



PARK CENTRAL

*The Future Manhattan
Of Johannesburg*

Selling from R2,170,000



Brought to you by



IGROW

A modern living room with floor-to-ceiling windows, a staircase with glass railings, and a television on a stand. The room is bright and airy, with a view of a city and greenery. The text 'Floor to ceiling windows' is overlaid in a white rounded rectangle.

Floor to ceiling windows

Motorised blinds

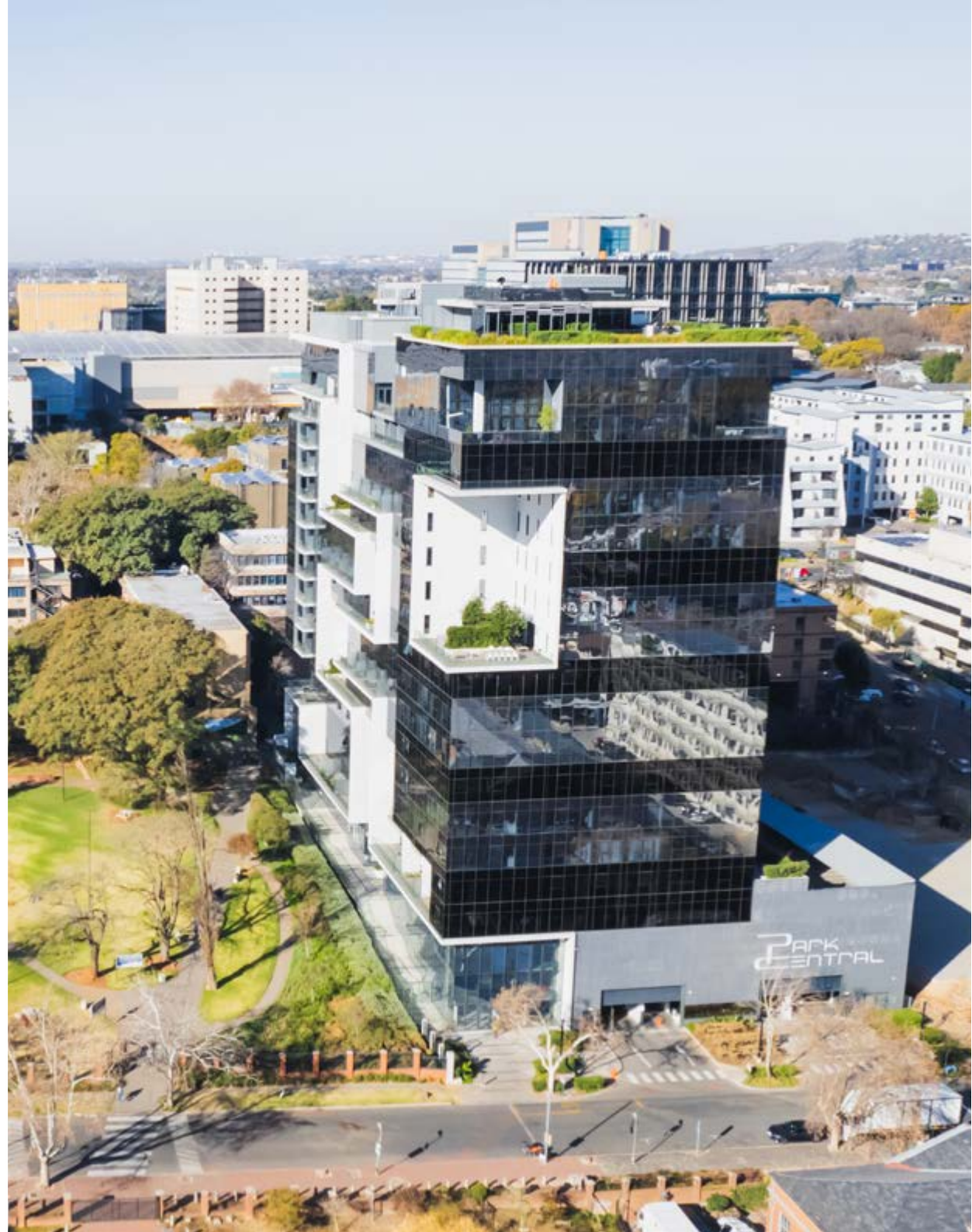
*The feeling of
New York luxury*

A new distinguished development

Inspired by its Manhattan namesake, this 20-storey development exudes luxury, offering a prestigious address in an exceptional location.

Featuring a stunning array of configurations, from studio apartments to grand penthouses, it boasts signature sky gardens, smart elevators, motorised blinds, gourmet kitchens, and on-site storage facilities.

Park Central is poised to revolutionise urban living in the heart of Rosebank, Johannesburg.





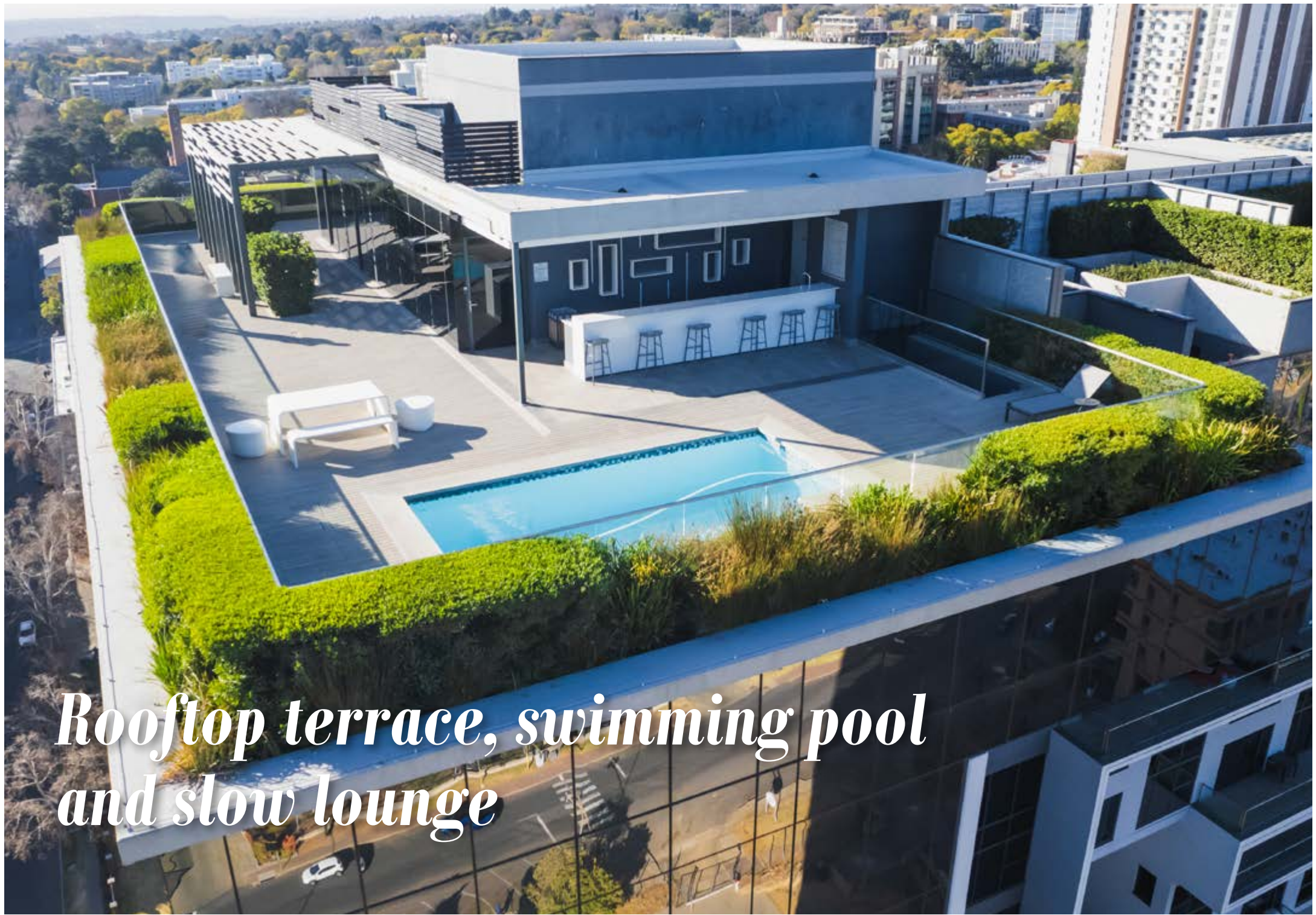
159 Luxury apartments
Studios to grand penthouses

Indulge in a host of premium features

- Lock-up-and-go apartments
- 24-hour security with access control and cameras
- Safe, covered basement parking
- Fibre optic connectivity
- Front desk services
- Gym facilities
- Gourmet kitchen facility
- 'Smart' elevators
- Rooftop terrace swimming pool and slow lounge with 360 degree view of the city
- Storage facilities
- Electricity: 100% generator back-up
- Back-up domestic water supply
- Easy access to a well-manicured park
- Close proximity to neighbourhood greenbelt, and future walkway to connect to Rosebank Mall & the Gautrain station







*Rooftop terrace, swimming pool
and slow lounge*

Ideally located

Rosebank is a vibrant, multi-cultural district in one of the fastest-growing economic nodes in Johannesburg, South Africa.

Park Central is located at 6 Keyes Avenue, Rosebank, near the Gautrain station, in close proximity to Rosebank Mall and a number of other attractions and entertainment facilities, as well as major office parks.

TRAVEL

- Gautrain station (1.3km)
- Sandton City (5.1km)

EDUCATION

- Rosebank Primary School (300m)
- Kingsmead College (1km)

RETAIL

- Rosebank Mall (850m)
- Nelson Mandela Square (5.3km)

RECREATION

- Keyes Art Mile (350m)
- 54 On Bath Hotel (650m)
- Zoo Lake (2.1km)
- The Wanderers Golf Club (2.2km)
- Parkview Golf Club (3.3km)
- Johannesburg Zoo (3.6km)

MEDICAL

- Netcare Rosebank Hospital (550m)
- Rosebank Medical and Dental Centre (550m)





ROSEBANK

MELROSE

ROSEBANK
PRIMARY SCHOOL

NETCARE ROSEBANK
HOSPITAL

ROSEBANK MEDICAL
AND DENTAL CARE

PUBLIC LIBRARY

54 ON BATH

HYATT REGENCY

KINGSMEAD COLLEGE

ROSEBANK ART &
CRAFT MARKET

ROSEBANK
GAUTRAIN

GREENBELT

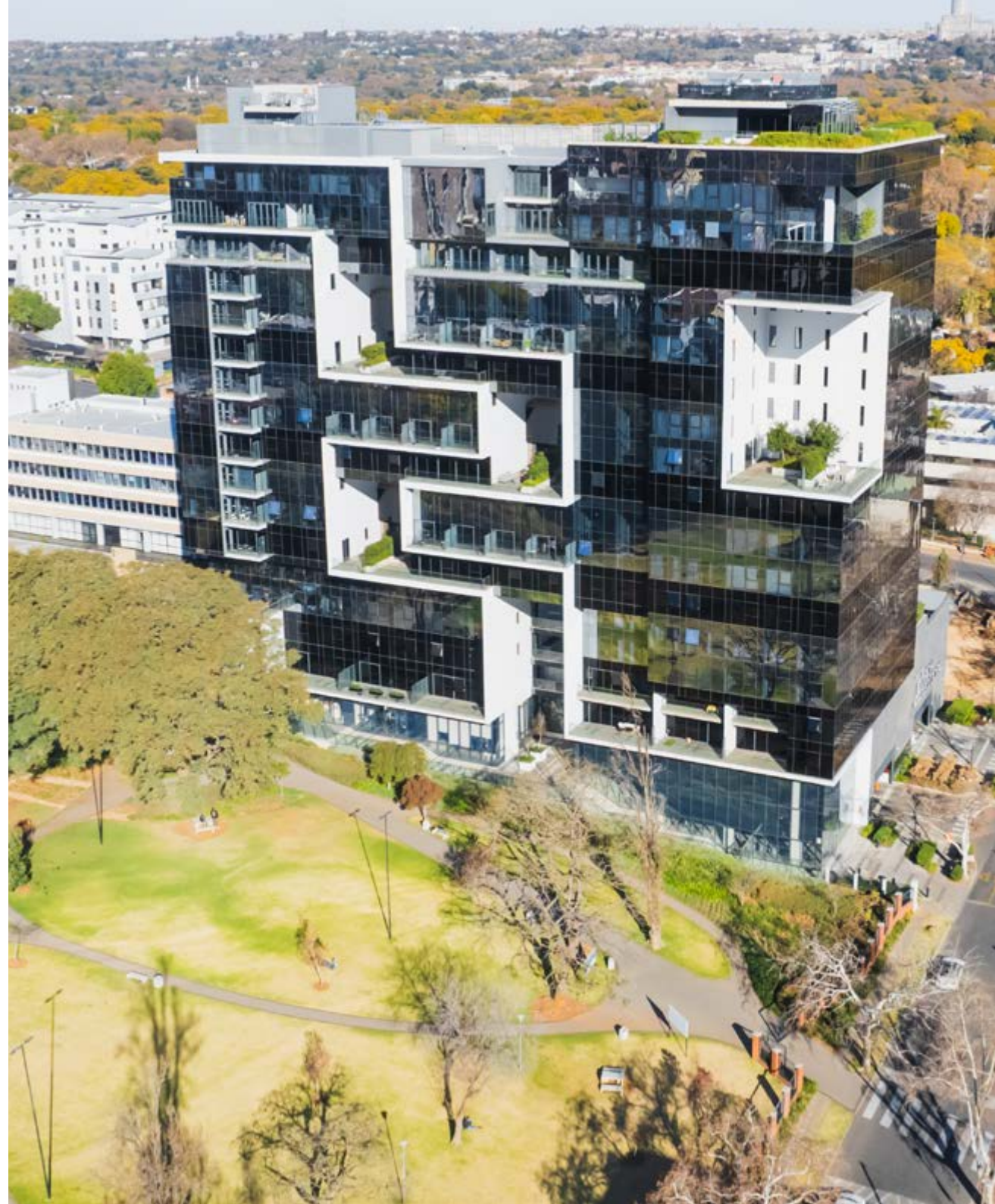
ROSEBANK MALL

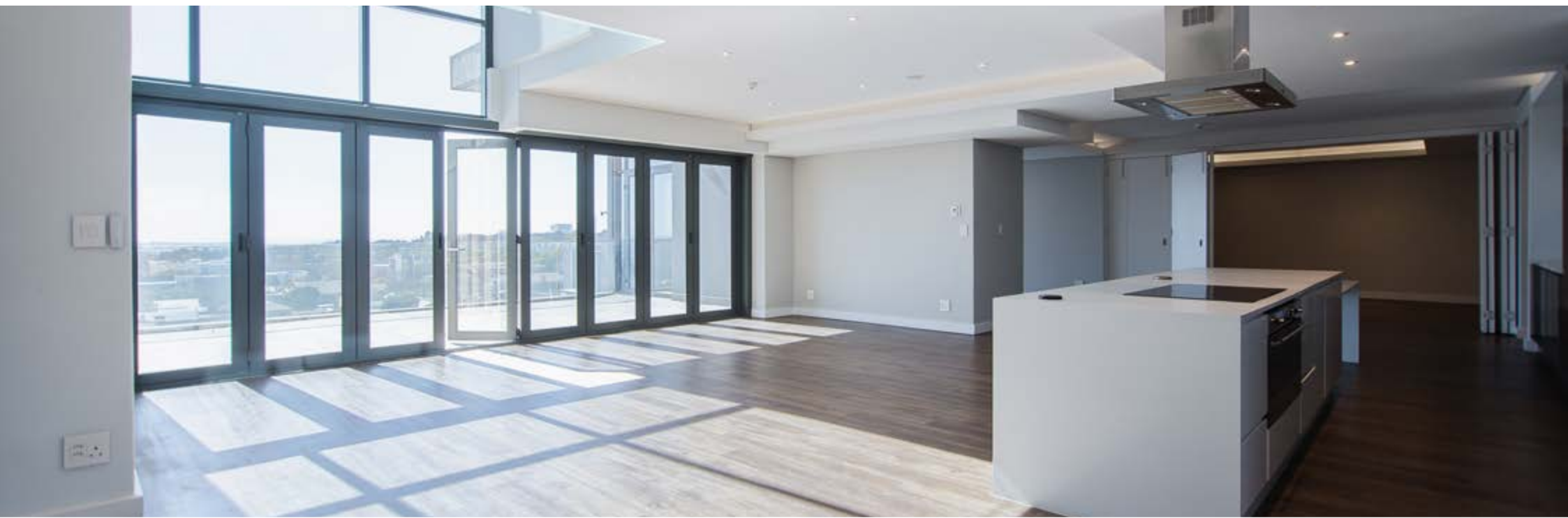
PARK CENTRAL

EASY ACCESS TO M1

Exclusive lifestyle park access

Directly north of the development is a beautifully landscaped park and lush neighborhood greenbelt. Park Central residents have exclusive access to these serene outdoor spaces, perfect for leisurely strolls, picnics, and enjoying nature.





Contemporary Finishes

All units at Park Central will be completely fitted with state-of-the-art finishes including:

- Full Air Conditioning
- Integrated Smeg Appliances
- Hans Grohe bathroom fittings
- Motorised blinds on double volume spaces
- Frameless glass bathrooms.
- Flush plastered ceilings with light troughs in bulkheads
- Engineered stone tops with a mixture of high gloss and matt finishes



Typical Studio

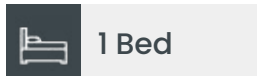
Priced from R1 050 000

 Studio  1 Bath

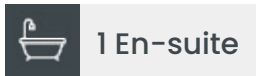


Typical One Bedroom

Priced from **R2,170,000**



1 Bed



1 En-suite

Parking bay allocated

Bond and transfer fees included

R360,000 rental assist paid to investors*

Unit size (incl. patio)	48m² - 65m²
Projected short term rental income at	R15,500 p/m
Projected monthly bond repayment @30yr, 10.75%	R20,257
Projected monthly levy	R4,078
Projected monthly rates	R2,082
Est. monthly contribution	- R3,200

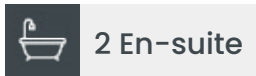


Typical Two Bedroom

Priced from **R3,185,000**



2 Bed



2 En-suite

Parking bay allocated

Bond and transfer fees included

R480 000 rental assist paid to investors*

Unit size (incl. patio)	72m² - 104m²
Projected short term rental income at	R23,000 p/m
Projected monthly bond repayment @30yr, 10.75%	R29,731
Projected monthly levy	R5,646
Projected monthly rates	R2,932
Est. monthly contribution	- R7,455



Investment Benefits

- Monthly contributions from **-R3,200** per month*
- Occupation on registration
- **Short term ready** - Furniture included on short term options (limited to 20 units)
- Up to **R360,000** rental assist paid to investors*
- Gross rental yields up to **15.45%**
- Short term rental income projected from **R15,500 to R23,000** per month
- Bond and transfer fees included
- Up to **100%** bond financing available
- Buy directly from the developer
- No transfer duty payable
- 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)





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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