

📍 Hazeldean | Tshwane



Crystal **CLEAR WATERS.
EVEN CLEARER RETURNS.**

Incredible IGrow discount of up to **R171,179!**






Perfectly **POSITIONED**
FOR FAMILIES AND PROFESSIONALS

1, 2 & 3-Bed Apartments

FROM R829,900

 Hazeldean | Tshwane



This exclusive development, brought to Pretoria by an excellent developer with a reputation for quality builds, offers 1, 2 and 3 bedroom apartments with private gardens for the ground floor apartments and private balconies for first, second and third floor apartments. A first of its kind in South Africa, patented technology means tenants enjoy a crystal clear lagoon that operates sustainably at low cost.

The only thing clearer than the sustainable lifestyle lagoon in this unique development is the investment case. Dive right into gross rental yields of up to 12.48% and rental income up to R17,000 a month! PLUS it's brand new, with Section 13 Sex taxable income potential for investors!



Incredible **IGROW DISCOUNT**

SAVE UP TO **R171,179** EXCLUSIVE TO IGROW INVESTORS! HOW?

- Rental Management Discount for 2-3 years worth up to **R60,684***
- Bond and Transfer fees included (**saving you up to R110,495***)

ADDITIONAL BENEFITS

- Rental income up to **R17,000** / month*
- ROI up to **12.48%***
- Monthly contributions as low as **R930** / month*
- Deduct up to **R741,950** from taxable income through Section 13sex tax incentives*
- Only **R10,000** deposit secures your unit



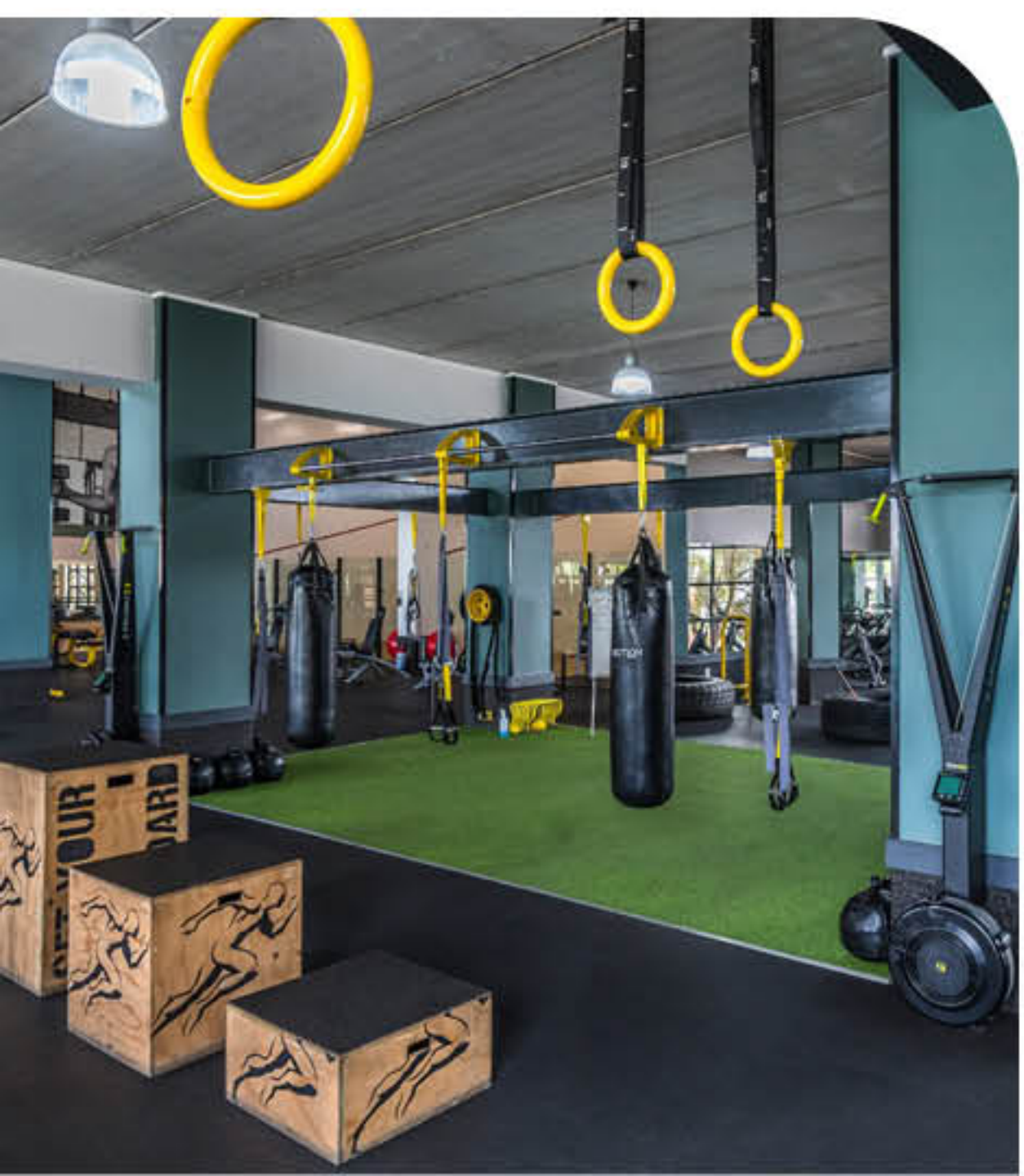
- 5 year NHBRC warranty
- Up to **100%** bond financing arranged for you by IGrow Home Loans
- Managed by IGrow Rentals

Development

KEY HIGHLIGHTS

- Crystal Lagoon for water sports (using patented, sustainable tech)
- CSpa Wellness
- Car wash (eco-friendly)
- Concierge service and laundromat
- Cinema room & WiFi
- Squash facilities
- Swimming pool (with separate kiddies' pool)
- Geppetto Children's Play Area
- Inflatable Water Park
- State of the art, 24 hour manned security with CCTV and biometric access
- Training Science Gym with trainer - Vitality approved
- Vista Restaurant
- Backup generator power for all blocks
- Edge certified for eco-friendly features
- Mint Resort and Hotel
- Kings Walk shopping centre (Opening April 2027)







Apartment

FEATURES & PERKS

- Kitchen appliances included! Undercounter electric oven, hob with extractor, fridge, washing machine, tumble dryer.
- Dishwasher included (dependent on unit choice)
- Fibre & DSTV ready
- Prepaid electricity & water meters
- Each apartment block is solar-supplemented
- Burglar bars on all opening windows on the ground floors only
- Borehole water for private use gardens







Local **HOTSPOT**

The Blyde's strategic placement ensures convenient access to essential amenities and major roads, making it a perfect setting for both families and professionals.





Shopping & Recreation

- **1 km** to Cspa Wellness
- **4.1 km** to Silver Oaks Crossing
- **8.1 km** to Hazeldean Square
- **13 km** to Moreleta Kloof Nature Reserve

Health & Wellness

- **6.7 km** to Mamelodi Regional Hospital
- **9.3 km** to Life Wilgers Hospital
- **7.6 km** to Phelang Private Hospital
- **13 km** to Netcare Pretoria East

Education & Commute

- **2.5 km** to Curro Academy
- **3.4 km** to Vukuzenzele Primary School
- **4.6 km** to Nellmapius High School

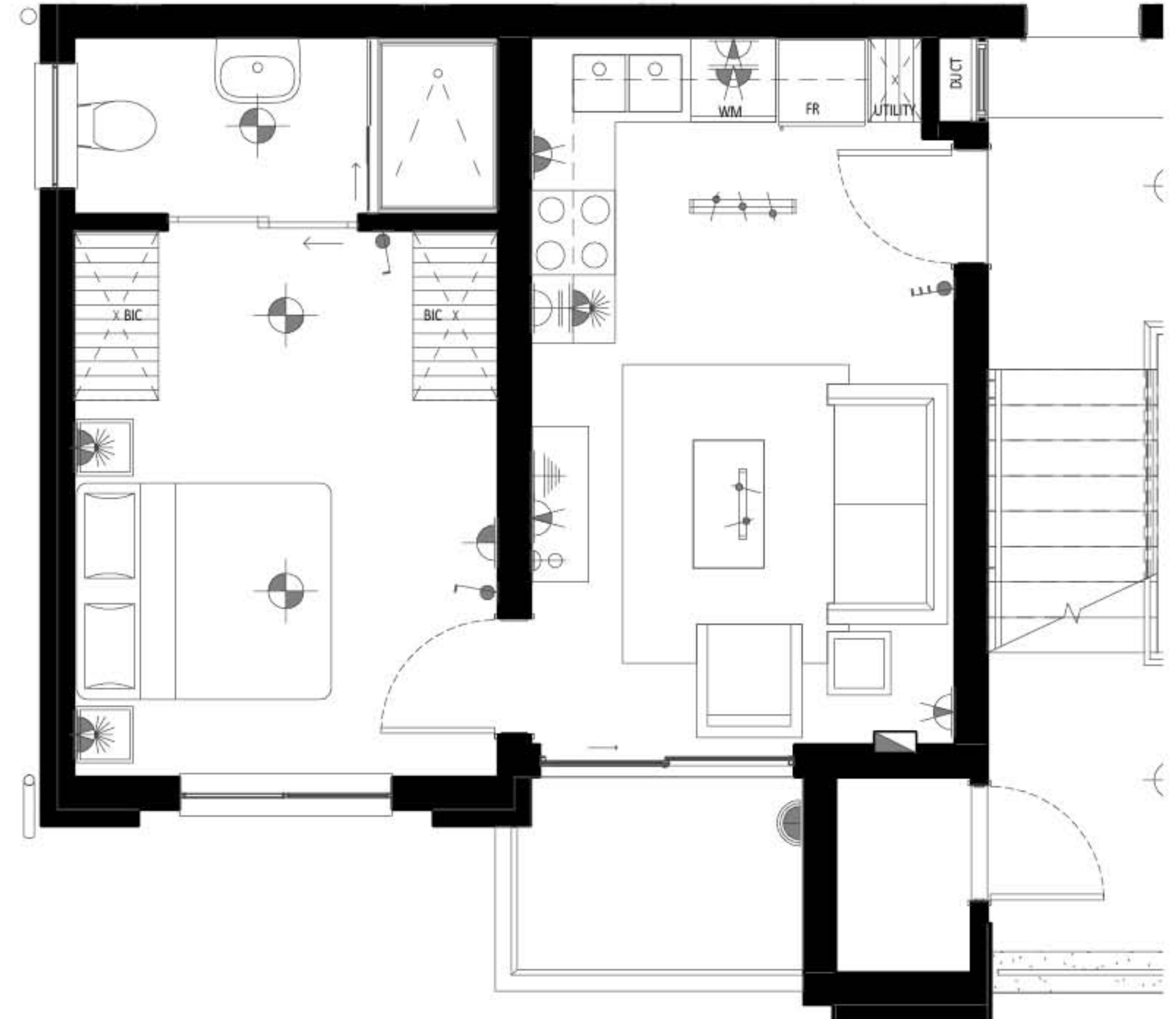
TYPE W 1 Bed | 1 Bath

Apartments

Unit size (Incl. Balcony):	40m²
Projected monthly rental income up to:	R7,999
Projected monthly bond repayment (30yr @ 10.25%):	R7,437
Est. monthly levy (Excl. Effluent charge):	R838
Est. monthly property rates:	R602
Est. monthly contribution from:	R980

SECOND FLOOR

PRICED FROM R829,900



TYPE X 1 Bed | 1 Bath *Penthouses*

Unit size (Incl. Balcony):	62m²
Projected monthly rental income up to:	R10,500
Projected monthly bond repayment (30yr @ 10.25%):	R9,050
Est. monthly levy (Excl. Effluent charge):	R1,235
Est. monthly property rates:	R756
Est. monthly contribution from:	R930

THIRD FLOOR

PRICED FROM R1,009,900



TYPE Y | 1 Bed | 1 Bath *Penthouses*

Unit size (Incl. Balcony):	47m²
Projected monthly rental income up to:	R8,500
Projected monthly bond repayment (30yr @ 10.25%):	R8,064
Est. monthly levy (Excl. Effluent charge):	R964
Est. monthly property rates:	R662
Est. monthly contribution from:	R1,072

THIRD FLOOR

PRICED FROM R899,900

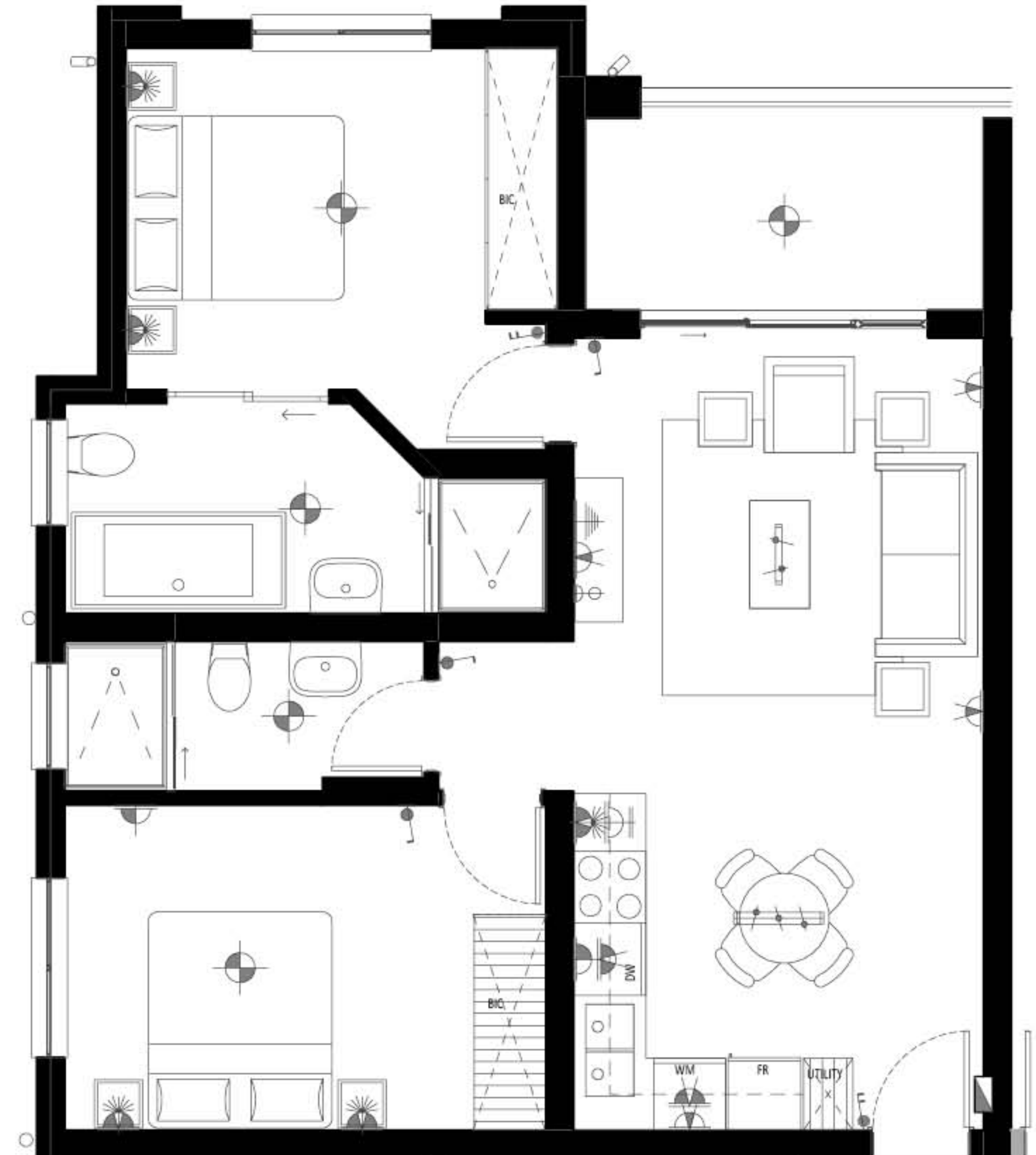


TYPE V 2 Bed | 2 Bath *Apartments*

Unit size (Incl. Balcony): _____	72m²
Projected monthly rental income up to: _____	R12,500
Projected monthly bond repayment (30yr @ 10.25%): – _____	R11,738
Est. monthly levy (Excl. Effluent charge): _____	R1,415
Est. monthly property rates: _____	R1,012
Est. monthly contribution from: _____	R1,546

FIRST FLOOR

PRICED FROM R1,309,900



TYPE H 3 Bed | 2 Bath

Apartments

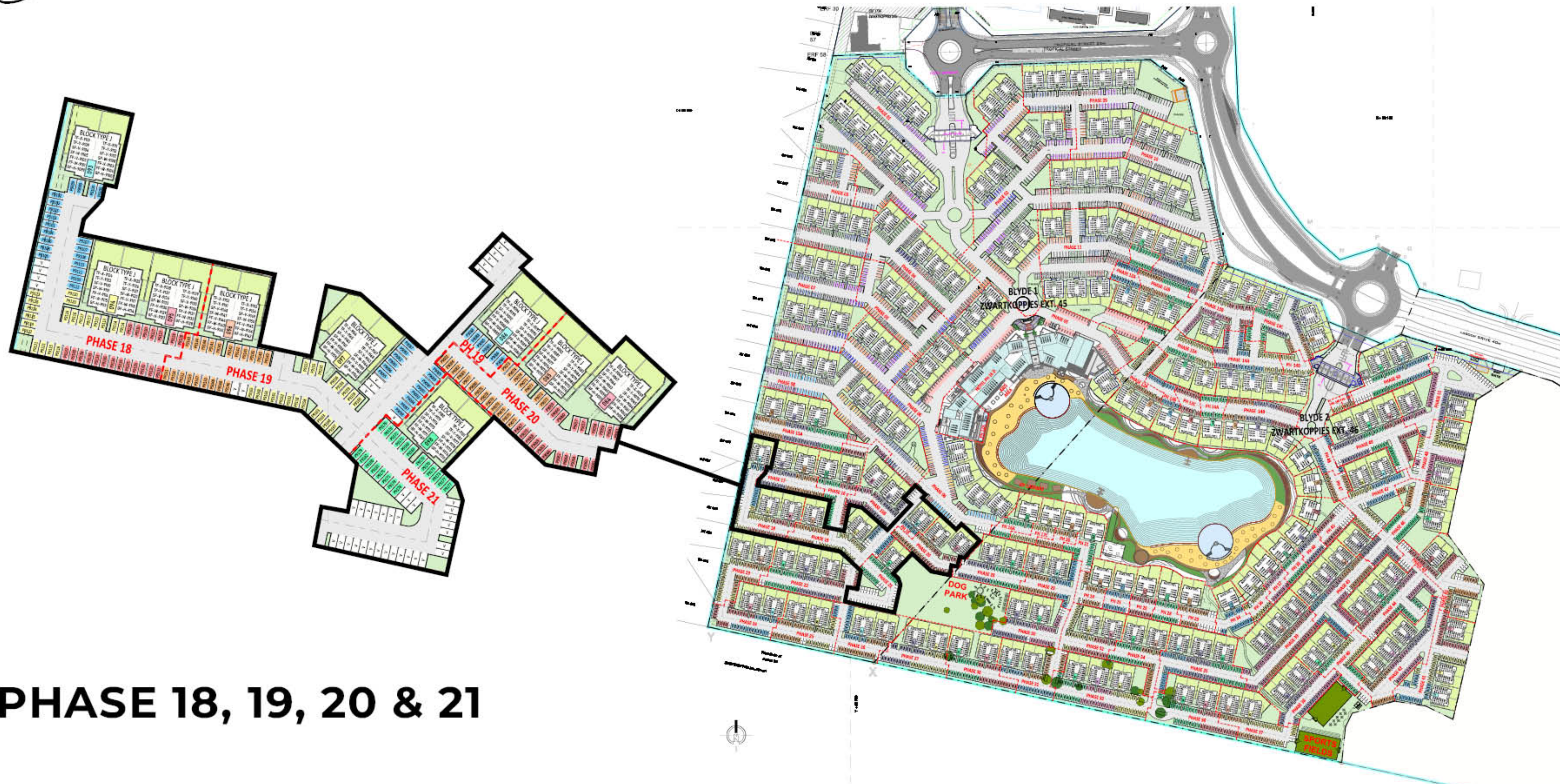
Unit size (Incl. patio): _____	106m²
Projected monthly rental income up to: _____	R17,000
Projected monthly bond repayment (30yr @ 10.25%): – _____	R17,115
Est. monthly levy (Excl. Effluent charge): _____	R2,027
Est. monthly property rates: _____	R1,515
Est. monthly contribution from: _____	R3,539

GROUND FLOOR

PRICED FROM R1,909,900



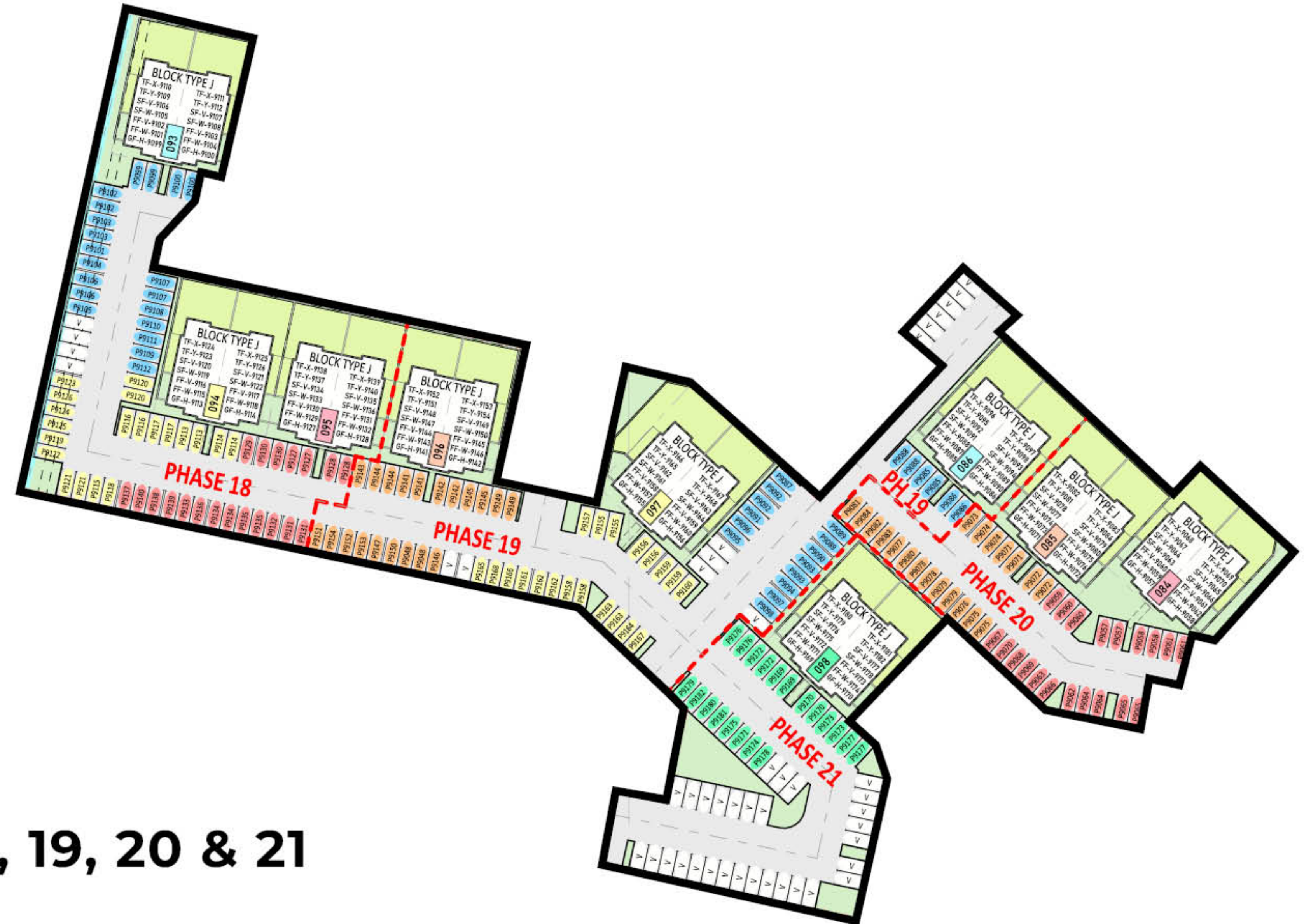
Site DEVELOPMENT PLAN | 78 UNITS



PHASE 18, 19, 20 & 21

Site

DEVELOPMENT PLAN | 78 UNITS



PHASE 18, 19, 20 & 21



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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