



  
**PROPINVEST**

Property *Investment* Made *Easy*

**Newly Built**  
Modern Apartments

*Pretoria*

Property Investment  
Opportunity

**NOW SELLING**  
**FROM R 730 000**

- No Transfer Duty
- No Bond Registration Costs
- Newly Built Apartments
- 12 Months Free Levies
- Up to 100% Bonds Available for Qualifying clients
- **Construction in Progress**

[www.propinvest.co.za](http://www.propinvest.co.za)



# WELCOME TO PRETORIA

Peaceful suburb living with easy access to the N4, M1, R566, R101 and R513. This is one of the best neighbourhoods to live in due to its convenient accessibility to Central Pretoria, Pretoria West and Pretoria East. This modern estate offers the residents safety and tranquility.

2 Bedroom and 1 Bathroom Apartments 45m<sup>2</sup> from R 730,000

2 Bedroom and 1 Bathroom 1st Floor Apartments 51m<sup>2</sup> from R 795,00

2 Bedroom and 1 Bathroom Ground Floor Apartments 51m<sup>2</sup> from R 865,000

## AMENITIES AND FEATURES:

24-Hour Security with Patrolling Guards  
Biometric Access and CCTV Cameras  
Electric Fence  
Multi-purpose Play Court  
Jungle Gym, Sandpit and Outdoor Gym  
Laundry Service and Kiosk

## APARTMENT FEATURES:

Pre-paid Water and Electricity  
Fibre Internet  
Braai Facilities  
Built-in Oven and Hob  
Built-in Kitchen and Bedroom Cupboards  
Pet friendly





## Reasons to Invest in **THIS DEVELOPMENT**

1

**Levies are FREE for 12 Months** when you purchase with PropInvest, saving you R 8,280.

2

Bond and Transfer Costs **Included**.

3

Low securing deposit from only **R 10,000**.

4

**100% Bond available** for Qualifying Investors.

5

Return on Investment 8.8%





## Floor Plans

### 45m<sup>2</sup> Apartments

1st Floor R 760 000

2nd Floor R 730 000

3rd Floor R 730 000



45m<sup>2</sup>

### 51m<sup>2</sup> Apartments

Ground Floor R 865 000

1st Floor R 795 000



51m<sup>2</sup>

# Investment Summary

## 51m<sup>2</sup> 1st Floor Apartments R15,000 Cash back on Registration

**2 Bed, 1 Bath 51m<sup>2</sup>** **R 795 000**

Purchase Price* (minus R 10 000 Deposit):	R 785 000
Monthly Bond Repayment @ 11.75% Prime:	R 7 924
Monthly Levies (Included for 12 months):	R 782
Monthly Rates & Taxes:	R 567
Monthly Rental Income:	R 6 300
Monthly Cash Back:	R 1 250
Monthly Shortfall:	R 941
Net Yield:	8.7%

## 51m<sup>2</sup> Ground Floor Apartments R15,000 Cash back on Registration

**2 Bed, 1 Bath 51m<sup>2</sup>** **R 865 000**

Purchase Price* (minus R 10 000 Deposit):	R 855 000
Monthly Bond Repayment @ 11.75% Prime:	R 8 630
Monthly Levies (Included for 12 months):	R 782
Monthly Rates & Taxes:	R 623
Monthly Rental Income:	R 6 500
Monthly Cash Back:	R 1 250
Monthly Shortfall:	R 1 503
Net Yield:	8.2%





# Investment Summary

## 45m<sup>2</sup> 3rd Floor Apartments R15,000 Cash back on Registration

**2 Bed, 1 Bath 45m<sup>2</sup>** **R 730 000**

Purchase Price* (minus R 10 000 Deposit):	R 720 000
Monthly Bond Repayment @ 11.75% Prime:	R 7 268
Monthly Levies (Included for 12 months):	R 690
Monthly Rates & Taxes:	R 503
Monthly Rental Income:	R 5 700
Monthly Cash Back:	R 1 250
Monthly Shortfall:	R 821
Net Yield:	8.5%

## 45m<sup>2</sup> 1st Floor Apartments R15,000 Cash back on Registration

**2 Bed, 1 Bath 45m<sup>2</sup>** **R 760 000**

Purchase Price* (minus R 10 000 Deposit):	R 750 000
Monthly Bond Repayment @ 11.75% Prime:	R 7 571
Monthly Levies (Included for 12 months):	R 690
Monthly Rates & Taxes:	R 530
Monthly Rental Income:	R 6 100
Monthly Cash Back:	R 1 250
Monthly Shortfall:	R 751
Net Yield:	8.8%

## 45m<sup>2</sup> 2nd Floor Apartments R15,000 Cash back on Registration

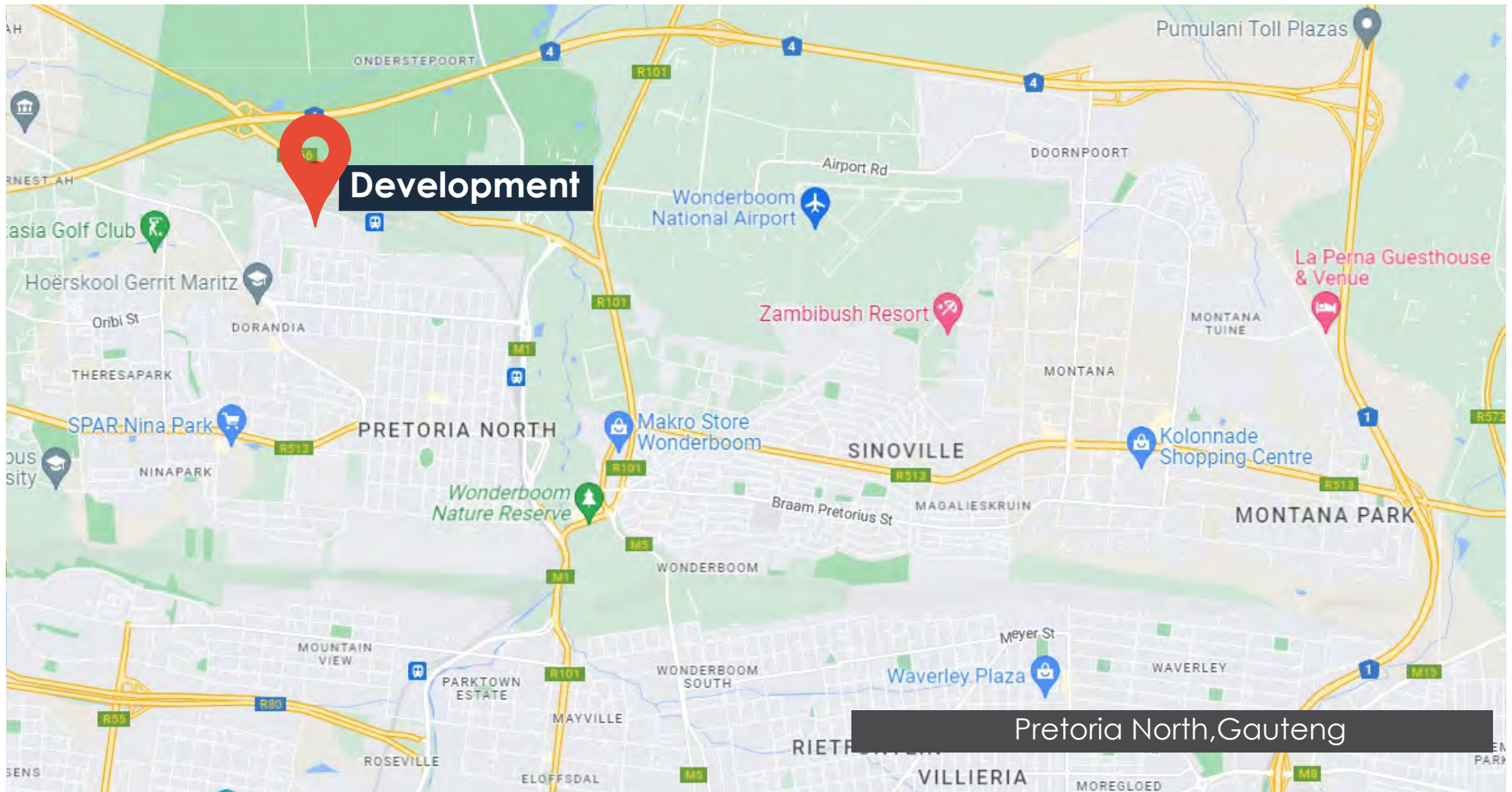
**2 Bed, 1 Bath 45m<sup>2</sup>** **R 730 000**

Purchase Price* (minus R 10 000 Deposit):	R 720 000
Monthly Bond Repayment @ 11.75% Prime:	R 7 268
Monthly Levies (Included for 12 months):	R 690
Monthly Rates & Taxes:	R 503
Monthly Rental Income:	R 5 900
Monthly Cash Back:	R 1 250
Monthly Shortfall:	R 621
Net Yield:	8.8%



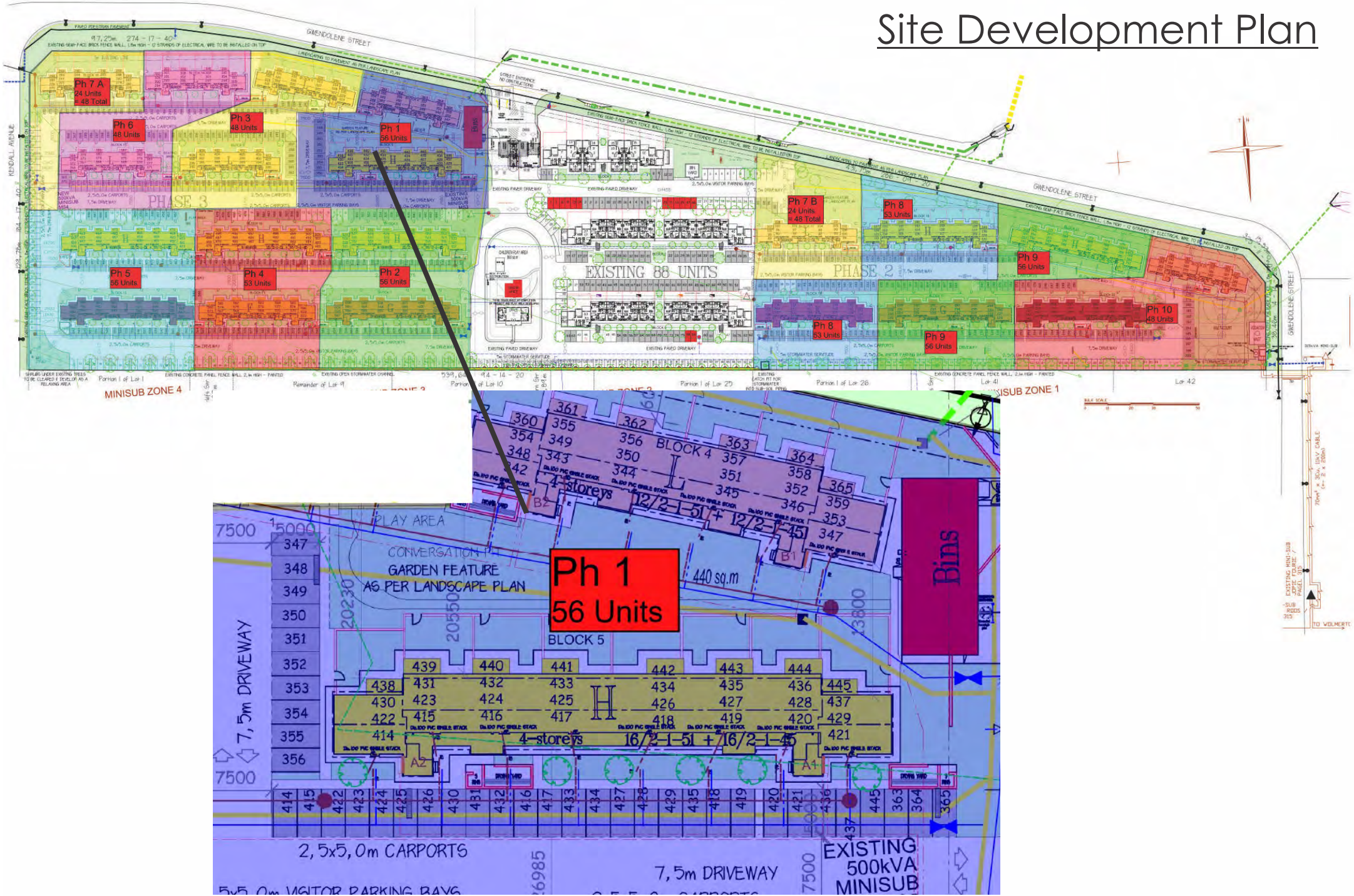
# Location Map

- |                              |       |                              |        |
|------------------------------|-------|------------------------------|--------|
| • Dischem                    | 8,1km | • Akasia Golf club           | 3,8km  |
| • Melamed Pharmacy           | 7,7km | • Steers                     | 4,1km  |
| • Spar                       | 5,2km | • McDonald's                 | 4,2km  |
| • Netcare                    | 8,9km | • Kolonnade Shopping Centre  | 13,2km |
| • SPARK Theresa Park         | 3,4km | • Wonderpark Shopping Centre | 8,4km  |
| • Landmark Academy           | 3,5km | • Medicross Pretoria North   | 3,1km  |
| • Pretoria North High School |       | • AGS Church                 | 1.1km  |





# Site Development Plan







CONTACT YOUR PROPERTY INVESTMENT CONSULTANT TODAY!



Property *Investment* Made *Easy*



**Paarl Office**

080 001 4943

info@propinvest.co.za

[www.propinvest.co.za](http://www.propinvest.co.za)

**We offer the following FREE services:**

Instant Credit Score

Online Bond Pre-Approval

Property Investment Consultation

Wealth Plan

Estate Planning

Trust and Article 13 SARS Consultations

*More than 20 000 Properties SOLD in 20 Years!*