



**B L A C K
B R I C K**

25 FREDMAN, SANDTON 1





STAY SHORT RELAX EARN BIG

Your path to passive
income bliss

📍 25 FREDMAN, SANDTON 1





TWO BUILDINGS TOGETHER DOMINATING



LEONARDO BUILDING

THE MICHELANGELO
TOWERS

SANDTON CITY

SANDTON TOWERS

SANDTON ICC

SANDTON SUN

ALICE LANE PIAZZA

THE CHAMBERS

MASSMART

BOWMAN GILFILLAN

PRIMEDIA UNLIMITED

SME CHAMBERS SA



DISCOVERY

BLACKBRICK 2



**B L A C K
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25 FREDMAN, SANDTON 1

BLACKBRICK CLUB

Blackbrick hotels & apartments is an investor-focused Development group where you can buy hotel apartments with managing solutions, giving you superior returns blackbrick club and capital growth.

GAUTENG



BB 2 SANDTON

***22 Fredman Drive
302 Apartments***



BB BEDFORDVIEW

***24 Johnson Road
254 Apartments***

WESTERN CAPE



BB GARDENS

***2 Roodehek St
89 Apartments***



BB FORESHORE

***6 St George's Mall
100 Apartments***



**BLACKBRICK
GRADED**



**4 STAR
HOTEL**

TOURISM GRADING COUNCIL
OF SOUTH AFRICA



B. Booking.com

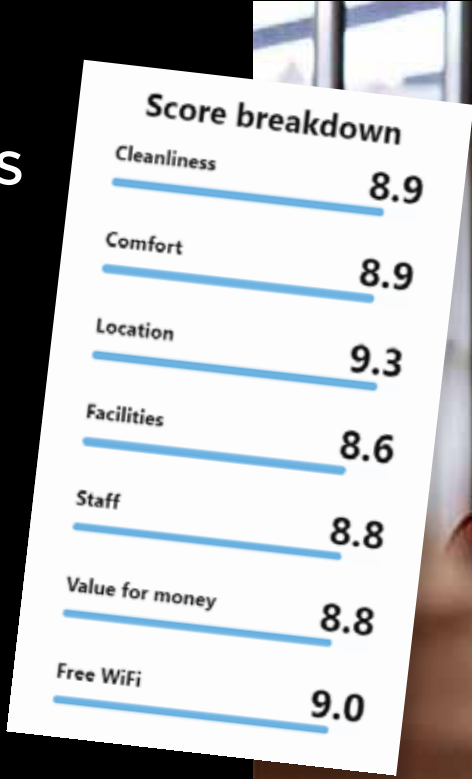
Verified Booking.com Reviews

**BlackBrick is
Guest's Choice** 

with an overall score of

8.4

Based on
2647 hotel reviews



INVESTMENT BENEFITS

- ✔ **Special discounted deal below market value**, negotiated exclusively for IGrow Investors
- ✔ Unbelievable value for investors - Monthly contribution from only R153
- ✔ **Fully furnished to the value of R120k***
- ✔ Save up to a R81 000 in attorney fees (all inclusive in the purchase price)
- ✔ **R100 000 rental assist** to investors*
- ✔ Gross rental yields up to **12%**
- ✔ Bond and transfer fees included (excl bank initiation fee)
- ✔ No transfer duty payable
- ✔ Gross Income starting from **R8 400 to R14 300** (excluding rental assist)
- ✔ Investors benefit annually with 10 nights free Blackbrick hotel accommodation* (At any of the BlackBrick hotel chains across South Africa)
- ✔ IGrow Investors have free access to Blackbrick amenities*
- ✔ **Only 15% (Excl VAT) monthly management fee**
- ✔ High Occupancy rates
- ✔ Stress free investment
- ✔ Access to all hotel amenities
- ✔ 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)



ONLY A 15% MONTHLY MANAGEMENT FEE:

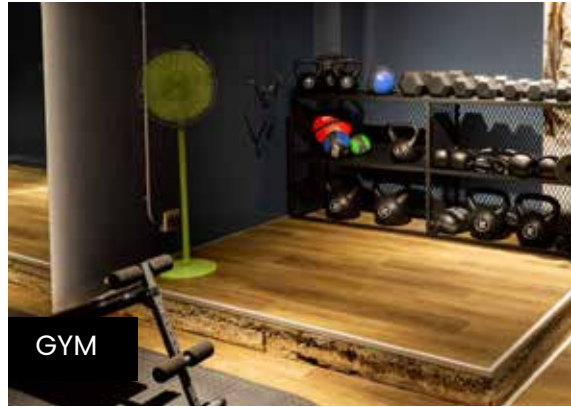
We've got your investment covered!



CONCIERGE



GYM



MEMBERS CLUB



CINEMA ROOM



MEETING ROOM



ROOFTOP



SHORT STAY HOTEL APARTMENTS

HUGE ON FACILITIES

- Rooftop pool
- Cafe
- Two restaurants of which one is the renowned **Artistry**
- 40 Co-working spaces
- 7 Meeting rooms available to book
- Zoom Pods with internet access
- Lounge areas for meetups
- 100-seater cinema with event programs
- Boxing Gym
- Meditation Garden
- Yoga studio
- In-house laundromat facilities
- Games Room
- Library
- Rooftop Boma
- Dining Lounge
- Bike Station

MASSIVE ON SECURITY

24 Hour Guarding | Access Control Systems | Number Plate Recognition
Boom Gate Access | Armed Response





BLACK
BRICK





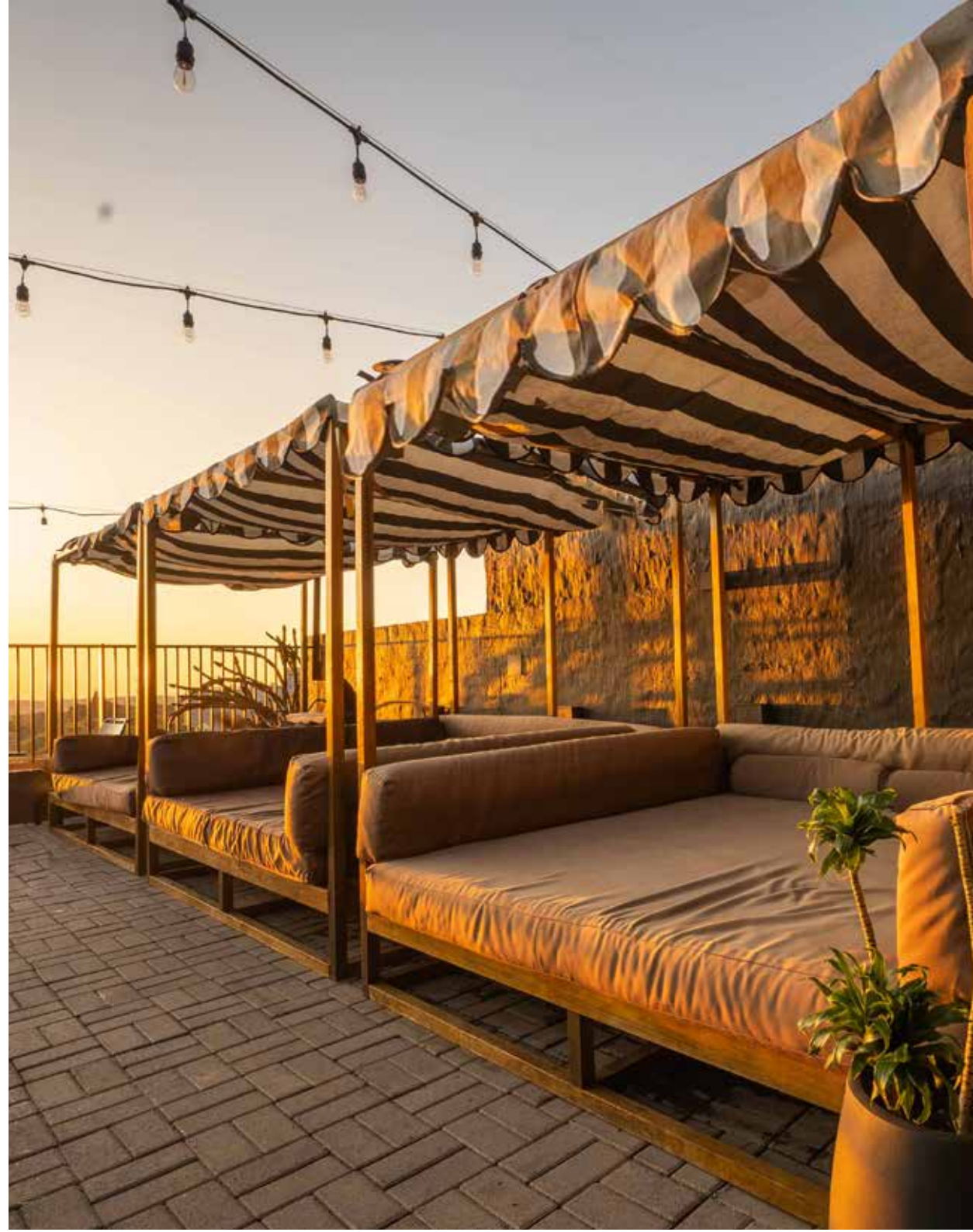
BLACK
BRICK

- 4 GYM
ROOFTOP BAR
ROOFTOP YOGA
MEDITATION GARDEN
- 3 LIBRARY
CONVERSATION LOUNGE
- 2 CINEMA ROOM
WORKSPACE 2
- 1 DJ BOOTH
WORKSPACE 1
BOARDROOM 1
- G TOILETS
RECEPTION
RESTAURANTS
BOARDROOM G
- 1 PARKING
- 2 REFUSE
PARKING
LAUNDRY
DINING LOUNGE
- 3 PARKING



BLACK
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ARTISTRY



THE APARTMENT



BLACK
BRICK





APARTMENTS FEATURES

FULLY FURNISHED TRENDY, WELL DESIGNED APARTMENTS INCLUDING:

- High speed fibre installed to all units
- Smart TV
- Air Conditioner
- Safe
- Smart Locks
- Quartz kitchen countertops with ample cupboard space
- Ceramic glass hob, oven and extractor fan
- Washing machine/dishwasher point in kitchen
- Modern, quality sanitary finishes throughout
- Tiled throughout for low maintenance (600 x 600 tile)
- Centralised, energy efficient, heat pump hot water system
- Hot and cold water meters installed to each apartment
- Pre-paid electricity meters to each apartment
- Building insurance covered by levy
- State-of-the-art security

STUDIO Priced from **R1 070 000**

BOND AND TRANSFER FEES INCLUDED



 1 Bath

 1 Parking

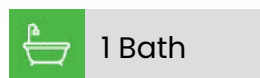
Average unit size incl. balconies	36m² - 61m²	Projected monthly levy	R1 392 p/m
Balconies (on selected units) up to	20m²	Projected monthly rates	R367 p/m
Projected rental income (excl. Rates & levies)	R8 400 p/m	Rental assist*	R100 000
Projected monthly bond repayment @30yr, 11.75%	R10 801 p/m	Est. year 1 monthly contribution from	R295



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1BED Priced from **R1 270 000**

BOND AND TRANSFER FEES INCLUDED



Average unit size incl. balconies

37m² - 59m²

Projected monthly levy

R1 785 p/m

Balconies (on selected units) up to

18m²

Projected monthly rates

R490 p/m

Projected rental income (excl. Rates & levies)

R11 300 p/m

Rental assist*

R100 000

Projected monthly bond repayment @30yr, 11.75%

R12 820 p/m

Est. year 1 monthly contribution from

R153



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BRICK

A woman with dark hair tied back, wearing a white tank top and a colorful, striped skirt, stands on a balcony. She is looking back over her shoulder towards the camera. The balcony has a dark railing and a green wall with horizontal slats. There are several small plants in planters along the wall. The background shows a building with a green wall and a brick wall on the left.

**LOWEST
INVESTMENT OPPORTUNITY
INTO THE HEART
OF SANDTON**



Calling all trendsetting property
investors, become part of the
BLACKBRICK CLUB



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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