

Club  
**JUNXION**

MENLO PARK, PRETORIA, GAUTENG

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Spacious 2 bedroom, 2 bathroom apartments



**XION**



# About Club JunXion

MENLO PARK, PRETORIA, GAUTENG

Spacious 2 bedroom, 2 bathroom  
apartments

Club JunXion is an ultra modern development offering 2 bedroom, 2 bathroom apartments with trendy finishes and covered parking bays.

Stroll along beautiful waterwise landscaping, or enjoy your private garden exclusive to ground floor units. The development offers electrified perimeter fencing, access controlled entry and exit point as well as guardhouse facilities, so you can rest easy!



# Join the city suburb club!

The best in City Living with the security you want. Upmarket lifestyle shopping centres with open-air restaurants, convenience shopping, health and beauty offerings in the Old East Precinct – is just a stone's throw away for your needs and entertainment.



Priced from **R1 499 000**

Bond & transfer fees included

**Rental assist of R24 000 to investors\***



**Two bed | two bath**

**Priced from R1 499 000**



Hazelwood Village

Garsfontein Offramp

Club  
JUNXION

Atterbury Offramp

Pearson Institute

Menlyn Shopping Centre



Residents have easy access to routes between Pretoria and Menlyn CBD, with Menlyn Office District, Pretoria Country Club, Faerie Glen Nature Reserve, the National Botanical Gardens and the NI just minutes away. Popular nearby institutions include Pearson Institute of Higher Education, Menlopark High and The University of Pretoria.

# Amenities

## Travel

Hatfield - Menlyn Bus route	300m
Pretoria CBD	6.5km
Menlyn Business district	3.5km

## Education

University of Pretoria	4.5km
Pearson Institute	1.5km
Vega School of Branding	2.7km
International Hotel School	1.2km

## Medical

Hazelwood Village	600m
Menlyn Park Shopping Centre	2.4km
Wolwespruit MTB Park	5.8km

## Recreation & Shopping

Faerie Glen Hospital	4km
Life Groenkloof Hospital	5.2km
Kloof MediClinic	5.6km
Dischem - The Club Surgical Centre	600m







# Ground floor



# First floor



# Second floor



# Two bedroom apartment

Priced from **R1 499 000**



2 Beds



2 Baths



2 Parkings

**Two covered parking bays**

**Private gardens to ground floor apartments**

**Bond & transfer costs included**

Average unit size (incl. patio) **70m<sup>2</sup>**

**Rental assist to investors\*** **R24 000**

Projected rental income from **R12 400 p/m**

Projected monthly bond repayment @30yr, 11.75% **R15 131**

Projected monthly levy **R1 702**

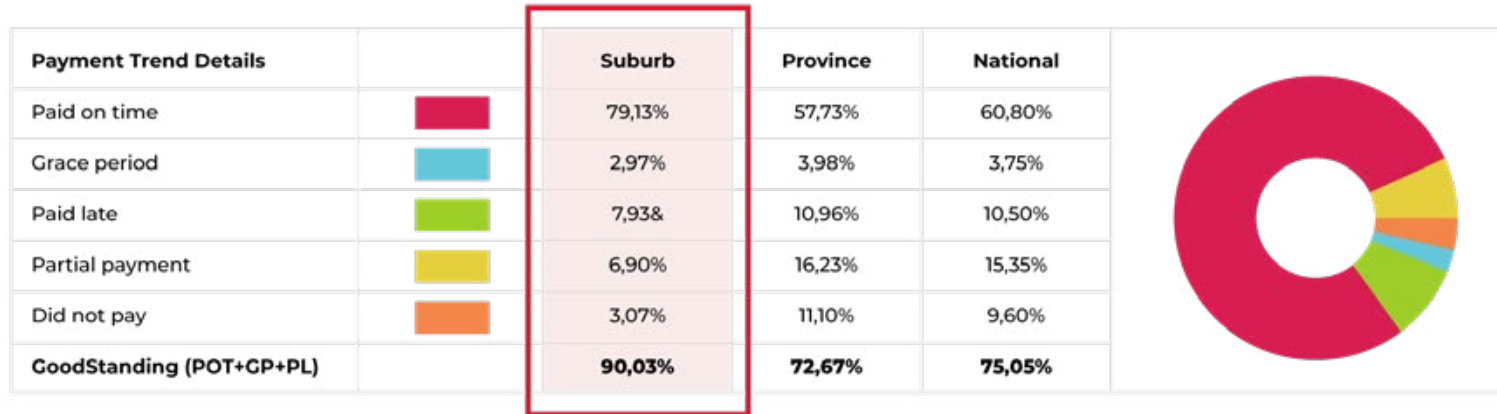
Projected monthly rates **R1 383**

Est. shortfall **-R5 942**

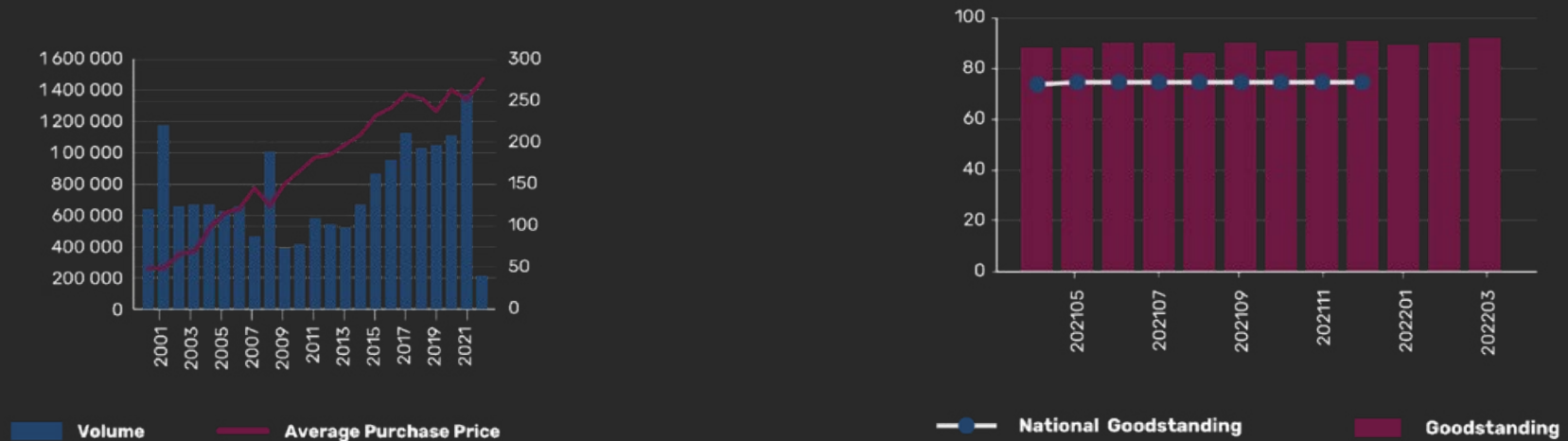




# Tenant Profile Network (TPN) Report shows why Club JunXion is such a fantastic investment:



## Property transactions and good standing ratio:



## Investment benefits

- ✓ Occupation from **July 2024**
- ✓ Buy directly from the developer
- ✓ Gross rental yields up to **9,93%**
- ✓ **R24 000 rental assist** on the 2 bedroom option
- ✓ Rental income projected from **R12 400 per month**
- ✓ Bond and transfer fees included (Save up to R90 000 in fees)
- ✓ Up to 100% bond financing available
- ✓ Deduct up to **R824 450** against taxable income through Section 13sex tax incentives\*
- ✓ Tenant insurance offered – secure your rental income
- ✓ No transfer duty payable
- ✓ Property tax strategies offered by IGrow Chartered Accountants
- ✓ Company & trust advice and setup through IGrow Trusts
- ✓ Only **R10 000 securing deposit** (*refundable should financing not be approved*)

Rental income from:

**R12 400 p/m**

Apartments selling from:

**R1 499 000**





## Apartment features

- ✓ Spacious 2 bedroom, 2 bathroom options to choose from
- ✓ Private gardens to ground floor apartments
- ✓ Fibre ready with satellite dish point to each apartment
- ✓ 2 Covered parking bays for 2 bedroom 2 bedroom, 2 bathroom apartments
- ✓ Natural quartz kitchen counter tops
- ✓ Electric oven with ceramic hob and extractor fan
- ✓ Washing machine and dishwasher points in kitchen
- ✓ Tiled throughout
- ✓ Smart metering for water and electricity
- ✓ Ultra modern fittings and sanitary finishes
- ✓ Building insurance covered by levy
- ✓ 5 year NHBC warranty

# Development features

- ✓ Exclusive 24 unit development
- ✓ Excellent location - very central to all amenities
- ✓ Walking distance to public transport
- ✓ Guardhouse facilities
- ✓ Electrified boundary wall
- ✓ Access control systems
- ✓ High rental demand neighbourhood
- ✓ Steady capital appreciation experienced
- ✓ Developer with good track record
- ✓ Long-term rentals allowed



## 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.

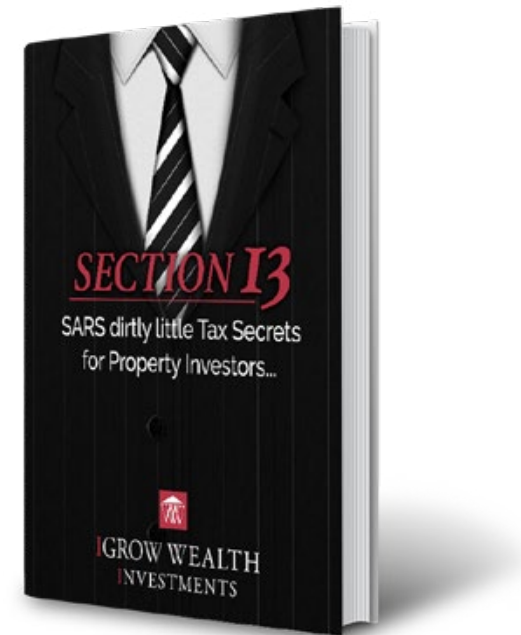


**20**  
years

Tax deduction through  
Section 13sex tax rebates

**55%**

deduction through Section  
13sex tax rebates



Visit our website for more information on this amazing tax incentive.

[www.igrow.co.za](http://www.igrow.co.za)





  
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## 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

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