



CLEARWATER  
VILLAGE



**Up to R117 261 in discounts to the first 10 cash purchasers**

 **IGROW**

**Priced from R695 00 | Cash price from R604 348**

Brentwood Park | Benoni, Gauteng



# 6 Hectare private enclosed nature park, river and walking trail

One and two bedroom apartments in secure estate

**Priced from R695 000**

Brentwood Park, Benoni, Gauteng

Transfer and bond fees included – no transfer duty payable

12 months free rental management

**CASH PRICE FROM – R604 348**

Up to R117 261 in discounts to the first 10 cash purchasers

## Offering a modern urban lifestyle close to all amenities and transport routes.

Situated next to OR Tambo International Airport & the rapidly developing business node of Clear Water Estate, this development offers residents the very best of ultra-modern, stylish living in a secure estate, with its own 60 000 sqm enclosed nature park where residents can enjoy river walks and bird watching within a security enclave.

146 upmarket one- and two-bedroom apartments priced from R695 000 and now offering up to R117 261 in discounts to the first cash purchasers\*

*Inspired by modern stylish living by an award winning developer.*

*The development offers contemporary designs and sleek fittings and finishes that suit the live-work-play lifestyles desired by all urbanites.*

*Units come with tiled floors throughout, open-plan living and dining areas, granite kitchen countertops, built-in cupboards, charcoal window frames and burglar bars on all opening windows.*

*Clearwater Village is eco-friendly, with a range of 'green' features – such as prepaid electricity and water meters and water-wise gardens – that will appeal to cost-conscious buyers. All bond and transfer costs are included in the prices and the development has been approved by all the major banks, so bonds are readily available for qualified buyers.*

The estate is located in the heart of the multibillion-rand aerotropolis area being developed around OR Tambo International Airport and within 5km of excellent schools, shops, restaurants, two private hospitals and major transport routes.

It boasts top-notch security, including a guardhouse at the single access-gate that is manned around the clock, and has a large 6 hectare private nature park which will be landscaped with walkways for residents to enjoy.





# 6

Awesome things to do  
in and around  
Clearwater Village

- **Work**  
Kempton Park CBD
- **Travel**  
OR Tambo International Airport
- **Entertain the kids**  
Benoni Monkey & Bird Park
- **Explore**  
Homestead Dam
- **A bit of speed**  
The Rock Raceway
- **Shopping**  
East Rand Mall



# Location

Brentwood Park, Benoni, Gauteng



## Amenities

### Travel

OR Tambo International	12.1 km
Johannesburg CBD	28.2 km
Sandton CBD	37 km

### Education

Benoni High School	4.8 km
Farrarmere Primary School	2.7 km
Palm Grove High School	4.6 km

### Medical

Life Hospital The Glynnwood	7.9 km
Medicross Medical Center	6.1 km
Northmead Clinic	3.9 km

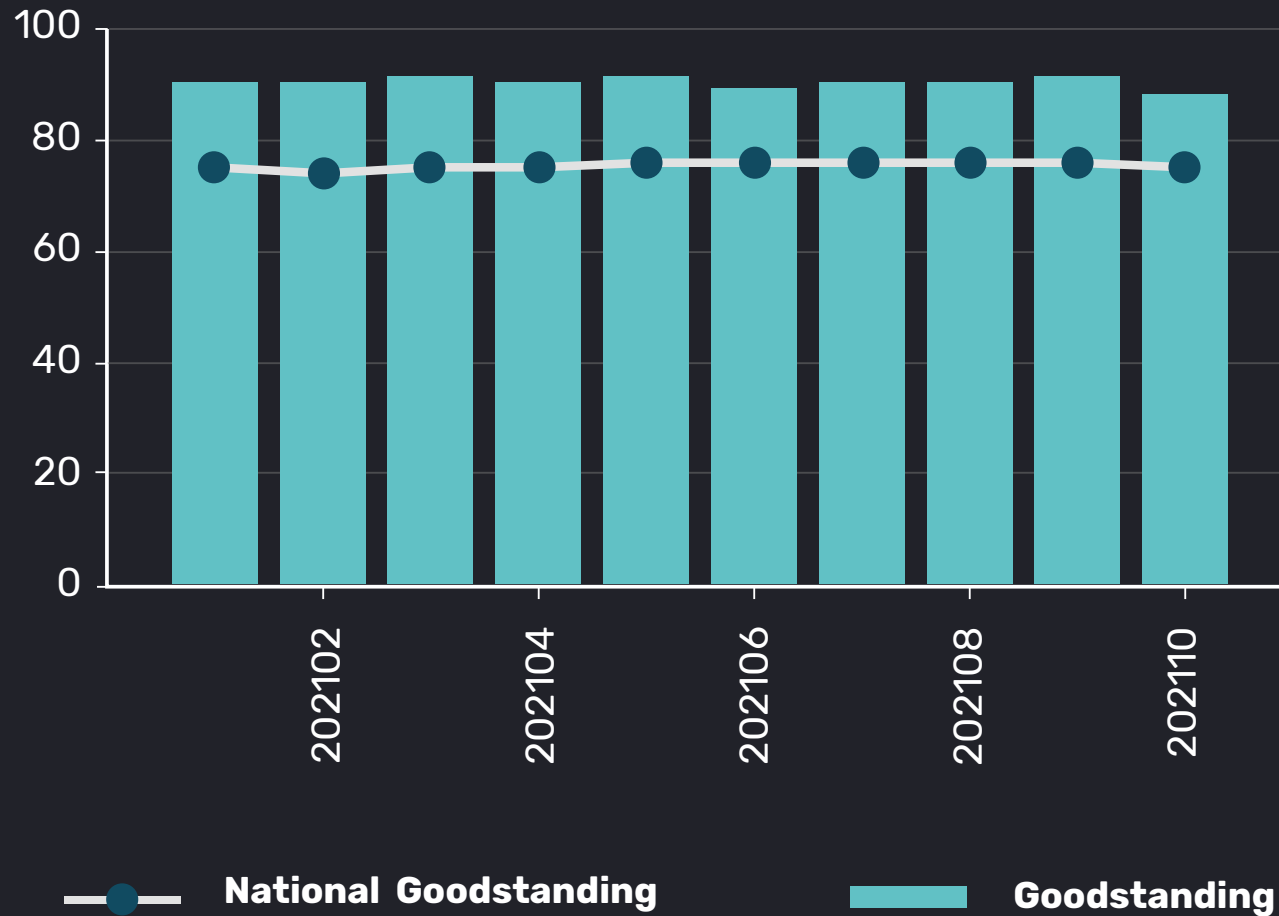
### Recreation

Brentwood Mall	3.5 km
Clearwater Office Park	4.0 km
Emperors Palace	10.5 km

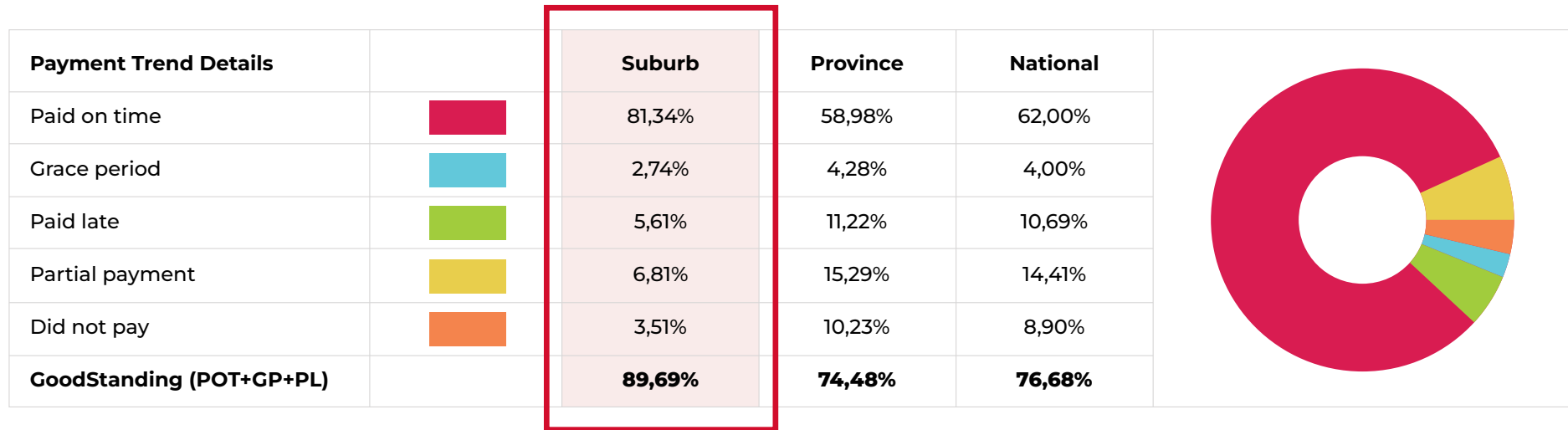


# Market Comparison

TPN (Tenant Profile Network) shows why Clearwater Village is such a fantastic investment:

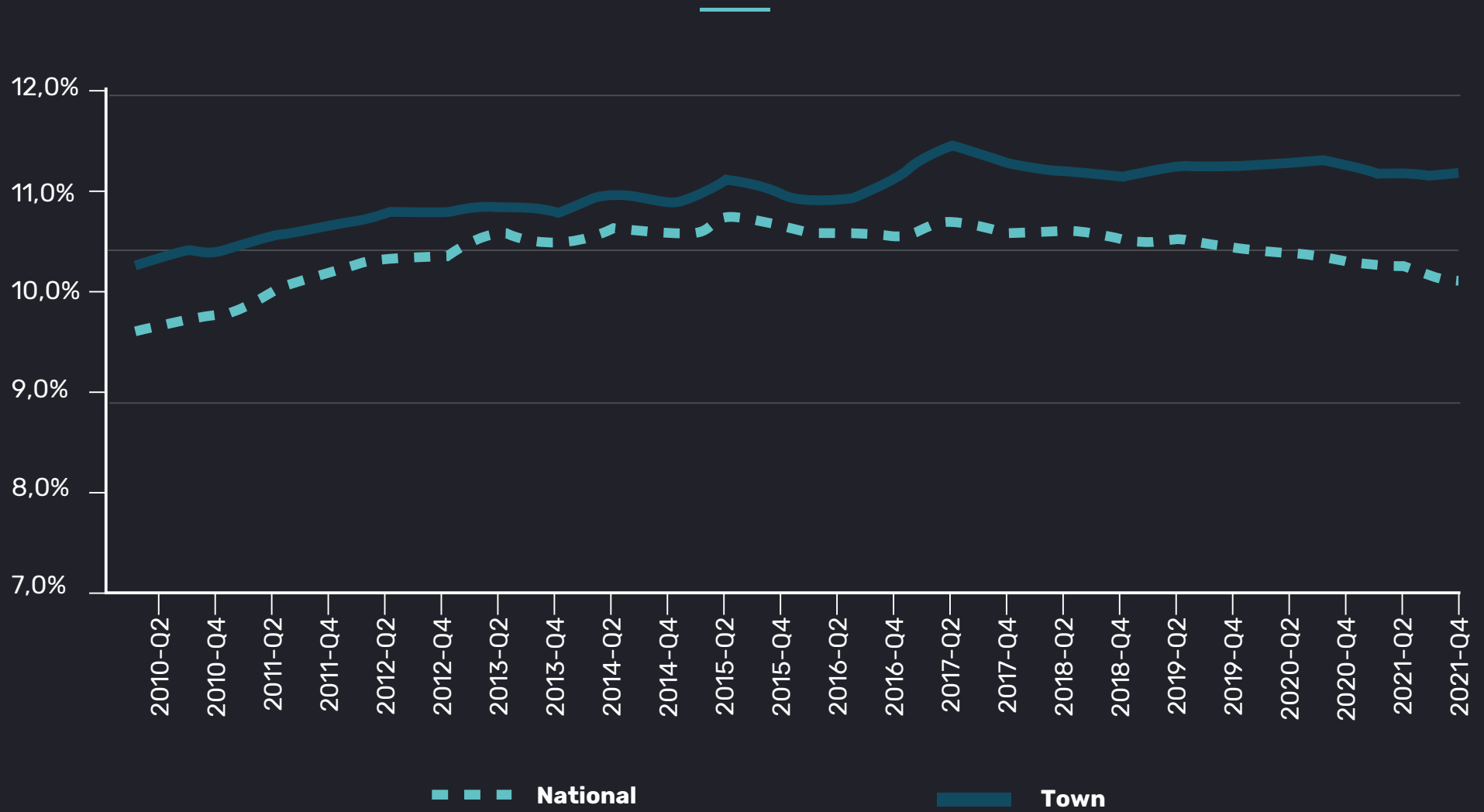


## Tenant Profile Network (TPN) Report shows why Clearwater Village is such a fantastic investment:



# Residential yield for sectional title

The below section provides you with an indication of the average yield in the area.



# Why invest in Clearwater Village

Gross ROI up to:

**9%**

Rental income from:

**R5 200 p/m**

Apartment selling from:

**R695 000**



**BORDERING THE EKURHULENI  
AEROTROPOLIS**



**6 HECTARE PRIVATE  
ENCLOSED NATURE PARK**



**RIVER &  
WALKING TRAIL**

## Investment Benefits:

- ✓ Occupation from mid 2023
- ✓ Up to R117 261 in discounts to the first 10 cash purchasers\*
- ✓ Bond and transfer fees included - save up to R52 000 in fees!
- ✓ Rental assist available to investors
- ✓ Stylish one and two bedroom apartments to choose from
- ✓ Up to 100% bond financing available - even for second time buyers
- ✓ Buy directly from the developer
- ✓ 5 year NHBRC warranty
- ✓ Tenant insurance offered - secure your rental income
- ✓ No transfer duty payable
- ✓ Property tax strategies offered by IGrow Chartered Accountants
- ✓ Company & trust advice and setup through IGrow Trusts

# Apartment features

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- ✓ Pre-paid electricity meters
- ✓ Water meters installed for accurate readings
- ✓ Fibre ready
- ✓ Modern and bright designer apartments
- ✓ Electric oven with counter hob
- ✓ Aluminium window frames
- ✓ Tiled throughout for easy maintenance
- ✓ Plumbing point in kitchen for washing machine provided
- ✓ Modern sanitary fittings
- ✓ One parking bay per apartment provided
- ✓ 5 year NHBRC warranty from completion



# Development features

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- ✓ Access control security estate with electrified boundary wall
- ✓ 6 hectare of enclosed nature park
- ✓ Walking and cycling trail
- ✓ Boma with communal braai facilities
- ✓ Within the Ekurhuleni Aerotropolis expanding node - R100bil investment
- ✓ Quick access to all major interlinking roads
- ✓ Minutes drive to OR Tambo International
- ✓ Plenty of recreational amenities in surrounds
- ✓ State of the art medical facilities within a 5km radius
- ✓ Multiple choice of educational facilities for all ages
- ✓ High rental demand neighbourhood due to work opportunities





## Comprehensive end-to-end rental management igrow rentals, our in-house rental managers

- ✓ In-house rental agents and managers
- ✓ Tenant vetting and placement services
- ✓ Rental collection services
- ✓ Ingoing and outgoing inspection services
- ✓ Maintenance service available
- ✓ Rental insurance available - secure your rental income

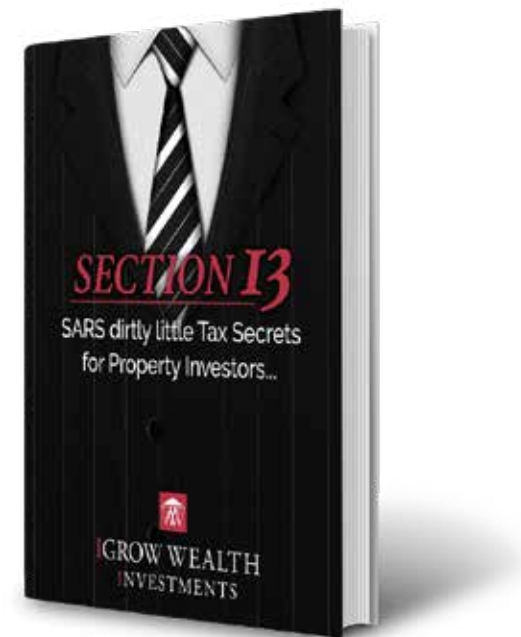
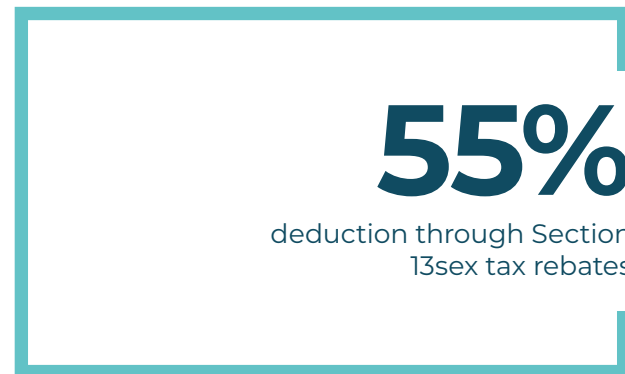
## Massive tax incentive for investors

Section 13sex of the Income Tax Act applies where up to 55% of the purchase price can be used as a deduction against the investor's income for tax purposes when purchasing five or more properties.

Enjoy 20 years of tax deductions through Section 13sex.



**20**  
years  
Tax deduction through  
Section 13sex tax rebates



Visit our website for more information on this amazing tax incentive.

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



## Site Development Plan

## UNIT TYPE A

**2 Bedrooms | 1 bathroom**

**Priced from R899 000**

One parking bay provided

R117 261 discount to cash purchasers (selling at R781 739)\*

Rental assist available to cash purchasers

Unit size (excl. patio / balcony)	55m <sup>2</sup>
Projected rental income from	R6 250 p/m
Projected monthly levy average	R1 320 p/m
Projected monthly rates average	R789 p/m
Projected monthly bond repayment @30yr, 8,25% from	R6 754 p/m

**Est. monthly shortfall : R-2 613 p/m**



## UNIT TYPE B

**2 Bedrooms | 1 bathroom**

**Priced from R899 000**

One parking bay provided

R117 261 discount to cash purchasers (selling at R781 739)\*

Rental assist available to cash purchasers

Unit size (excl. patio / balcony)	55m <sup>2</sup>
Projected rental income from	R6 250 p/m
Projected monthly levy average	R1 342 p/m
Projected monthly rates average	R789 p/m
Projected monthly bond repayment @30yr, 8,25% from	R6 754 p/m

**Est. monthly shortfall : R-2 635 p/m**



## UNIT TYPE C

**2 Bedrooms | 1 bathroom**

**Priced from R799 000**

One parking bay provided

R104 217 discount to cash purchasers (selling at R694 783)\*

Rental assist available to cash purchasers

Unit size (excl. patio / balcony)	47m <sup>2</sup>
Projected rental income from	R6 000 p/m
Projected monthly levy average	R1 166 p/m
Projected monthly rates average	R681 p/m
Projected monthly bond repayment @30yr, 8,25% from	R6 003 p/m

**Est. monthly shortfall : R-1 850 p/m**



## UNIT TYPE D

**1 Bedroom | 1 bathroom**

**Priced from R695 000**

One parking bay provided

R90 652 discount to cash purchasers (selling at R604 348)\*

Rental assist available to cash purchasers

Unit size (excl. patio / balcony)	42m <sup>2</sup>
Projected rental income from	R5 200 p/m
Projected monthly levy average	R990 p/m
Projected monthly rates average	R569 p/m
Projected monthly bond repayment @30yr, 8,25% from	R5 221p/m

**Est. monthly shortfall : R-1 581 p/m**





## Get in Touch

IGrow is a group of property investment companies which assists property investors to achieve financial independence by building lasting wealth through high-performing property portfolios.

Contact us for more information:

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