

 BOKSBURG | GAUTENG



BUILDING A *Better* **FUTURE**

Incredible iGrow discount of up to **R203,445!**





Ideally **SITUATED**
FOR FAMILIES AND PROFESSIONALS

FEATURED UNITS

2-Bed | 1-Bath Apartments

FROM R999,900

 Boksburg | Gauteng



Greenpark is an eco-friendly residential investment estate, designed for stylish, modern living and long-term investment portfolio value. Be part of something bigger, and build a better future for yourself, your tenants, and the environment.

This secure development forms part of an award-winning portfolio by a developer with an impeccable reputation for quality, affordability and top lifestyle facilities. Edge certification offers special benefits for tenants and owners in terms of running costs, and bond financing.

- 1, 2 & 3-Bed Apartments Available



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ON SHOW

Incredible **IGROW DISCOUNT**

SAVE UP TO **R203,445** EXCLUSIVE TO IGROW INVESTORS! HOW?

- Rental Management Discount for up to 5 years, valued at **R64,125***
- Rental Assist up to **R67,800***
- Bond and Transfer fees included (**saving you up to R71,520***)

ADDITIONAL BENEFITS

- Rental income up to **R8,400 / month***
- ROI up to **11.02%***
- Monthly contributions from **R1,238 / month***
- Up to **100%** bond financing arranged for you
- Brand new units eligible for incredible Section 13sex taxable income deductions*
- 5-year NHBRC warranty on new units
- Already built units are already tenanted and bringing in income.
- Only **R10,000** reservation deposit required



Development

KEY HIGHLIGHTS

Greenpark offers residents beautifully landscaped gardens, covered parking bays, and a fully-kitted lifestyle centre for socialising and wellness, with:

- Outdoor gym
- Indoor Gym (Coming soon)
- Pizzeria
- Swimming pool and separate kids' pool
- Jungle Gym and playground
- Outdoor giant chess
- Netted multi-sports field







AMICI

Apartment **FEATURES**

- Built-in Defy electric oven and hob with extractor fan
- High-speed fibre and DStv ready
- Prepaid electricity and water metres
- Tastefully tiled throughout
- Stunning modern bathrooms
- Battery back-up (coming soon)
- Quality built-in cupboards throughout







Local **AMENITIES**

Greenpark offers tenants the benefits of a vibrant urban neighbourhood blended with natural tranquillity.





Shopping & Recreation

- **1 km** to Tank Tech
- **1 km** to ERPM Golf Club
- **2 km** to FFA Eastrand Athletics Club
- **2.8 km** to East Rand Mall



Health & Wellness

- **1.1 km** to Occupational Health Centre
- **4 km** to Prime Cure Occupational Health Clinic
- **6.7 km** to HSP Group Training Centre

Education

- **1.4 km** to Hoërskool Dr. E.G. Jansen
- **2.6 km** to Witfield Laerskool
- **5.3 km** to Woodlands International College
- **6.8 km** to Woodlands Pre-Primary College

TYPICAL 1 Bed | 1 Bath

Apartments

| | |
|---|---------------------------|
| Unit size: _____ | 33-48m² |
| Projected monthly rental income from: _____ | R7,100 |
| Projected monthly bond repayment (30yr @ 10.25%): – _____ | R6,128 |
| Est. monthly levy (Excl. Effluent charge): _____ | R621 |
| Est. monthly property rates: _____ | R410 |
| Est. monthly contribution from: _____ | R785 |
| Rental Assist up to: _____ | R45,000* |

PRICED FROM R689,900



TYPICAL 2 Bed | 1 Bath

Apartments

| | |
|---|---------------------------|
| Unit size: _____ | 58-61m² |
| Projected monthly rental income from: _____ | R8,400 |
| Projected monthly bond repayment (30yr @ 10.25%): – _____ | R8,960 |
| Est. monthly levy (Excl. Effluent charge): _____ | R1,106 |
| Est. monthly property rates: _____ | R560 |
| Est. monthly contribution from: _____ | R1,238 |
| Rental Assist up to: _____ | R67,800* |

PRICED FROM R999,900

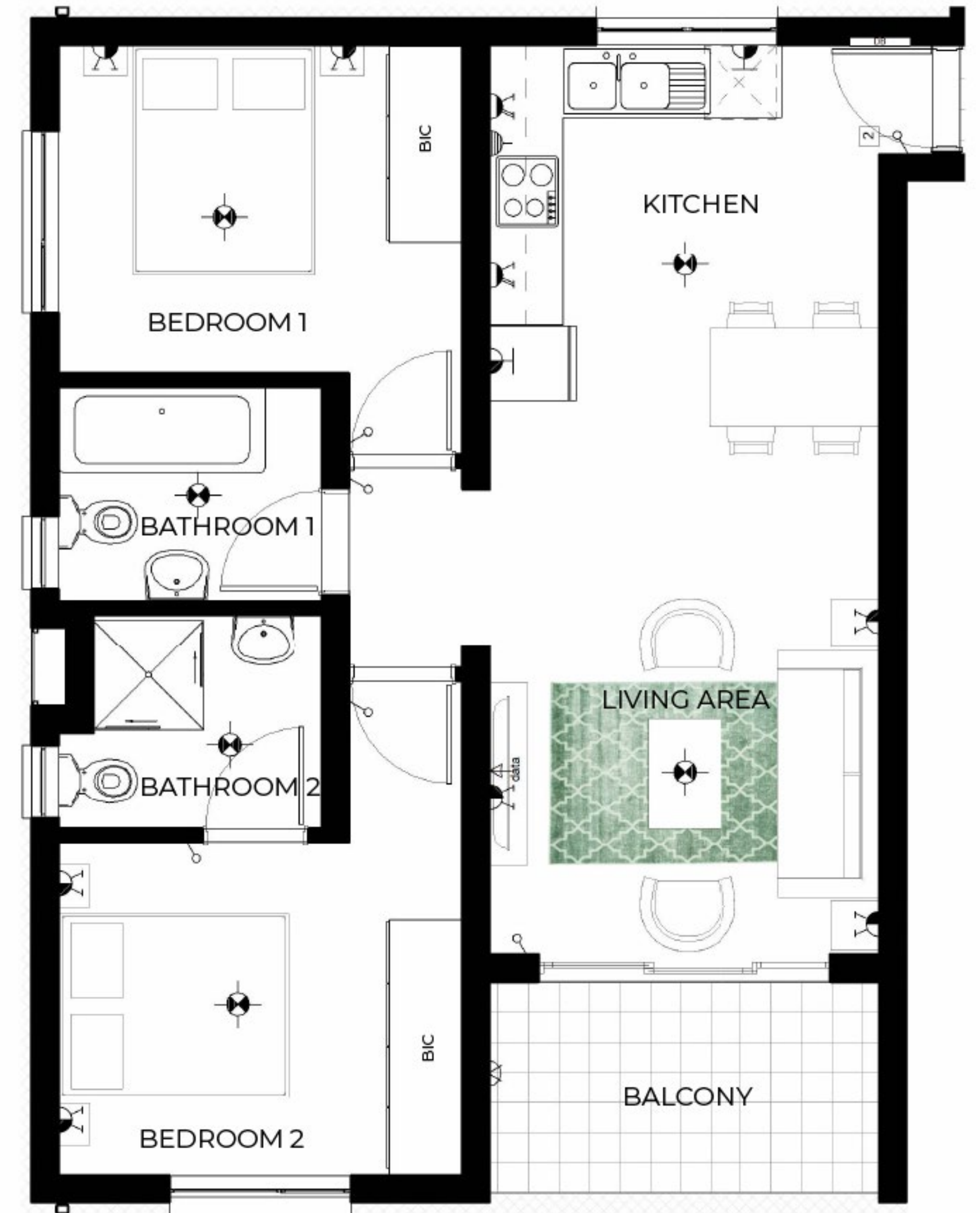


TYPICAL 2 Bed | 2 Bath

Apartments

| | |
|---|------------------------|
| Unit size: _____ | 69m² |
| Projected monthly rental income from: _____ | R10,000 |
| Projected monthly bond repayment (30yr @ 10.25%): – _____ | R10,752 |
| Est. monthly levy (Excl. Effluent charge): _____ | R1,303 |
| Est. monthly property rates: _____ | R720 |
| Est. monthly contribution from: _____ | R1,177 |
| Rental Assist up to: _____ | R120,000* |

PRICED FROM R1,199,900



TYPICAL 3 Bed | 2 Bath

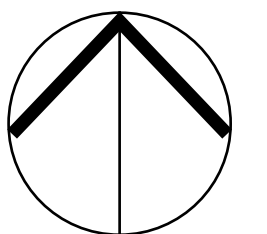
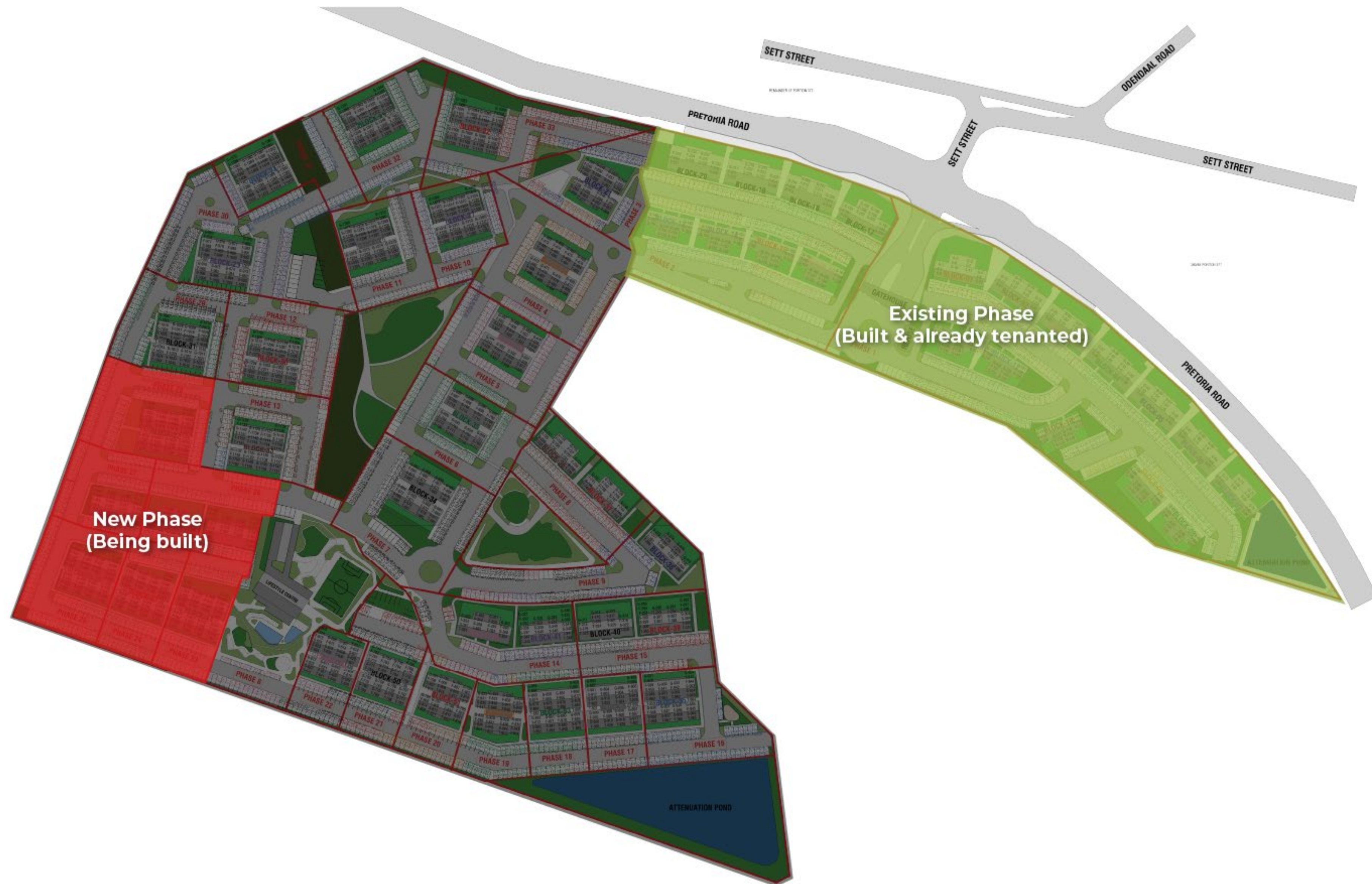
Apartments

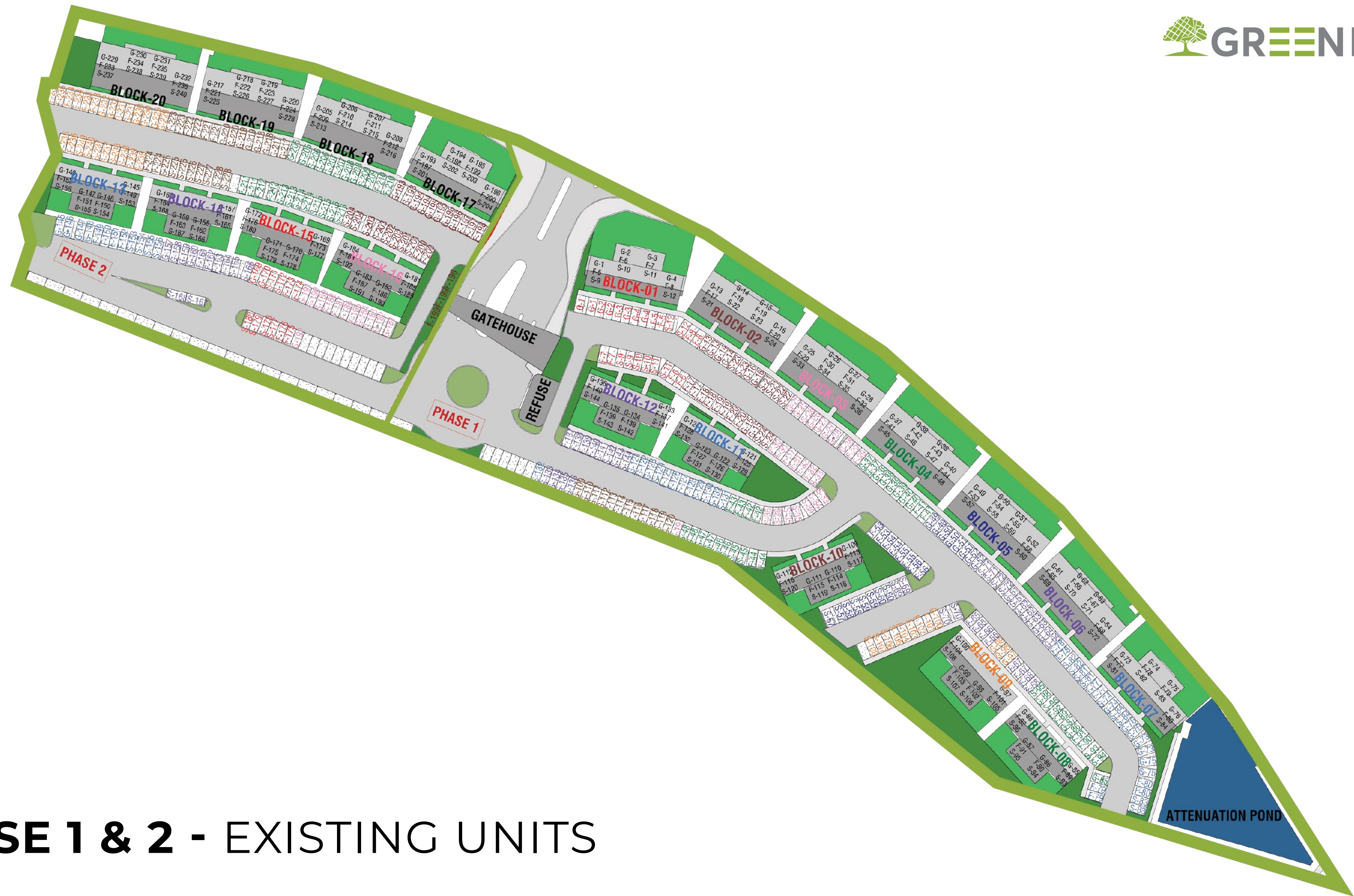
| | |
|---|---------------------------|
| Unit size: _____ | 79-83m² |
| Projected monthly rental income from: _____ | R12,000 |
| Projected monthly bond repayment (30yr @ 10.25%): – _____ | R11,209 |
| Est. monthly levy (Excl. Effluent charge): _____ | R1,291 |
| Est. monthly property rates: _____ | R820 |
| Est. monthly contribution from: _____ | R1,594 |
| Rental Assist up to: _____ | R90,600* |

PRICED FROM R1,250,900

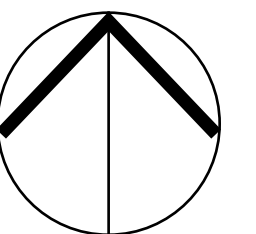


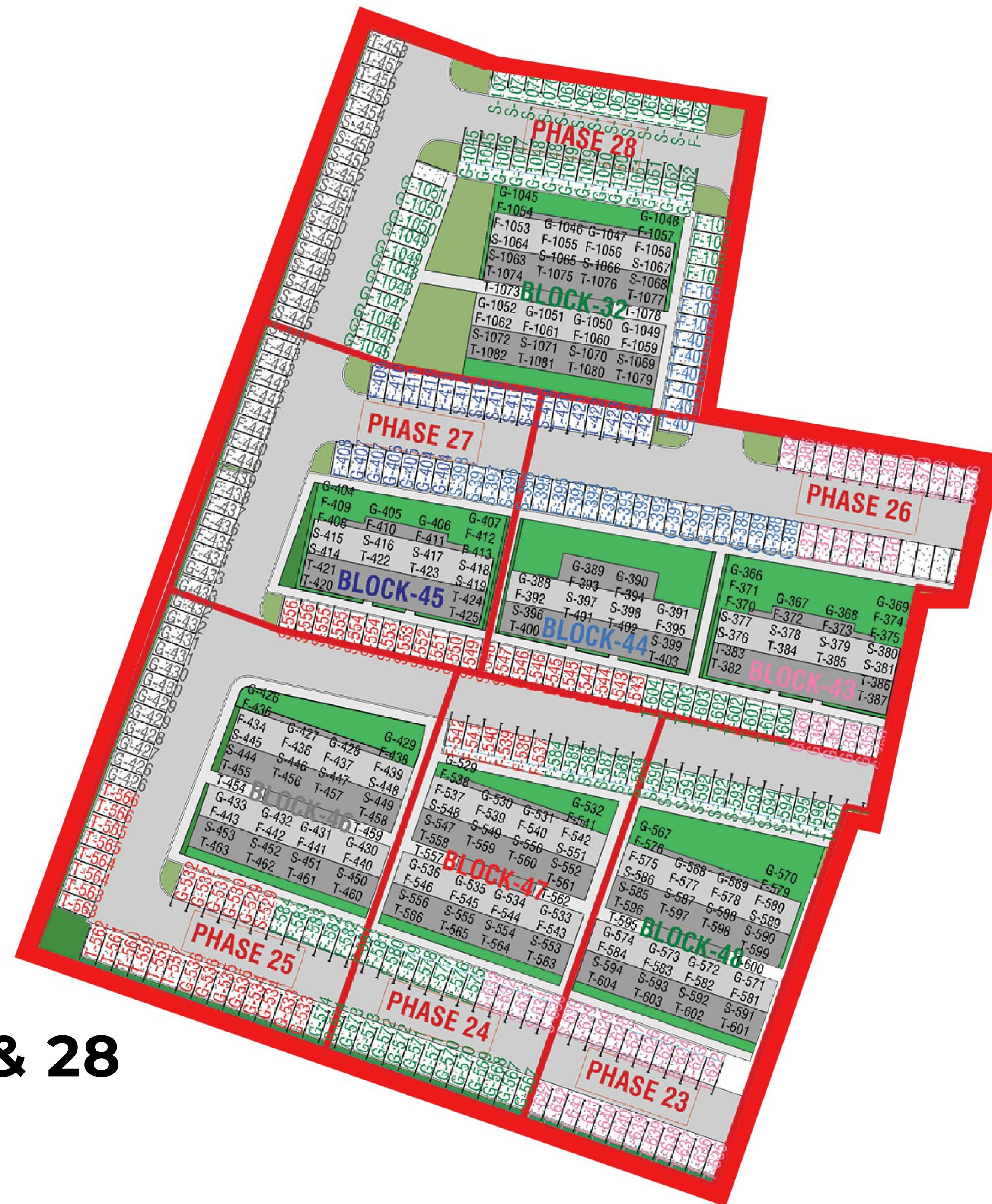
Site DEVELOPMENT PLAN | 1256 UNITS



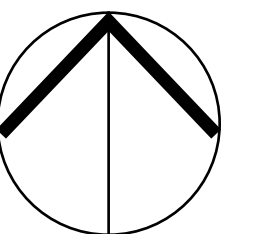


PHASE 1 & 2 - EXISTING UNITS





PHASE 24,25,26,27 & 28 NEW 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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