

THE *Hudson*

URBAN LIVING MADE EASY

DESIGNER APARTMENTS
NOW SELLING FROM R1 039 900



No transfer duty • No bond cost • No transfer cost • 100% mortgage bonds • Low securing deposit of R10 000
Gross yields of up to 8,65% • High growth node • Buy direct from the developer

igrow.co.za

THE
Index

| | | |
|-----|-----------------------|--------|
| 1. | Welcome | P3 |
| 2. | Location & Amenities | P4 |
| 3. | Features | P5 |
| 4. | Moods | P6-7 |
| 5. | Site Development Plan | P8 |
| 6. | Unit Type | P9-10 |
| 7. | Floorplans | P11-13 |
| 8. | Investment benefits | P14 |
| 9. | Rental management | P15 |
| 10. | Get in Touch | P16 |



WELCOME TO

THE *Hudson*



Presenting a stylish selection of 2-bedroom Designer Apartments in the award-winning Buh-Rein Estate, **The Hudson** offers a trendy property opportunity for young professionals and first-time buyers. Each apartment offers modern aesthetics and designs, from the interior design to all the finishes, allowing purchasers to enjoy a contemporary and on-trend apartment.

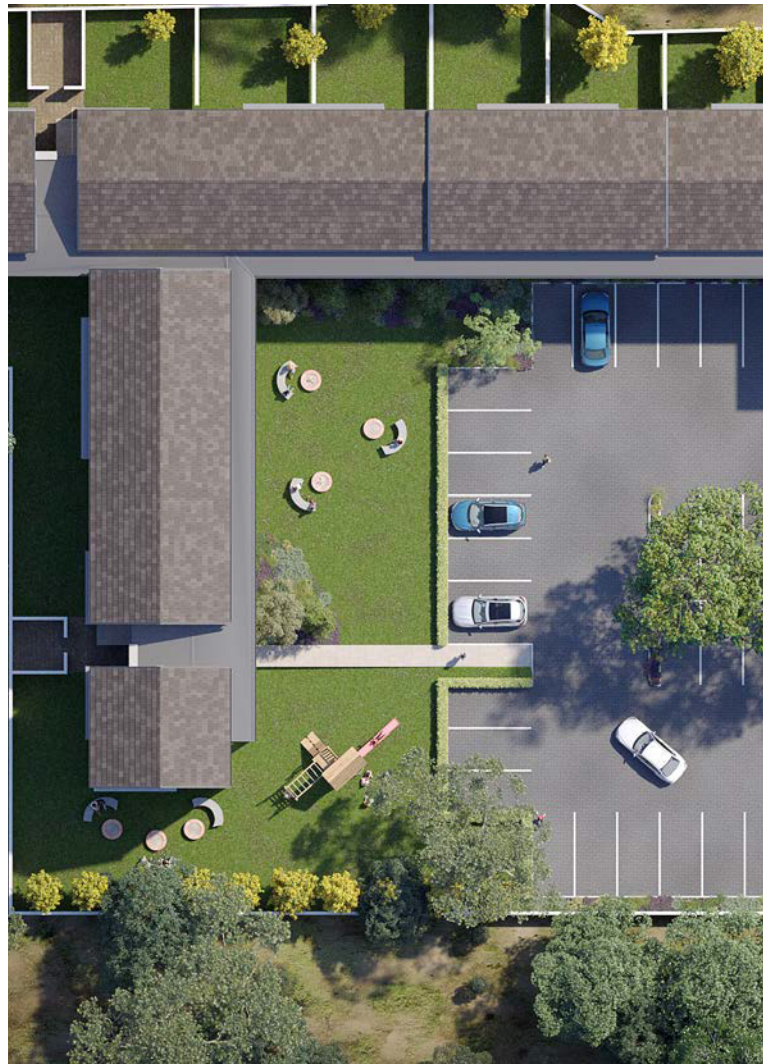


THE

Location

YOUR NEW HOME IN THE
AWARD WINNING BUH-REIN
ESTATE

Buh-Rein Estate, in Cape Town's Northern Suburbs, has fast become one of the most desirable residential destinations for both families and investors, with its surroundings of both convenience and security, as well as its impressive internal estate offerings.



The Hudson is perfectly located within the award-winning Buh-Rein Estate. Residents can effortlessly access some of the estate's best amenities, including Bossa family restaurant, swimming pool, open-air gym, 10km jogging trail, and a multi-functional sports field.

THE

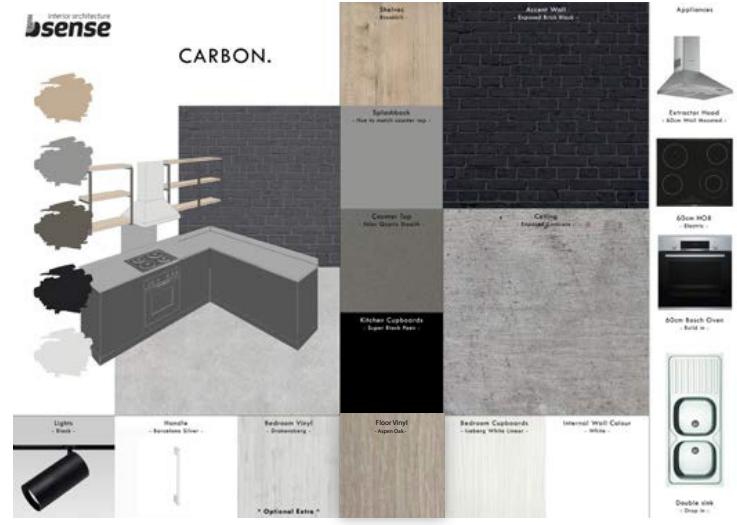
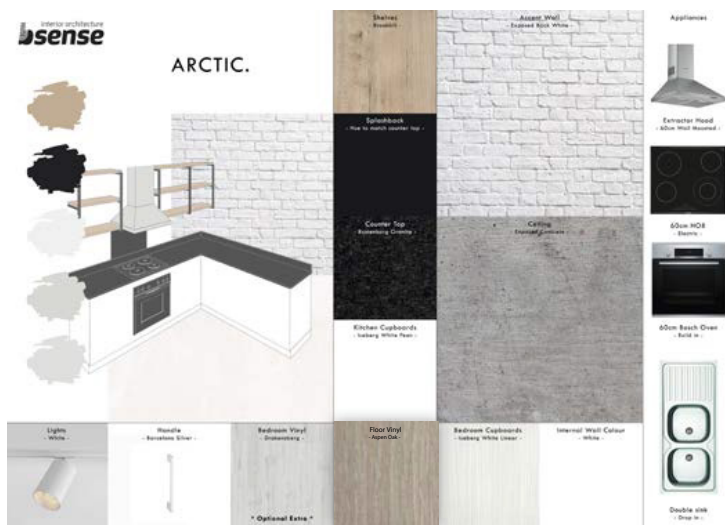
Amenities

Play Area | Outdoor Gym | Swimming Pool | Self-storage Units | Paved Pedestrian paths

THE Features

DESIGNER APARTMENTS NOW SELLING FROM R1 039 900

Each apartment at The Hudson showcases a clean, minimalist design that creates a stylish yet homely aesthetic. Various upmarket finishes are included according to two stunning interior themes – Carbon and Arctic, all bringing together a space that is ultra-trendy and down to earth.



Carbon

Arctic

DESIGNER FINISHES INCLUDE:

Vinyl flooring | Melamine cupboards | Engineered stone countertops

Bosch electric appliances | Solar geysers

Ample built-in cupboards in kitchen and bedrooms

Fibre and DSTV ready | Prepaid electricity and smart water meters to all units

Exclusive gardens to ground floor apartments | Modern sanitary fittings and bathroom accessories

Five year NHBRC warranty

OPTIONAL EXTRAS INCLUDE:

Soft closing hinges

Shower over bath

THE
Arctic



Ceiling
Exposed Concrete

Shelves
Brookhill



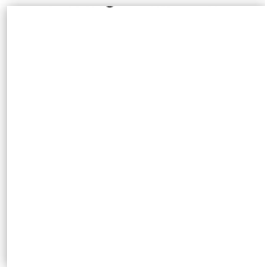
Splashback
Hue to match counter top



Counter Top
Rustenburg Granite



Accent Wall
Exposed Brick White



Kitchen Cupboards
Iceberg White Peen



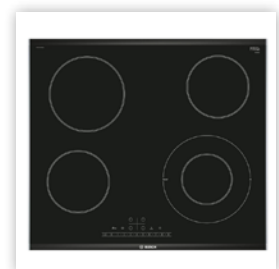
Floor
Aspen Oak Vinyl



Bedroom Cupboards
Iceberg White Linear



Extractor Hood



60 cm HOB



Kitchen & Bedrooms
Bar Handle



Lights
White



60 cm Bosch Oven

THE
Carbon



Ceiling
Exposed Concrete

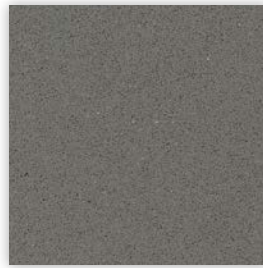
Shelves
Brookhill



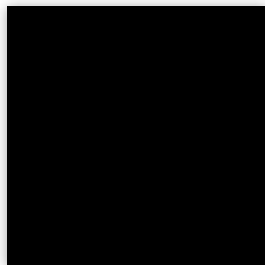
Splashback
Hue to match counter top



Counter Top
Atlas Quarts Stealth



Accent Wall
Exposed Brick Black



Kitchen Cupboards
Super Black Peen



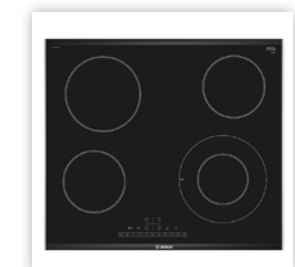
Floor
Aspen Oak Vinyl



Bedroom Cupboards
Iceberg White Linear



Extractor Hood



60 cm HOB



Kitchen & Bedrooms
Bar Handle



Lights
Black



60 cm Bosch Oven

THE

Site & Development Plan



BLOCK A | 12 Apartments



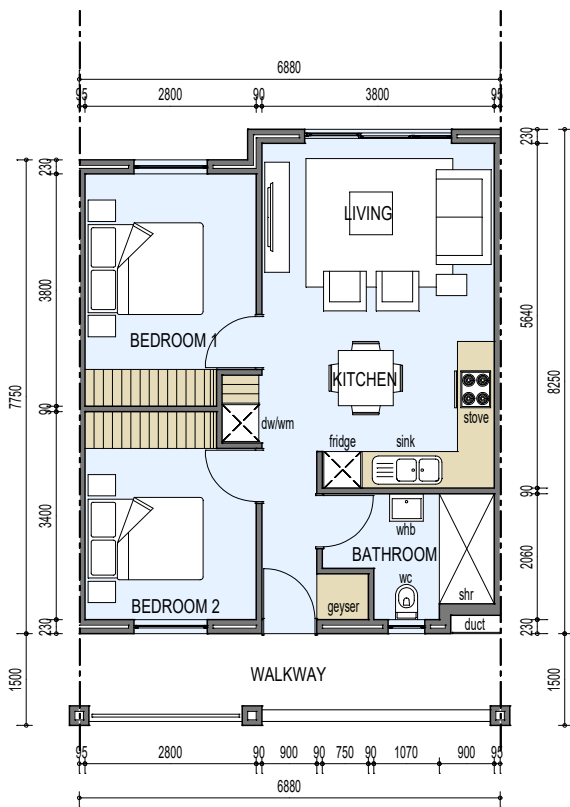
BLOCK B | 45 Apartments



BLOCK C | 9 Apartments

THE Unit Types

1



2 Bedrooms



1 Bathroom



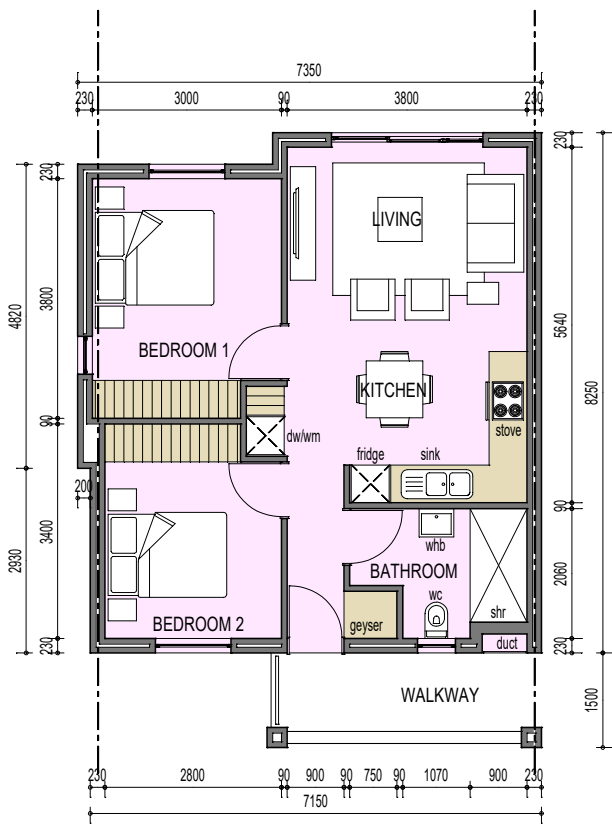
1 Parking



Size: 55 m²

THE Unit Types

2



2 Bedrooms



1 Bathroom



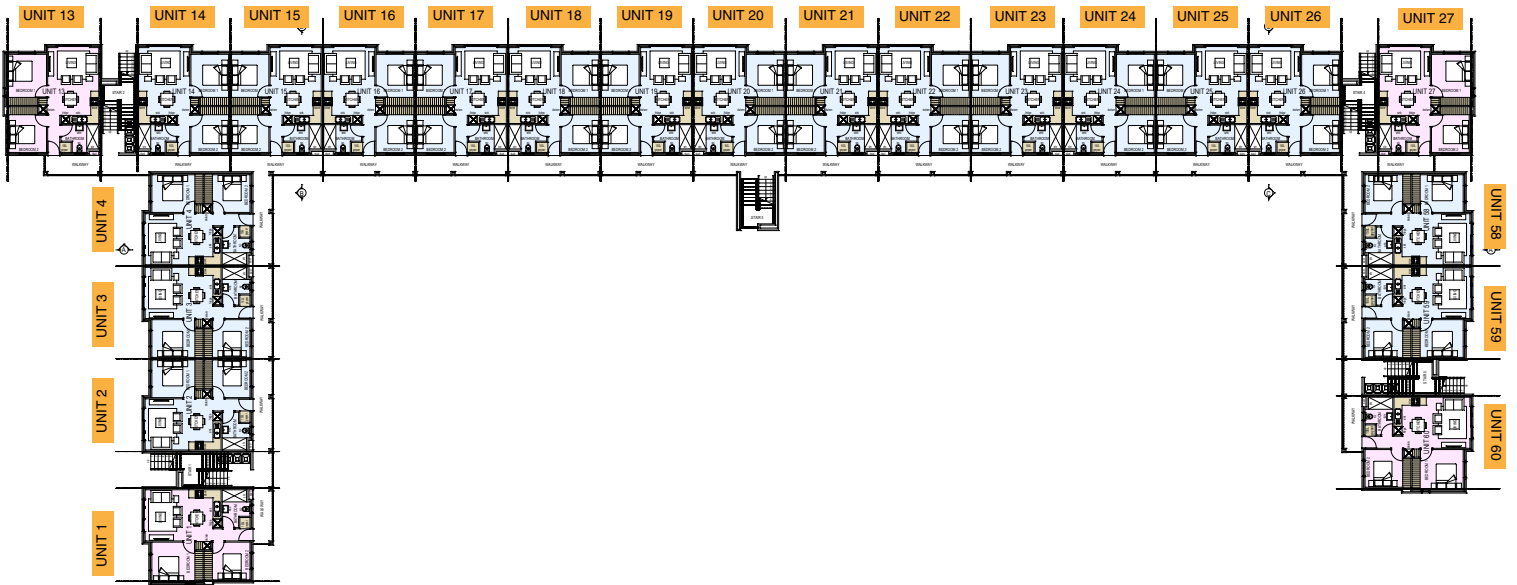
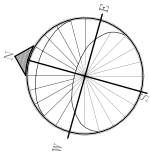
1 Parking



Size: 58.5 m²

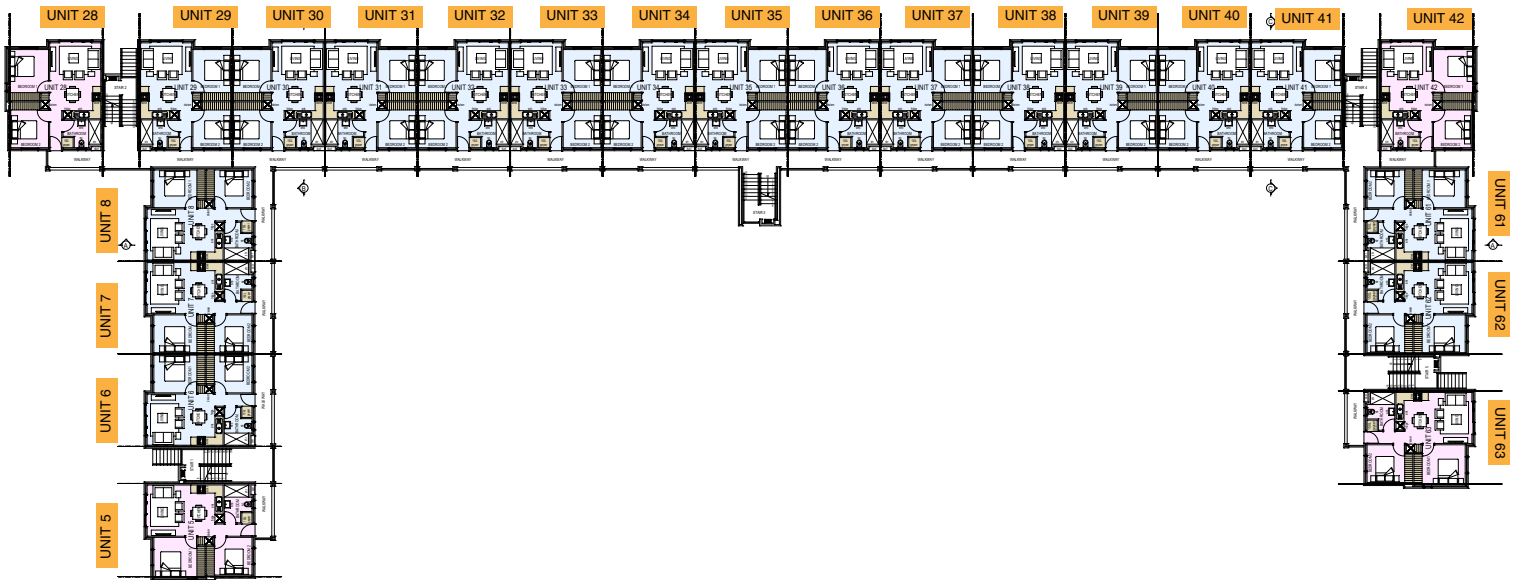
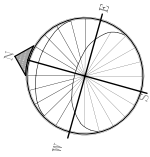
THE *Floorplans*

GROUND FLOOR:
BLOCK A - C



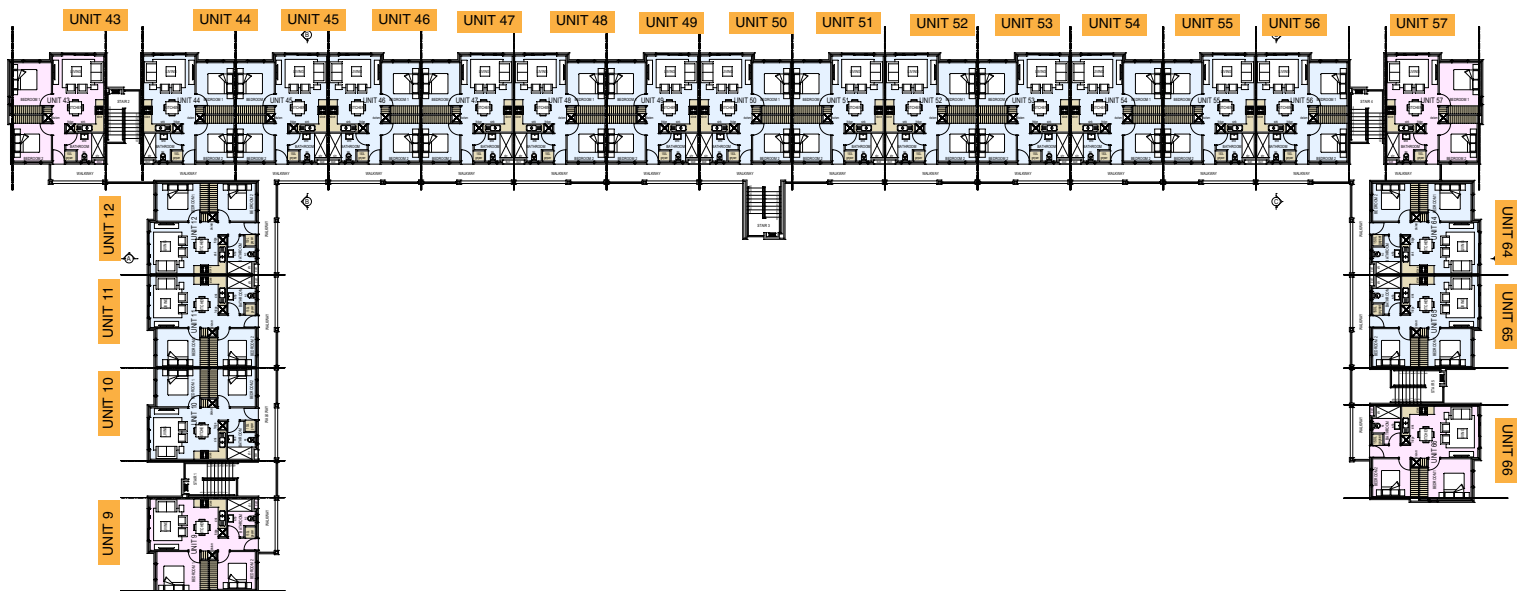
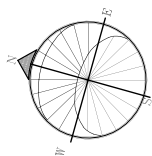
THE *Floorplans*

FIRST FLOOR:
BLOCK A - C



THE *Floorplans*

SECOND FLOOR: BLOCK A - C



THE

Investment benefits

No transfer duty

No bond costs

No transfer costs

High growth node

Buy directly from the developer

Excellent investment purchase with gross yield of 8.65%

Low securing deposit of only R10 000

Pre-approved with 100% mortgage bonds available

Prime location in a well-established Cape Town suburb

Access control with electrified perimeter fencing

Luxurious finishes developed by BSense Interiors

Quality appliances by Bosch

Projected rental income from R7 500

Deduct up to R725 945 against taxable income through Section 13sex tax incentives*

Tenant insurance offered - secure your rental income

Building insurance & external maintenance covered by levy

Property tax strategies offered by IGrow Chartered Accountants

Company & trust advice and setup through IGrow Trusts



THE

Rental management

In-house rental agents and managers

Tenant vetting and placement services

Rental collection services

Ingoing and outgoing inspection services

Maintenance services available

Rental insurance available - secure your rental income





OUR DEVELOPMENT SPECIALISTS
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