

📍 LINBRO PARK | SANDTON



**BREATHING** *Room* **FOR YOUR FUTURE**

Incredible iGrow discount of up to **R267,190!**

THE  REID



*Perfectly* **POSITIONED**  
IN THE HEART OF SANDTON

1, 2 & 3-BED APARTMENTS  
**FROM R959,900**

 Linbro Park | Sandton



Nestled in the serene landscape of Linbro Park, The Reid offers investors a rare combination of award-winning design, truly exceptional lifestyle amenities, and a prime Sandton address, all at an accessible entry price.

Whether you're growing your portfolio or securing your first investment property, this development is built to perform. With some units offering incredible Section 13(Sex) taxable income deductions potential AND all units offering special bond financing incentives thanks to the development's EDGE eco-friendly certification, this is an amazing opportunity!



# *Incredible* **IGROW DISCOUNT**

SAVE UP TO **R267,190** EXCLUSIVE TO IGROW INVESTORS! HOW?

- Rental Management Discount for up to 4 years, worth up to **R101,848\***
- Rental Assist up to **R64,200\***
- Bond and Transfer fees included (**saving you up to R101,142\***)

## ADDITIONAL BENEFITS

- Rental income up to **R16,500** / month\*
- ROI up to **11.02%\***
- Monthly contribution from only **R1,518** / month\*
- Brand new and eligible for incredible Section 13sex taxable income deductions\*
- Up to **100%** bond financing arranged for you
- EDGE-certified and Green Star-rated
- Tenants and maintenance managed by IGrow Rentals
- Only **R10,000** reservation deposit required



# Development

## KEY HIGHLIGHTS

- Award-winning development
- 6-star green-rated Lifestyle Centre
- Padel court on-site
- Eco-friendly laundromat and car wash on-site
- 24-hour security within an established, gated community



THE REID



# Lifestyle CENTRE AMENITIES

The Reid's 6-star green-rated Lifestyle Centre sets a new standard for community living:

- Vitality Approved Training Science Gym with trainer
- Padel court, squash facilities, soccer field, and fitness track
- Swimming pool and separate kiddies' pool
- Cinema, games room, and children's play area
- Amici Restaurant & Pizzeria
- Braai area and park
- Cspa and off-leash dog park
- Laundromat and car wash (eco-friendly)
- Concierge services, WiFi, and boardroom facilities





THE REID

# Apartment **FEATURES**

- DEFY electric oven and hob with extractor fan
- DEFY refrigerator and washing machine included
- DEFY dishwasher (2 and 3 bedroom apartments)
- Fibre and DSTV ready
- Tiled floors throughout
- Aluminium windows
- Private garden (ground floor) or private balcony (upper floors)







# *Local* **AMENITIES**

Linbro Park offers the rare combination of tranquil, green surroundings and unbeatable access to Sandton's business and lifestyle hub, making The Reid an ideal investment in high-demand tenants.





### Shopping & Recreation

- **3.1 km** to Flamingo Shopping Centre
- **4.7 km** to Fourways Farmers Market
- **5 km** to Greenstone Shopping Centre
- **7.4 km** to Modderfontein Golf Club

### Health & Wellness

- **1.2 km** to Linbro Park Dental Clinic
- **2.8 km** to Busamed Modderfontein Private Hospital
- **14.1 km** to Netcare Rosebank

### Education

- **2.3 km** to The King School Linbro Park
- **4 km** to Taroko Infinite Schools Modderfontein Montessori
- **4.1 km** to Leap Science and Math School

# TYPICAL 1 Bed | 1 Bath *Apartments*

Unit size: _____	<b>40-61m<sup>2</sup></b>
Projected monthly rental income from: _____	<b>R8,500</b>
Projected monthly bond repayment (30yr @ 10.25%): – _____	<b>R8,602</b>
Est. monthly levy (Excl. Effluent charge): _____	<b>R724</b>
Est. monthly property rates: _____	<b>R632</b>
Est. monthly contribution from: _____	<b>R1,518</b>
Rental Assist up to: _____	<b>R26,400*</b>

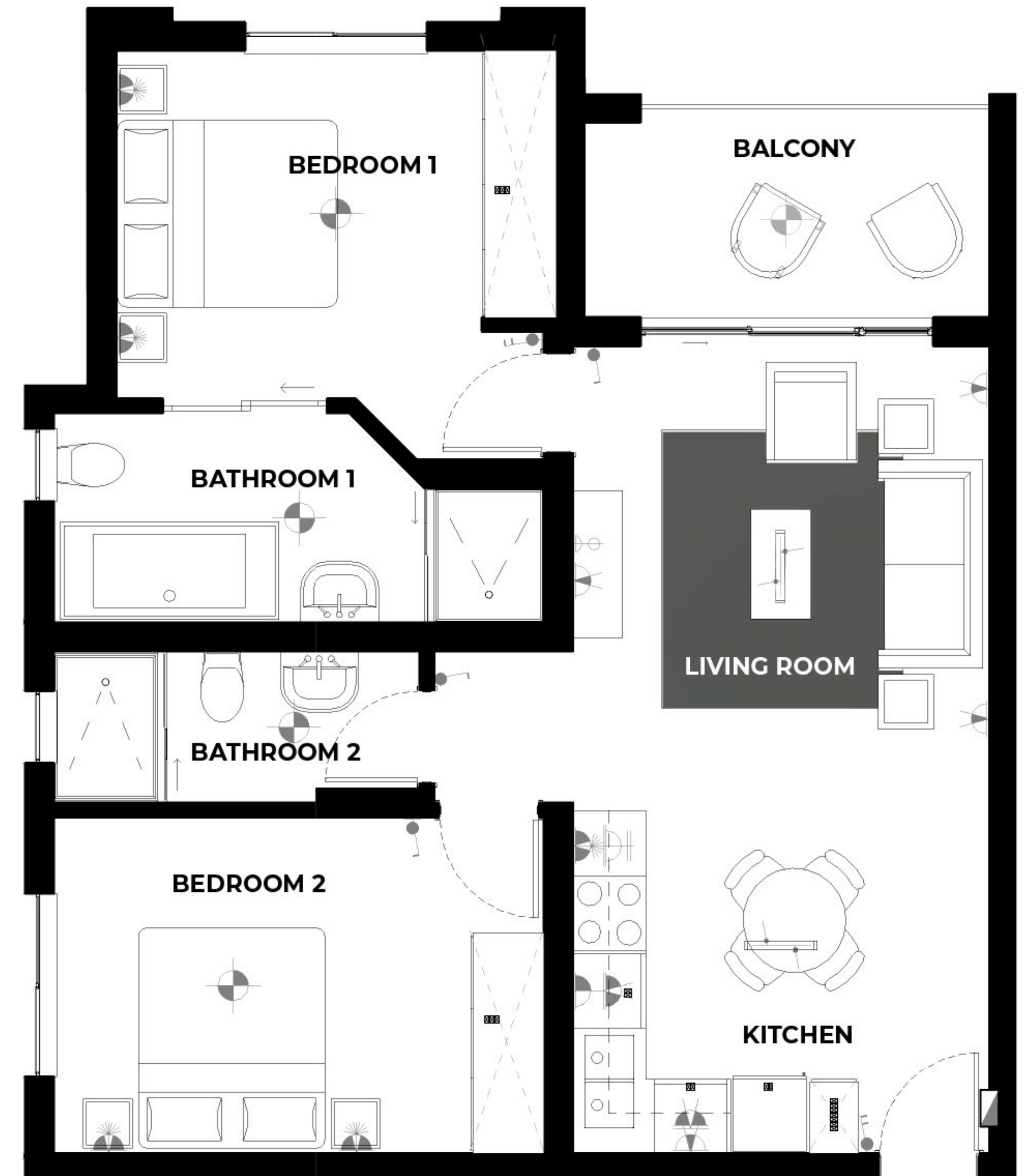
**PRICED FROM R959,900**



# TYPICAL 2 Bed | 2 Bath *Apartments*

Unit size: \_\_\_\_\_ **72m<sup>2</sup>**  
Projected monthly rental income from: \_\_\_\_\_ **R13,000**  
Projected monthly bond repayment (30yr @ 10.25%): – **R14,516**  
Est. monthly levy (Excl. Effluent charge): \_\_\_\_\_ **R1,302**  
Est. monthly property rates: \_\_\_\_\_ **R1,106**  
Est. monthly contribution from: \_\_\_\_\_ **R2,621**  
Rental Assist up to: \_\_\_\_\_ **R60,000\***

**PRICED FROM R1,619,900**



# TYPICAL 3 Bed | 2 Bath *Apartments*

Unit size: \_\_\_\_\_ **106m<sup>2</sup>**  
Projected monthly rental income from: \_\_\_\_\_ **R16,500**  
Projected monthly bond repayment (30yr @ 10.25%): – **R19,086**  
Est. monthly levy (Excl. Effluent charge): \_\_\_\_\_ **R1,918**  
Est. monthly property rates: \_\_\_\_\_ **R1,595**  
Est. monthly contribution from: \_\_\_\_\_ **R3,804**  
Rental Assist up to: \_\_\_\_\_ **R64,200\***

**PRICED FROM R2,129,900**



# Site DEVELOPMENT PLAN | 1256 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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