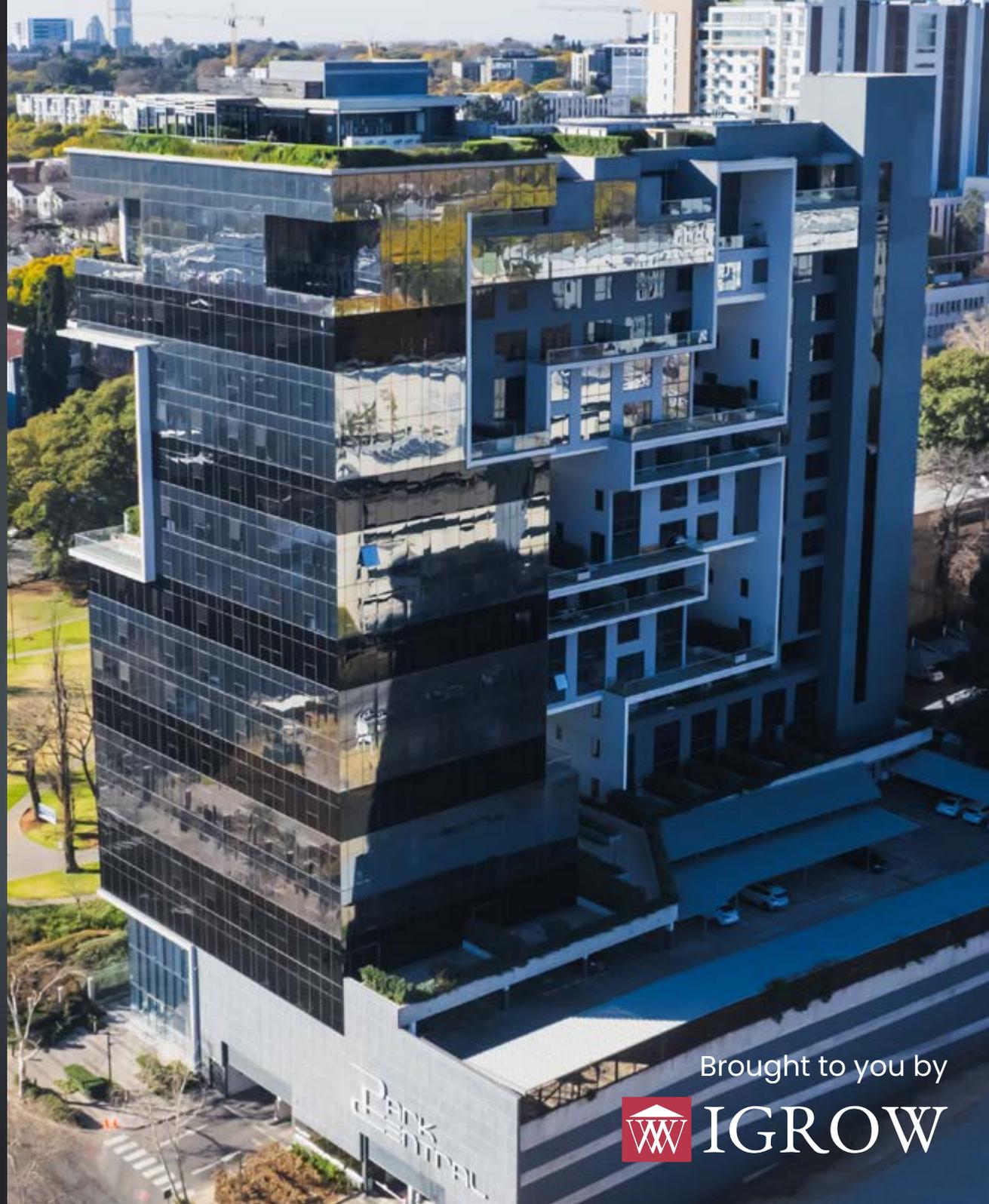




PARK CENTRAL

*The Future Manhattan  
Of Johannesburg*

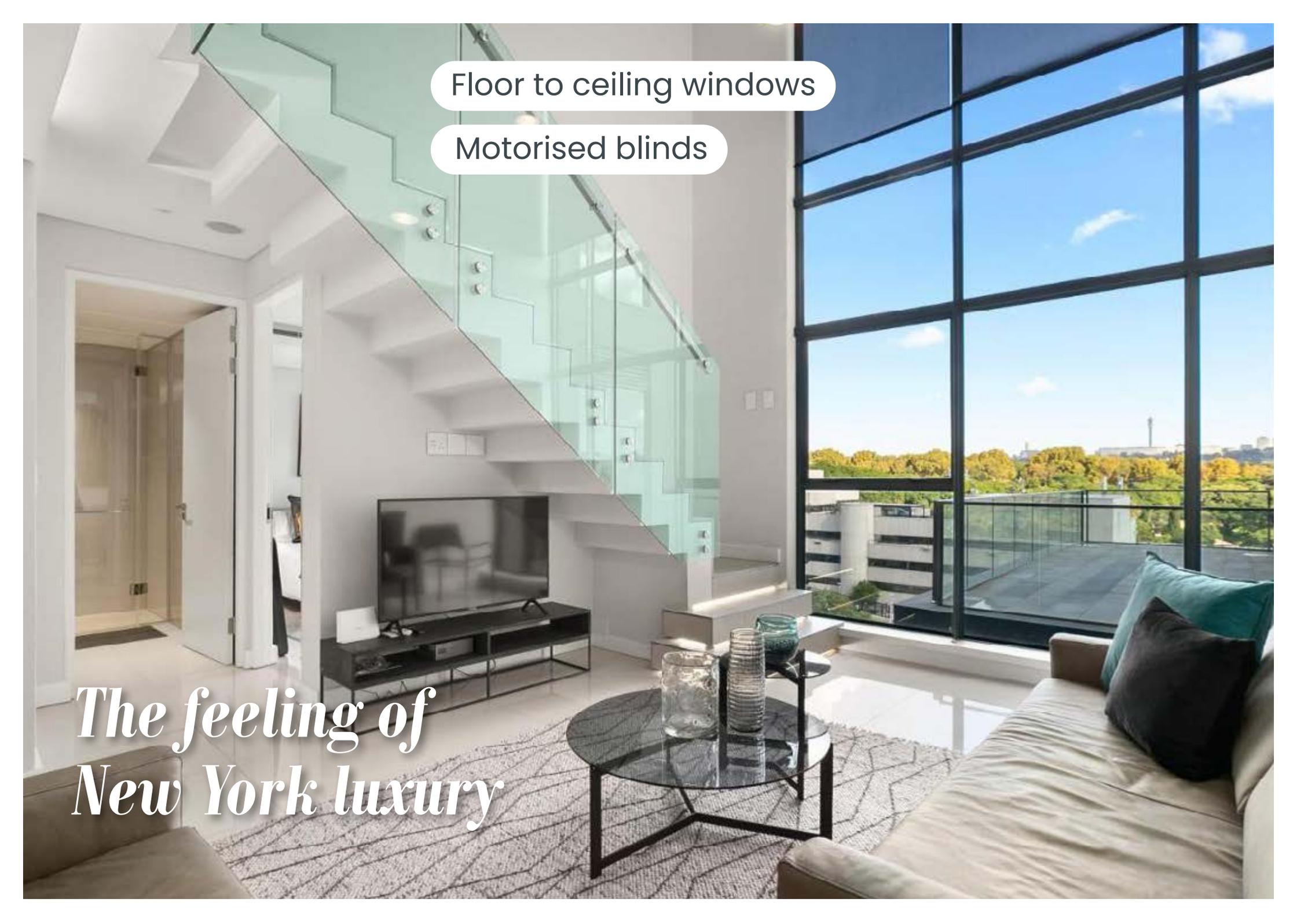
Selling from R2,170,000



Brought to you by



IGROW

A modern living room with a staircase, a large window, and a sofa. The staircase has a glass railing and is illuminated from below. The large window provides a view of a cityscape and a balcony. The room is furnished with a sofa, a coffee table, and a television.

Floor to ceiling windows

Motorised blinds

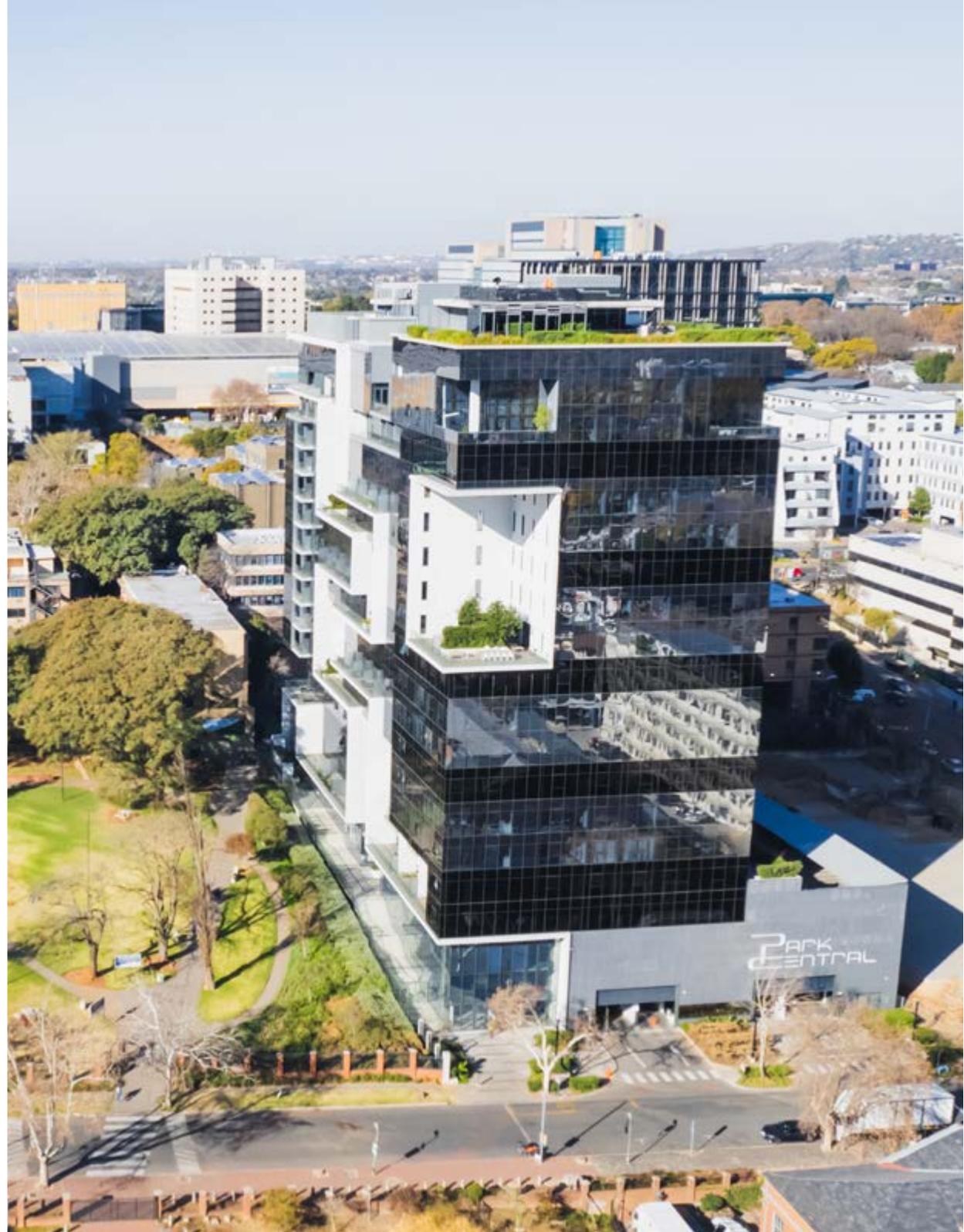
*The feeling of  
New York luxury*

# *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.





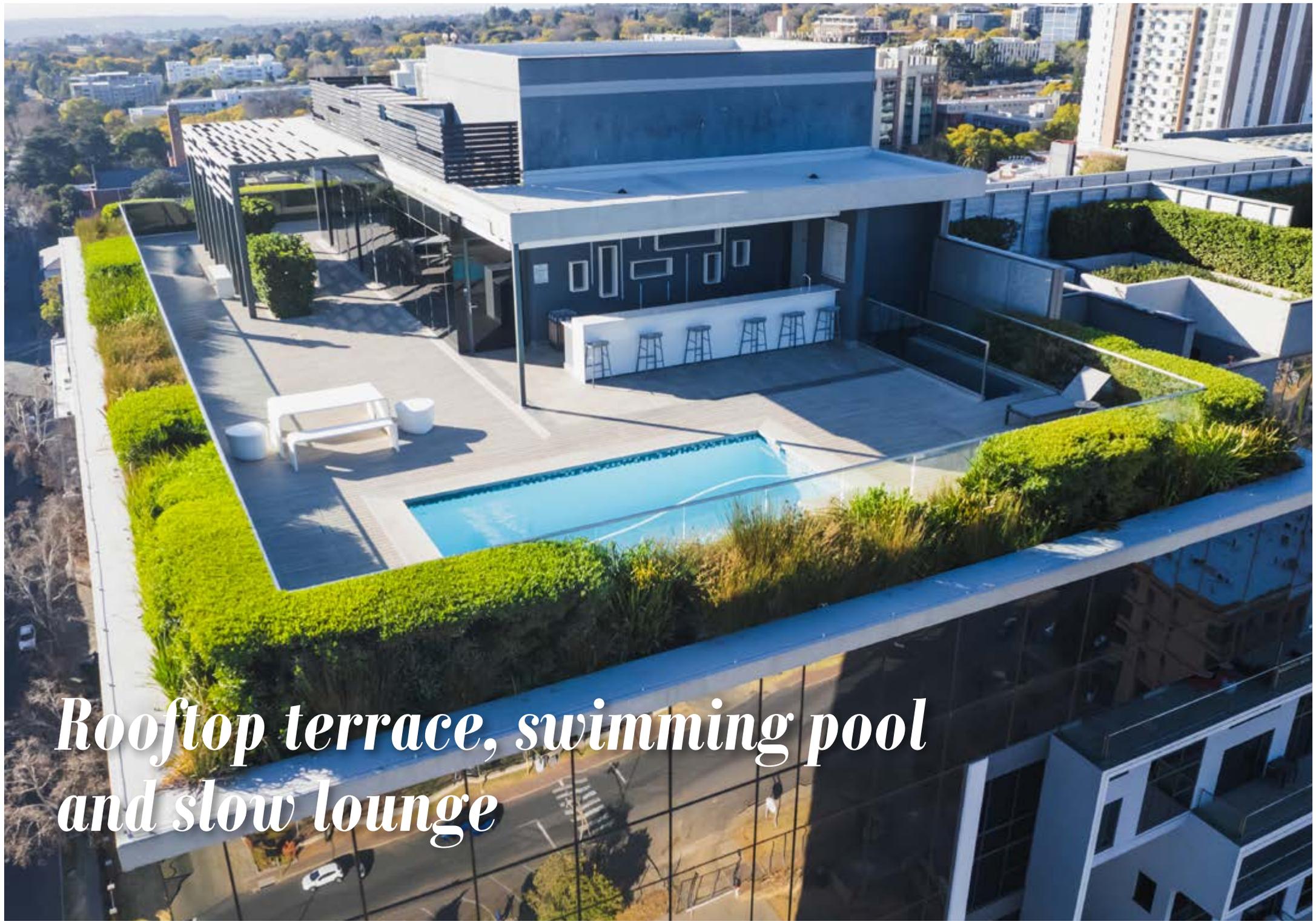
*159 Luxury apartments*  
Studios to grand penthouses

# *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

PARK

PARK

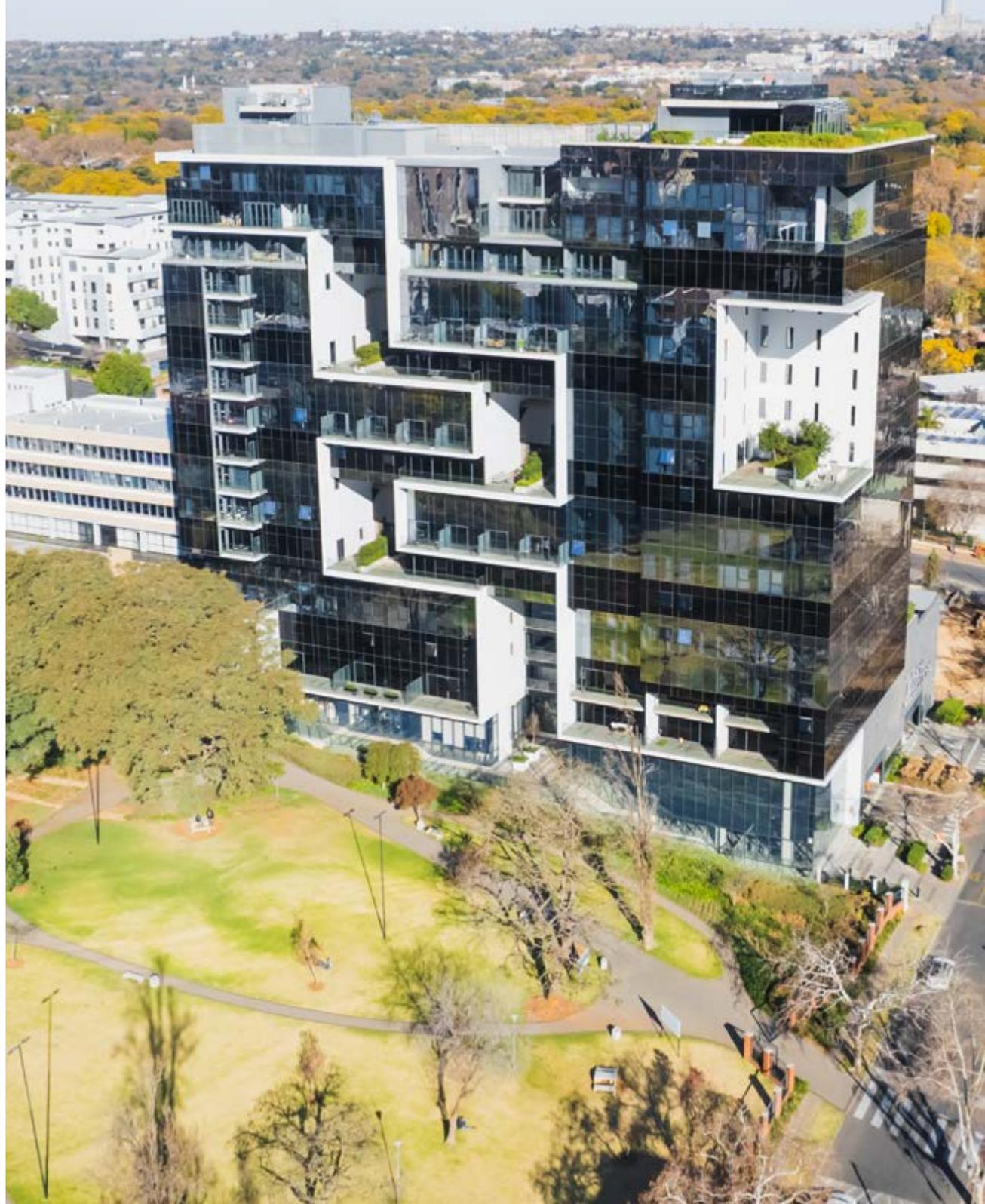
PARK

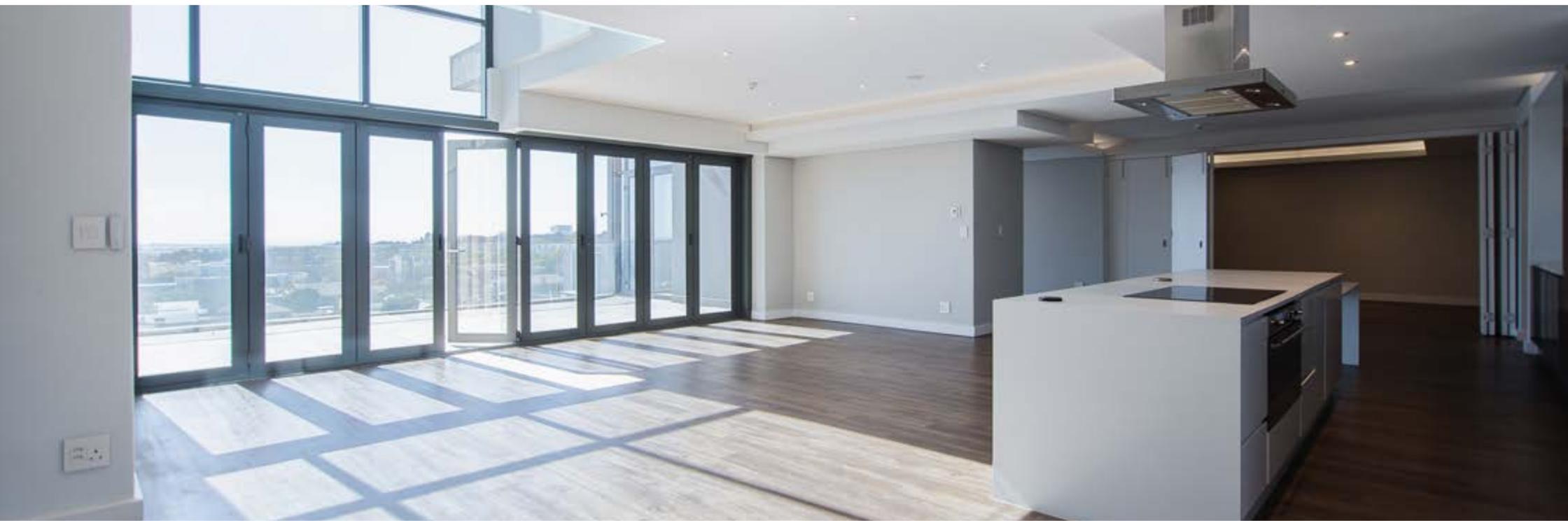
BOLTON RD

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*

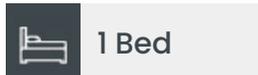
Priced from R1 050 000

 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)	<b>48m<sup>2</sup> - 65m<sup>2</sup></b>
Projected short term rental income at	<b>R15,500 p/m</b>
Projected monthly bond repayment @30yr, 10.50%	<b>R19,850</b>
Projected monthly levy	<b>R4,078</b>
Projected monthly rates	<b>R2,082</b>
Est. monthly contribution	<b>- R2,993</b>



# 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)	<b>72m<sup>2</sup> - 104m<sup>2</sup></b>
Projected short term rental income at	<b>R23,000 p/m</b>
Projected monthly bond repayment @30yr, 10.50%	<b>R29,134</b>
Projected monthly levy	<b>R5,646</b>
Projected monthly rates	<b>R2,932</b>
Est. monthly contribution	<b>- R6,858</b>



# *Investment Benefits*

- Monthly contributions from **-R2,993** 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:

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

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