

Prime investment bordering  
**MENLYN, BROOKLYN AND WATERKLOOF**



**TRANSFER AND BOND FEES INCLUDED**  
**BUY DIRECTLY FROM THE DEVELOPER**

2 BEDROOM 2 BATHROOM LUXURY APARTMENTS

Priced from **R999 000**

The picturesque jacaranda tree-lined avenues just south of Pretoria CBD bring you home to Bailey's JunXion, situated just off the M11 (Justice Mohamed Drive).





## **With Menlyn, Brooklyn and Waterkloof just around the corner, this suburb gives residents endless options for shopping, entertainment and education.**

The neighbourhood has long been known for its location – perfect for all the city has to offer. Being home to the University of South Africa (Unisa), Loftus Versfeld Stadium and Pretoria Boys High has seen Bailey’s Muckleneuk burst into a vibrant and upmarket location for young families and career seekers.

Bailey’s JunXion, a boutique development, will have 28 carefully designed apartments with one- and two-bedroom options to choose from. The development will boast modern, quality finishes, access-controlled biometric systems and will be fibre ready. Starting from only R999 000, with bond and transfer fees included, this development is the perfect fit for the investor looking to add a high-capital-growth and rental yield property to their portfolio. Being sold off-plan, also makes Bailey’s JunXion ideal for the investor looking to offset 55% of the purchase price against taxable income through the Section 13sex tax incentives offered by the South African Revenue Services.

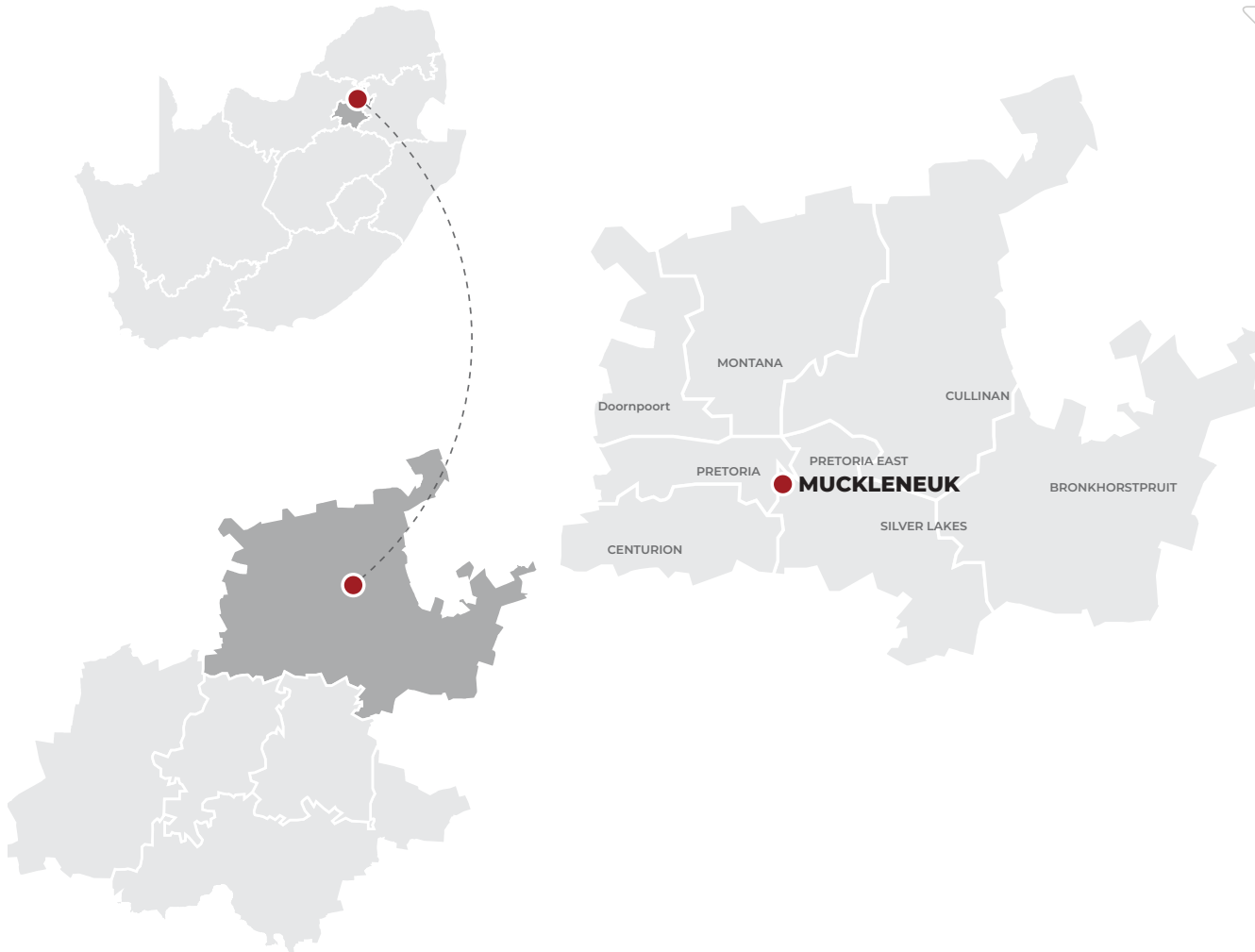


# 6 Things to do around BAILEY'S JUNXION

- ▶ **STUDY**  
University of Pretoria
- ▶ **EAT AT**  
Crawdaddy's Brooklyn
- ▶ **PRACTICE YOUR SWING**  
Waterkloof Golf Club
- ▶ **SOCIALISE AT**  
Menlyn Shopping Centre
- ▶ **ENJOY NATURE**  
Groenkloof Nature Reserve
- ▶ **SHOPPING**  
Brooklyn Mall

# Location

Muckleneuk, Pretoria



## Amenities

### Travel

Pretoria CBD	4 km
Gautrain Hatfield	3.4 km
N1 via Atterbury Road	5.2 km

### Education

University of South Africa (Unisa)	3.3 km
University of Pretoria	1.8 km
Pretoria Boys High	1.1 km

### Medical

Life Groenkloof Hospital	1.4 km
Netcare Jacaranda	1.4 km
Sunnyside Mediclinic	2.4 km

### Recreation & Shopping

Brooklyn Mall	1.7 km
Loftus Versfeld Stadium	1.7 km
Virgin Active	2.0 km

LOFTUS VERSFELD STADIUM

AFRIKAANSE HOËR MEISIESKOOI

AFRIKAANSE HOËR SEUNSKOOI

PRETORIA BOYS HIGH SCHOOL

UNIVERSITY OF PRETORIA

LAERSKOOI PRETORIA-OOS

Bailey's JUNXION

WATERKLOOF HOUSE PREPARATORY SCHOOL

WALKER CREEK OFFICE PARK

HARLEQUIN RUGBY CLUB

AUSTIN ROBERTS BIRD SANCTUARY

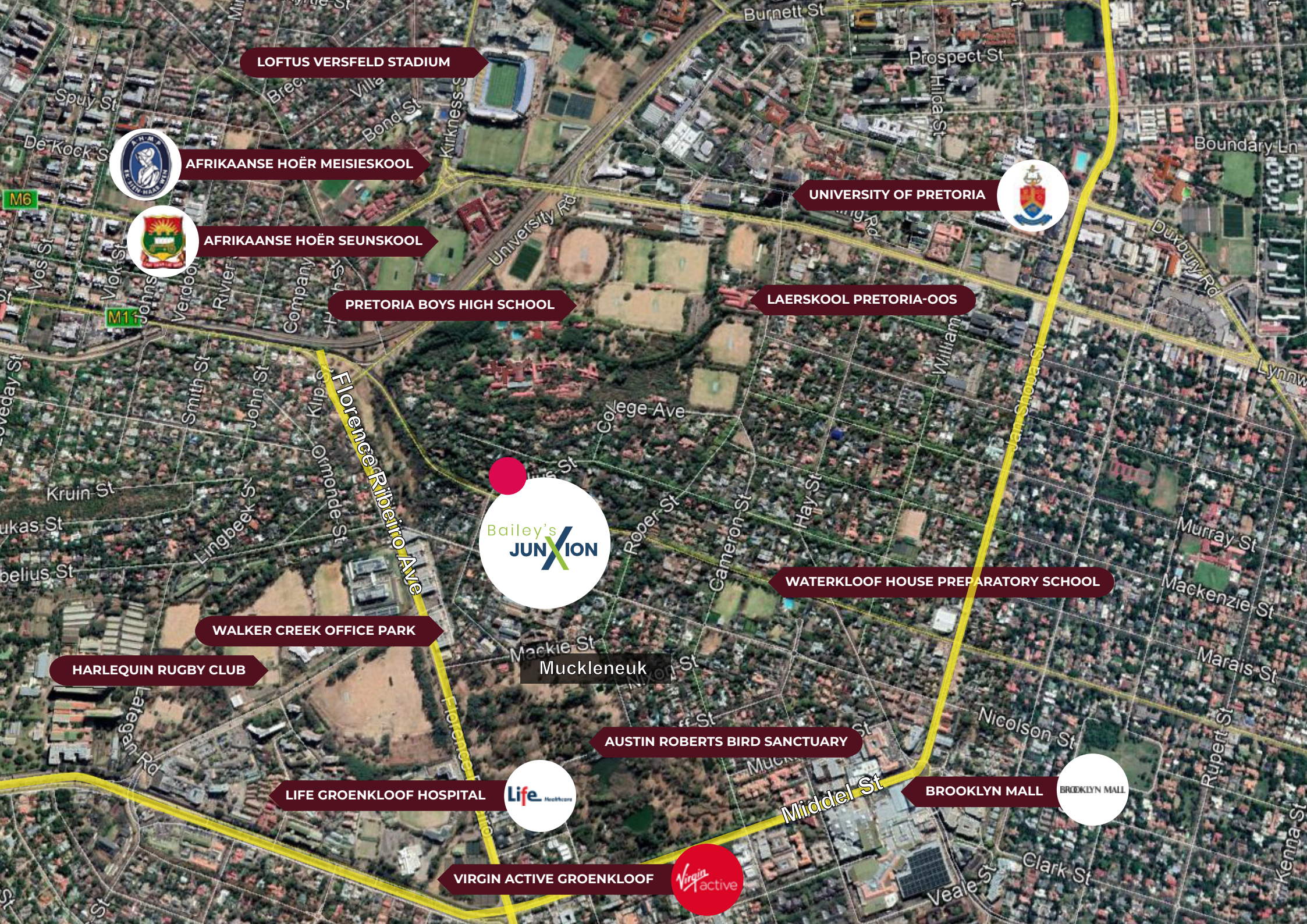
LIFE GROENKLOOF HOSPITAL



BROOKLYN MALL

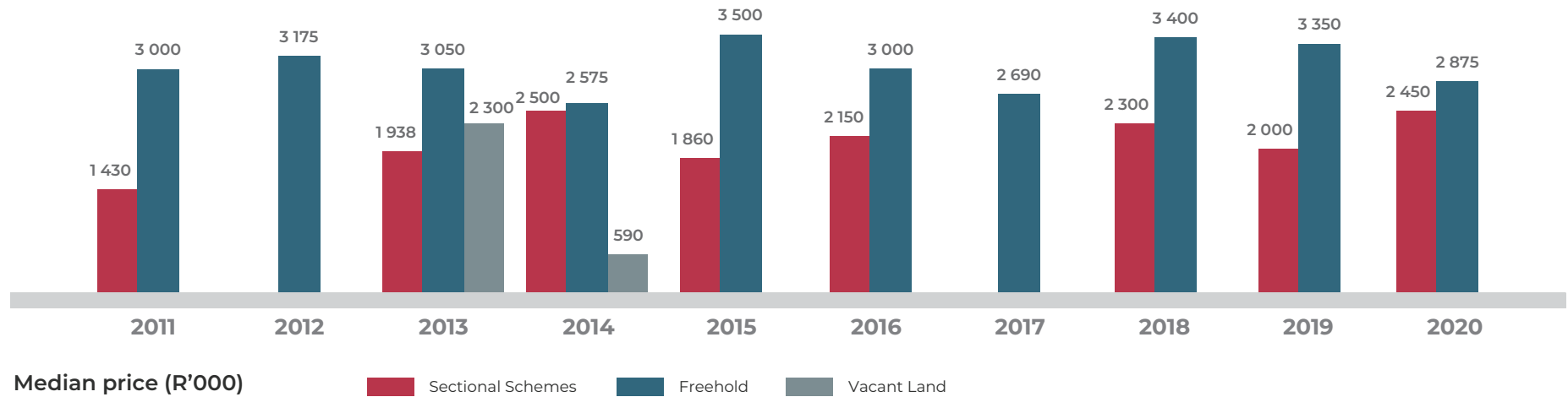


VIRGIN ACTIVE GROENKLOOF



# Why invest in Bailey's JunXion

The 2020 Lightstone Report (SA's major reporting statistics platform) shows why Muckleneuk is such a fantastic investment area:



# Why invest in Bailey's JunXion

## INVESTMENT BENEFITS

**10.71%**

Gross ROI Projected up to **10.71%**

**R22 200**

**R22 200** Rental assist to investors\*

- ✓ Transfer and bond fees included (Save up to R65 000!)
- ✓ No transfer duty payable
- ✓ Buy directly from developer
- ✓ Projected rental income from R106 200 per year for 1 bed apartments
- ✓ Up to 100% bond financing available
- ✓ Offset 55% of purchase price through Section 13sex tax incentives
- ✓ Occupation December 2022

Projected income from:

**R106 200 p/a**

Apartments selling from:

**R999 000**

## DEVELOPMENT FEATURES

- ✓ Gated and secure development with access control
- ✓ Great views over looking Brooklyn & Waterkooof
- ✓ 2 covered parking bays per 2 bed apartment
- ✓ Quality and modern fittings
- ✓ Tiled throughout
- ✓ Built-in cupboards in kitchen and bedrooms
- ✓ Natural quartz kitchen counter tops
- ✓ Electric hob with glass finish
- ✓ 2 plumbing points in kitchen
- ✓ Security gates to all front doors
- ✓ Fibre ready
- ✓ Built-in braai facilities to all 2 bed apartments
- ✓ Prepaid electricity and water meters to regulate consumption
- ✓ Neighbourhood with well-designed infrastructure and roads
- ✓ Plenty of recreational amenities in surrounds
- ✓ 5 Year NHBRC Warranty

## COMPREHENSIVE END-TO-END RENTAL MANAGEMENT IGROW RENTALS, OUR IN-HOUSE RENTAL MANAGERS

- ✓ Tenant vetting & placement
- ✓ Rental collection
- ✓ Ingoing & outgoing inspections
- ✓ Maintenance service available

## 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

**55%**

deduction through Section  
13sex tax rebates

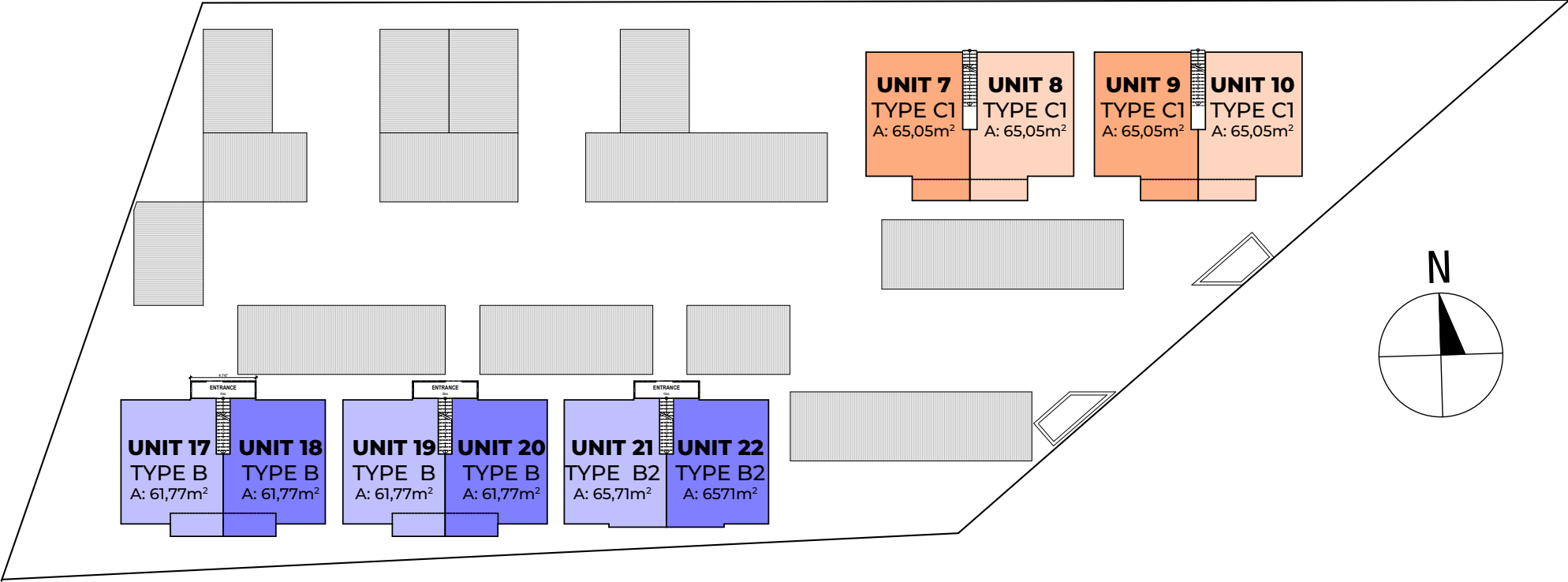




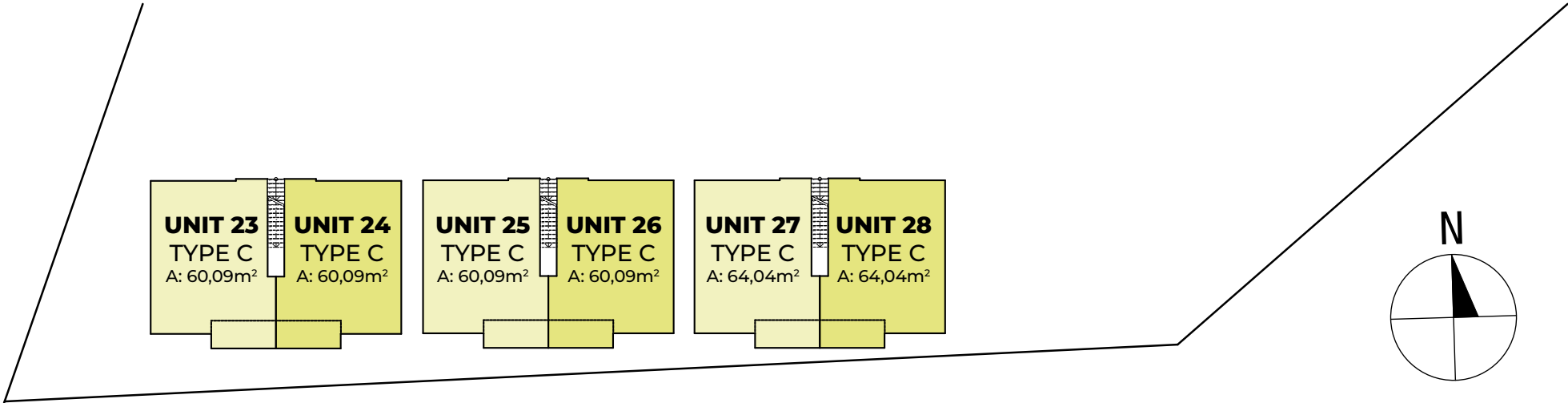
# Site and Ground Floor Plan



# First Floor Plan

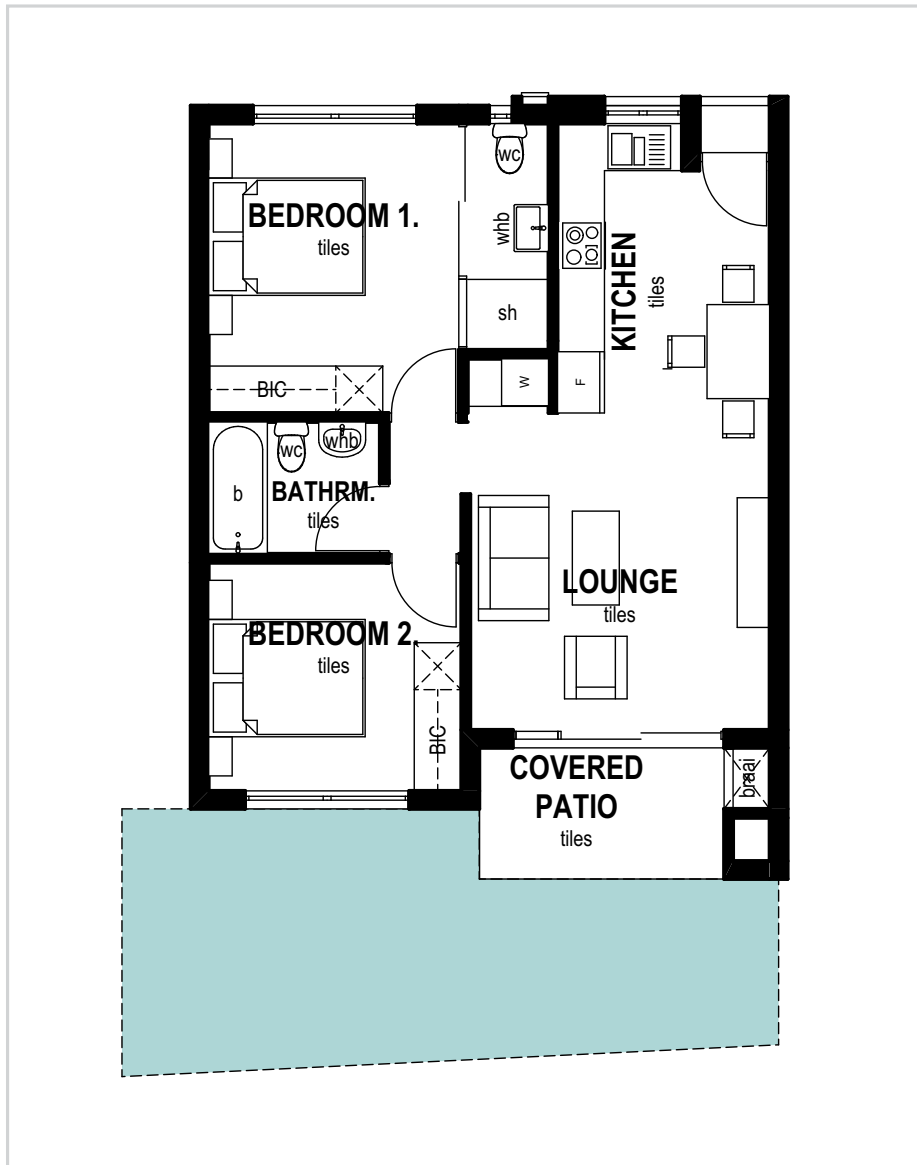


# Second Floor Plan





# Type A



**R1 600 000**

**2 bedrooms | 2 bathrooms**

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Unit size - 63.54m<sup>2</sup>

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Patio - 6m<sup>2</sup>' with exclusive use garden'

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1 Covered and 1 open parking bay

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R22 200 Rental assist

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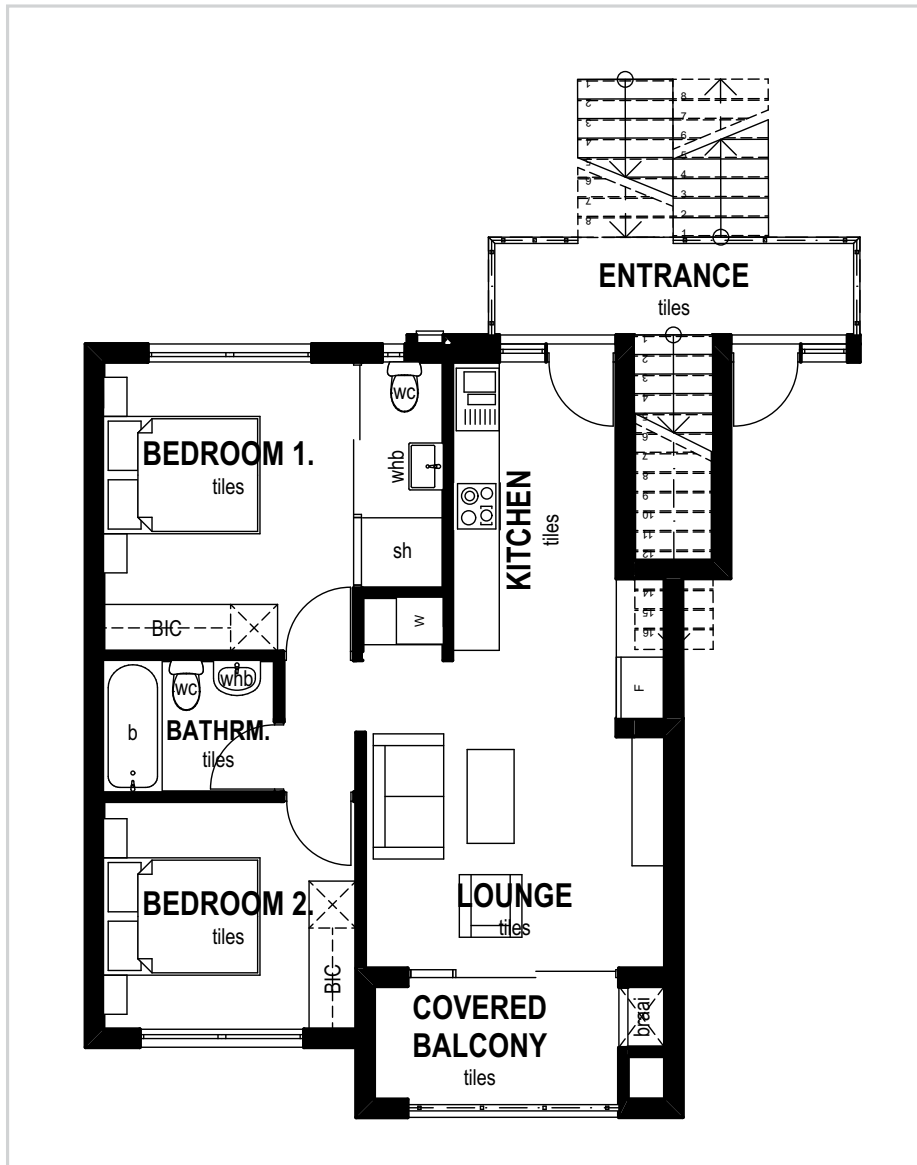
Projected levy R1 530 p/m

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Projected rates R1 237 p/m

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# Type B



**R1 545 000**

**2 bedrooms | 2 bathrooms**

Unit size - 61.77m<sup>2</sup> - 66.71m<sup>2</sup>

Patio - 6 to 7m<sup>2</sup> with exclusive use gardens  
on ground floor

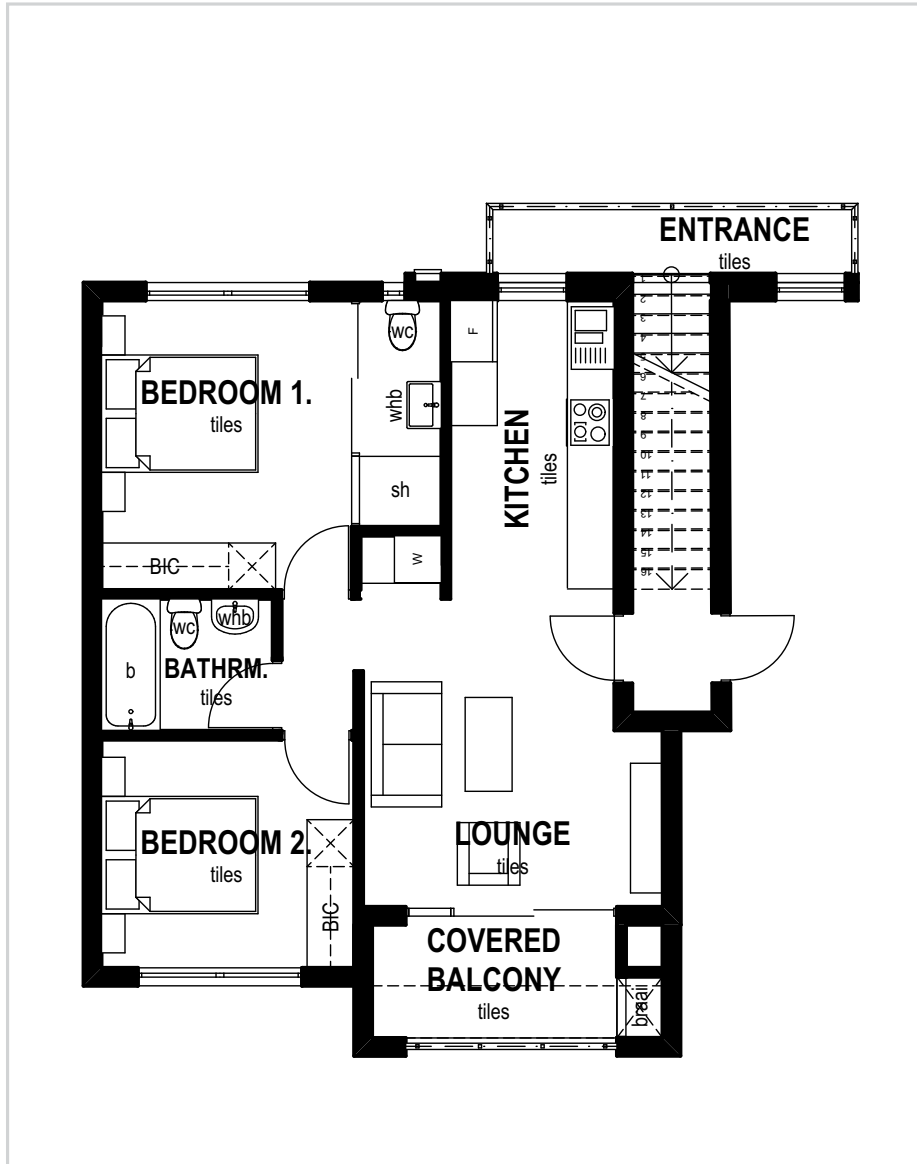
1 Covered and 1 open parking bay

R22 200 Rental assist

Projected levy R1 446 p/m

Projected rates R1 190 p/m

# Type C



**R1 580 000**

**2 bedrooms | 2 bathrooms**

Unit size - 60.09m<sup>2</sup> - 65.05m<sup>2</sup>

Patio - 6 to 7m<sup>2</sup>

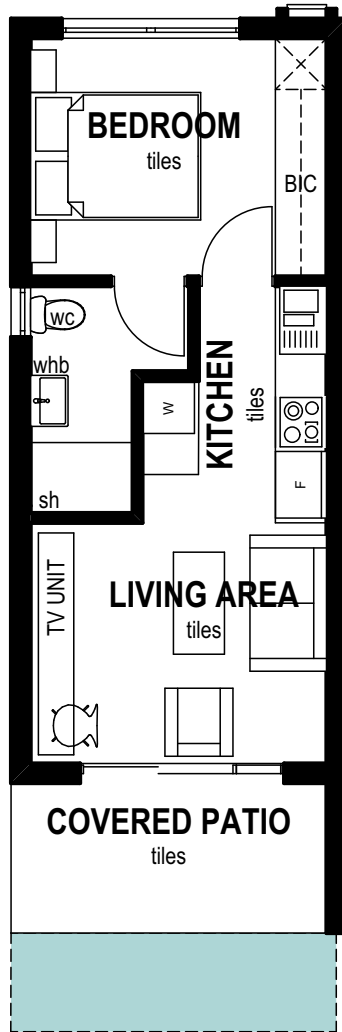
1 Covered and 1 open parking bay

R22 200 Rental assist

Projected levy R1 454 p/m

Projected rates R1 220 p/m

# Type D



**R1 049 000**

**1 bedroom | 1 bathroom**

Unit size - 34.48m<sup>2</sup>

Patio - 6m<sup>2</sup> with exclusive use garden on ground floor

1 Covered Bay

Wealth Plan and Platinum Membership included

R4 200 Rental assist

Projected levy R899 p/m

Projected rates R767 p/m



### BAILEY'S JUNXION DISCLAIMER

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The User assumes all responsibility and risk for the use of the information and other material provided. We shall not be liable for any loss, injury, damage, cost, penalty or claim resulting from the use of the materials or projections/assumptions, whether direct or indirect. The User indemnifies us and holds it harmless against any and all liability, loss, damage, penalty, cost or claim of whatsoever nature suffered by any third party in relation to any act or omission by the User in relation to the information and the use thereof by the User. Attorney and bond fees for transfer paid by Seller only where appointed attorney attends transfer. This may exclude buyers using bank facilities. Fees excluding any bank initiation fee, correspondent attorney fees and courier fees if applicable. Purchaser will only qualify for the rental assist benefits if he entered a written Mandate Agreement to instruct iGrow Rentals for the placement of a tenant in the property and the management of the rental contract for the duration of the rental assist period.