



*Great Investment*  
**Endless Possibilities**

TRADEWINDS

**FERNDALE, RANDBURG, JHB**

Brought to you by  **IGROW**

Get ready  
**TO START YOUR  
INVESTMENT JOURNEY**

Welcome to **Tradewinds**, your perfect entry into property investment! Located in the popular and vibrant area of Ferndale, Randburg in Johannesburg.

Offering immediate returns with tenants already in place, plus easy access to public transport, shopping centers, and excellent medical facilities.

Perfect for young professionals and **first-time investors** looking for a secure and profitable investment opportunity.

1 Bed | 1 Bath Apartments

**FROM R679 000 TO R899 000**





## Reap the benefits 2025 INVESTMENT STARTER PACK

From R1 657 p/month (30 year bond @ 11%)

- **Fully tenanted**
- Receive rental income **immediately** on registration
- Up to **R90 000\*** rental assist exclusive to IGrow investors
- Bond registration fees included\*
- Attorney fees included\*
- Rental management discounts available
- Tax strategy advice offered by IGrow Chartered Accountants
- Levies and rates paid on your behalf\*
- Maintenance management services offered







## *Development* **FEATURES**

- 24-Hour Manned Security
- Secure Basement Parking for all units
- Pre-Paid Electricity
- On major public transport routes
- Communal Pool & Lapa for recreational enjoyment
- Elevators
- Wheelchair-friendly
- Not Pet-Friendly (only working dogs allowed)



TRADEWINDS

**WE ARE  
HERE!**

REPUBLIC ROAD

*Perfectly  
positioned*  
**JUST OFF REPUBLIC ROAD**

- Within the business hub of Randburg
- Quick access to multiple public transport options
- Easy connections to Bram Fischer, Malibongwe, NI, Main Roads
- Easy access to the Gautrain connection bus stop
- Convenient shopping at nearby malls
- Top healthcare facilities within easy reach
- Beautiful parks and green spaces for active living

**Ferndale, Randburg, JHB**



## Work Commute

- Main Roads: Bram Fischer, Malibongwe, NI, - **8.7 km**
- Gautrain Bus stop - **1.9 km**



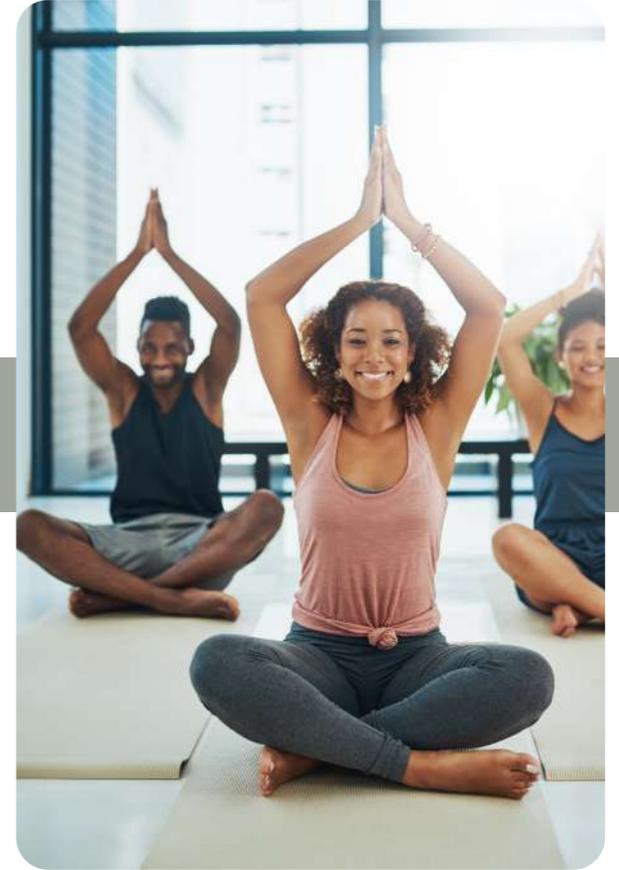
## Education & Commerce

- Multichoice - **500 m**
- Boston City Campus - **900 m**
- Damelin - Randburg - **1.2 km**
- Vega School, JHB - **1.8 km**
- MTN - **11 km**



## Medical

- HealthCubes Medical and Dental Centre - **750 m**
- Care Plus Health & Wellness Randburg - **1 km**
- Randburg Medical Center - **1.8 km**



## Recreation

- Randburg Square Mall - **500 m**
- Randburg City Mall - **650 m**
- The Gardens Shopping Mall - **700 m**
- Ferndale Village Shopping Centre - **1.2 km**

# Apartment

## FEATURES AND PERKS

Modern open-plan city living design offering city professional tenants (singles and couples) comfort and convenience

- Streamlined kitchens with granite tops and built-in cupboards
- Quality built-in stove and oven with extractor fan
- Designated washing machine space
- Energy-saving LED lighting
- Bath with stainless steel mixers (with shower head fittings)
- Free-standing showers in larger units
- Practical built-in cupboard space
- Smart open-plan living with modern tiles throughout
- Balconies on all upstairs units





*Comprehensive*  
**END-TO-END RENTAL  
MANAGEMENT SERVICES**

- Tenant insurance offered to secure your rental income
- iGrow rentals already managing your tenants for you
- Property maintenance services arranged for you



## *Lifestyle* **ENHANCEMENTS**

- DSTV and fibre ready
- Communal pool and lapa for residents' social enjoyment
- Balconies for all upstairs units
- Fully enclosed, paved courtyards for ground-floor units

# Apartment

## SPECIFICATIONS

### 1 BEDROOM | 1 BATHROOM APARTMENTS

Perfect for working single professionals and couples, and situated close to shops and employment opportunities.

Three well-designed layouts to choose from:

- Neat & compact 36m<sup>2</sup> | **R679 00\***
- Comfortable 44m<sup>2</sup> | **R799 000\***
- Spacious 55m<sup>2</sup> | **R899 000\***

**AFFORDABLE FOR  
FIRST-TIME INVESTORS!**





# Excellent returns

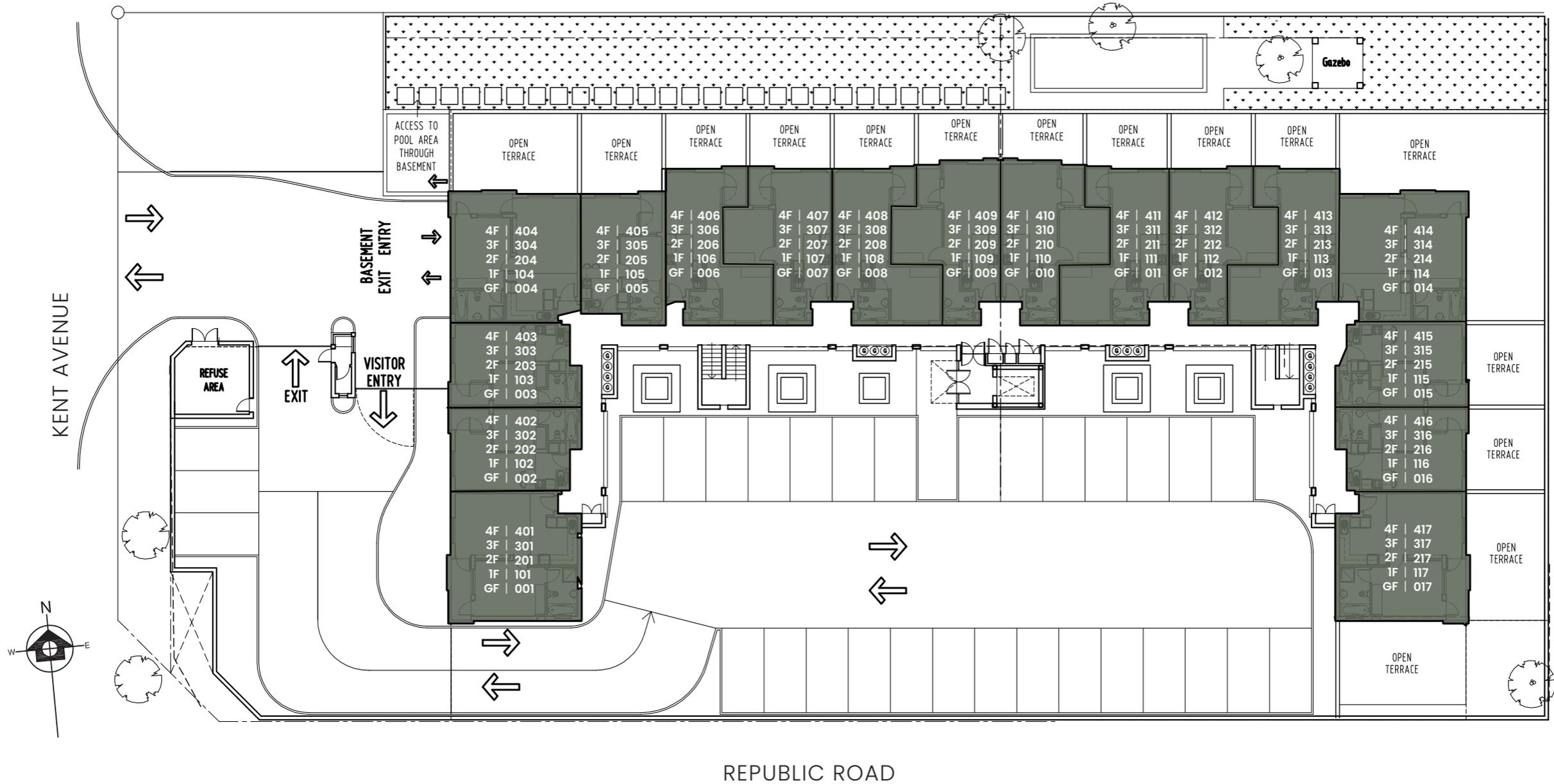
## YOUR INVESTMENT BENEFITS

- Start earning immediately - tenants already in place
- Monthly contributions from **R1 206** per month\*
- Up to **R90 000** rental assist\* exclusive to IGrow investors
- **50%** Rental Management discount for the first three years (for R679 000 & R799 000 units)
- **FREE** Rental Management for the first five years (for R899 000 units)
- Earn instant income from registration
- Gross rental yields up to **13.41%**
- Projected rental income up to **R6 700\*** per month
- Bond and transfer fees included - saving you up to **R65 000\***
- Up to **100%** bond financing available
- Tax strategy advice offered by IGrow Chartered Accountants
- Company & trust advice and setup through IGrow Trusts
- No reservation deposit required



# SITE DEVELOPMENT PLAN

Nr. of units: 85 | Unit size: 36m<sup>2</sup> - 55m<sup>2</sup>



# Signature style

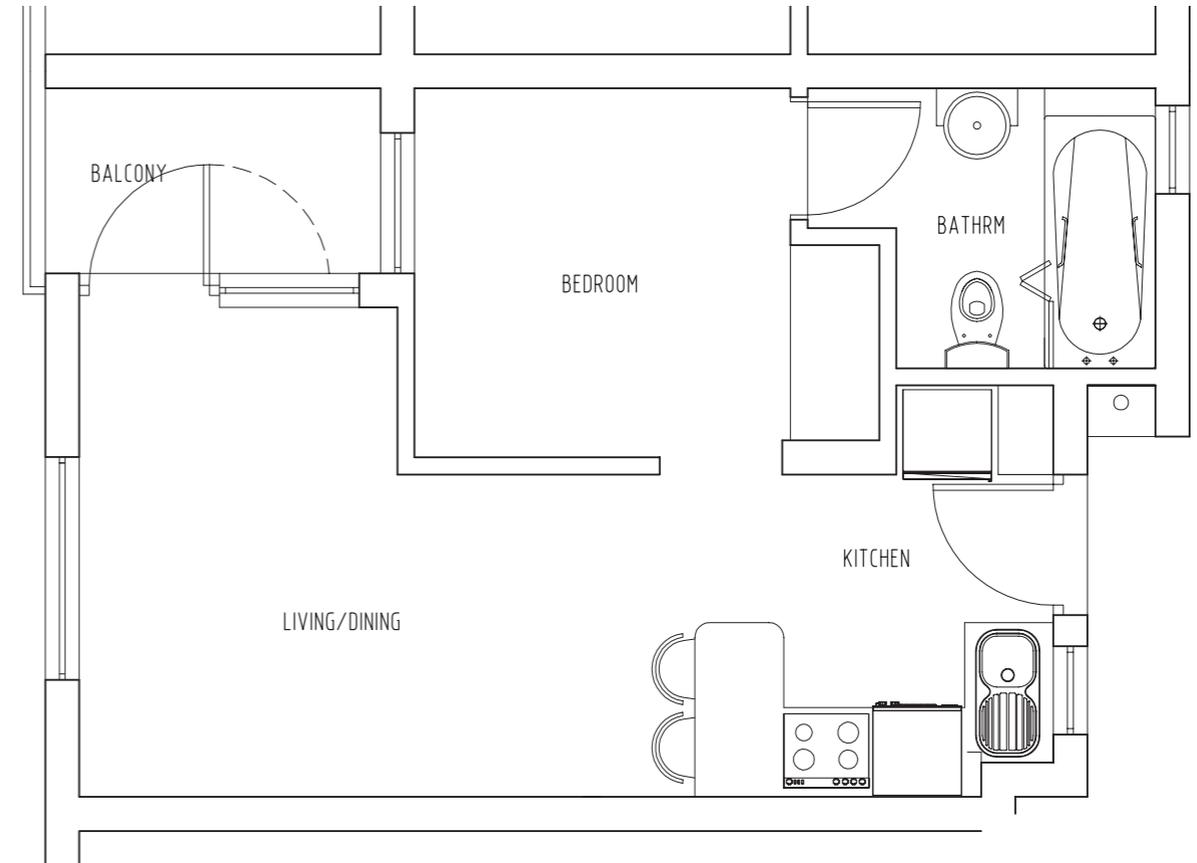
## NEAT & COMPACT - TYPICAL UNIT

### 1 Bed, 1 bath unit

Avg. unit size (incl. patio):	<b>36m<sup>2</sup></b>
Projected monthly rental income from:	<b>R5 900</b>
Projected monthly bond repayment - 30yr @ 10.75%	<b>R6 338</b>
Est. monthly levy:	<b>R1 101</b>
Est. monthly property rates (incl. effluent charge):	<b>R929</b>
Est. monthly contribution from:	<b>-R1 661</b>

**Priced at R679 000**

**Bond and transfer fees included in all options**



# Signature style

## COMFORTABLE – TYPICAL UNIT

### 1 Bed, 1 bath unit

Avg. unit size (incl. patio):	43m <sup>2</sup>
Projected monthly rental income from:	R6 500
Projected monthly bond repayment – 30yr @ 10.75%	R7 459
Est. monthly levy:	R1 290
Est. monthly property rates (incl. effluent charge):	R991
Est. monthly contribution:	-R1 206

**Priced at R799 000**

**Bond and transfer fees included in all options**



# Signature style

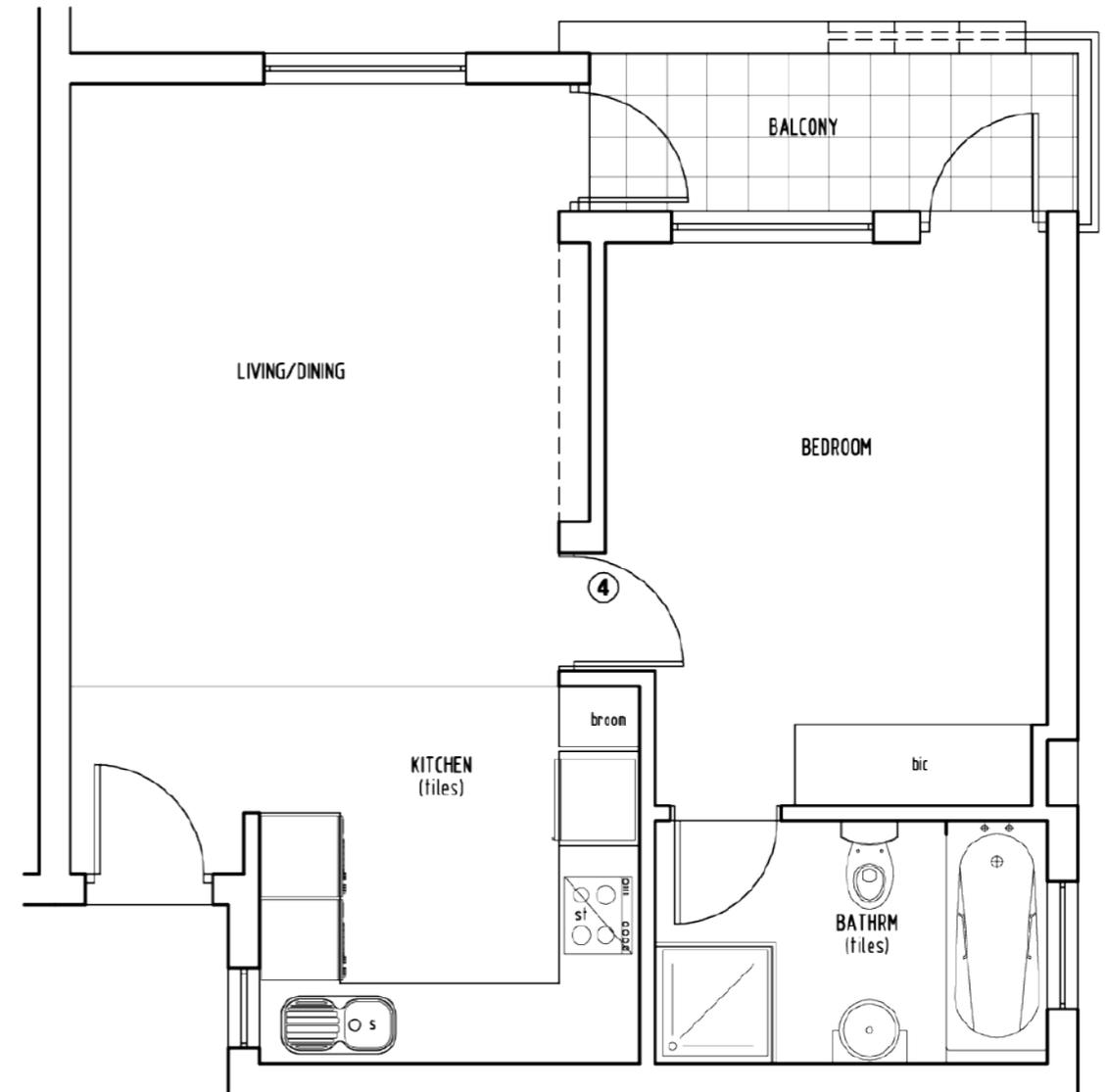
## SPACIOUS – TYPICAL UNIT

### 1 Bed, 1 bath unit

Avg. unit size (incl. patio):	55m <sup>2</sup>
Projected monthly rental income from:	R6 700
Projected monthly bond repayment - 30yr @ 10.75%	R8 392
Est. monthly levy:	R1 614
Est. monthly property rates (incl. effluent charge):	R1 042
Est. monthly contribution:	-R1 617

**Priced at R899 000**

**Bond and transfer fees included in all options**





# TRADEWINDS

*Get in touch*

IGrow is your trusted partner in property investment, helping first-time and seasoned investors achieve financial independence through smart, high-performing property investments.

**WE'RE HERE TO GUIDE YOU EVERY STEP OF THE WAY.**

Contact us for more information:

**info@igrow.co.za**  
**CAPE TOWN: +27 (0)21 979 2501**



\*All figures are subject to final confirmation. Terms and conditions apply. All images are artist's impressions of the property.

\*Note: This development is already built and tenanted – start earning from day one!\*