

📍 Fourways, Sandton



Character & **CRAFTMANSHIP**



OLEA VIEW



**AFFORDABLE
INVESTMENT WITH**
Exceptional
FEATURES

Studio and 2 Bed 1 Bath loft apartments

FROM R799,000

📍 Fourways, Sandton



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Welcome to a development that blends convenience and charm, strategically located in Fourways.

These loft units offer both long and short-term rental potential and would be well suited to staff at the Fourways Life Hospital, as well as families wanting easy access to healthcare.

Offering excellent capital appreciation and great return on investment, these apartments have exceptional investment potential for the discerning buyer.



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Excellent

INVESTMENT BENEFITS

- Bond and transfer fees included (**save up to R60,000*!**)
- Already tenanted - earn instant income on registration
- **Rental Management Special** - 50% for 2 years (save up to R5,910*)
- Rental Assist of **R36,000*** to IGrow investors
- Rental income up to **R7,400** per month
- ROI up to **13,07%***
- **Zero** reservation deposit
- Shortfalls from only **-R882**





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Development

KEY HIGHLIGHTS

- Sparkling pool with stepping-stone islands
- Entertainment & braai area
- Beautifully landscaped park areas
- 24-hour manned security
- CCTV cameras monitored off-site with Black Screen technology
- Electric boundary fence
- Parking bays for residents and visitors





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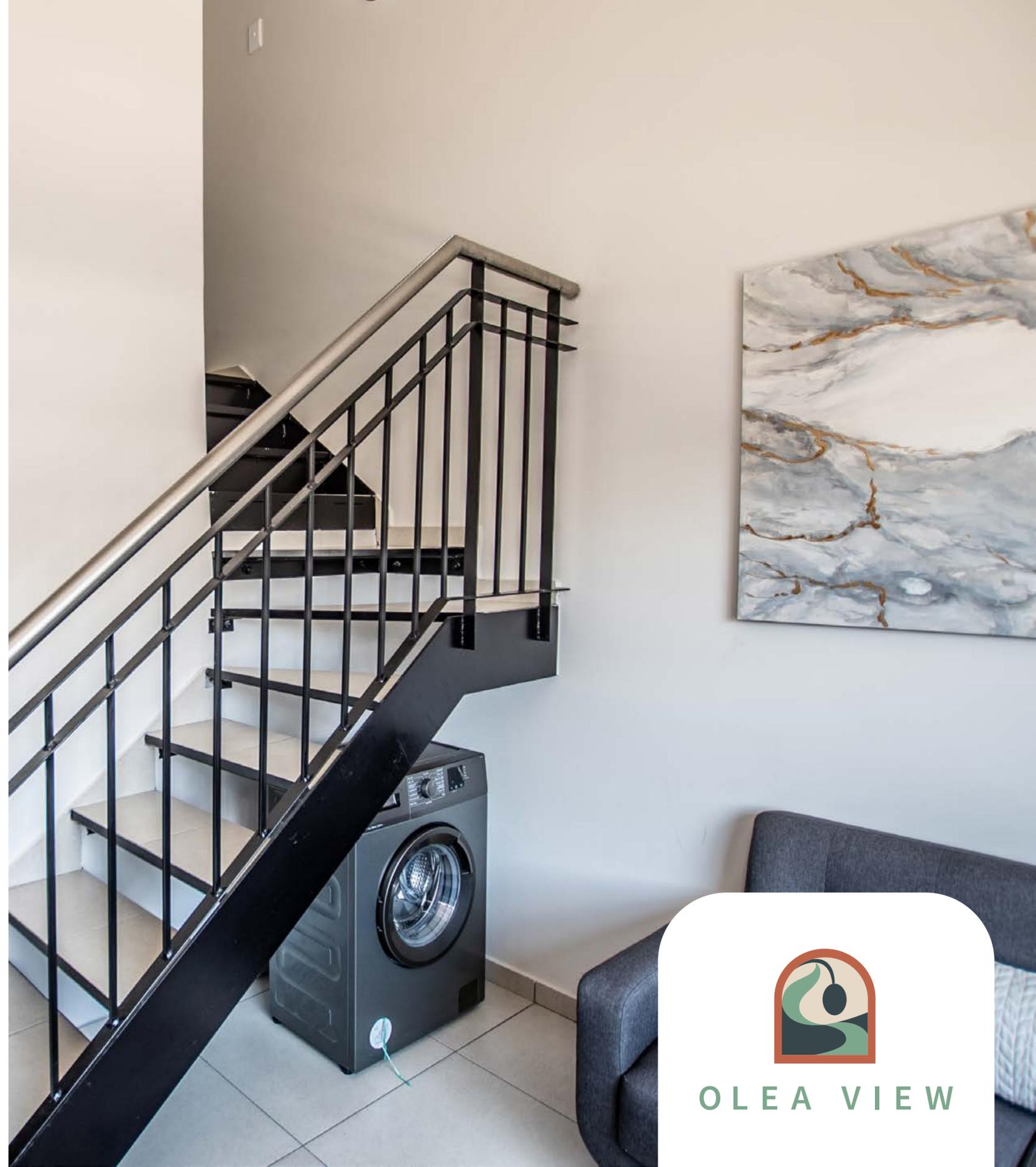
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Apartment

FEATURES & PERKS

- Modern open-plan layout
- Pre-paid electricity
- Solar geyser
- Charming loft bedrooms
- Dedicated study nook / work from home station
- Fibre-ready







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Fabulous

LOCATION FOR THE FUN FOURWAYS LIFESTYLE!

Olea View is only a stone's throw from amazing amenities,
appealing to a wide range of tenants.



Shopping & Entertainment

- **1.6km** to Fourways Mall
- **1.8km** to Witkopp Spruit Park
- **3.6km** to Fourways Adventure Golf
- **3.7km** to Montecasino

Medical Services

- **650m** to Fourways Life Hospital
- **1.5km** to Fourways Medical Rooms
- **2km** to Intercare Fourways

Education

- **1.4km** to Crawford Fourways
- **3.6km** to iStudent Academy
- **3.8km** to The Interior Design Institute



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Studio Apartment

Unit size (Incl. patio): _____ **36m²**
Projected monthly rental income up to: _____ **R6,400**
Projected monthly bond repayment (30yr @ 10.50%):— **R7,309**
Est. monthly levy (Excl. effluent): _____ **R842**
Est. monthly property rates: _____ **R550**
Est. monthly contribution from: _____ **-R1,169**
Rental Assist at: _____ **R36,000***

PRICED AT R799,000



Typical Two Bed | One Bath



Aprox. Unit size (Incl. loft): _____ **41-42m²**

Projected monthly rental income from: _____ **R7,400**

Projected monthly bond repayment (30yr @ 10.50%):— **R8,224**

Est. monthly levy (Excl. effluent): _____ **R598**

Est. monthly property rates: _____ **R550**

Est. monthly contribution from: _____ **-R882**

Rental Assist at: _____ **R36,000***

PRICED AT R899,000



Ground Floor

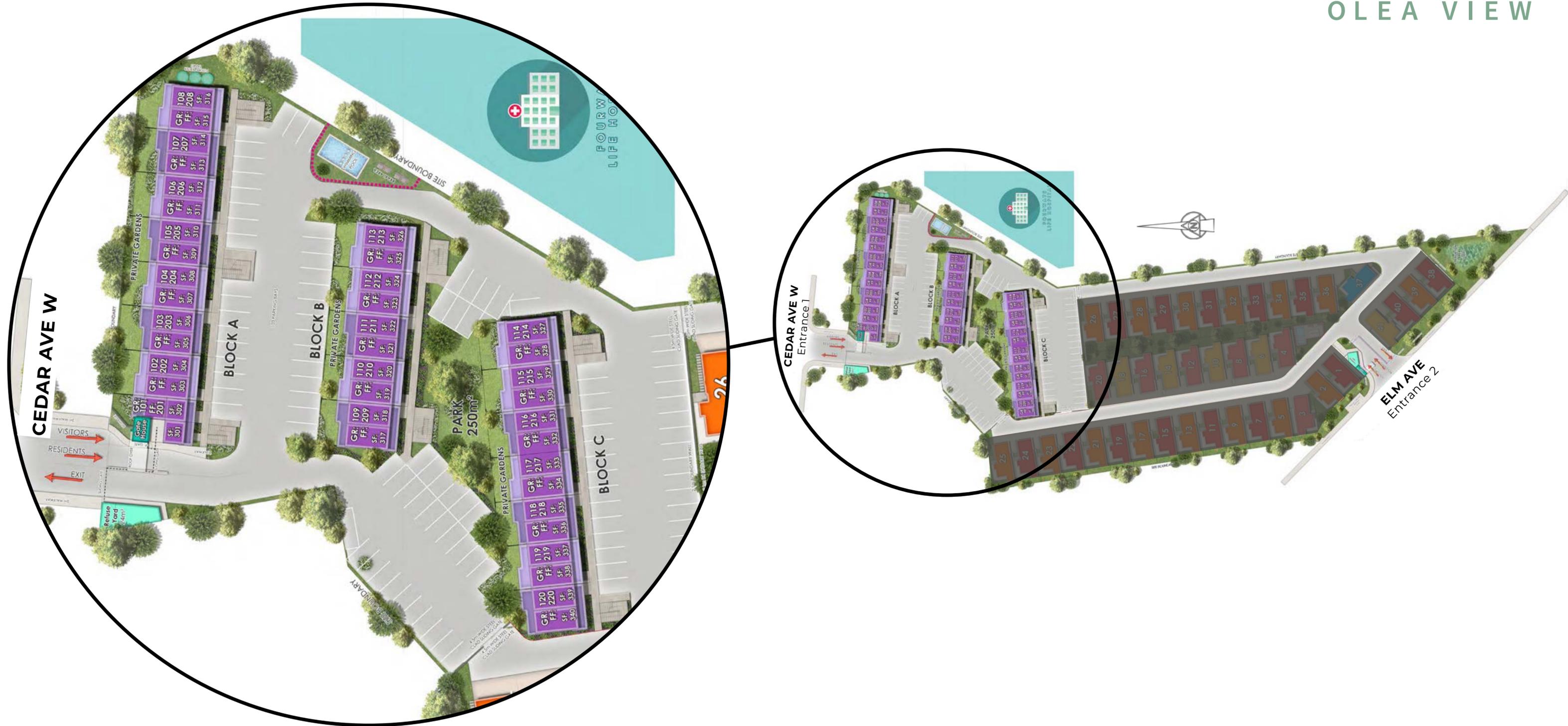


Loft

Site DEVELOPMENT PLAN | 18 UNITS



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Parking PLAN

BLOCK A | **8 Units**

BLOCK B | **3 Units**

BLOCK C | **7 Units**

GROUND FLOOR | **1 Unit**

SECOND FLOOR | **17 Units**



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Get in touch **WITH US TODAY!**

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.**



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Footnotes:

*Depending on unit chosen

**Rental assist only applicable where buyer signs a rental mandate with IGrow Rentals for the duration of the rental assist offering.