUS it's brand new, with Section 13 Sex taxable income potential for investors!



# *Incredible* **IGROW DISCOUNT**

SAVE UP TO **R171,179** EXCLUSIVE TO IGROW INVESTORS! HOW?

- Rental Management Discount for 2-3 years worth up to **R60,684\***
- Bond and Transfer fees included (**saving you up to R110,495\***)

## ADDITIONAL BENEFITS

- Rental income up to **R17,000** / month\*
- ROI up to **12.48%\***
- Monthly contributions as low as **R930** / month\*
- Deduct up to **R741,950** from taxable income through Section 13sex tax incentives\*
- Only **R10,000** deposit secures your unit



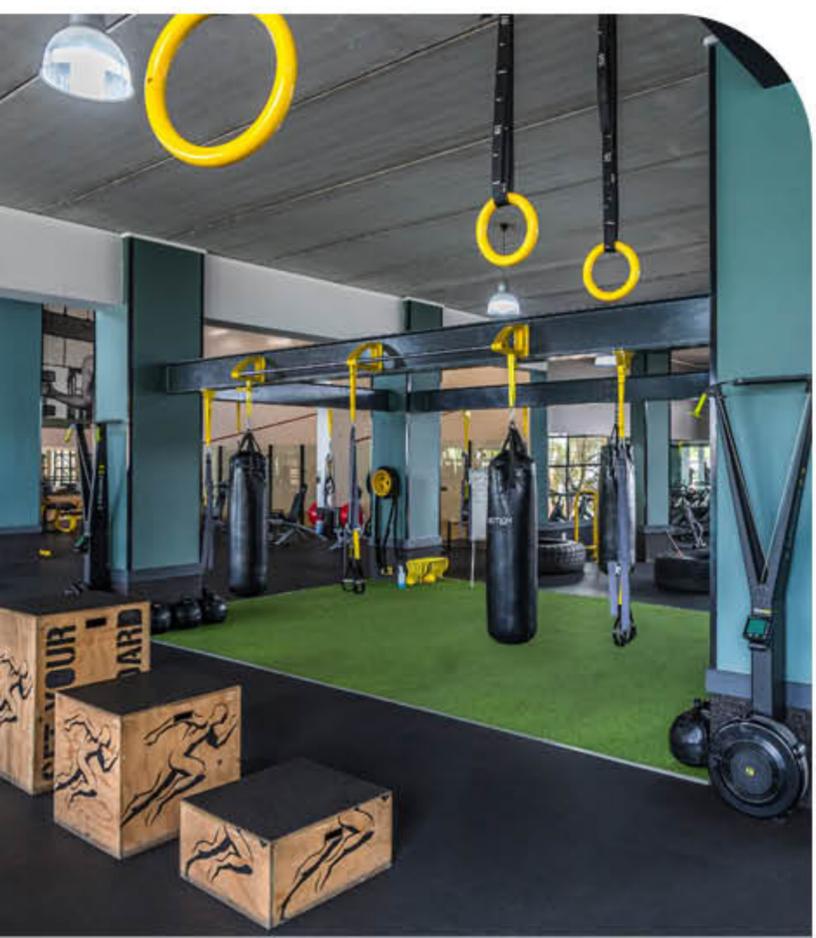
- 5 year NHBRC warranty
- Up to **100%** bond financing arranged for you by IGrow Home Loans
- Managed by IGrow Rentals

# Development

## KEY HIGHLIGHTS

- Crystal Lagoon for water sports (using patented, sustainable tech)
- CSpa Wellness
- Car wash (eco-friendly)
- Concierge service and laundromat
- Cinema room & WiFi
- Squash facilities
- Swimming pool (with separate kiddies' pool)
- Geppetto Children's Play Area
- Inflatable Water Park
- State of the art, 24 hour manned security with CCTV and biometric access
- Training Science Gym with trainer - Vitality approved
- Vista Restaurant
- Backup generator power for all blocks
- Edge certified for eco-friendly features
- Mint Resort and Hotel
- Kings Walk shopping centre (Opening April 2027)







# Apartment

## FEATURES & PERKS

- All units have balconies or patios, some with mountain views
- Full Bathroom
- Fully tiled throughout
- Fully fitted kitchen with built-in oven and hob
- Space for dishwasher or washing machine
- Pre-paid electricity
- DSTV & WIFI ready
- Solar geysers
- Burglar bars & front door security gate







# Local **HOTSPOT**

The Blyde's strategic placement ensures convenient access to essential amenities and major roads, making it a perfect setting for both families and professionals.





### Shopping & Recreation

- **1 km** to Cspa Wellness
- **4.1 km** to Silver Oaks Crossing
- **8.1 km** to Hazeldean Square
- **13 km** to Moreleta Kloof Nature Reserve

### Health & Wellness

- **6.7 km** to Mamelodi Regional Hospital
- **9.3 km** to Life Wilgers Hospita
- **7.6 km** to Phelang Private Hospital
- **13 km** to Netcare Pretoria East

### Education & Commute

- **2.5 km** to Curro Academy
- **3.4 km** to Vukuzenzele Primary School
- **4.6 km** to Nellmapius High School

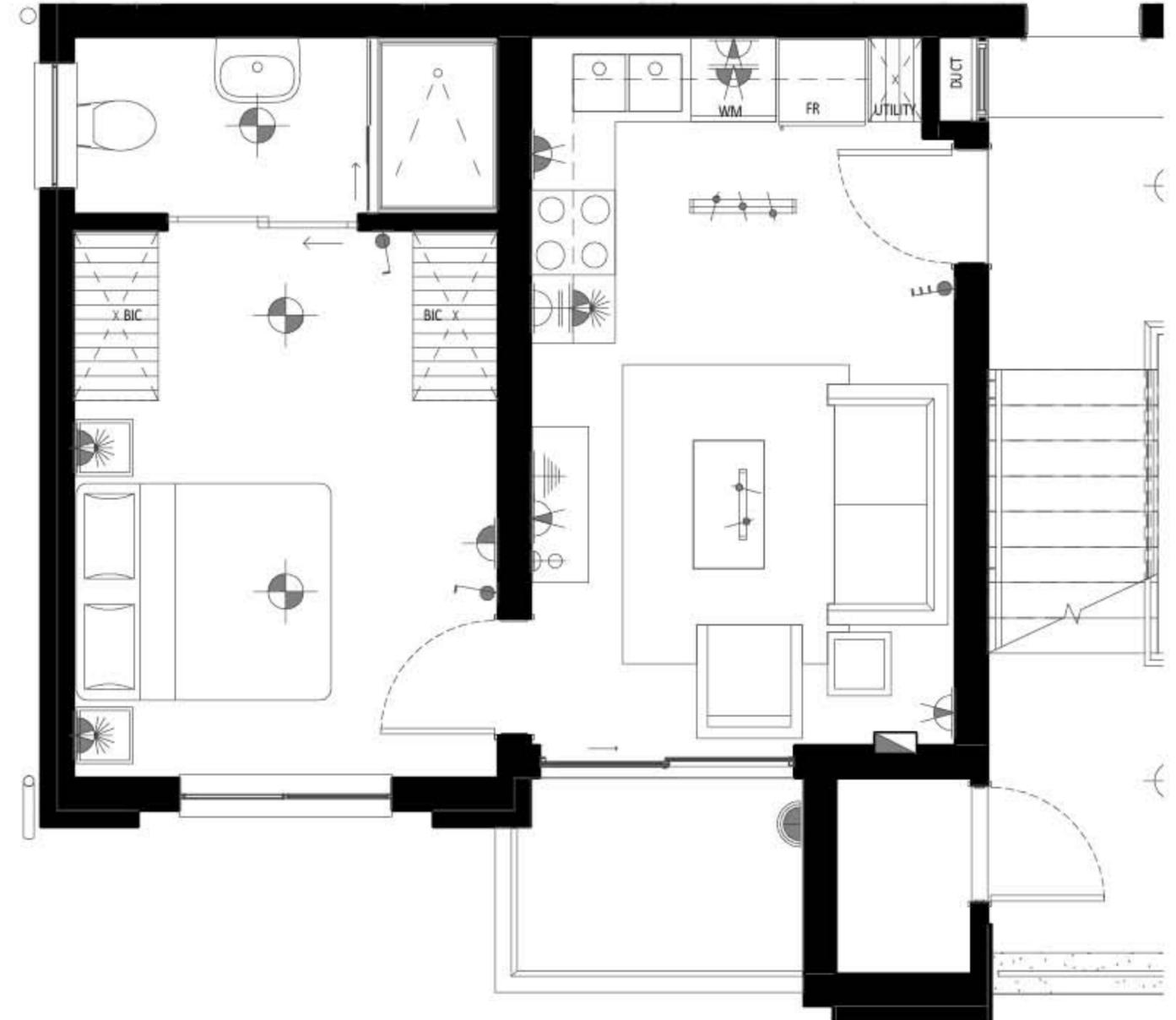
# TYPE W 1 Bed | 1 Bath

## *Apartments*

Unit size (Incl. Balcony):	<b>40m<sup>2</sup></b>
Projected monthly rental income up to:	<b>R7,999</b>
Projected monthly bond repayment (30yr @ 10.25%):	<b>R7,437</b>
Est. monthly levy (Excl. Effluent charge):	<b>R838</b>
Est. monthly property rates:	<b>R602</b>
Est. monthly contribution from:	<b>R980</b>

SECOND FLOOR

**PRICED FROM R829,900**

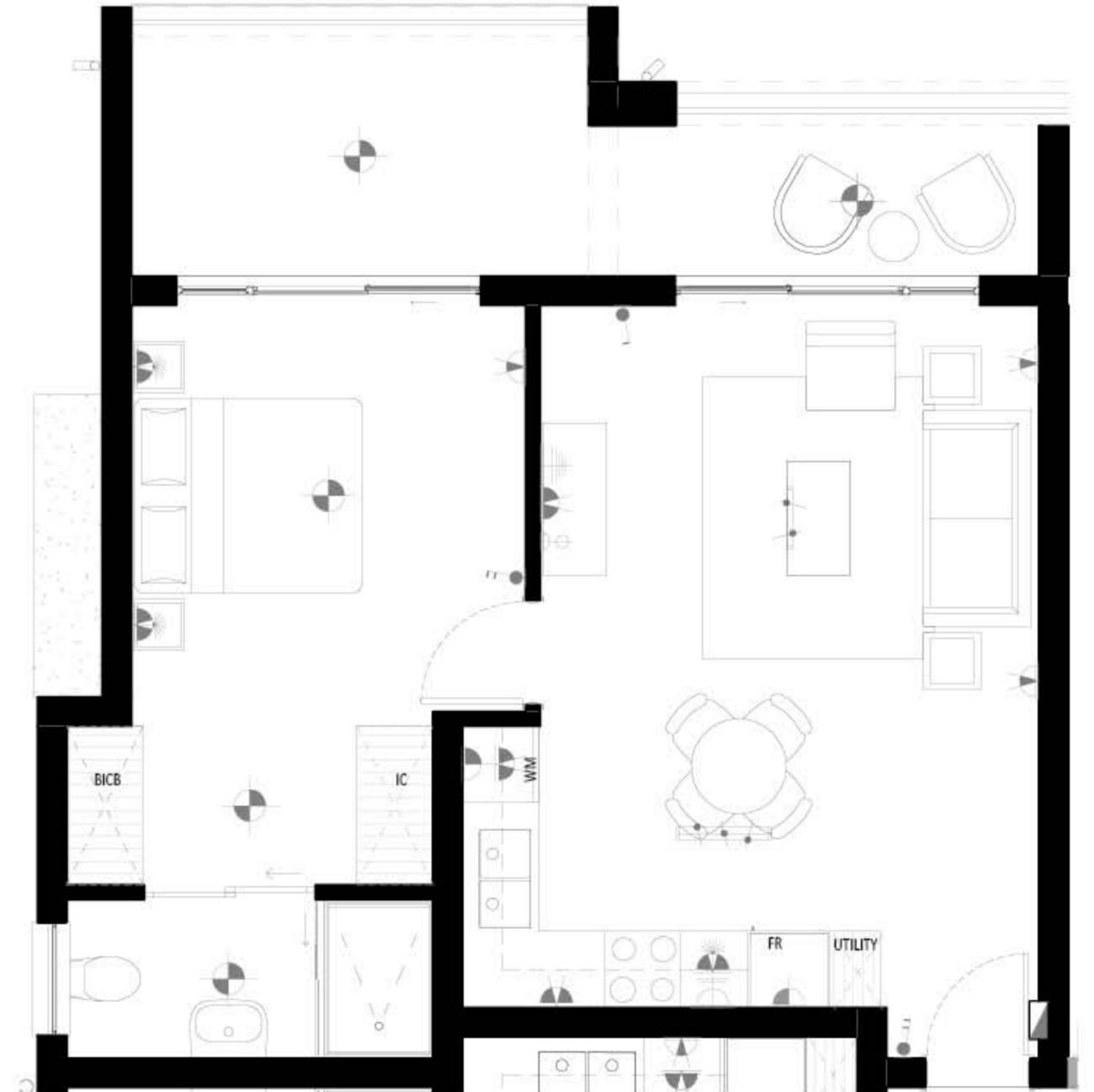


# TYPE X 1 Bed | 1 Bath *Penthouses*

Unit size (Incl. Balcony):	<b>62m<sup>2</sup></b>
Projected monthly rental income up to:	<b>R10,500</b>
Projected monthly bond repayment (30yr @ 10.25%):	<b>R9,050</b>
Est. monthly levy (Excl. Effluent charge):	<b>R1,235</b>
Est. monthly property rates:	<b>R756</b>
Est. monthly contribution from:	<b>R930</b>

THIRD FLOOR

**PRICED FROM R1,009,900**



# TYPE Y | 1 Bed | 1 Bath *Penthouses*

Unit size (Incl. Balcony):	<b>47m<sup>2</sup></b>
Projected monthly rental income up to:	<b>R8,500</b>
Projected monthly bond repayment (30yr @ 10.25%):	<b>R8,064</b>
Est. monthly levy (Excl. Effluent charge):	<b>R964</b>
Est. monthly property rates:	<b>R662</b>
Est. monthly contribution from:	<b>R1,072</b>

THIRD FLOOR

**PRICED FROM R899,900**

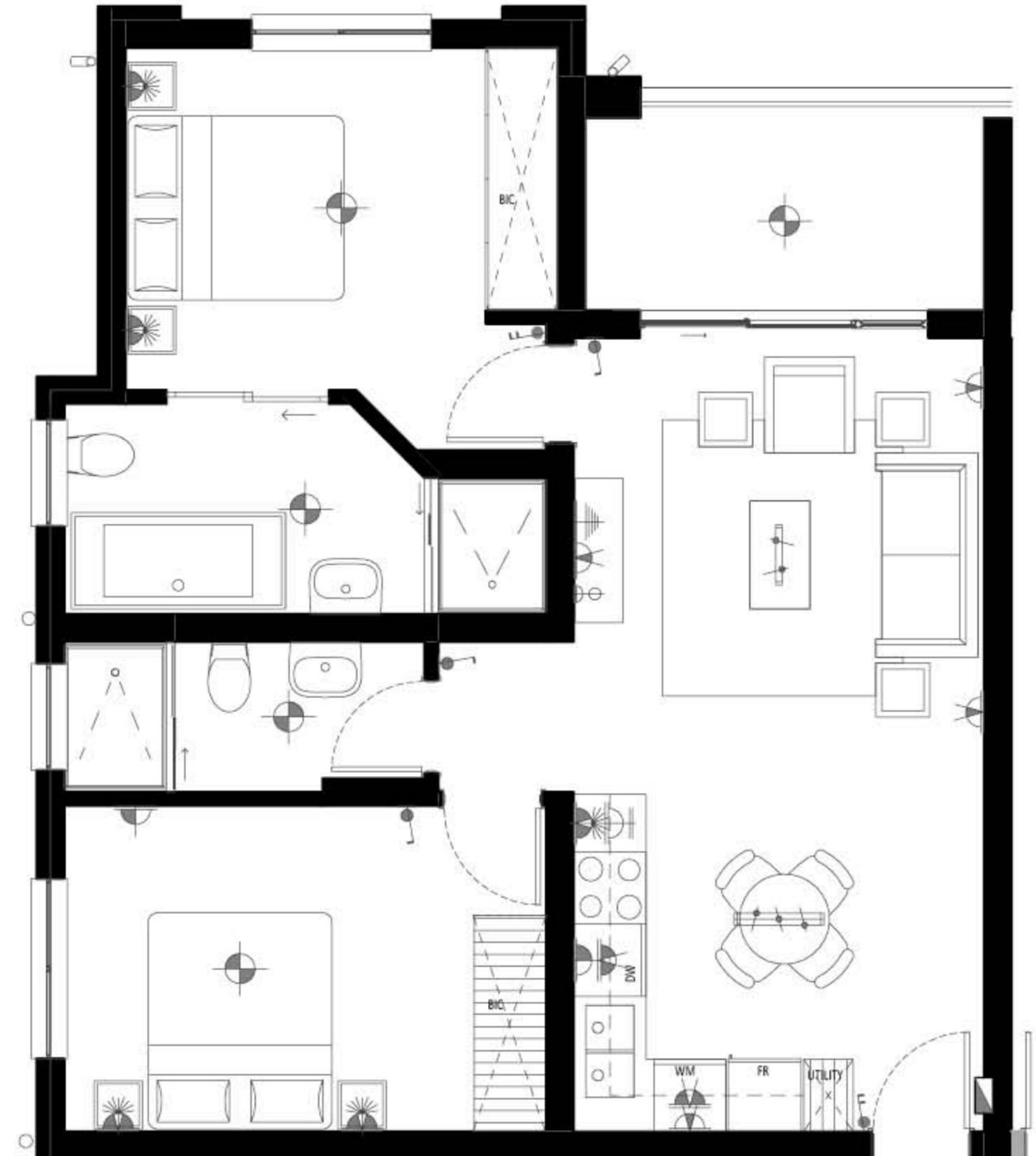


# TYPE V 2 Bed | 2 Bath *Apartments*

Unit size (Incl. Balcony):	<b>72m<sup>2</sup></b>
Projected monthly rental income up to:	<b>R12,500</b>
Projected monthly bond repayment (30yr @ 10.25%):	<b>R11,738</b>
Est. monthly levy (Excl. Effluent charge):	<b>R1,415</b>
Est. monthly property rates:	<b>R1,012</b>
Est. monthly contribution from:	<b>R1,546</b>

FIRST FLOOR

**PRICED FROM R1,309,900**



# TYPE H 3 Bed | 2 Bath *Apartments*

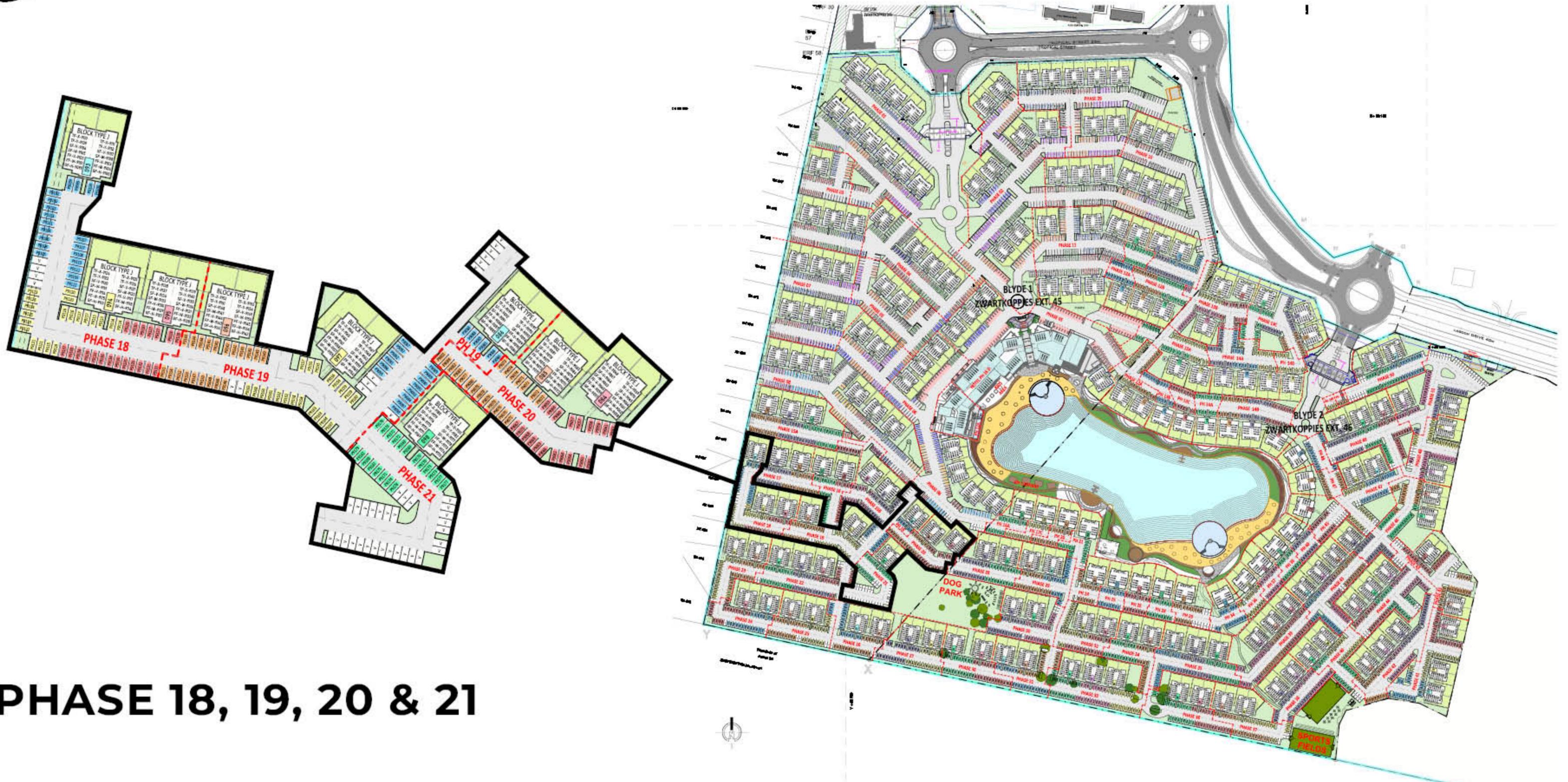
Unit size (Incl. patio): _____	<b>106m<sup>2</sup></b>
Projected monthly rental income up to: _____	<b>R17,000</b>
Projected monthly bond repayment (30yr @ 10.25%): – _____	<b>R17,115</b>
Est. monthly levy (Excl. Effluent charge): _____	<b>R2,027</b>
Est. monthly property rates: _____	<b>R1,515</b>
Est. monthly contribution from: _____	<b>R3,539</b>

GROUND FLOOR

**PRICED FROM R1,909,900**



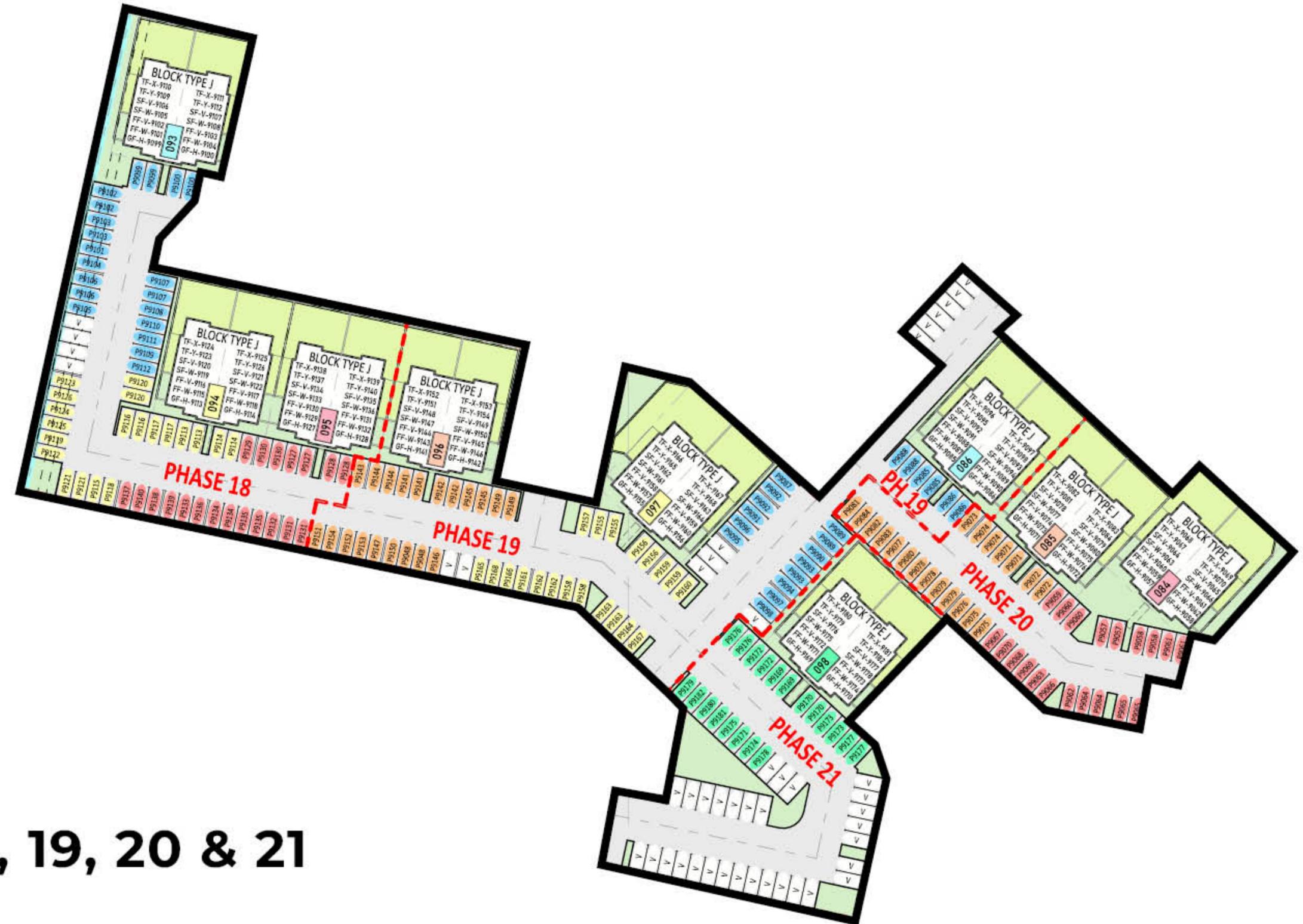
# Site DEVELOPMENT PLAN | 78 UNITS



**PHASE 18, 19, 20 & 21**

Site

# DEVELOPMENT PLAN | 78 UNITS



## PHASE 18, 19, 20 & 21



# *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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