

# Menlyn JUNXION

MENLO PARK, PRETORIA, GAUTENG

Studio and two bedroom apartments

**Consistent high rental yield neighbourhood**

**Selling from R1 049 000 to R1 649 000**





Mentlyn  
JUNCTION

# About Menlyn Junxion

MENLO PARK, PRETORIA, GAUTENG

Studio and two bedroom apartments

This stylishly designed development offers 51 exclusive apartments with a choice of studio and two bedroom, one bathroom or two bedroom, two bathroom apartments.

This upmarket neighbourhood is well known for having Pretoria's most high-end residential properties with tree lined streets and many excellent schools and recreational facilities.

This is also the home of many JSE listed companies such as Investec, RMB, the TFG Group and Old Mutual, with the attraction being the good infrastructure, business parks and Menlyn Park Shopping Centre.





## Consistent high rental yield neighbourhood

The two bedroom apartments come with two parking bays and one parking bay is allocated for each studio apartment. The development will also be wheelchair friendly with elevator facilities. Bond and transfer fees are also included giving the investor further savings of up to R80 000 in attorney fees.

# High capital growth node - average of 18% per annum



Priced from **R1 049 000 to R1 649 000**

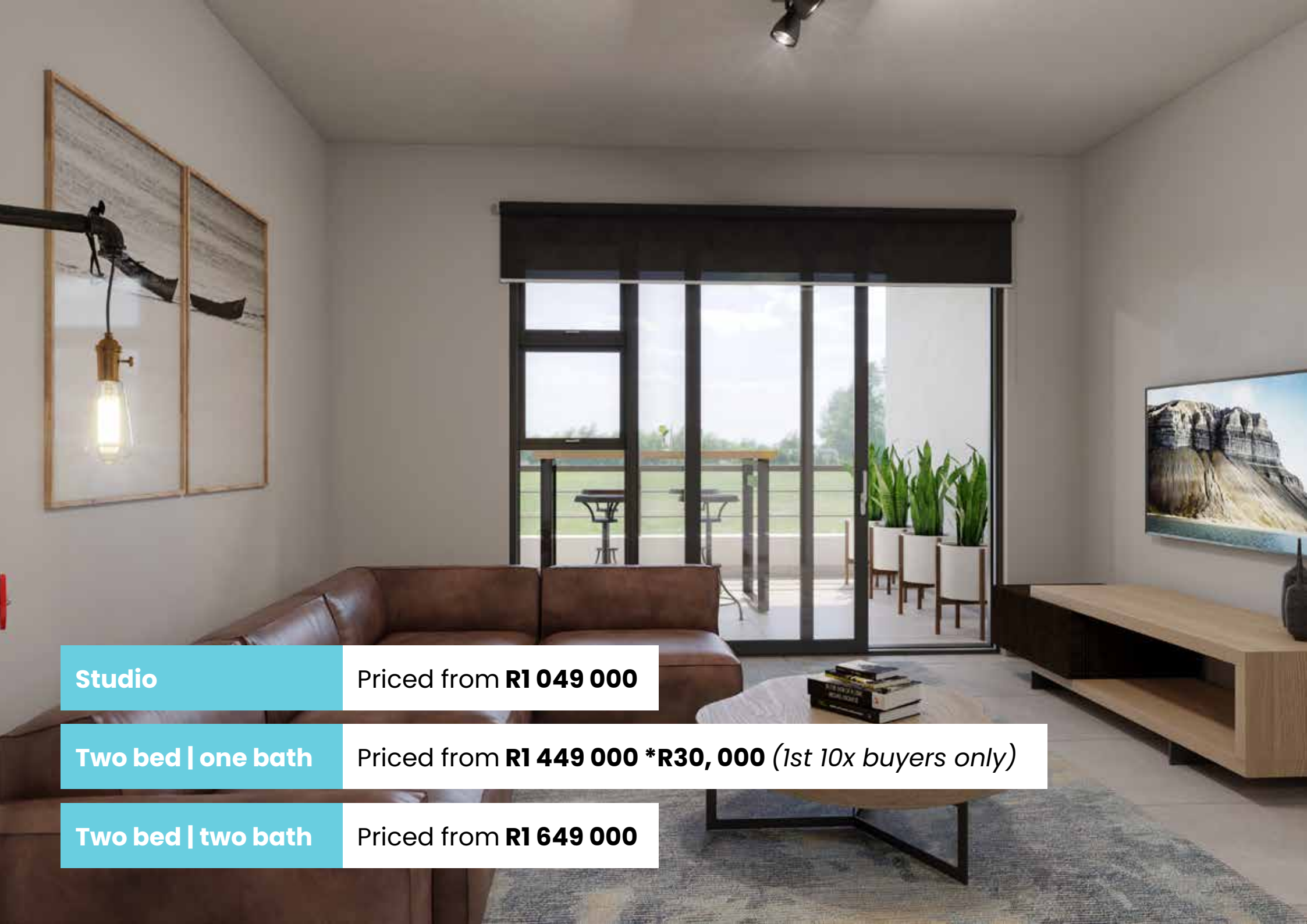
Boutique investment development of only 51 apartments with elevator facilities  
Deduct up to R906 950 against taxable income through Section 13sex tax incentives\*

Bond and transfer fees included (excl bank initiation fee)

Save up to a further R80 000 in attorney fees

Consistent high rental yield neighbourhood

Gross rental yields up to 9,84%



**Studio**

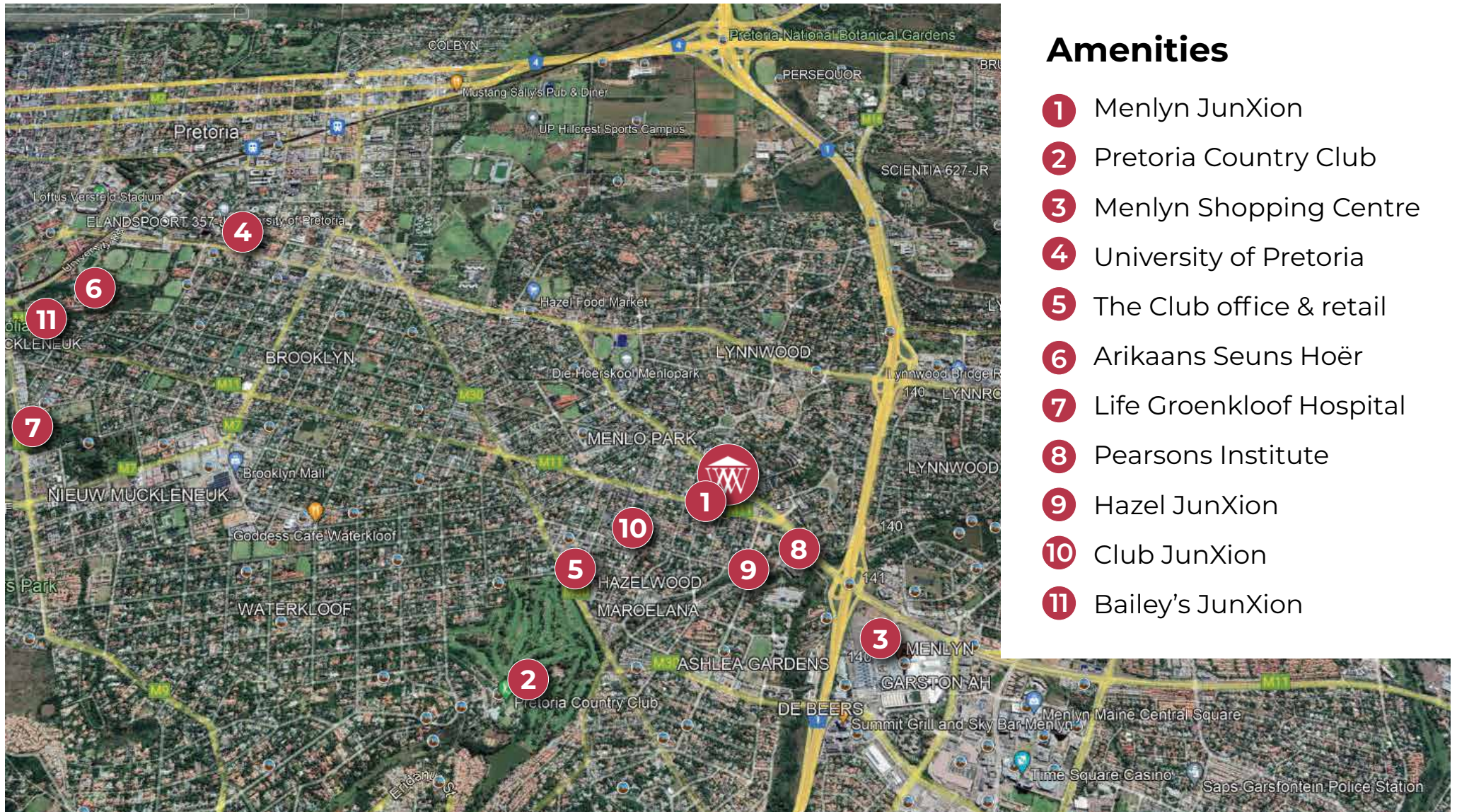
Priced from **R1 049 000**

**Two bed | one bath**

Priced from **R1 449 000** \***R30, 000** (*1st 10x buyers only*)

**Two bed | two bath**

Priced from **R1 649 000**



## Amenities

- 1 Menlyn JunXion
- 2 Pretoria Country Club
- 3 Menlyn Shopping Centre
- 4 University of Pretoria
- 5 The Club office & retail
- 6 Arikaans Seuns Hoër
- 7 Life Groenkloof Hospital
- 8 Pearsons Institute
- 9 Hazel JunXion
- 10 Club JunXion
- 11 Bailey's JunXion

# Amenities

## Travel

Menlyn Business district	2km
Pretoria CBD	6km
Hatfield – Menlyn Bus route	350m
Investec Head Office	500m

## Education

University of Pretoria	4.7km
Pearson Institute	1km
Vega School of Branding	2km
International Hotel School	750m

## Medical

Faerie Glen Hospital	3.4km
Life Groenkloof Hospital	5.3km
Kloof MediClinic	5.7km
Dischem – The Club Surgical Centre	1.2km

## Recreational activities

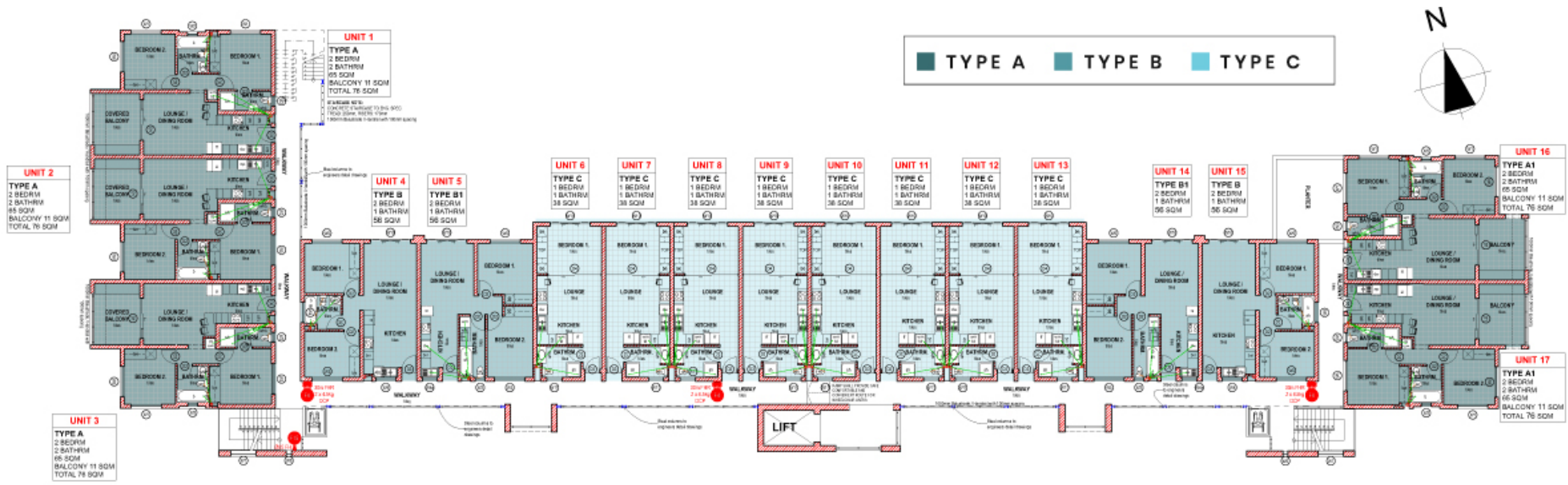
The Village Hazelwood	1.3km
Menlyn Park Shopping Centre	1.4km
Wolwespruit MTB Park	7km
Pretoria Country Club	3km



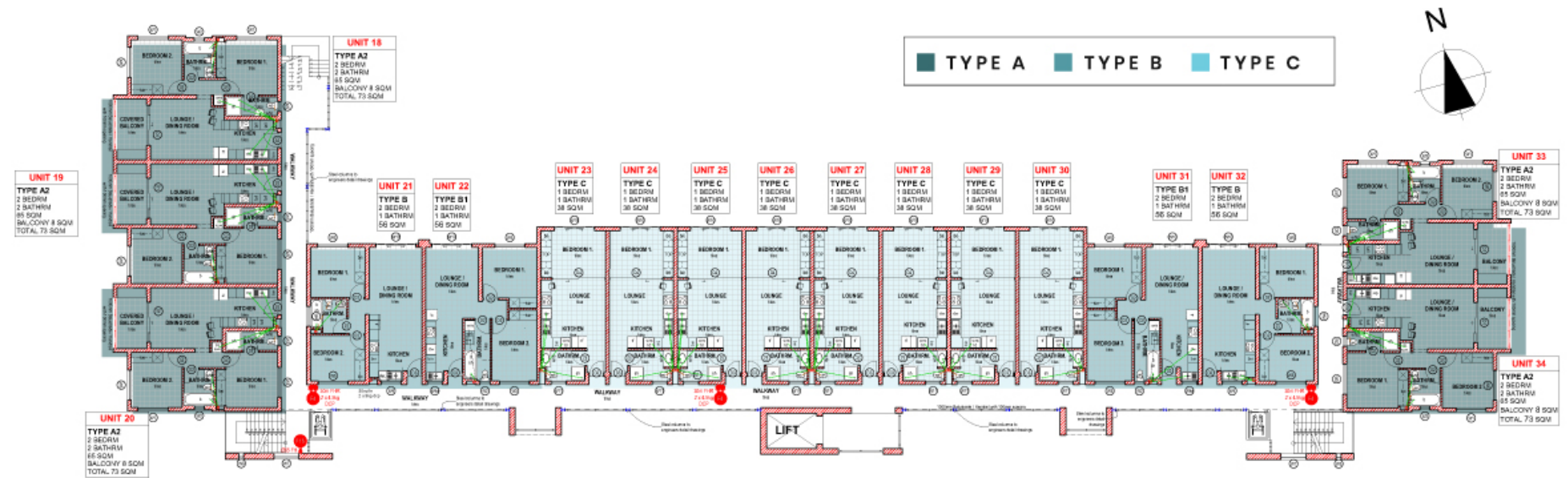
# Menlyn JUNCTION



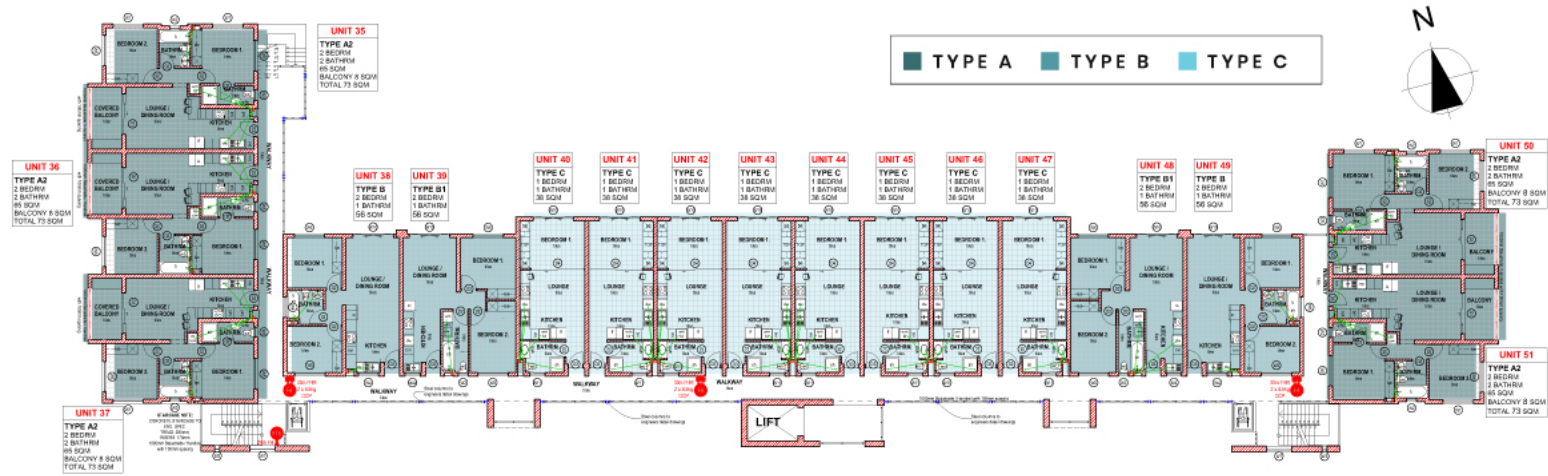
# First floor plan



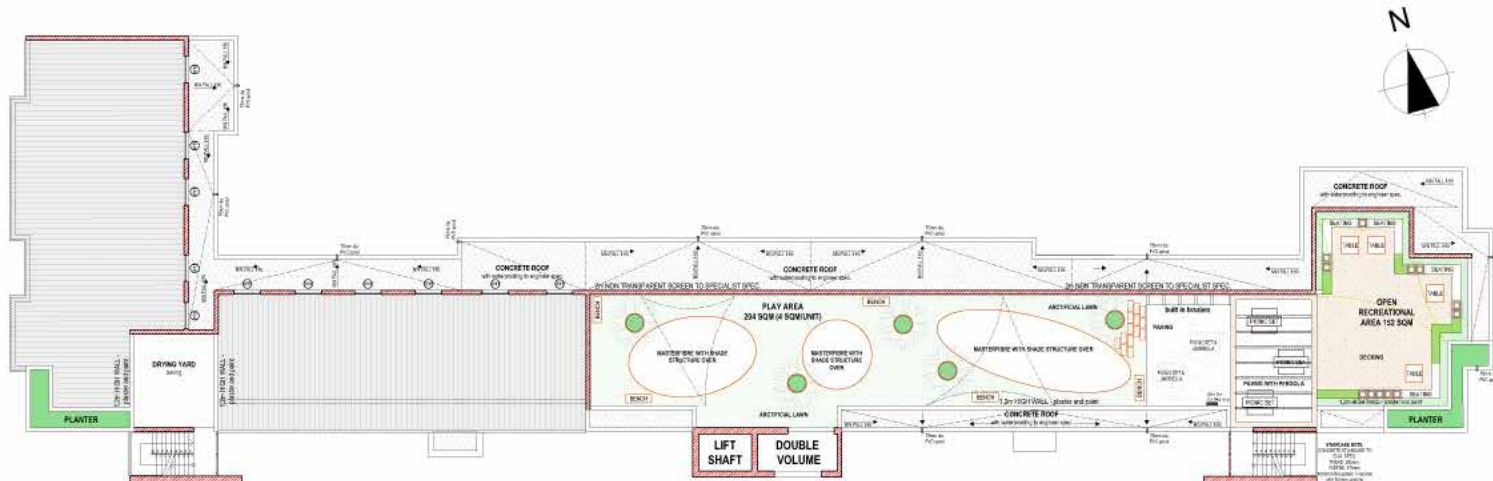
# Second floor plan



# Third floor plan

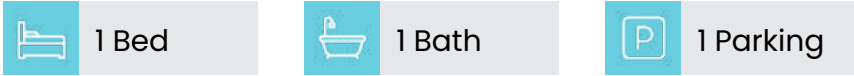


# Roof plan



# Studio - Type C

Priced from **R1 049 000**



- One parking allocated**
- Bond and transfer fees included**
- No balcony**

Average unit size	<b>32m<sup>2</sup></b>
Projected rental income from	<b>R8 600 p/m</b>
Projected monthly bond repayment @30yr, 10.75%	<b>R9 792</b>
Projected monthly levy	<b>R725</b>
Projected monthly rates	<b>R921</b>
Est. year 1 monthly contribution	<b>R3 828</b>



# Two bedroom, one bathroom – Type B & B1

Priced from **R1 449 000**



2 Bed



1 Bath



2 Parking

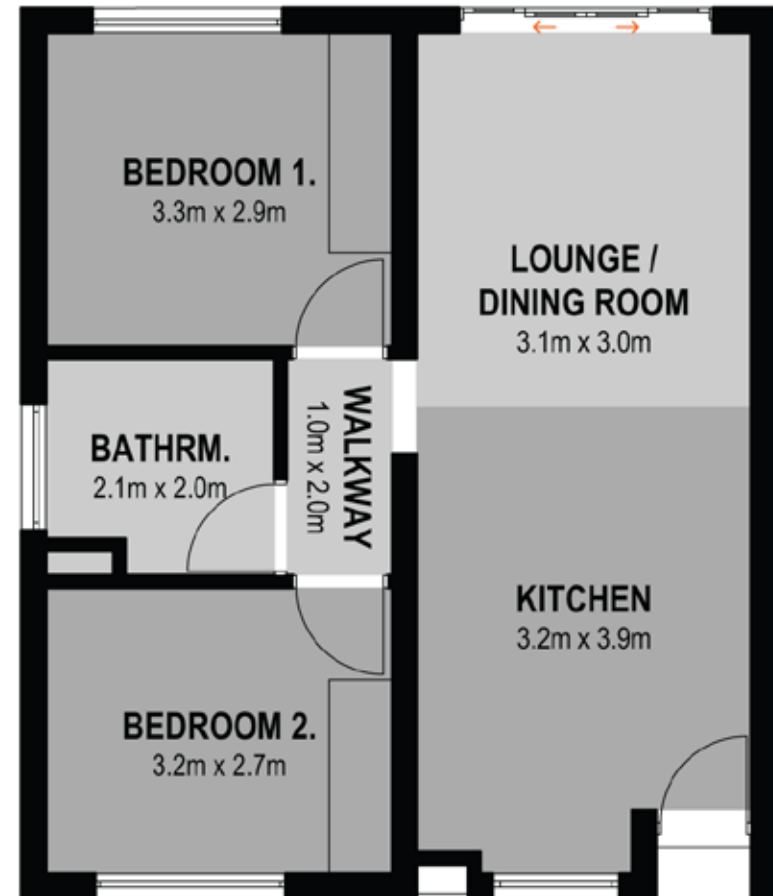
**2 Tandem parking bays allocated**

**Bond and transfer fees included**

**No balcony**

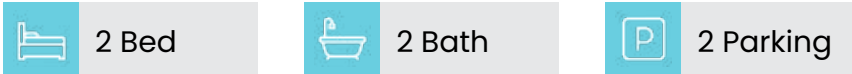
**R30, 000** (1st 10x buyers only)

Average unit size	<b>56m<sup>2</sup></b>
Projected rental income from	<b>R11 500 p/m</b>
Projected monthly bond repayment @30yr, 10.75%	<b>R13 526</b>
Projected monthly levy	<b>R1 049</b>
Projected monthly rates	<b>R1 331</b>
Est. year 1 monthly contribution	<b>R5 729</b>



# Two bedroom, two bathroom – Type A, A1 & A2

Priced from **R1 649 000**



**2 Parking bays allocated**

**Bond and transfer fees included**

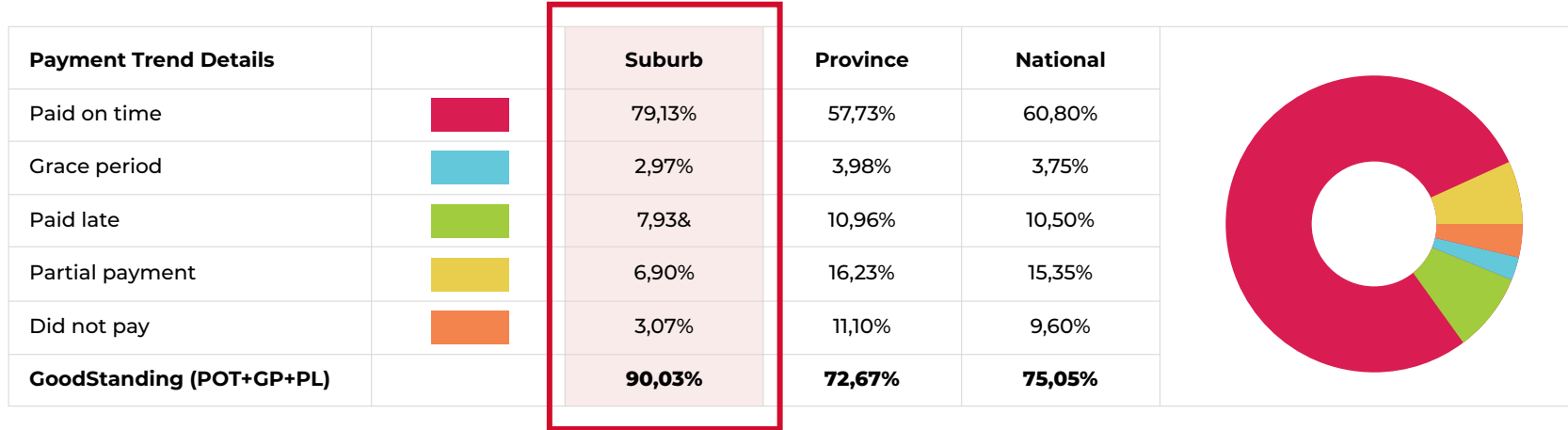
**Spacious balconies**

Average unit size	<b>65m<sup>2</sup></b>
Average covered balcony	<b>8m<sup>2</sup> – 11m<sup>2</sup></b>
Projected rental income from	<b>R12 000 p/m</b>
Projected monthly bond repayment @30yr, 10.75%	<b>R15 393</b>
Projected monthly levy	<b>R1 356</b>
Projected monthly rates	<b>R1 536</b>
Est. year 1 monthly contribution	<b>R7 666</b>

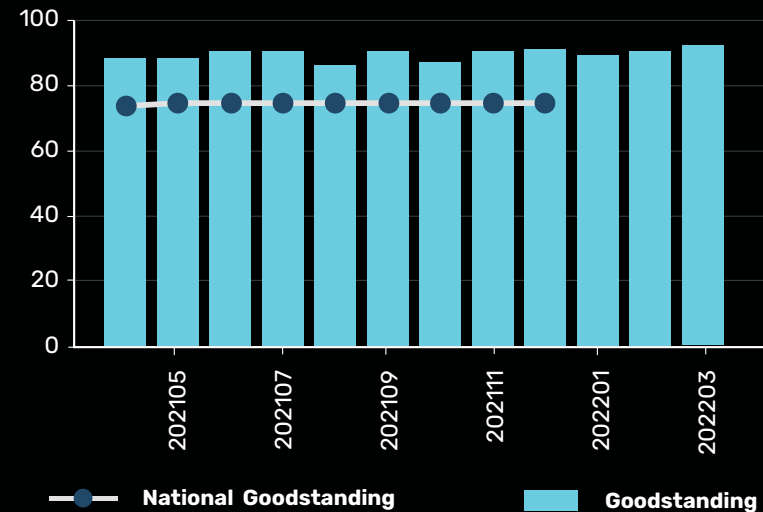




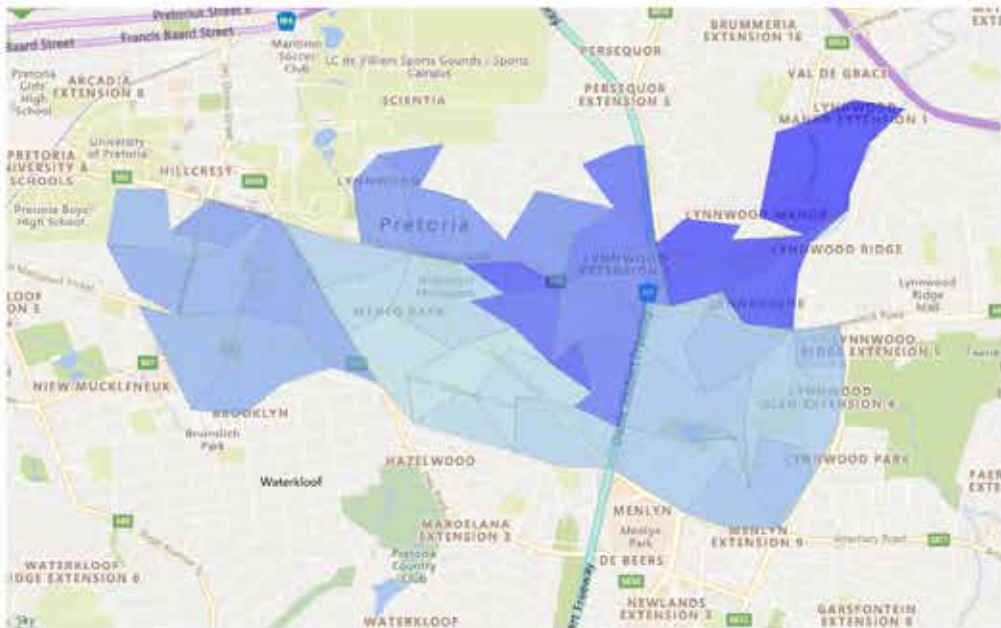
# Tenant Profile Network (TPN) Report shows why Menlyn Junxion is such a fantastic investment:



## Property transactions and good standing ratio:



# Area Growth – Sectional Title over 20 years



# Investment benefits

- ✓ High capital growth node – average of 18% per annum
- ✓ Excellent neighbourhood – great value investment
- ✓ Deduct up to R906 950 against taxable income through Section 13sex tax incentives\*
- ✓ Bond and transfer fees included (excl bank initiation fee)
- ✓ Save up to a further R80 000 in attorney fees
- ✓ Up to 100% bond financing available
- ✓ No transfer duty payable
- ✓ Buy directly from the developer
- ✓ Consistent high rental yield neighbourhood
- ✓ Gross rental yields up to 9,84%
- ✓ IGrow Rentals will manage your tenant for you
- ✓ Tenant insurance offered – secure your rental income
- ✓ Boutique investment development of only 51 apartments with elevator facilities
- ✓ Luxury apartments with rooftop terrace and scenic views
- ✓ Occupation early 2024
- ✓ 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)

Rental income from:

**R8 600 p/m**

Apartments selling from:

**R1 049 000**





## Apartment features

- ✓ Spacious 2 bedroom and studio apartments
- ✓ Balconies to two bedroom, two bathroom apartments
- ✓ Fibre installed to all units (connection fees excluded)
- ✓ Quartz kitchen countertops and top cupboards
- ✓ Built-in oven and hob with extractor fan
- ✓ Washing machine/dishwasher point in kitchen
- ✓ Modern finishes throughout kitchen and bathrooms
- ✓ Porcelain tiles throughout for low maintenance
- ✓ Well designed building with natural light
- ✓ Aluminium window and sliding doors for low maintenance
- ✓ First floor apartments have 150l to 200l geysers
- ✓ Second and third floor apartments solar assist geysers
- ✓ Water meters installed to each apartment for accurate billing
- ✓ Pre-paid electricity meters to each apartment
- ✓ Secure on-site parking
- ✓ Building insurance covered by levy
- ✓ 5 year NHBRC warranty

# Development features

- ✓ Rooftop terrace features:
  - \* Covered pergola with seating
  - \* Braai and picnic areas
  - \* Kids play area
  - \* Garden with irrigation
  - \* 360 degree views of leafy suburb
- ✓ Wheelchair friendly development with elevator
- ✓ Boundary wall with electrified fencing
- ✓ Strict access control systems
- ✓ Guardhouse facilities available
- ✓ Developer with good track record
- ✓ Excellent location - very central to all amenities
- ✓ Investec Head Office 500m
- ✓ Walking distance to public transport
- ✓ Walking distance from Menlyn Park Shopping Centre
- ✓ Easy access to the N1 and Atterbury Road
- ✓ Eco friendly Molok underground refuse system









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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:

[info@igrow.co.za](mailto:info@igrow.co.za)

CAPE TOWN: +27 (0)21 979 2501

PRETORIA: +27 (0)12 943 0201

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