



MADISON SQUARE

2 & 3 BEDROOM APARTMENTS
STARTING FROM R969,900

📍 NEWLANDS | JOHANNESBURG



MADISON SQUARE

NEWLANDS | JOHANNESBURG

Central Park City is the visionary new urban precinct that Johannesburg has been longing for. Reimagine urban living in South Africa's economic powerhouse city, with a safe, aspirational lifestyle.

This is your opportunity to invest in future-focused living. With full energy security, on-site retail, a wide range of sports and recreation, and a crèche. This is sustainable, safe community living where you can roam freely, even at night.

There is nothing quite like this anywhere in South Africa.

IGrow has secured phase 1, Madison Square, for our investors, locking in incredible pricing. You can afford to get in at the start of an ambitious development, promising long-term, enthusiastic tenant demand (there is already a waiting list!).

STARTING PRICE: R969,900

Ambitious. ASPIRATIONAL. AFFORDABLE.

Incredible **IGROW DISCOUNT**

INVEST WITH IGROW'S SIGNATURE DISCOUNT OF UP TO R142,716

- Rental Assist up to R46,200
- Rental Management Discount: 3 years, worth up to R10,521
- Bond and Transfer Fees included, saving you up to R85,995

THE NUMBERS MAKE THE CASE

- Rental Yield: up to 11.7%
- Rental Income: up to R12,000 / m
- Incredible Section 13 (sex) taxable income deduction potential
- Green bond interest rates at major banks: - 0.25%
- 5-year NHBRC warranty
- Monthly shortfall from R1,907

1ST MOVERS ADVANTAGE
LOCK IN LOW PRICING







WORLD-CLASS AMENITIES **NO EXTRA COST**

Madison Square is a safe, sustainable, and self-contained urban environment, where young and old can walk freely. These are amenities that typically appear in developments priced three times higher.

An Aspirational ACTIVE LIFESTYLE.



DEVELOPMENT HIGHLIGHTS

A CITY WITHIN A CITY

INDEPENDANT & POWER SAVING

Solar power & battery backup —
load-shedding mitigation to Stage
4. Gas geysers & cooking hobs.

SUSTAINABLE WATER SUPPLY

Independent water supply and water
purification on site. Water storage for
at least 3 days' full backup.

SAFE & SECURE LIVING ON SITE

Biometric access control. 24/7
guarded gatehouse. CCTV & electric
fencing. Armed response. Mobile
Panic App — emergency medical,
fire & rescue

EVERYDAY PERKS LIVING ON SITE

Pick 'n Pay & Clicks retail village. Crèche
& aftercare centre. A laundromat and
covered carports. 12 months free WiFi
included with fibre-ready units

Better tenants. LONGER LEASES. STRONGER RETURNS.

AN ASPIRATIONAL, ACTIVE LIFESTYLE

LIFESTYLE AMENITIES



Pickleball courts



5-a-side soccer astro court



Outdoor Gym



Swimming Pool



Combi-courts &
skateboard rink



Braai areas &
clubhouses



Children's play areas



Landscaped parks &
green spaces





APARTMENT FEATURES

Choose from 6 apartment layouts.

From compact 2-bedroom 1-bathroom to spacious 3-bedroom 1.5-bathroom family apartments

Built
FOR MODERN LIVING

MAKE AN ENQUIRY TODAY
TO FIND OUT MORE



FROM 2-BEDROOM APARTMENTS TO 3-BED FAMILY HOMES

- Fibre and DSTV ready
- Tiled floors throughout
- Aluminium windows
- Direct garden access for ground floor units
- Pet-friendly on body corporate approval



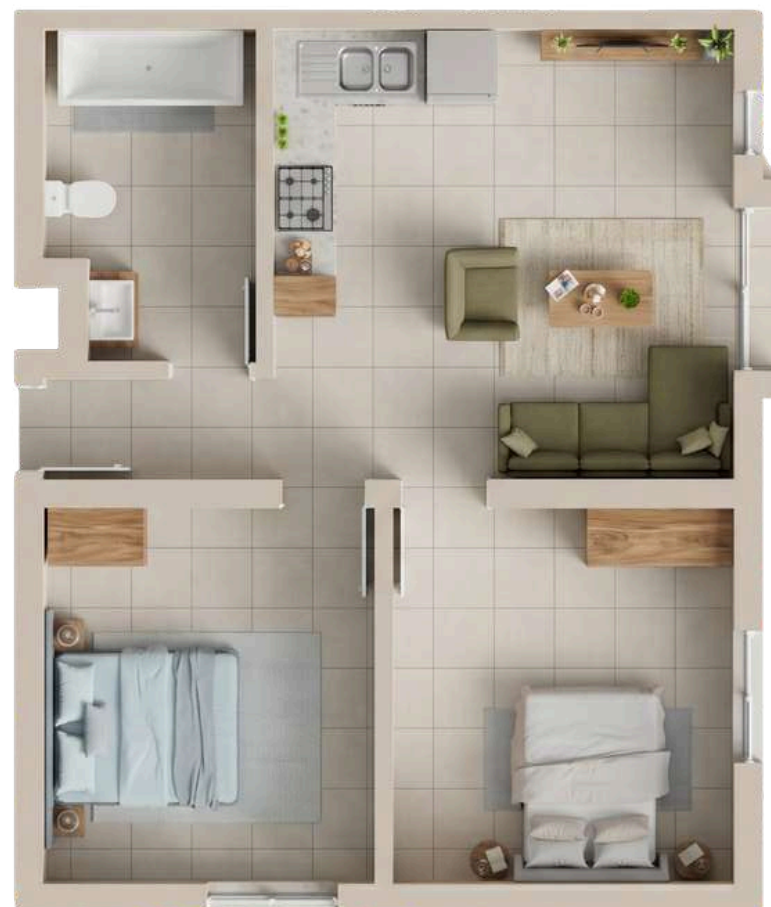


UNIT SPECS

2B1B *Apartments*

Typical size:	45 - 54 m ²
Projected monthly rental income up to:	R9,800
Projected monthly bond repayment (30yr @ 10.50%):	R8,872
Est. monthly levy (Excl. Effluent charge):	R810
Est. monthly property rates:	R558
Est. shortfall from:	R1,907
Rental Assist up to:	R34,200

PRICED FROM R969,900 - R1,169,900



UNIT SPECS

3B1B *Apartments*

Typical size:	58 - 60 m ²
Projected monthly rental income up to:	R11,000
Projected monthly bond repayment (30yr @ 10.50%):	R10,976
Est. monthly levy (Excl. Effluent charge):	R1,044
Est. monthly property rates:	R750
Est. shortfall from:	R2,054
Rental Assist up to:	R27,600

FROM R1,199,900 - R1,279,900



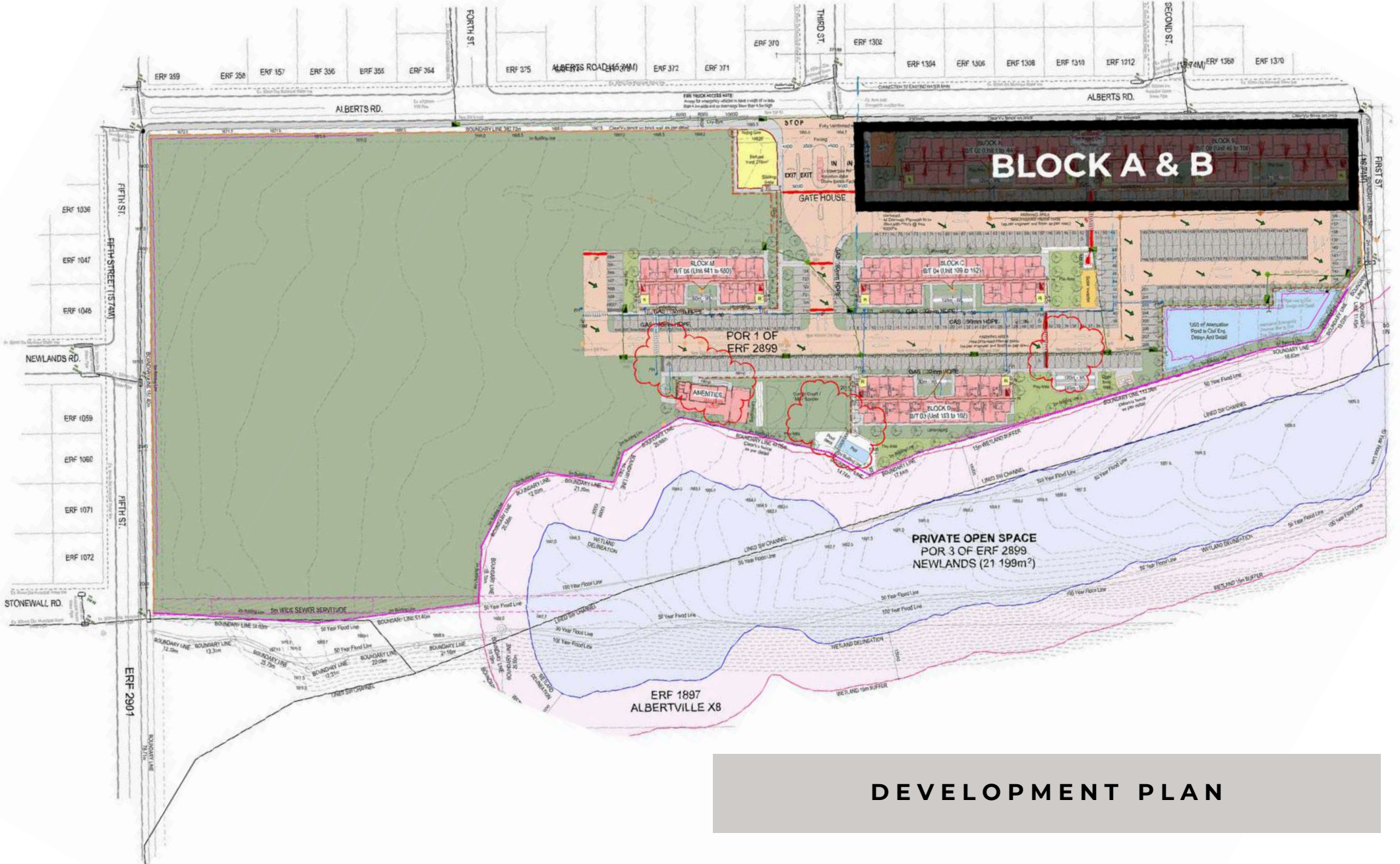
UNIT SPECS

3B1.5B *Apartments*

Typical size:	58 m ²
Projected monthly rental income up to:	R10,500
Projected monthly bond repayment (30yr @ 10.50%):	R10,976
Est. monthly levy (Excl. Effluent charge):	R1,044
Est. monthly property rates:	R750
Est. shortfall from:	R2,054
Rental Assist up to:	R27,600

FROM R1,199,900 - R1,239,900





DEVELOPMENT PLAN



DEVELOPMENT PLAN



THE PINNACLE OF LOCATIONS

LOCAL AMENITIES

Madison Square sits within 10km of both the University of Johannesburg and the University of the Witwatersrand — 80,000+ students on the doorstep. Add major hospitals, taxi ranks and train stations, and you have one of Johannesburg's most self-renewing tenant markets.



COMMUTE & CONNECTION

Bus Stop — 350m

Taxi Rank — 850m

N1 Western Bypass — 3.8km

Train Station — 4.6km

SABC — 4.6km

Gautrain Station — 8.9km



MEDICAL CARE & HOSPITALS

Netcare Garden City Hospital — 5.1km

Johannesburg Surgical Hospital — 4.6km

ER 24 Joburg West — 9.6km



SCHOOLS & UNIVERSITIES

Universities

University of Johannesburg — 3.7km

University of Witwatersrand — 7.2km

Unisa — Florida Campus 7.8km

Schools

Everest Primary School — 3 km

Johannesburg Girls' Preparatory School — 10 km

De La Salle Holy Cross College High School — 5.9 km



LIFESTYLE & SHOPPING

Vibrant Shopping & Recreation

Northcliff Piazza — 1.2km

Northcliff Corner shopping centre — 3.6km

Home Africa Mall — 4.4km

Mountain View Shopping centre — 5km

Rosebank Mall — 9km

Adventure and Nature

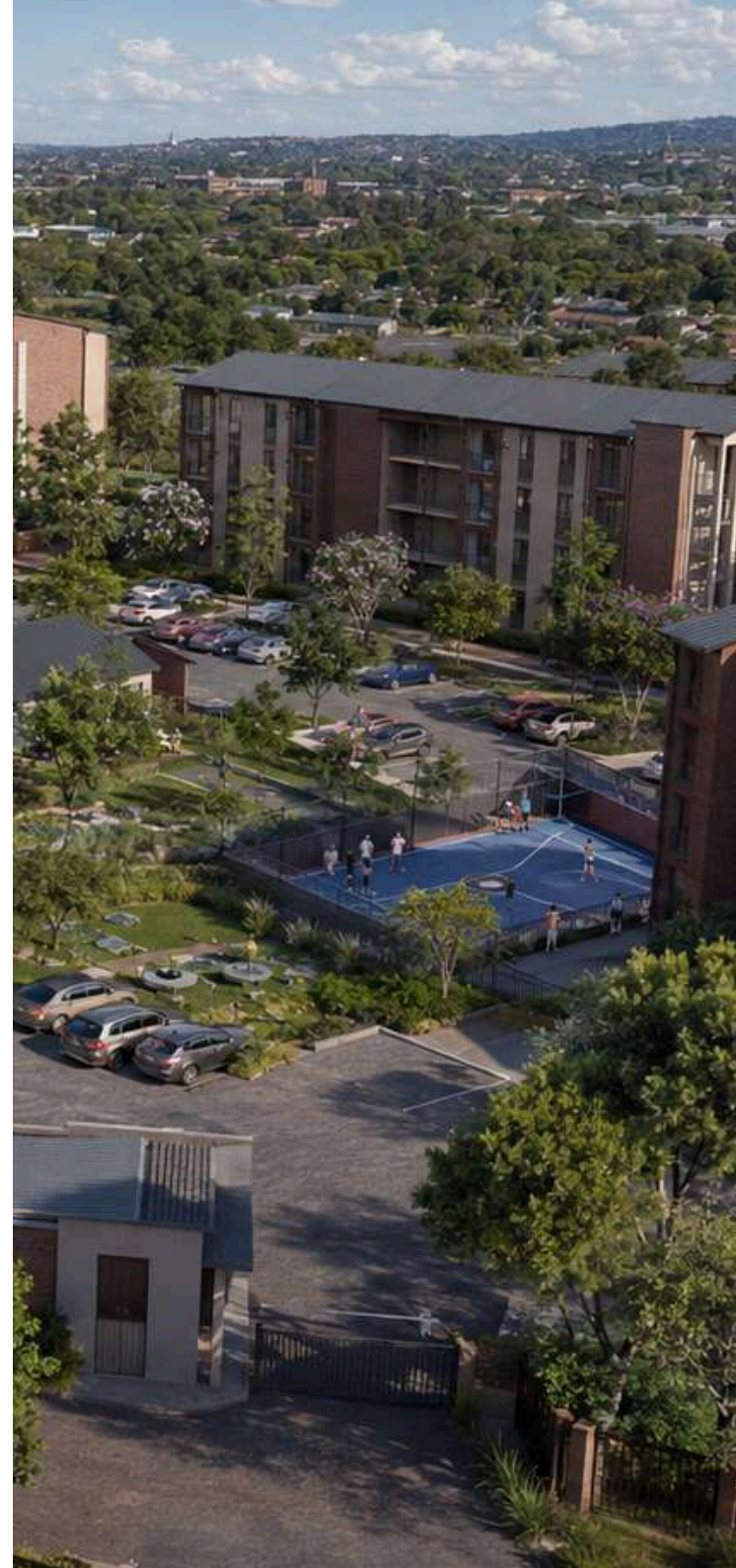
Northcliff Ridge Eco Park — 4.9km

Johannesburg Botanical Gardens — 5.3km

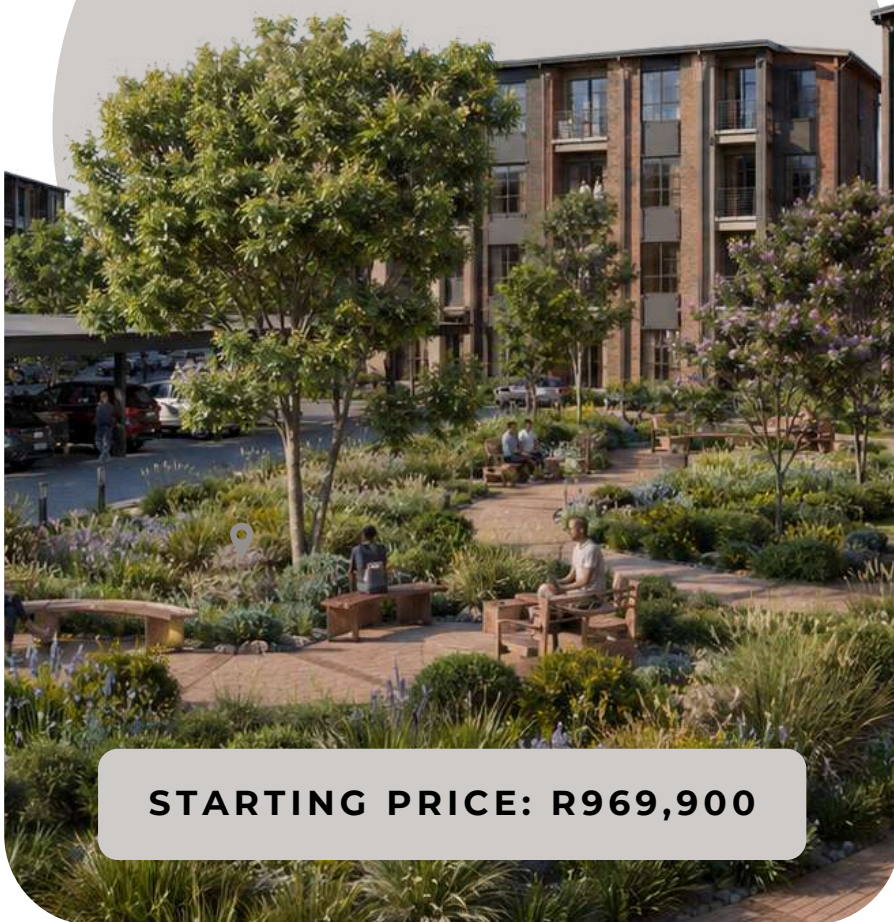
Randpark Golf Club — 8.1km

City Rock Indoor Rock Climbing — 8.7km

An Aspirational **ACTIVE LIFESTYLE.**



CENTRAL PARK CITY



STARTING PRICE: R969,900

Be Part of Central Park City's Visionary Growth **From Day One**

Our property investment strategists will walk you through everything you need to make a confident decision that fits you personally.

ASPIRE TO GROW. INVEST TO LAST.
MADISON SQUARE

CONNECT WITH US

LET'S PLAN YOUR NEXT MOVE

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.

Reach Out *Today*



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