



LEGACY HILL
— ESTATE —

STUDIO & 2 BEDROOM APARTMENTS
FROM R449,999

 FLEURHOF | ROODEPOORT



LEGACY HILL

VISITORS

RESIDENTS



An aerial photograph showing a large-scale urban development. In the foreground, there are several modern, multi-story apartment buildings with blue and grey facades. To the left, a green soccer field is visible, surrounded by a fence and some trees. A paved road with a few cars runs through the middle of the site. In the background, there's a mix of greenery and some existing infrastructure, including a small orange building. The overall scene depicts a new, planned community in a developing area.

WELCOME TO

LEGACY HILL ESTATE

FLEURHOF | ROODEPOORT

How do you build better, safer communities and create wealth for more South Africans? Buy-to-let investment in Legacy Hill Estate is an important piece of the puzzle.

Communities in this historic area, around the corner from Mandela's home, are being rebuilt to better serve the people who live there. Improved special planning supports smart, secure homes in neighbourhoods designed for security, comfort and convenience, while still sharing a vibrant community.

STARTING PRICE
R449,999

TOGETHER WE *Rise*

Save **WITH IGROW'S
SIGNATURE DISCOUNT
OF UP TO R98,261***



INVESTMENT BENEFITS

- Gross Rental Yield: up to **12.67%**
- Rental Income: up to **R6,500 PM**
- Monthly shortfall from **R1,019**
- Incredible Section 13 (sex) taxable income deduction potential
- 5 years on NHBRC warranty
- **Zero** reservation deposit required

100% BOND FINANCING AVAILABLE







DEVELOPMENT **HIGHLIGHTS**

- 24-hour manned security and biometric access
 - Electric fencing
 - On-site netted sports centre for recreation and fitness
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- Plans for a fully-equipped children's playground
 - Beautifully maintained communal spaces
 - Secure parking for residents
-



**Fibre-ready
(pre-paid)**

**Prepaid
electricity**

**Communal
DStv access**

APARTMENT FEATURES

**STUDIO & 2-BED
APARTMENTS**

- Modern, stylish kitchen and bathrooms
- Quartz countertops and built-in hobs
- Aluminium window frames
- Wet point for washing machine or dishwasher
- Double sinks in 2 Bed units
- Solar-assisted geysers
- Burglar bars on all opening windows

STUDIO APARTMENT *Specs*

21m²

Typical size:	21m ²
Projected monthly rental income up to:	R4,500
Projected monthly bond repayment (30yr @ 10.75%):	R4,201
Est. monthly levy (Excl. Effluent charge):	R770
Est. monthly property rates:	R281
Est. shortfall from:	R1,019
IGrow Signature Discount up to:	R40,500

PRICED FROM R449,999

LEGACY HILL ESTATE





STUDIO INTERIOR



2B1B *Specs* APARTMENT

31m²

LEGACY HILL ESTATE

Typical size:	31m ²
Projected monthly rental income up to:	R5,500
Projected monthly bond repayment (30yr @ 10.75%):	R4,947
Est. monthly levy (Excl. Effluent charge):	R1,010
Est. monthly property rates:	R434
Est. shortfall from:	R1,524
IGrow Signature Discount up to:	R42,500

PRICED FROM R529,999 - R549,999





2B1B INTERIOR



2B1B *Specs* APARTMENT

41m²

LEGACY HILL ESTATE

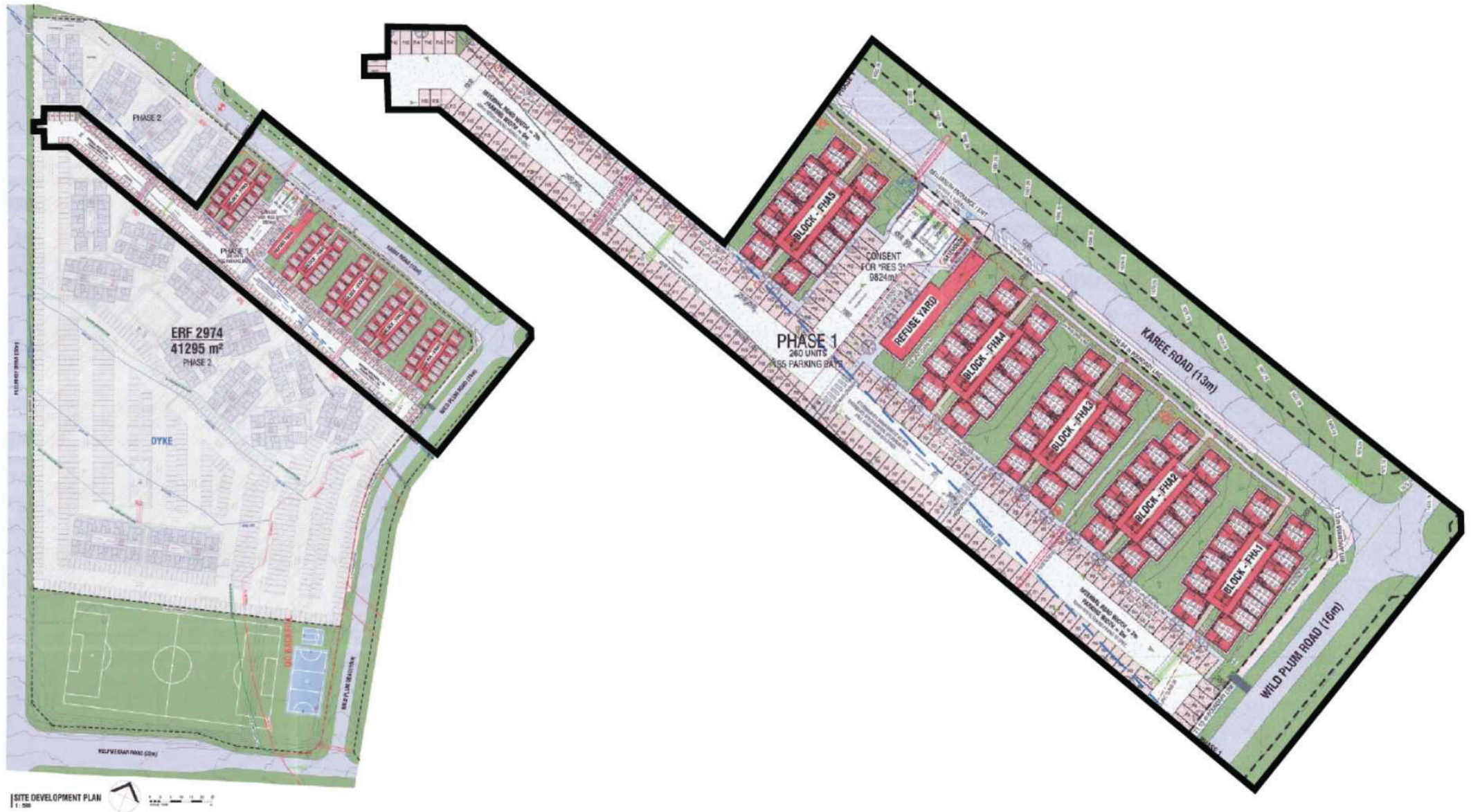
Typical size:	41m ²
Projected monthly rental income up to:	R6,500
Projected monthly bond repayment (30yr @ 10.75%):	R6,908
Est. monthly levy (Excl. Effluent charge):	R1,207
Est. monthly property rates:	R599
Est. shortfall from:	R1,588
IGrow Signature Discount up to:	R98,261

PRICED FROM R739,999 - R759,999



DEVELOPMENT PLAN

LEGACY HILL ESTATE



IDEALLY LOCATED CLOSE TO EVERYTHING **TENANTS NEED TO THRIVE.**

Legacy Hill Estate is in an up-and-coming community in Fleurhof Extension 31, The area is ideally located close to everything tenants need to thrive.



SCHOOLS & EDUCATION

- 2.3 km — Mary Poppins Academy
- 3.3 km — Tshireletso Primary School
- 4.1 km — Meadowlands Primary School
- 11.7 km — University of Johannesburg
– Soweto Campus
- 15.5 km — University of the Witwatersrand
(Wits)



LIFESTYLE & RETAIL

- 4.6 km — JM Viljoen Sport Complex
(basketball, tennis, soccer)
- 5.3 km — CTM Sports Centre
(football/multi-sport)
- 9.4 km — Westgate Shopping Centre
- 9.7 km — Maponya Mall (Soweto)

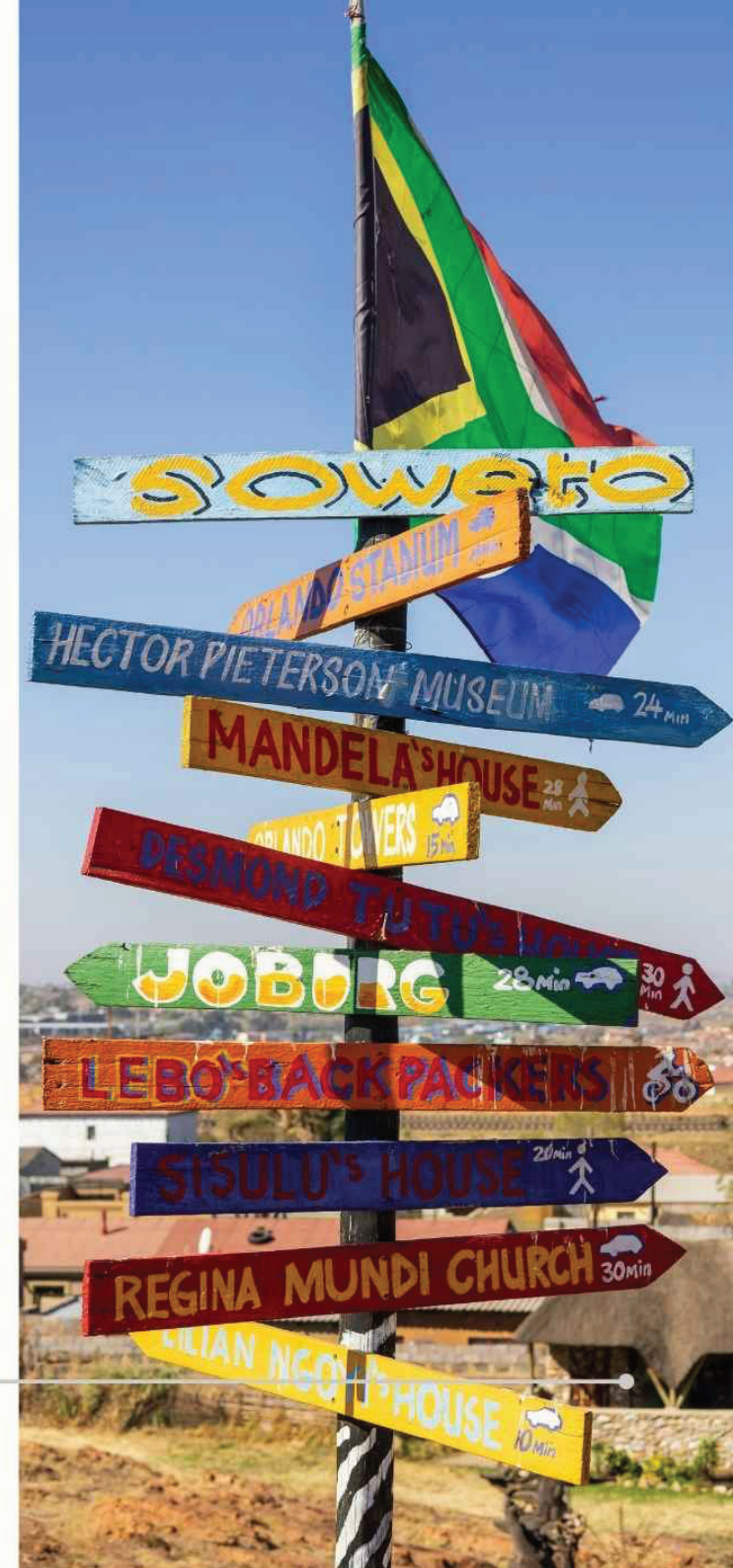


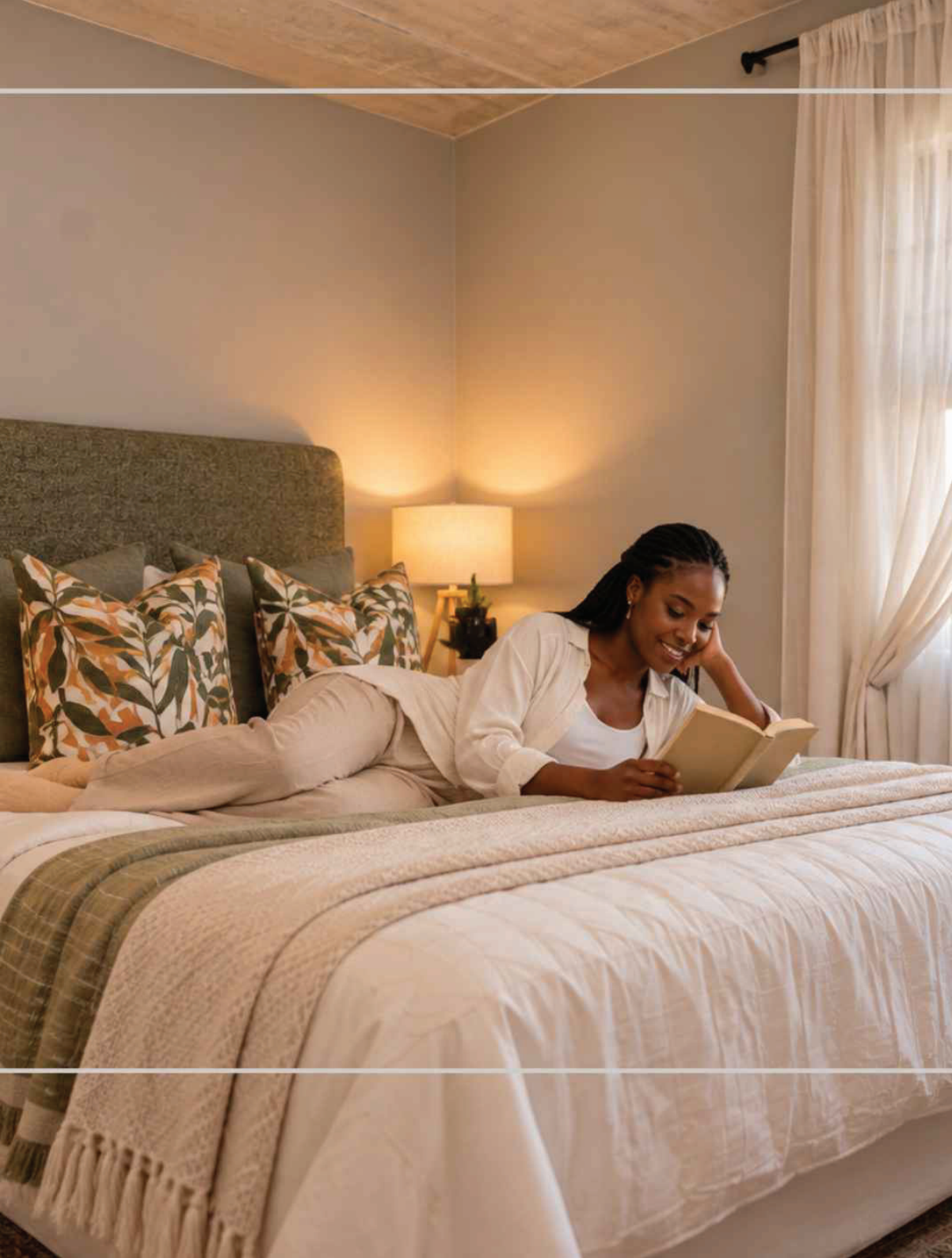
MEDICAL & HEALTHCARE

- 1.2km – Dischem
- 3.0 km — Fleurhof Fitness Club
- 4.2 km — The Local Choice Pharmacy
- 4.8 km — Run/Walk for Life Florida
- 12 km — Netcare Garden City Hospital
- 13.1 km — Johannesburg Surgical
Hospital



TOGETHER WE **RISE**



A woman with dark hair is lying on her stomach on a bed, reading a book. She is wearing a white shirt and light-colored pants. The bed has a white duvet and several patterned pillows. A bedside lamp is on, casting a warm glow. The room has a wooden ceiling and white curtains.

CONNECT WITH US

WE'RE HERE TO GUIDE YOU
EVERY STEP OF THE WAY

IGrow is your trusted partner in property investment, helping first-time and seasoned investors achieve financial independence through smart, high-performing property investments.



INTERESTED IN
FINDING OUT MORE?

Just point your camera at the QR code, and explore our website.



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