TIRONG VIEWS

2 & 3 BEDROOM
DUPLEX APARTMENTS
FROM R999,900

NORTHGATE | RANDBURG

TIRONG **VIEWS**

NORTHGATE | RANDBURG

Tirong Views is a sunny boutique duplex estate in the heart of Randburg. It is already built, occupied and generating rental income. This is your opportunity to invest in a new but already established, income-producing asset with the appeal of genuine charm and privacy for tenants. Tirong Views offers top-tier security, private gardens for all units, and communal amenities for residents to enjoy, all set in a location where people love to live and work.

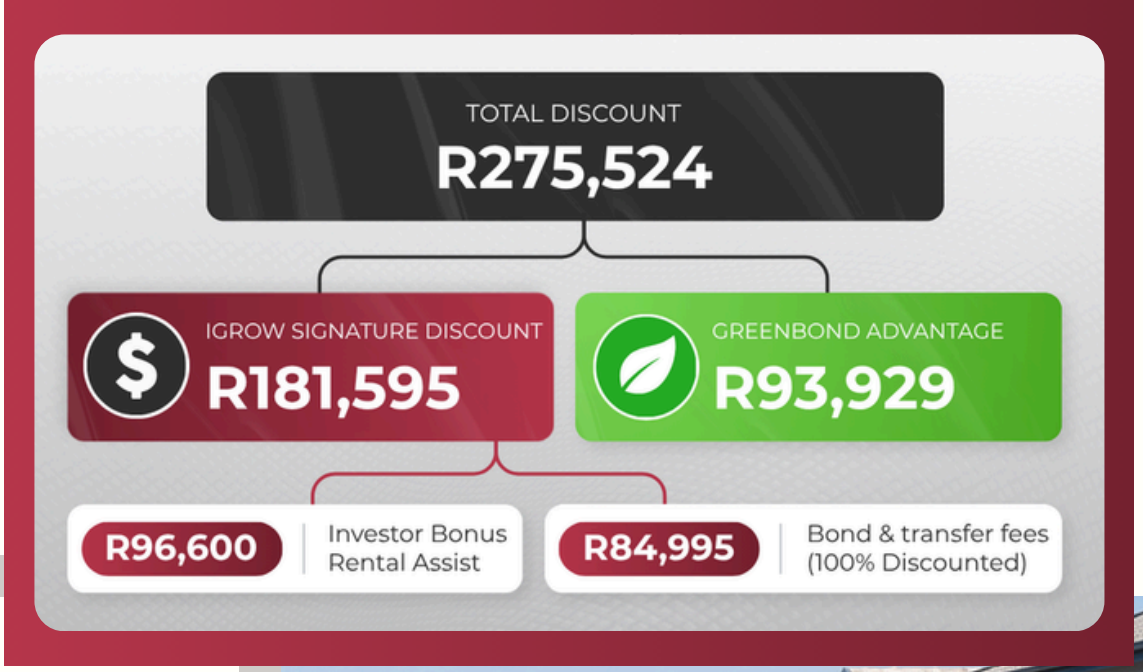
The development is EDGE-certified for its eco-friendly features, which mean lower costs for tenants and better bond interest rates for investors.

This is your time. Tirong Views is the opportunity.

STARTING PRICE: R999,900

Space. GROWTH. PROSPERITY.

Save WITH IGROW'S SIGNATURE DISCOUNT OF UP TO **R275,524***



INVESTMENT BENEFITS

- Gross Rental Yield: up to **11.66%**
- Rental Income: up to **R10,600 PM**
- **Already tenanted** & generating income
- Monthly shortfall from **R2,592**
- Edge Certified for the green bond advantage
- 3.5 years remaining on the NHBRC warranty
- **Zero** reservation deposit required

100% BOND FINANCING AVAILABLE

DEVELOPMENT **HIGHLIGHTS**

SUSTAINABLE LIVING (EDGE CERTIFIED)

- EDGE certification for sustainability, lower energy and water use
- Solar geysers
- Smart meters for easy monitoring of usage
- Fibre ready

SECURITY

- Walled and gated estate with electric fencing
- 24-hour manned guardhouses
- Biometric access control

LIFESTYLE & **COMMUNITY**

Kids’ play area and jungle gym

Communal green areas

Shaded parking

Pet friendly

APARTMENT **FEATURES**

2-BED & 3-BED
DUPLEX APARTMENTS

- Duplex units with their own private yard/garden
- Open-plan lounge and kitchen
- 2 wet points, ready for a dishwasher and washing machine
- Built-in cupboards
- Storage space under the stairs
- Covered carport for 2 cars
- Fibre ready

IGROW

TIRONG **VIEWS**

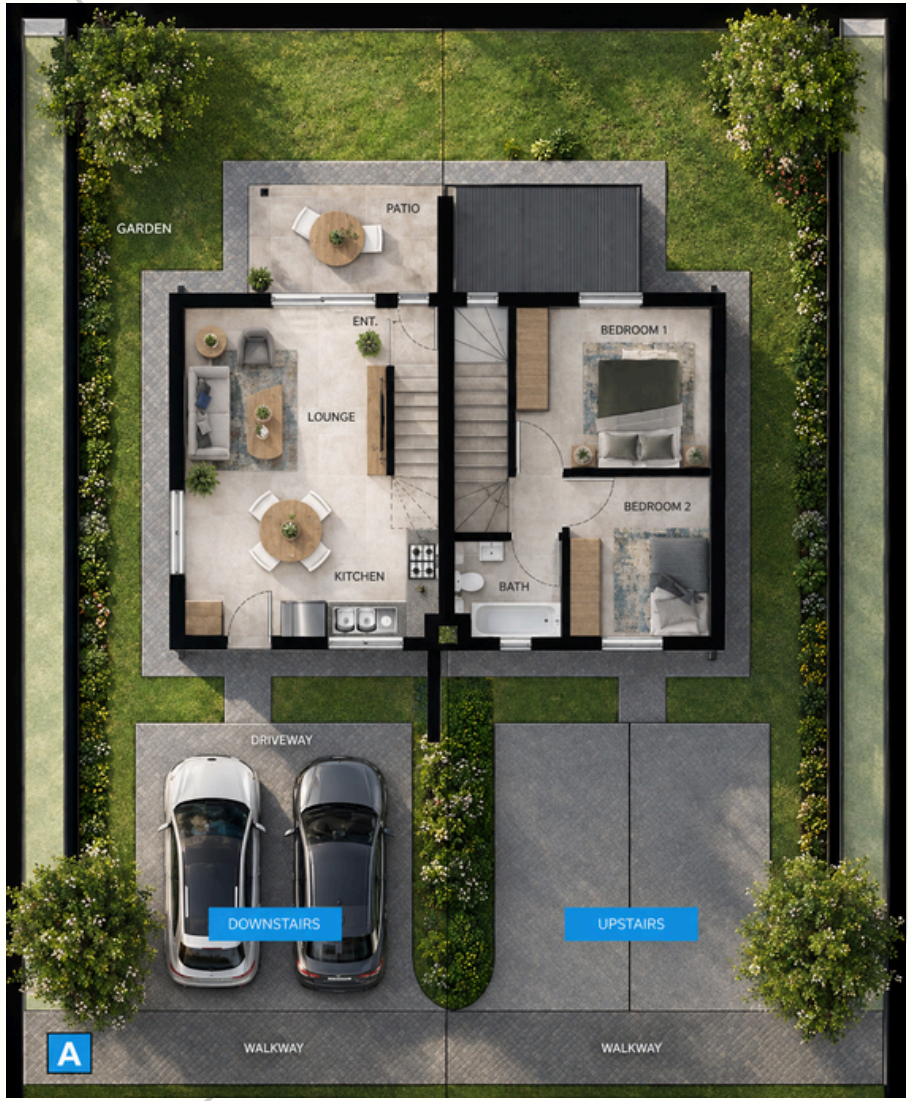
UNIT **SPECS**

2B1B *Duplex*

66m²

Typical size:	66m²
Projected monthly rental income up to:	R8,300
Projected monthly bond repayment (30yr @ 10.50%):	R9,146
Est. monthly levy (Excl. Effluent charge):	R1,260
Est. monthly property rates:	R791
Est. shortfall from:	R2,592
IGrow Signature Discount up to:	R94,995

PRICED FROM R999,900



TIRONG **VIEWS**

UNIT **SPECS**

2B2B *Duplex*

78m²

Typical size:	79m²
Projected monthly rental income up to:	R9,200
Projected monthly bond repayment (30yr @ 10.50%):	R10,976
Est. monthly levy (Excl. Effluent charge):	R1,260
Est. monthly property rates:	R1,095
Est. shortfall from:	R2,891
IGrow Signature Discount up to:	R142,795

PRICED FROM R1,199,900

UNIT **SPECS**

3B2B *Duplex*

87m²

Typical size:	87m²
Projected monthly rental income up to:	R10,600
Projected monthly bond repayment (30yr @ 10.50%):	R12,805
Est. monthly levy (Excl. Effluent charge):	R1,260
Est. monthly property rates:	R1,244
Est. shortfall from:	R2,843
IGrow Signature Discount up to:	R181,595

PRICED FROM R1,399,900

TIRONG **VIEWS**

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DEVELOPMENT PLAN

CENTRALLY LOCATED IN THE **HEART OF RANDBURG**

Tirong Views sits close to major shopping centres, schools, healthcare and easy commuter routes.

SCHOOLS & **EDUCATION**

Impact Kids Kya Sands (Preschool) — 2.1km

Cherry Lane Montessori Preschool — 7.1km

NewBridge Graduate Institute, Fourways (College) — 8.5km

Webster College, Fourways (Gr R–12) — 8.8km

LIFESTYLE & **RETAIL**

Cosmo Mall — 4.2km

North Gate Mall — 8.2km

Fourways Mall — 8.7km

Fourways Golf Park — 8.3km

MEDICAL & **HEALTHCARE**

Kya Sands Pharmacy and Nkhethe Private Clinic — 2.9km

Moove Motion Fitness Club, Cosmo City (Gym) — 4.6km

Netcare Olivedale Hospital (Private Hospital) — 7.3km

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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