



INTRODUCING BEDFORDVIEW'S FIRST
APARTMENT HOTEL DEVELOPMENT





**BLACK
BRICK
BEDFORDVIEW**

INTRODUCING BEDFORDVIEW'S FIRST APARTMENT HOTEL DEVELOPMENT

PRICED FROM

STUDIO R799k

R24 480 RENTAL ASSIST

11,64% GROSS ROI

1 BEDROOM R995k

R36 480 RENTAL ASSIST

11,76% GROSS ROI

NO TRANSFER FEES | NO BOND REGISTRATION FEES

OWN FROM ONLY R6,003 PM* | *CALCULATED AT 8.25% OVER 30 YEARS

R10 000 DEPOSIT



RETURN ON INVESTMENT

**HIGH RENTAL DEMAND APARTMENTS AVAILABLE
SHORTFALLS BELOW R800 PER MONTH ON 30-YEAR* BOND TERM
TENANTS SOURCED, VETTED, AND PLACED FOR YOU**

INVEST IN SOUTH AFRICA'S FASTEST GROWING APARTHOTEL BRAND

Blackbrick Hotels & Apartments is an investor-focused development group where you can buy residential apartments or hotel apartments with flexible management solutions giving you superior returns and capital growth



SANDTON 1

25 FREDMAN DRIVE

208 APARTMENTS



SANDTON 2

22 FREDMAN DRIVE

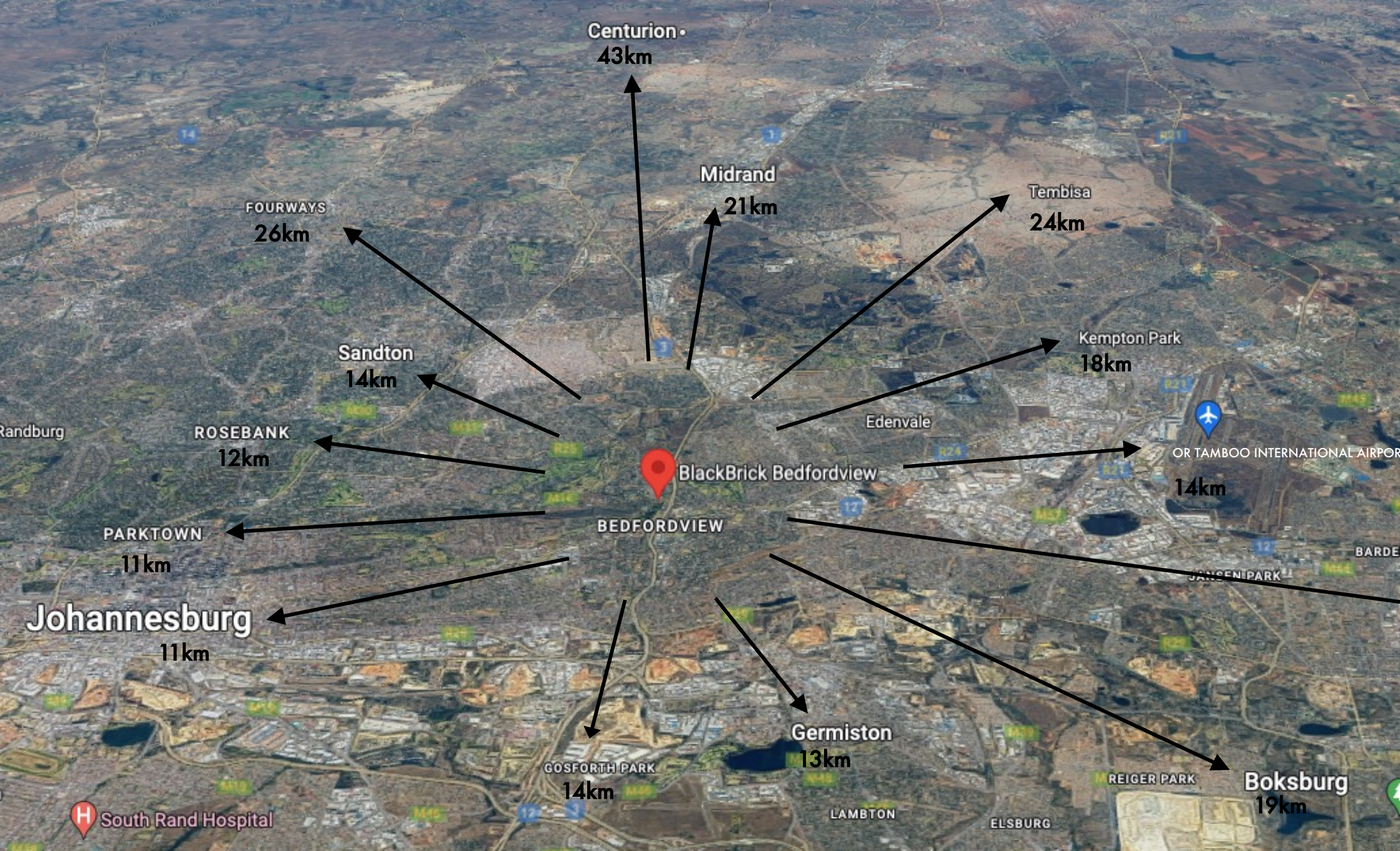
295 APARTMENTS



CAPE TOWN

6 SAINT GEORGE'S MALL

100 APARTMENTS



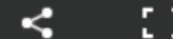
IN THE CENTRE OF GAUTENG

**10 MINUTES FROM THE
O.R. TAMBO INTERNATIONAL AIRPORT**

**CENTRALLY POSITIONED BETWEEN
SANDTON AND BENONI CBD'S**

**WITHIN THE HIGH-END
ST. ANDREW'S NEIGHBOURHOOD**

THE PERFECT BUSINESS LOCATION



Travel

Sandton CBD	14km
Rosebank	12km
OR Tambo International	14km
Johannesburg CBD	11km

Education

Saheti School	1,2km
St. Andrews School for Girls	1,1km
King David High School Linksfield	3,1km
Orange Grove Primary School	5,7km

Medical

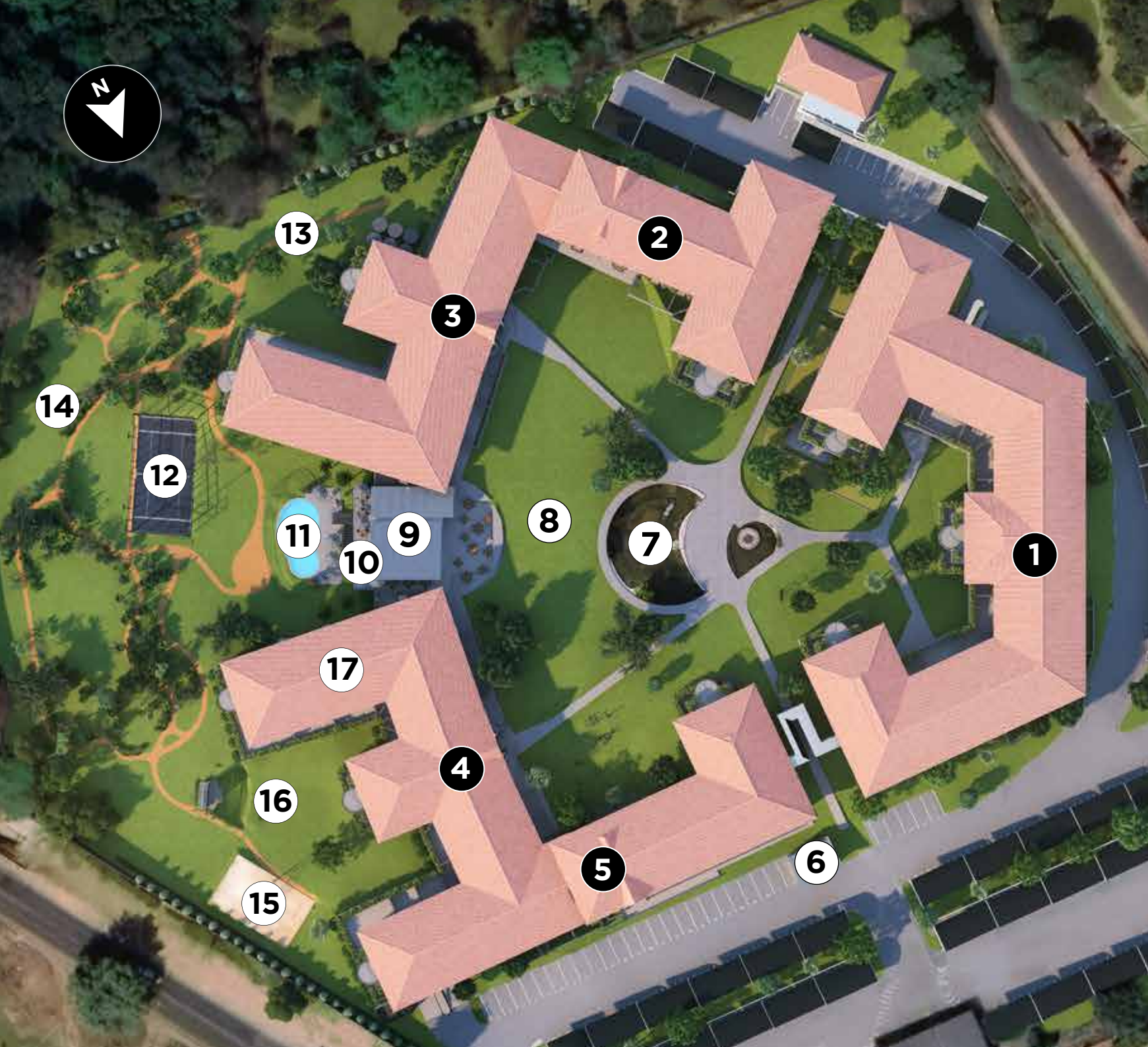
Netcare Linksfield Hospital	4,7km
Life Roseacres Hospital	6,2km
Edenvale Hospital	5km
Netcare Park Lane Hospital	10km

Recreation & Shopping

Neighbourhood Square	1,8km
Huddle Park Golf & Recreation	2,1km
Golf Village Gillooly's	1,4km
Eastgate Shopping Centre	3,3km



ON 34,000 SQUARE METERS OF BOTANICAL GARDENS



- ① THE OAKS
- ② THE MAPLES
- ③ THE POPLARS
- ④ THE WILLOWS | HOTEL
- ⑤ THE BIRCHES | HOTEL
- ⑥ RESORT RECEPTION
- ⑦ KOI POND
- ⑧ PICNIC GARDEN
- ⑨ CAFE DELI
- ⑩ POOL BAR
- ⑪ RESORT POOL
- ⑫ PADEL TENNIS
- ⑬ RUNNING TRAIL
- ⑭ MEDITATION GARDEN
- ⑮ VOLLEYBALL
- ⑯ OUTDOOR CINEMA
- ⑰ CLUBHOUSE
 - WORK SPACES
 - BOARDROOMS
 - ZOOM PODS
 - COFFEE BAR
 - BOXING GYM
 - PILATES STUDIO
 - SCREENING ROOM

TIMES ARE EVER-CHANGING, AND THE YOUTH WHO DRIVE
OUR ECONOMY HAVE DIFFERENT LIFESTYLE NEEDS.

IT'S ALL ABOUT SMART-DESIGNED SMALLER SPACES WITH A BIGGER EMPHASIS
ON COMMUNAL AND SOCIAL AMENITIES.

THIS PROVIDES THE LOCK-UP-AND-GO FLEXIBILITY THEY NEED, REDUCING LIVING
COSTS AND CREATING EFFICIENT MOBILITY.

THIS IS THE GENERATION OF MICRO LIVING.

SMALLER PERSONAL SPACE BIGGER ON FACILITIES

STUDIES HAVE SHOWN THAT MICRO LIVING HOUSING WILL INCREASE BY 75% OVER THE NEXT TEN YEARS. APPEALING TO A WIDE DEMOGRAPHIC INCLUDING STUDENTS, YOUNG PROFESSIONALS, SINGLES, SENIORS, WEEKEND COMMUTERS AND TOURISTS.

OFFERS A LIFESTYLE PACKAGE THAT WOULD NOT BE ACCESSIBLE OTHERWISE - PREMIUM FACILITIES AND SERVICES FOR TRULY A MINIMAL COST.

ALLOWS FOR LESS ENVIRONMENTAL IMPACT AND SATISFIES THE DESIRE TO LIVE SUSTAINABLY. MICRO-APARTMENTS REDUCE CARBON EMISSIONS BY PROVIDING AN ARRAY OF AMENITIES WITHIN ONE LOCATION – A MASSIVE DRAW CARD FOR THE MODERN ECO-CONSCIOUS PROFESSIONAL.

MICRO LIVING OFFERS PROPERTY SEARCHERS CONVENIENT ACCESS TO MORE CENTRAL LIVING LOCATIONS WITH LOWER RATES, COMPARED TO TRADITIONAL AND OVERPOPULATED HOUSING IN CITY CENTRES.

GREAT FOR INVESTOR PORTFOLIO DIVERSIFICATION. IDEAL FOR INVESTORS LOOKING FOR A LOW-RISK, LOCK-UP-AND-GO LIFESTYLE, CORPORATE CRASH-PAD OR SHORT-TERM RENTAL PROPERTY – PARTICULARLY WHEN PAIRED WITH THE MINIMAL MAINTENANCE REQUIRED.

THE BENEFITS SPEAK FOR THEMSELVES

INVESTMENT BENEFITS

- ✓ Shortfalls below R800 per month*
- ✓ Occupation from beginning 2024
- ✓ Gross rental yields up to 11,76%
- ✓ Rental income projected from R7 750 to R9 750 per month
- ✓ Bond and transfer fees included
- ✓ Up to 100% bond financing available
- ✓ Deduct up to R602 250 against taxable income through Section 13sex tax incentives*
- ✓ Buy directly from the developer
- ✓ Tenant insurance offered - secure your rental income
- ✓ IGrow Rentals will place and manage your tenant for you
- ✓ No transfer duty payable
- ✓ Property tax strategies offered by IGrow Chartered Accountants
- ✓ Company & trust advice and setup through IGrow Trusts
- ✓ R10 000 reservation deposit required (refundable should financing not be approved)





APARTMENT FEATURES

- ✓ Fibre installed to all units
- ✓ Quartz kitchen countertops
- ✓ Ceramic glass hob
- ✓ Washing machine/dishwasher point in kitchen
- ✓ Tiled throughout for low maintenance (600 x 600 tile)
- ✓ Clever site design with natural lighting
- ✓ Centralised, energy efficient, heatpump hot water system
- ✓ Hot and cold water meters installed to each apartment
- ✓ Pre-paid electricity meters to each apartment
- ✓ Modern sanitary finishes
- ✓ Building insurance covered by levy

DEVELOPMENT FEATURES



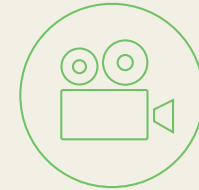
**PADEL
TENNIS**



**POOL
CLUBHOUSE**



**ALL DAY CAFE
AND DELI**



**OUTDOOR
CINEMA**



**SHORT & LONG
STAY MANAGEMNT**



**PARKING FOR
EVERY UNIT**



**CO-WORKING
SPACES**



**RUNNING
TRAIL**

AND MUCH MORE

VOLLEYBALL COURT | MEETING ROOMS | ZOOM PODS | READING LOUNGE | GYM | SCULPTURE GARDEN |
MEDITATION GARDEN | POOL BAR | PICNIC AREAS | LAUNDRY ROOM | YOGA | PILATES

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

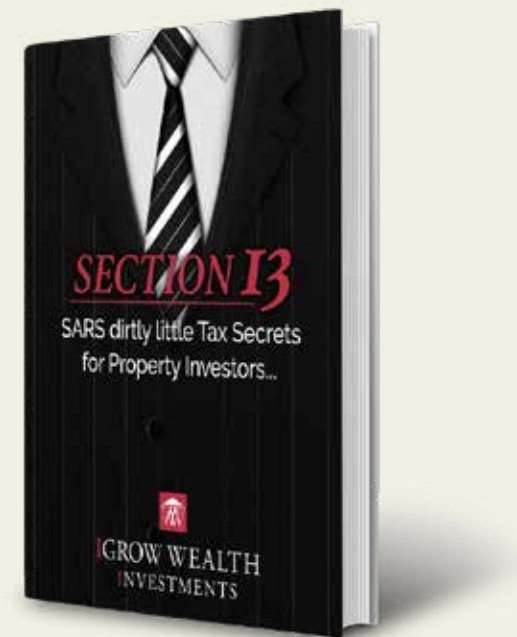
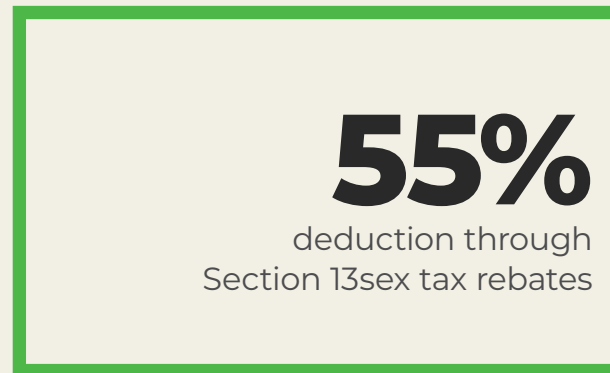
Section 13sex of the Income Tax Act applies where up to 55% of the purchase price can be used as a deduction against the investor's income for tax purposes when purchasing five or more properties.

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







Priced from

R799 000

Average unit size (incl. patio) - 22m² - 41m²

**R24 480 Rental assist exclusive to IGrow Investors
Bond and transfer fees included**

Projected rental income from	R7 750p/m
Levies	R790
Property rates	R275
Bond repayment*	R6 003 p/m
Est. monthly surplus	+R261

*Projected monthly bond repayment @30yr, 8.25%





Priced from

R995 000

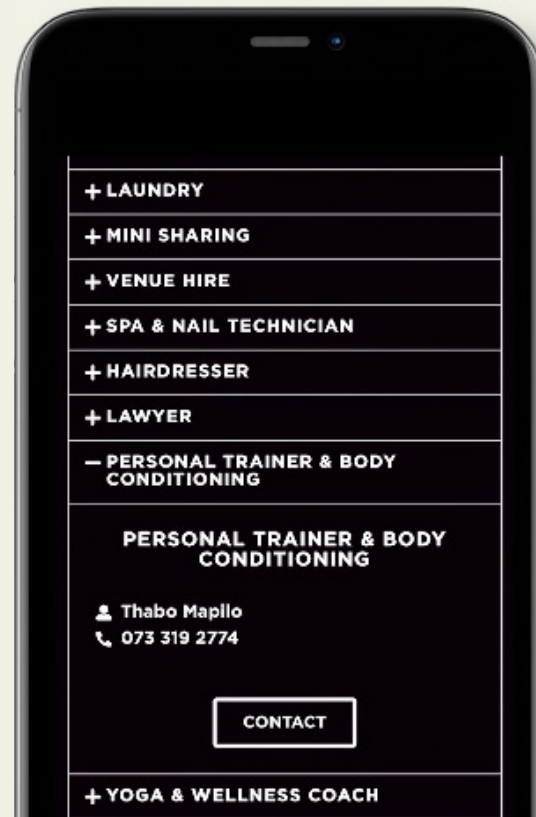
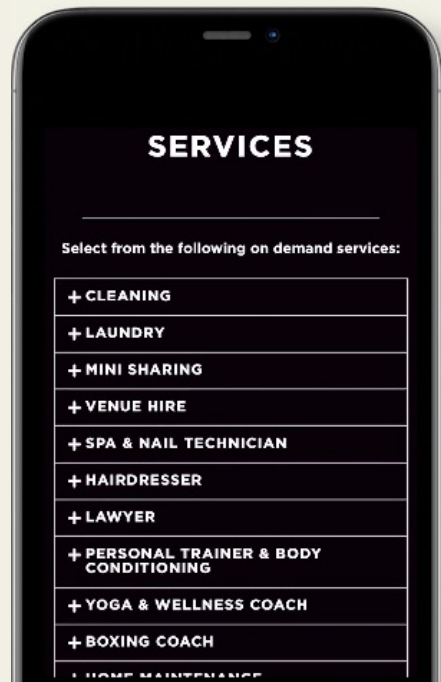
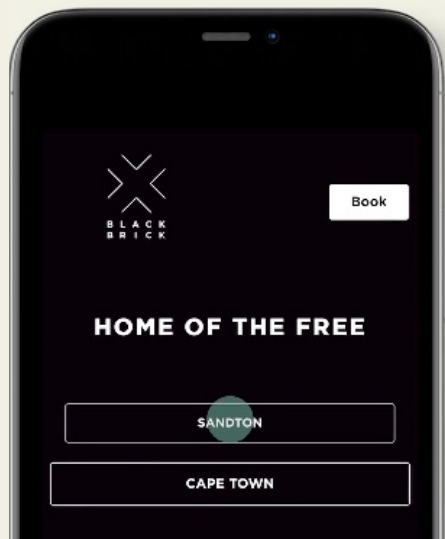
 Average unit size (incl. patio) - 32m² - 61m²

R36 480 Rental assist exclusive to IGrow Investors
Bond and transfer fees included

Projected rental income from	R9 750p/m
Levies	R1 225
Property rates	R456
Bond repayment*	R8 226 p/m
Est. monthly shortfall	-R309

*Projected monthly bond repayment @30yr, 8.25%





MEET AGENT X

- IN ROOM CONTROL
- ON-DEMAND SERVICES
- EVENT CALENDARS
- PROGRAM NOTIFICATIONS
- FACILITIES
- SERVICES
- EXPERIENCES
- MANAGE YOUR BOOKING
- ORDER FOOD & DRINK
- NEIGHBOURHOOD NAVIGATION
- BOOK YOUR FLIGHTS
- CHAT TO US

AS AN OWNER YOU GET BENEFITS EVEN IF YOU DON'T LIVE HERE

1. YOU GET UP TO 10 FREE NIGHTS IN OUR NETWORK PER YEAR

[HOTEL APARTMENT OWNERS ONLY]

2. YOU GET 15% OFF ON ALL HOTEL BOOKINGS IN OUR NETWORK

3. YOU ARE ABLE TO ACCESS ALL OF OUR CLUB FACILITIES NATIONWIDE.

OWNER MEMBER BENEFITS

DEVELOPED BY INDUSTRY LEADERS



GROWTHPOINT
PROPERTIES





 IGROW GROUP OF COMPANIES	 IGROW WEALTH INVESTMENTS	 IGROW WEALTH-MANAGEMENT
 IGROW HOMELOANS	 IGROW RENTALS	 IGROW TRUSTS
 IGROW CHARTERED ACCOUNTANTS	 IGROW REAL ESTATE	

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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