

SALICE



THE WEST END

MIDRAND, JOHANNESBURG, GAUTENG

One, two and three bedroom apartments

Best price guaranteed - Selling from R715 000





About The West End

MIDRAND, GAUTENG

One, two and three bedroom apartments

Exclusive and limited offer structured specifically for the smart property investor. Welcome to The West End, situated in Carlswald, Midrand, Gauteng, with a choice of chic one-, two- and three-bedroom apartments in a sought-after, high rental demand estate.

This exclusive, secure estate, comes complete with a clubhouse, gym, swimming pool, recreational room and full fibre optic network coverage overlooking a large protected wetland sanctuary.

Located near Carlswald Lifestyle Shopping Centre, Vodaworld and the Mall of Africa and various excellent schools, makes The West End the top choice for tenants.



Ideally priced buy-to-let investment



Priced from **R715 000**

Additional cash back up to R63 600 to investors*

Own one of South Africa's best value properties for less than a R1 000 p/m

Exclusive investor stock - limited special up to 30 September 2022

Many apartments discounted up to R125 000

Already tenanted - receive immediate rental income

Prime location - unbelievable value



One bed | one bath

Priced from **R715 000**

Two bed | two bath

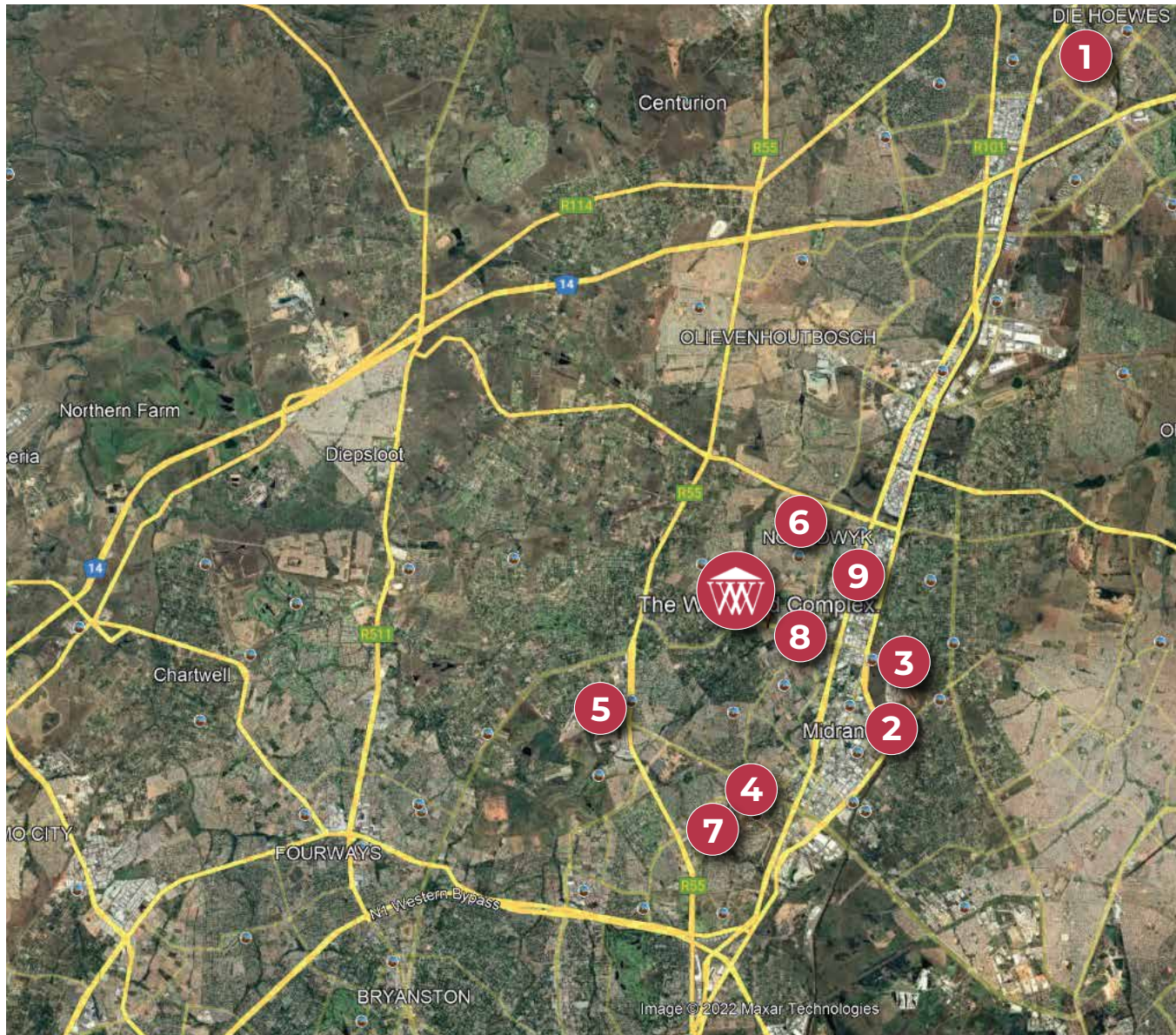
Priced from **R895 000**

Two bed | one bath

Priced from **R845 000**

Three bed | two bath

Priced from **R1 025 000**



Amenities

- 1 Centurion CBD
- 2 Gautrain - Midrand Station
- 3 Grand Central Airport
- 4 Mall of Africa
- 5 Kyalami Grand Prix Circuit
- 6 Curro Midrand
- 7 Netcare Waterfall City
- 8 Carlswald Lifestyle Centre
- 9 Vodaworld

Amenities

Travel

NI highway 2,4 km
Midrand Gautrain 5 km
Centurion 18 km

Education

Curro Midrand 4,2 km
Midrand Primary 3,6 km
Midrand Montessori 1,4 km

Medical

Netcare Waterfall 8 km
Dis-Chem Pharmacy 1,7 km
Midrand Medical Centre 4,5 km

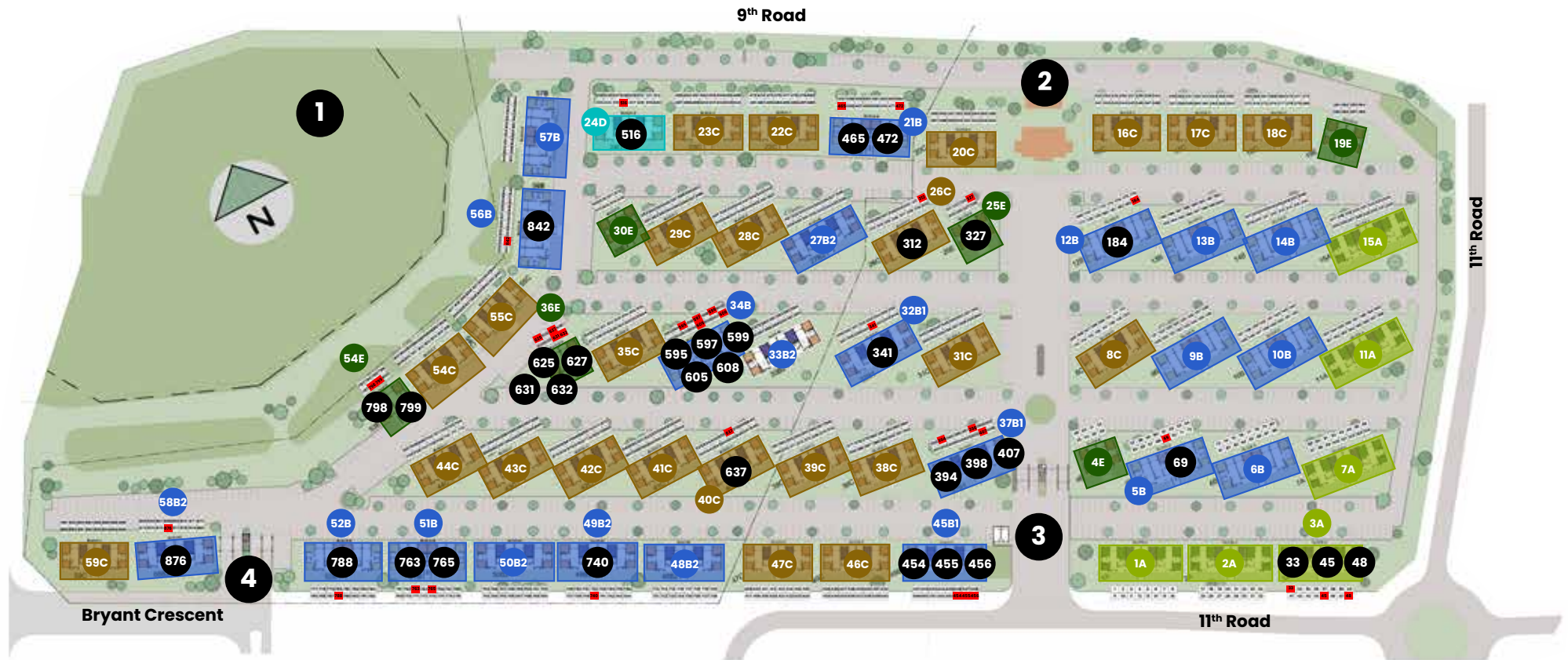
Recreational activities

Carlswald Lifestyle Shopping Centre 1,7 km
Mall of Africa 7,3 km
Vodaworld 3,5 km





Site development plan



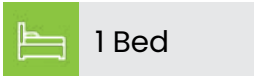
- 1 Wetlands sanctuary
- 2 Clubhouse
- 3 Entrance 1
- 4 Entrance 2

- A Block A
- B Block B
- C Block C

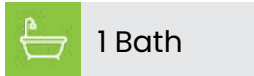
- D Block D
- E Block E

One bedroom apartment

Priced from **R715 000**



1 Bed



1 Bath



1 Parking

Covered shade net parking

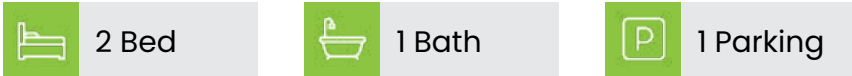
Bond and transfer fees included

Unit size (no patio / balcony)	60m²
Projected rental income from	R6 200 p/m
Projected monthly bond repayment @30yr, 11.25%	R6 945
Projected monthly levy	R837
Projected monthly rates	R419
City effluent charge	R598
Cash back*	R36 000
Est. year 1 monthly contribution	R2 312



Two bedroom apartment

Priced from **R845 000**



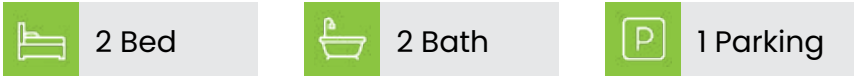
Covered shade net parking
Bond and transfer fees included

Unit size (no patio / balcony)	65m² -72m²
Projected rental income from	R7 200 p/m
Projected monthly bond repayment @30yr, 11.25%	R8 207
Projected monthly levy	R906
Projected monthly rates	R453
City effluent charge	R598
Cash back*	R45 600
Est. year 1 monthly contribution	R2 492



Two bedroom apartment

Priced from **R895 000**



Covered shade net parking

Bond and transfer fees included

Unit size (incl. patio / balcony)	78m²
Projected rental income from	R7 800 p/m
Projected monthly bond repayment @30yr, 11.25%	R8 693
Projected monthly levy	R1 087
Projected monthly rates	R544
City effluent charge	R598
Cash back*	R63 600
Est. year 1 monthly contribution	R2 419



Three bedroom apartment

Priced from **R1 025 000**

 3 Bed

 2 Bath

 1 Parking

Covered shade net parking

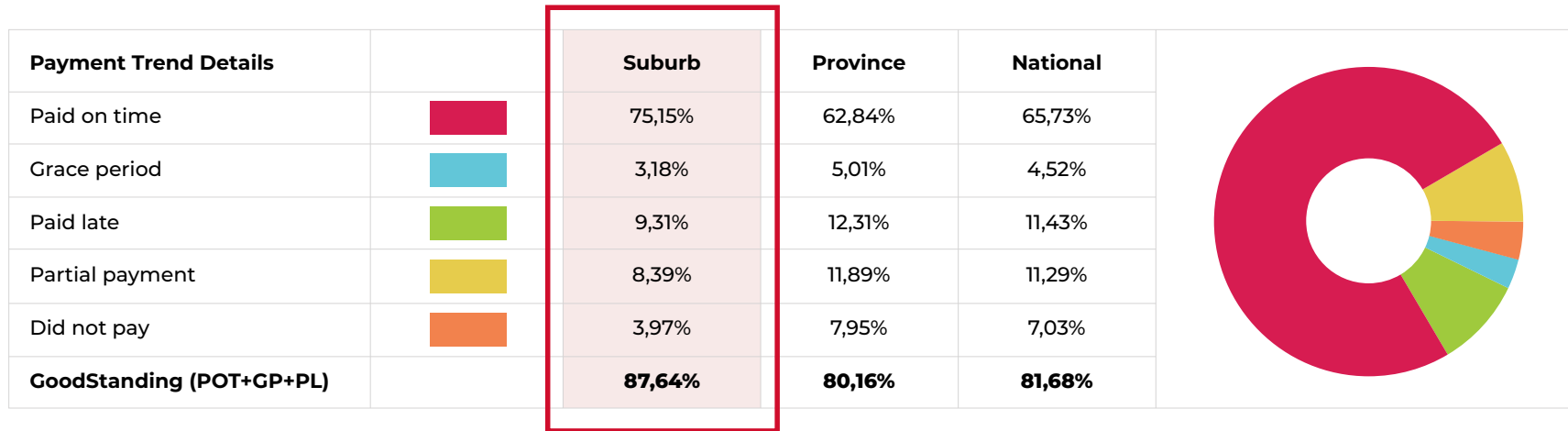
Bond and transfer fees included

Unit size (no patio / balcony)	87m²
Projected rental income from	R9 500 p/m
Projected monthly bond repayment @30yr, 11.25%	R9 955
Projected monthly levy	R1 213
Projected monthly rates	R607
City effluent charge	R598
Cash back*	R52 320
Est. year 1 monthly contribution	R2 922

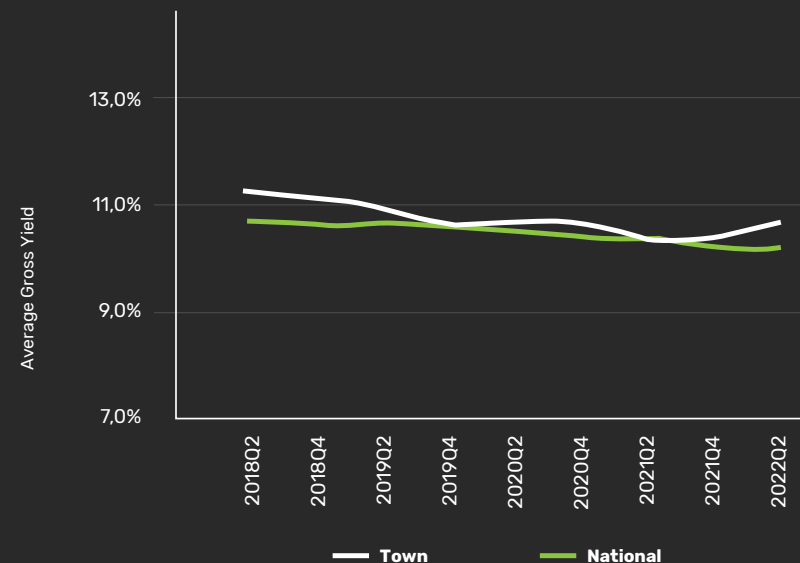
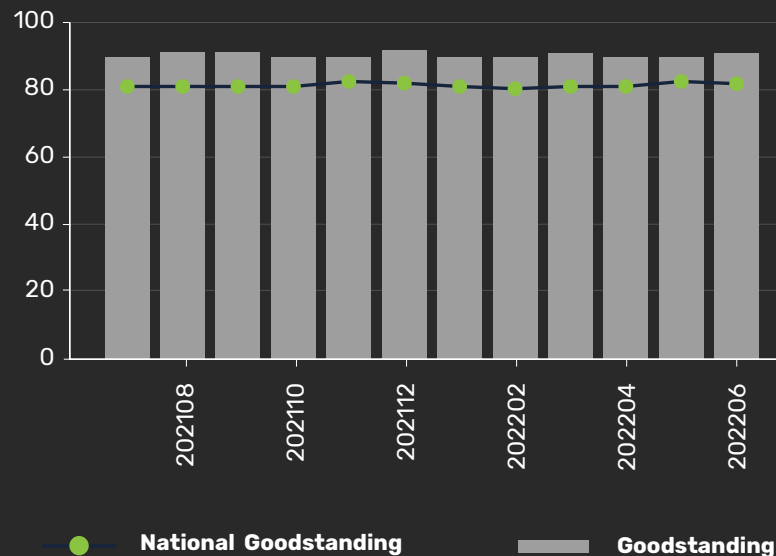




Tenant Profile Network (TPN) Report shows why The West End is such a fantastic investment:



Property transactions and good standing ratio:



Area Growth – Sectional Title over 20 years

Capital growth in rand value

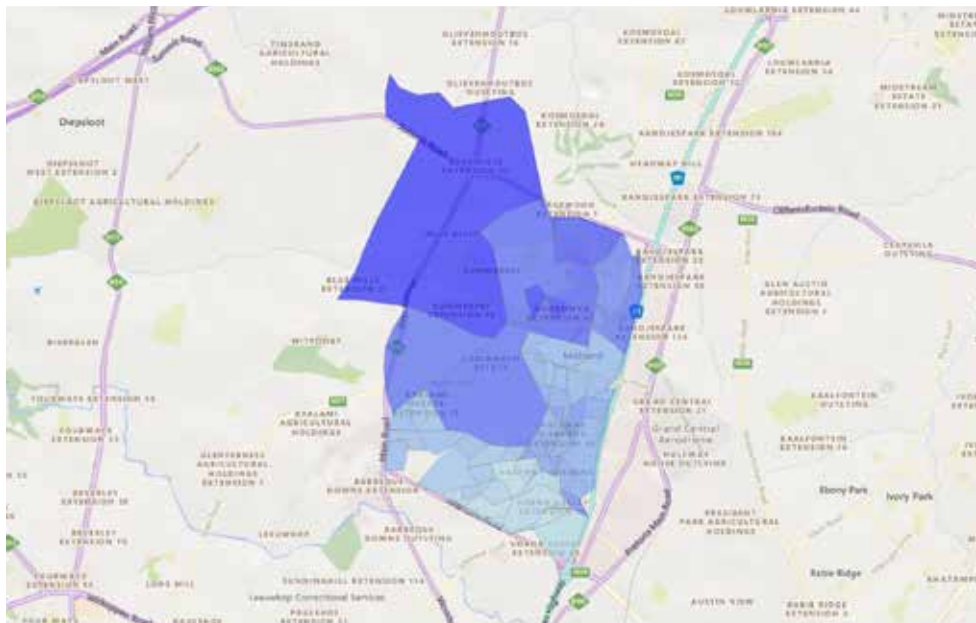
R775 000

Total growth

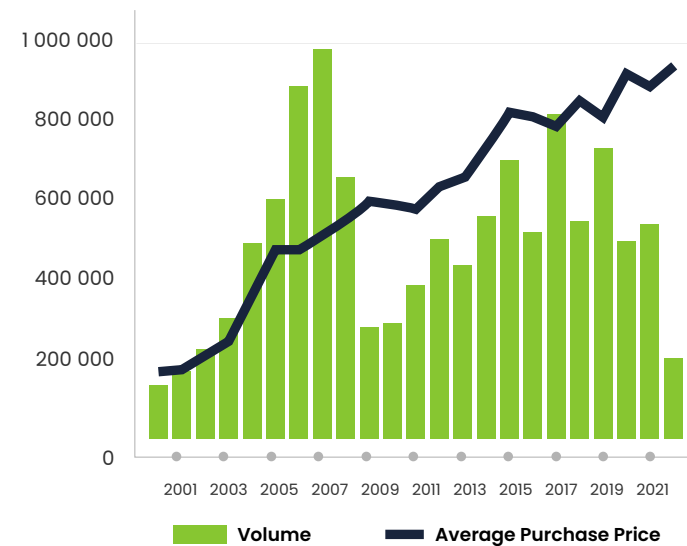
387.5%

Average growth per annum

19%



Property transactions – Sectional Title



Investment benefits

- ✓ Own one of South Africa's best value properties for less than a **R1 000 p/m**
- ✓ Exclusive investor stock – limited special up to 30 September 2022
- ✓ Many apartments discounted up to **R125 000**
- ✓ Additional cash back up to **R63 600 to investors***
- ✓ Already tenanted – receive immediate rental income
- ✓ Prime location – unbelievable value
- ✓ Gross rental yields up to **10,46%**
- ✓ Bond and transfer fees included (excl bank initiation fee)
- ✓ Save up to a further **R68 000** in attorney fees
- ✓ No transfer duty payable
- ✓ Buy directly from the developer
- ✓ Up to 100% bond financing available
- ✓ Already tenanted and ready for transfer
- ✓ Generate immediate rental income on your portfolio
- ✓ Current rental income from R6 200 to R9 500 per month
- ✓ IGrow Rentals will manage your tenant for you
- ✓ Tenant insurance offered – secure your rental income
- ✓ 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:

R6 200 p/m

Apartments selling from:

R715 000





Apartment features

- ✓ Fibre installed to all units (connection fees excluded)
- ✓ Quartz kitchen countertops
- ✓ Built-in oven and hob with extractor fan
- ✓ Washing machine/dishwasher point in kitchen
- ✓ Tiled throughout with carpeted bedroom(s)
- ✓ Clever site design with natural lighting
- ✓ Aluminium window and sliding doors for low maintenance
- ✓ 150 litre electrical geyser to each apartment
- ✓ Water meters installed to each apartment for accurate billing
- ✓ Pre-paid electricity meters to each apartment
- ✓ Modern sanitary finishes
- ✓ Covered secure parking bay per apartment
- ✓ Building insurance covered by levy
- ✓ Municipal connection fee payable on transfer of R4 500

Development features

- ✓ Spacious greenbelts within the development
- ✓ Overlooking a large protected wetland sanctuary
- ✓ Clubhouse with braai facilities
- ✓ Sparkling swimming pool
- ✓ Large on-site gym facility for residents
- ✓ Children's play area
- ✓ 24-Hour biometric security and guardhouse
- ✓ CCTV monitoring
- ✓ Boundary wall with electrified fencing
- ✓ Waterwise landscaping
- ✓ Prime location
- ✓ Close to Mall of Africa
- ✓ Close to Vodaworld
- ✓ Easy access to the N1 highway
- ✓ Close to Carlswald Lifestyle Shopping Centre



Comprehensive end-to-end rental management | Grow 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






Some reviews for The West End:


4,2 ★★★★★

 **Lwazi Norman Ngubane**
Local Guide · 106 reviews · 47 photos

★★★★★ a month ago

Great place, safe and clean.


 Like


 **Tori Lu Lu**
Local Guide · 49 reviews · 4 photos

★★★★★ 3 years ago

Great living space with good amenities. There is a decently equipped gym and a pool and play area for kids.


Apartments are also decently size. My only issue with most of the modern developers is that they try and overload the complex with as many units as possible. So it really can be quite noisy at times and in general a lot of activity since its quite an expansive area.

 Like

 **Jeunice de Montille**
23 reviews

★★★★★ a year ago

A expansive cosmopolitan multi complex development in the heart of Carlswood an upmarket residential area in Midrand. It includes top notch facilities, 24 hour security, catering to young-up-and-coming professional first time home buyers and astute investors quietly growing their wealth.

 Like



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.

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