

 OAKDENE | JHB SOUTH



**LIFE AT A *Higher* STANDARD**

Incredible IGrow discount of up to **R255,699!**



*Ideally* **SITUATED**  
FOR FAMILIES AND PROFESSIONALS

1, 2 & 3-Bed Apartments  
**FROM R799,900**

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 Oakdene | JHB South



Stanley Park offers superior quality building and fittings in well-established 3-storey apartment blocks. For investors, there is the potential to diversify between more exclusive 3-bedroom units with extremely attractive yields and highly affordable units that also offer superb quality and strong returns.

Top-notch 24-hour security and prepaid water and electricity meters ensure peace of mind for both tenants and owners. Rental demand and occupancy rates are high and remain stable, thanks to beautifully laid-out lifestyle facilities and an excellent location in Oakdene, close to major transport routes and high-quality healthcare and education.



# *Incredible* **IGROW DISCOUNT**

SAVE UP TO **R255,699** EXCLUSIVE TO IGROW INVESTORS! HOW?

- Rental Management Discount for up to 4 years, valued at **R73,454\***
- Rental Assist up to **R88,800\***
- Bond and Transfer fees included (**saving you up to R93,445\***)

## ADDITIONAL BENEFITS

- Rental income up to **R11,900** / month\*
- ROI up to **12.37%\***
- Monthly contributions as low as **R890** / month\*
- **Already tenanted** - earn income on registration
- Up to **100%** bond financing arranged for you
- **Zero deposit** required



# *Development* **KEY HIGHLIGHTS**

- 24-hour manned security
- Access control with key card
- 1 covered parking bay (1 Beds)
- 2 covered parking bays (2 & 3 Beds only)
- Ample visitors' parking
- Equipped Gym
- Pool and clubhouse with braai facilities
- Beautiful kids' play area
- Spacious green areas with walkways

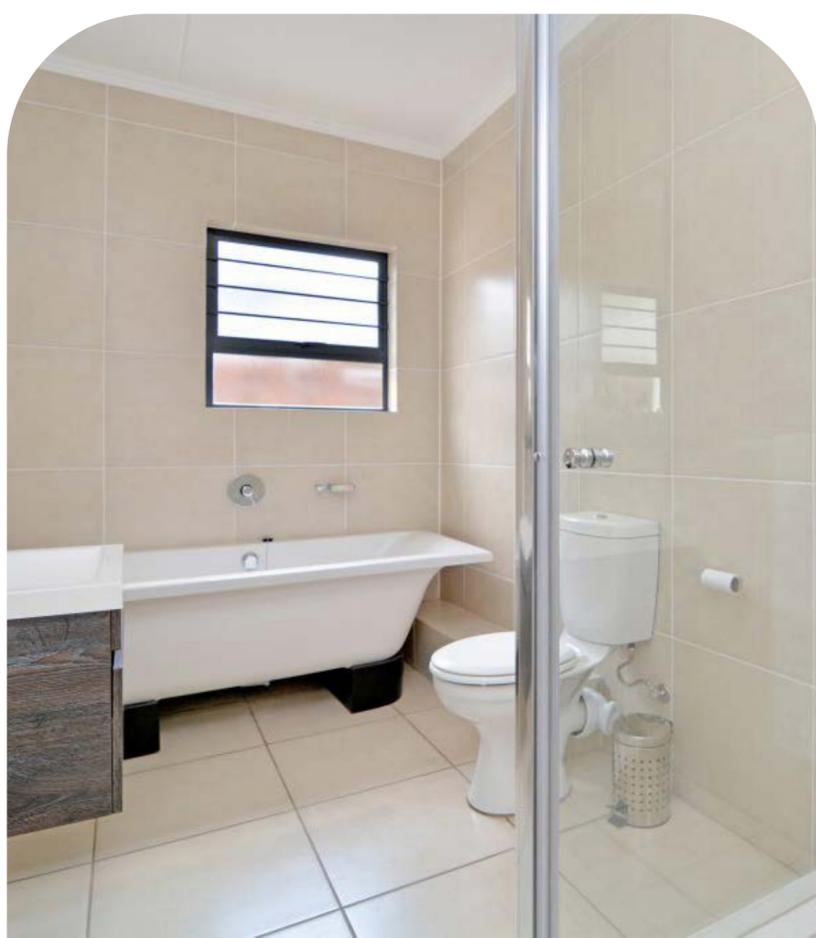
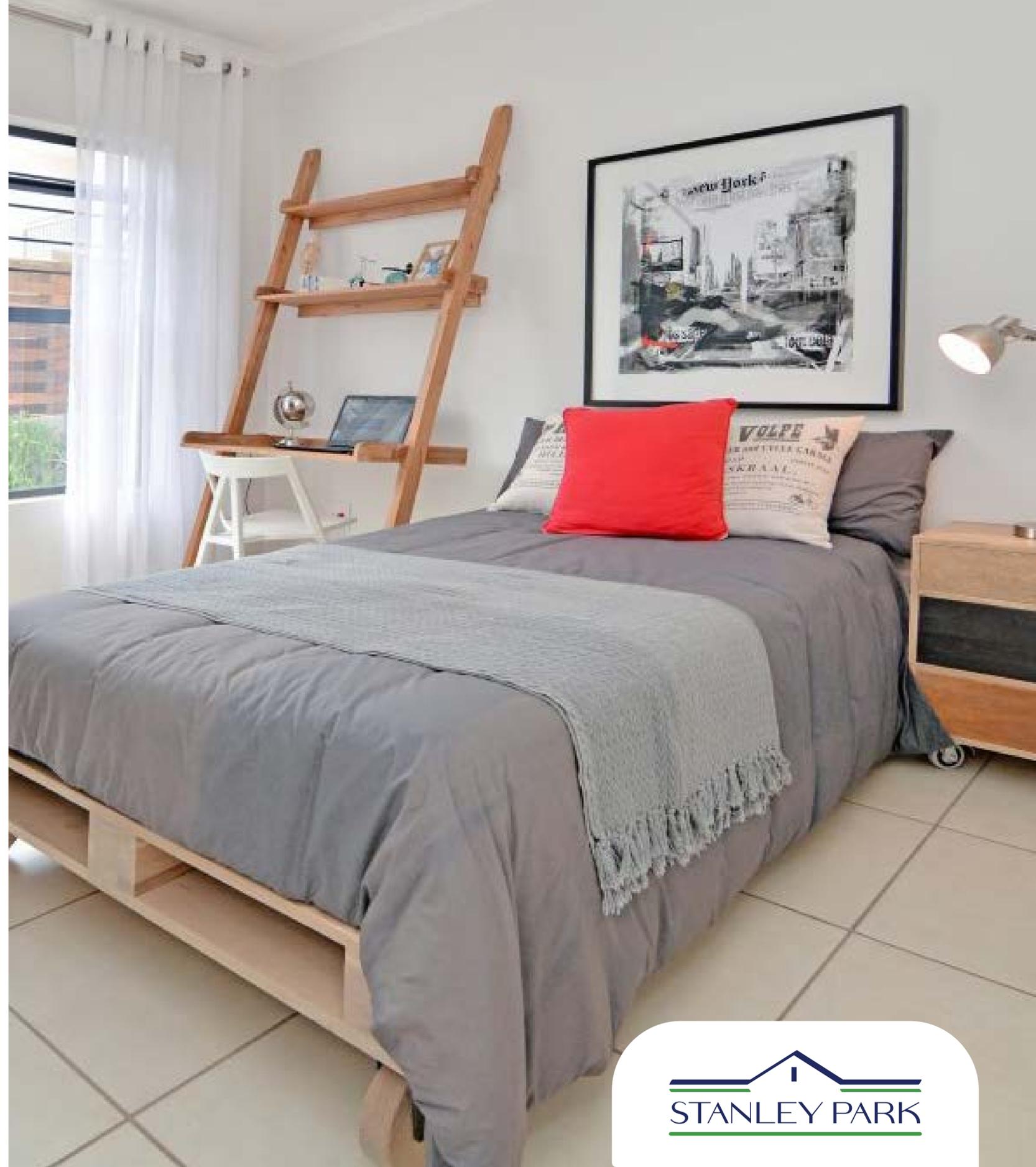




# Apartment **FEATURES**

- Pre-installed Fibre & DSTV connections
- Ultra-modern finishes
- Beautifully tiled throughout
- Kitchen with granite countertops & space for 3 appliances
- Equipped with a gas stove and electric oven
- Gorgeous bathrooms
- Prepaid electricity and water
- Open plan living areas with spacious lounge & dining room







# *Local* **AMENITIES**

This development is ideally situated for young professionals and families, with a top school only 400m away, and premium healthcare and gyms within a few kilometers. It will appeal strongly to the ideal tenants for consistent rental income and long-term growth in property value.





### Shopping & Recreation

- **2.3 km** to The Glen Shopping Mall
- **4 km** to Vista Place Shopping Centre
- **5 km** to Gold Reef City
- **5.7 km** to Klipriviersberg Nature Reserve

### Health & Wellness

- **3.2 km** to South Rand Hospital
- **3.2 km** to Planet Fitness
- **3.3 km** to Virgin Active Gym (Glenvista)
- **14 km** to Netcare Milpark

### Education

- **400 m** to Curro Castle
- **2.3 km** to Town's View Primary School
- **3.2 km** to Glananda Primary School
- **5 km** to Glenvista High School

# TYPE E 1 Bed | 1 Bath

## *Apartments*

Unit size: _____	<b>43m<sup>2</sup></b>
Projected monthly rental income from: _____	<b>R7,190</b>
Projected monthly bond repayment (30yr @ 10.25%): – _____	<b>R7,168</b>
Est. monthly levy (Excl. Effluent charge): _____	<b>R430</b>
Est. monthly property rates: _____	<b>R482</b>
Est. monthly contribution from: _____	<b>R890</b>

**PRICED AT R799,900**



# **TYPE D** 1 Bed | 1 Bath *Apartments*

Unit size: _____	<b>54m<sup>2</sup></b>
Projected monthly rental income from: _____	<b>R7,320</b>
Projected monthly bond repayment (30yr @ 10.25%): – _____	<b>R7,526</b>
Est. monthly levy (Excl. Effluent charge): _____	<b>R540</b>
Est. monthly property rates: _____	<b>R605</b>
Est. monthly contribution from: _____	<b>R951</b>
Rental Assist up to: _____	<b>R4,800</b>



**PRICED AT R839,900**

# **TYPE C** 2 Bed | 1 Bath *Apartments*

Unit size: _____	<b>102m<sup>2</sup></b>
Projected monthly rental income from: _____	<b>R9,920</b>
Projected monthly bond repayment (30yr @ 10.25%): – _____	<b>R10,752</b>
Est. monthly levy (Excl. Effluent charge): _____	<b>R1,019</b>
Est. monthly property rates: _____	<b>R1,142</b>
Est. monthly contribution from: _____	<b>R1,343</b>
Rental Assist: _____	<b>R52,200</b>



**PRICED AT R1,199,900**

# **TYPE A & B** 3 Bed | 2 Bath *Apartments*

Unit size: _____	<b>106 - 109m<sup>2</sup></b>
Projected monthly rental income from: _____	<b>R10,550</b>
Projected monthly bond repayment (30yr @ 10.25%): – _____	<b>R11,828</b>
Est. monthly levy (Excl. Effluent charge): _____	<b>R1,060</b>
Est. monthly property rates: _____	<b>R1,187</b>
Est. monthly contribution from: _____	<b>R1,425</b>
Rental Assist up to: _____	<b>R67,200</b>

**PRICED FROM R1,309,900**



# Site DEVELOPMENT PLAN | 297 UNITS





*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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