

4^{ON} ANN

SANDTON



The ultimate executive lifestyle

It's the very definition of sophisticated high-end living.

It's the ultimate executive lifestyle.

It's the perfect location within greater Sandton.

It's 4 on Ann.

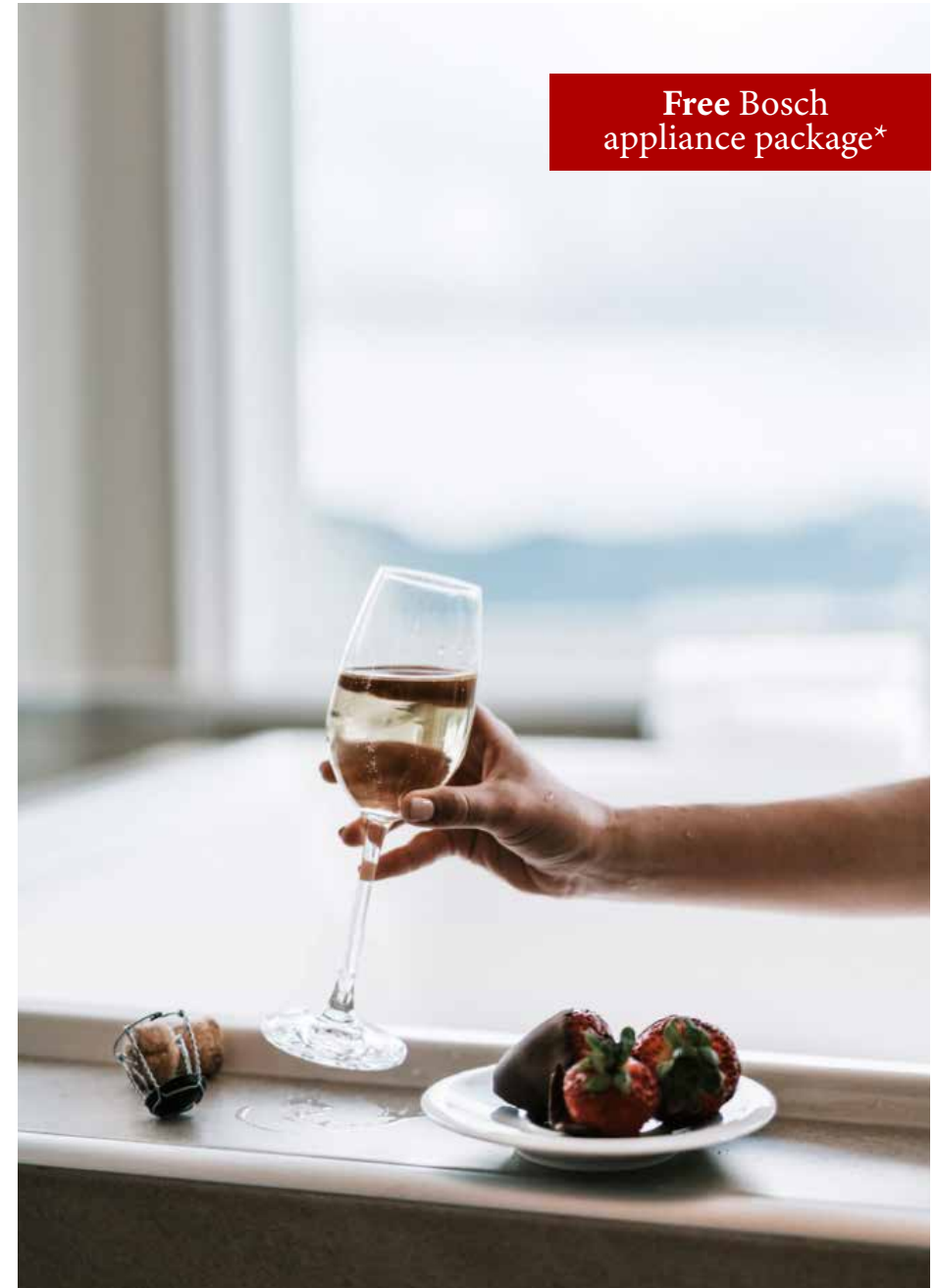
Overlooking the expansive views of the vast northern treetop greenery, 4 on Ann provides both luxury and convenience.

It focuses on maintaining sublime quality, at affordable price points in the most coveted of neighbourhoods.

Visitors are provided with both parking and assured security, and the development itself has all the comforts of 24-hour security and controlled access.

These north-facing garden apartments offer:

- *a spacious and exclusive garden modern*
- *sleek finishes throughout aluminium sliders*
- *windows throughout built-in cupboards*
- *throughout state of the art security.*



**Free Bosch
appliance package***

Sandton elegance without the pricetag.



The cutting edge design of these luxury apartments centres around warm functionality, sleek lines and flawless craftsmanship.

Strategically positioned in one of the most desirable and alluring suburbs of Johannesburg, this conveniently placed development in Strathavon, is located within close proximity to the M1 highway as well as the Grayston Shopping Centre. Strathavon itself is a quick commute to the Sandton Business District and the Marc Shopping Centre.

The magnificent apartments of 4 on Ann are priced from only R1 395 000 inclusive of VAT and Transfer Duty. Now is the time to secure your piece of luxury in this sublime location.

Enjoy the in-house facilities or you're only a hop and a skip from shopping centres, gyms, restaurants, cinemas, places of worship and access to highways.



94% SOLD
& COMPLETED





4 on Ann, Sandton



*White Gloss Kitchen with Quartz Tops • Blutide Taps and Mixers
Modern Ceramic Tiles • Heat pumps for hot water • LED lighting
Fibre • CCTV Cameras • 24 hour security*



BOSCH

FREE Bosch appliance package*



**Selection of 2 appliances*



Sandton elegance without the pricetag.



4 on Ann Clubhouse



Ferndale

M9

M85

M60

M1

M40

M81

4 On Ann

Sandton

M30

Rosebank

Randburg

Bedfordview

Johannesburg

R41

M19

Germiston

LOCATION



Points of Interest

- a. Sandton Firestation (400 Meters)
- b. Grayston Shopping Centre (950 Meters)
- c. Virgin Active (3.2 Kilometres)
- d. Grayston Preparatory School (1.7 Kilometres)
- e. The Marc (1.8 Kilometres)
- f. Rand Merchant Bank (2.2 Kilometres)
- g. Benmore Centre (2.8 Kilometres)
- h. The Business Exchange (2.6 Kilometres)
- i. Investec (2 Kilometres)
- j. JSE (1.9 Kilometres)
- k. Sasol (2.7 Kilometres)
- l. St Davids Marist Inanda (4.4 Kilometres)
- m. The Wedge Shopping Centre (4.7 Kilometres)

Investments Benefits

- ✓ Up to R120 000 Rental Assist
- ✓ Transfer and bond fees included*
- ✓ Rental income projected from R103 200 per year
- ✓ Benefit from a 55% deduction through Section 13sex tax rebates
- ✓ Up to 100% bond financing available assisted by IGrow Homeloans
- ✓ Occupation from August 2022
- ✓ Prepaid water & electricity meters
- ✓ Secure complex – 24hr security
- ✓ One to two covered parking bays available
- ✓ Clubhouse & swimming pool
- ✓ Gymnasium

COMPREHENSIVE END-TO-END RENTAL MANAGEMENT

- ✓ IGrow Rentals - our in-house rental managers
- ✓ Tenant vetting & placement
- ✓ Rental collection
- ✓ Ingoing & outgoing inspections
- ✓ Maintenance service available

PROJECTED YEARLY INCOME

R103 200

APARTMENTS SELLING FROM

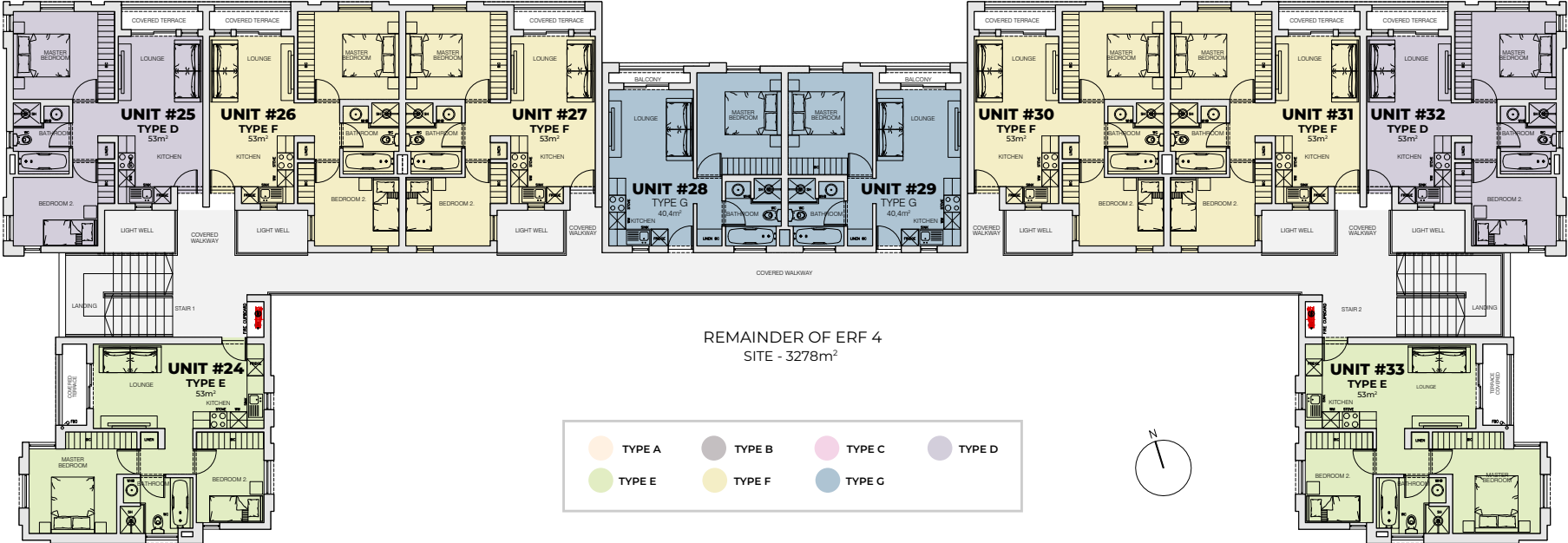
R1 395 000

GROSS ROI UP TO

8.48%



First floor plan



FIRST FLOOR PLAN

4 on Ann, Sandton



4^{ON} ANN

Ground Floor

Type B

Total sectional area - 53m²

Garden - 36m²

Total - 89m²

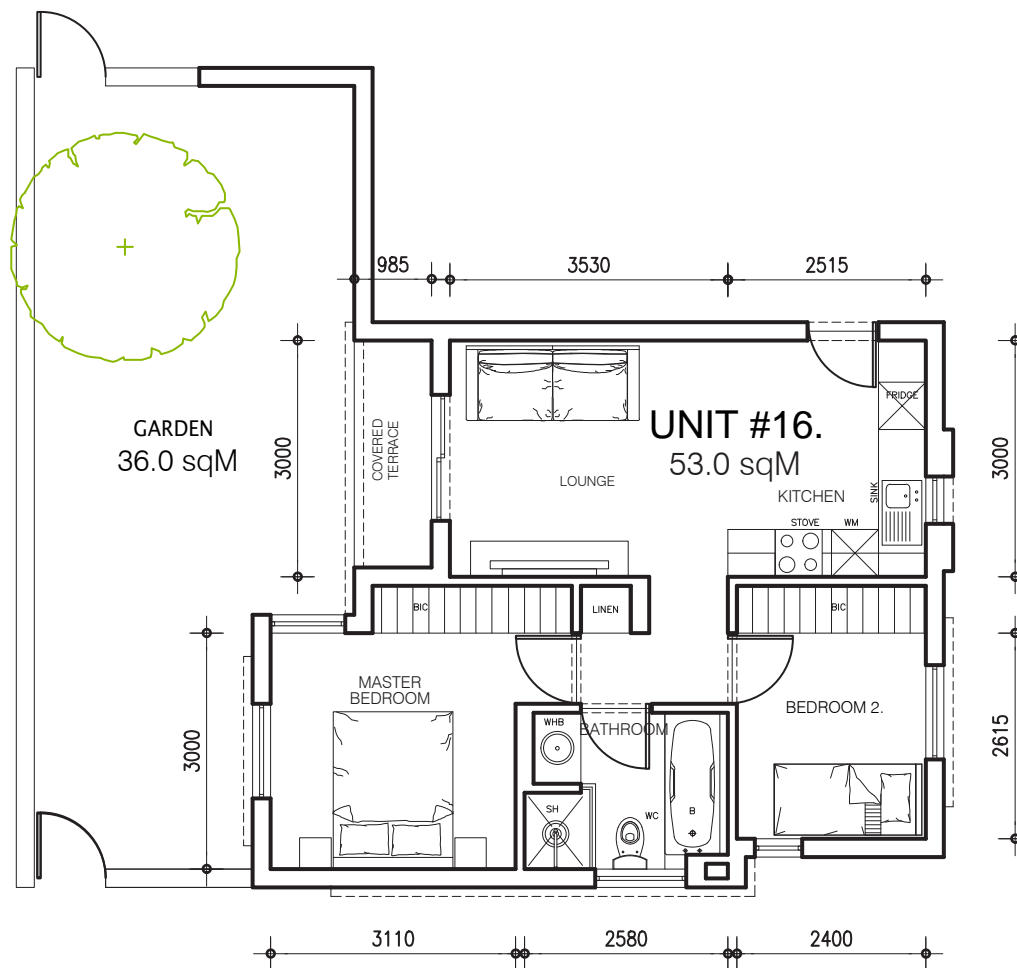


Unit number

16

R1,795,000.00

including VAT



4^{ON} ANN

Ground Floor

Type A

Total sectional area - 53m²

Garden - 46m²

Total - 99m²

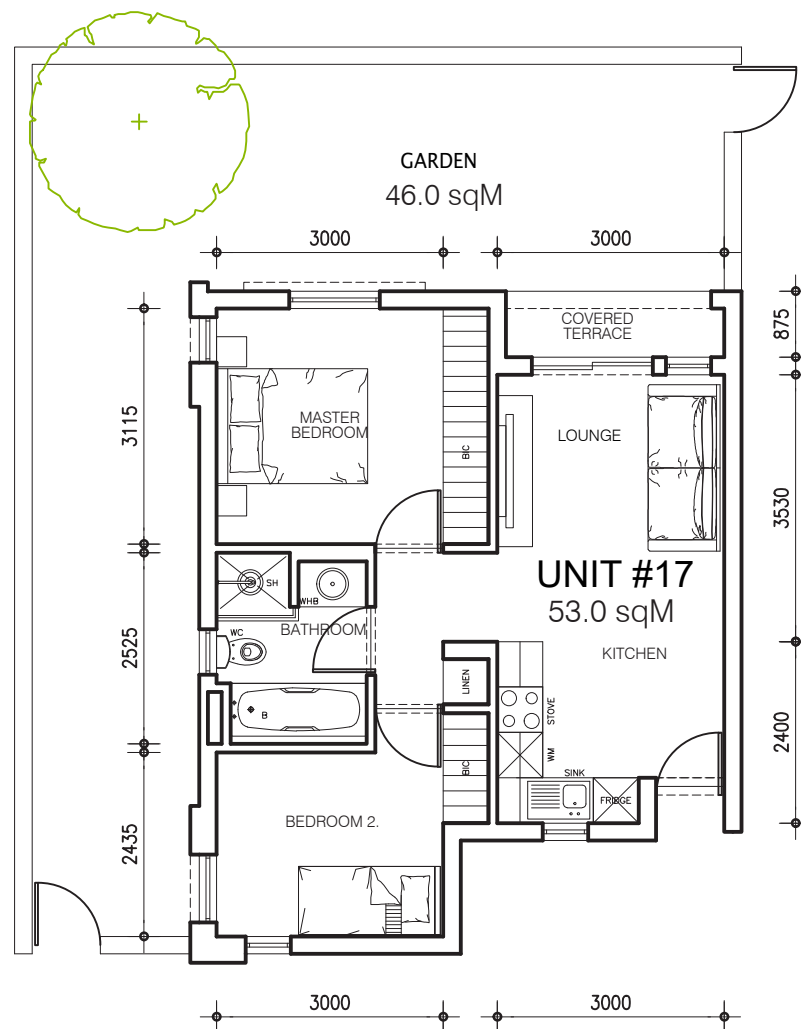


Unit number

17

R1,855,000.00

including VAT



4^{ON} ANN

Ground Floor

Type C

Total sectional area - 53m²

Garden - 20m²

Total - 73m²

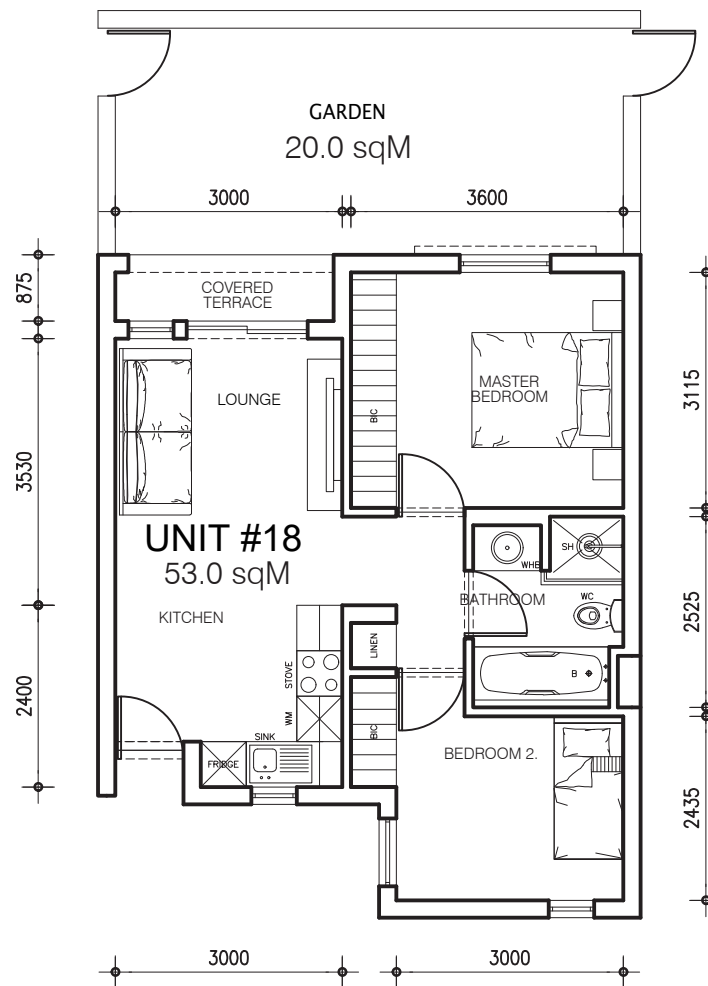


Unit number

18

R1,699,000.00

including VAT



4^{ON} ANN

Ground Floor

Type C

Total sectional area - 53m²

Garden - 20m²

Total - 73m²

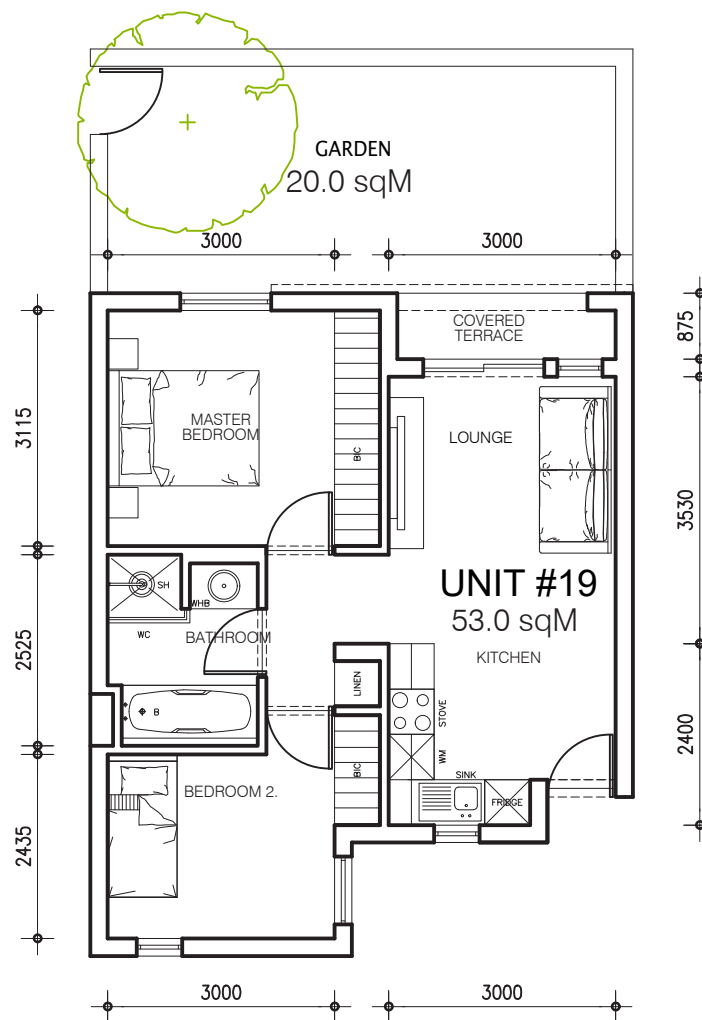


Unit number

19

R1,699,000.00

including VAT



4^{ON} ANN

Ground Floor

Type C

Total sectional area - 53m²

Garden - 20m²

Total - 73m²

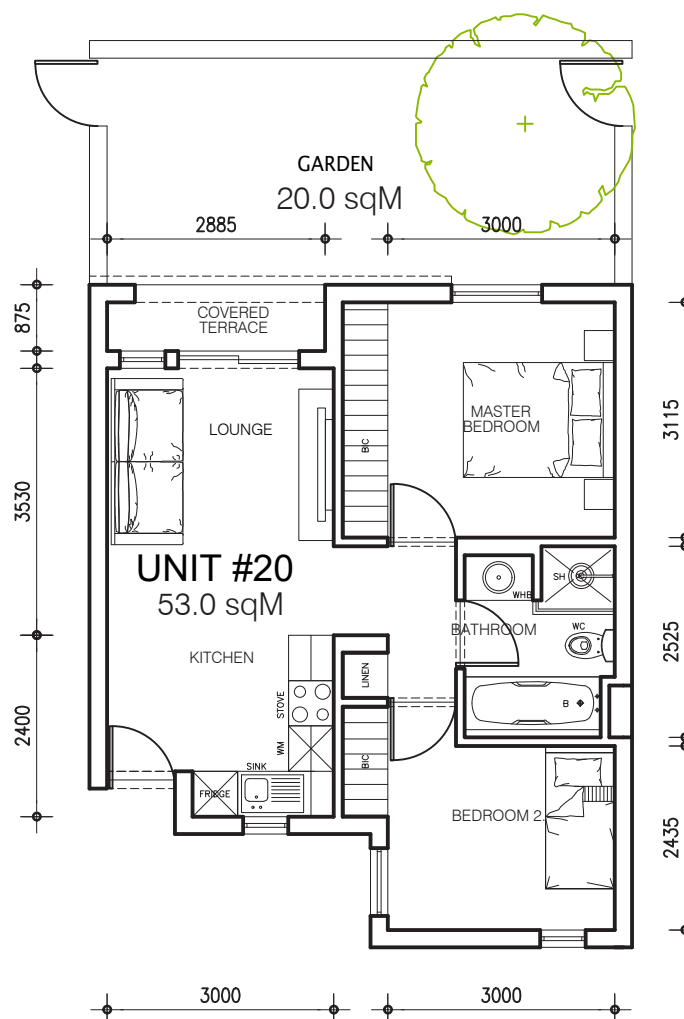


Unit number

20

R1,699,000.00

including VAT



4 ON ANN

Ground Floor

Type C

Total sectional area - 53m²

Garden - 20m²

Total - 73m²

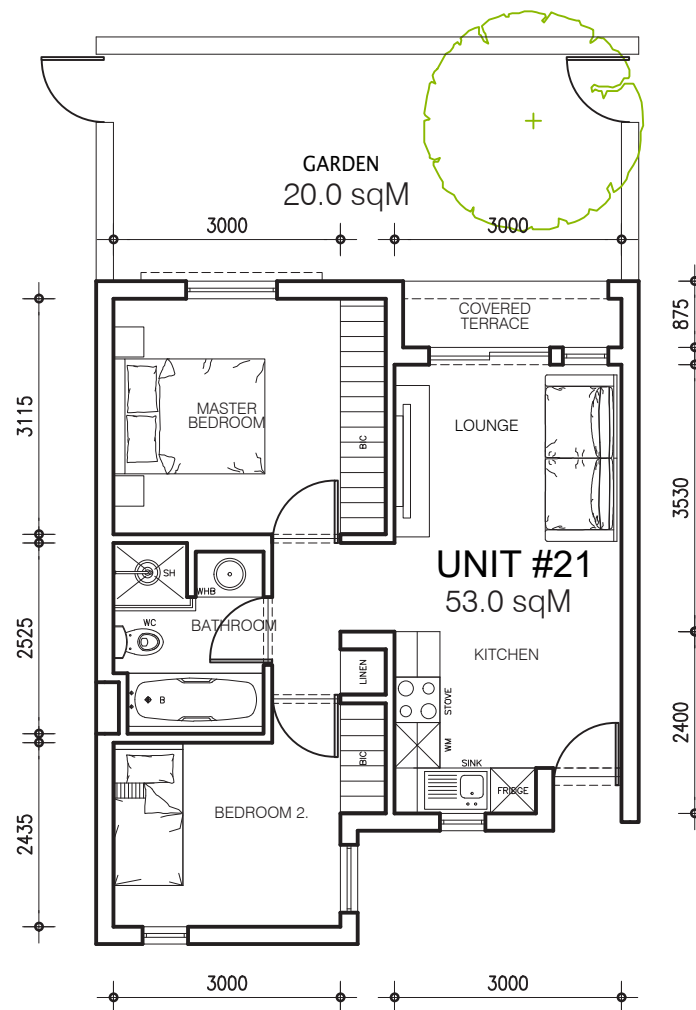


Unit number

21

R1,699,000.00

including VAT



4^{ON} ANN

Ground Floor

Type A

Total sectional area - 53m²

Garden - 46m²

Total - 99m²

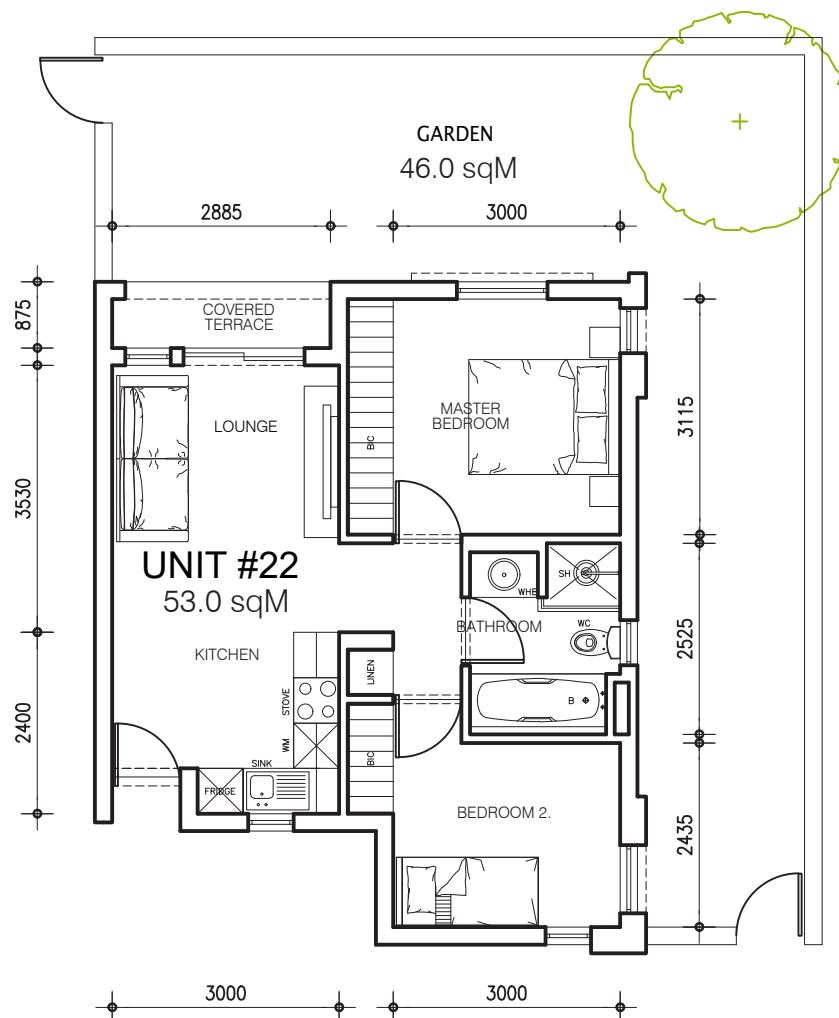


Unit number

22

R1,855,000.00

including VAT



4^{ON} ANN

Ground Floor

Type B

Total sectional area - 53m²

Garden - 36m²

Total - 89m²

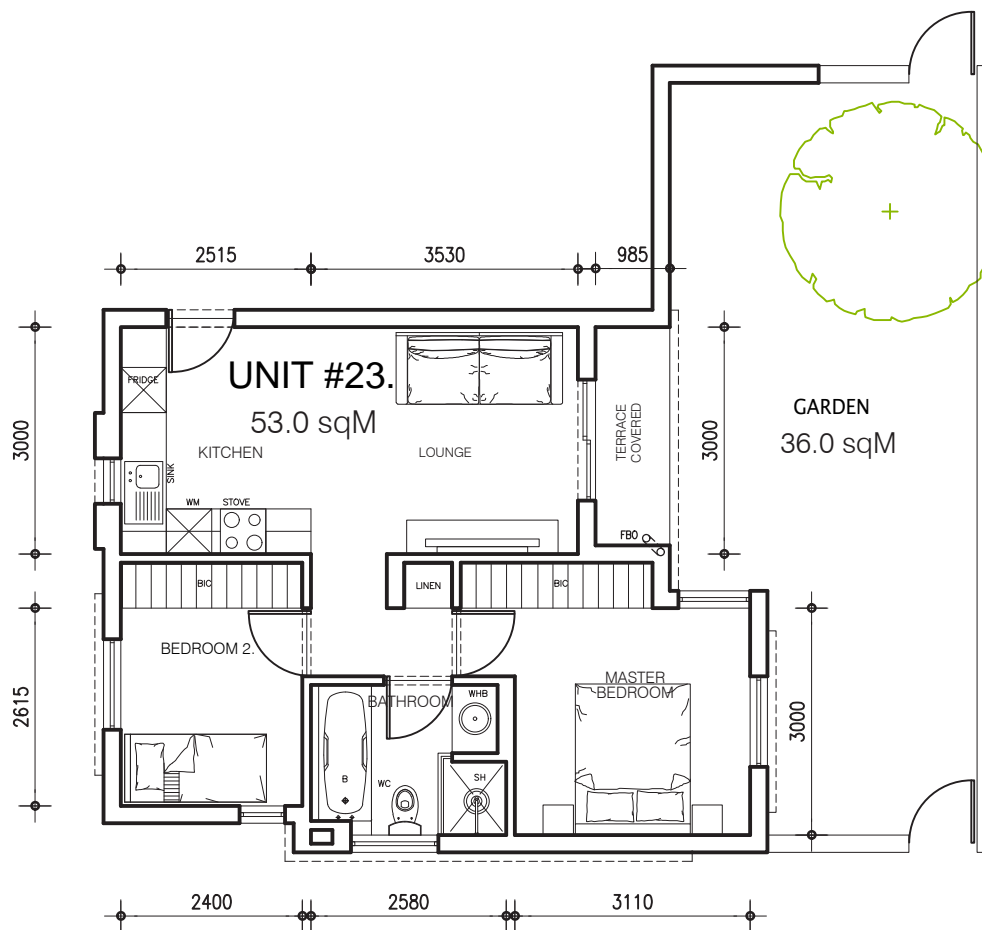


Unit number

23

R1,795,000.00

including VAT



4^{ON} ANN

First Floor Type E

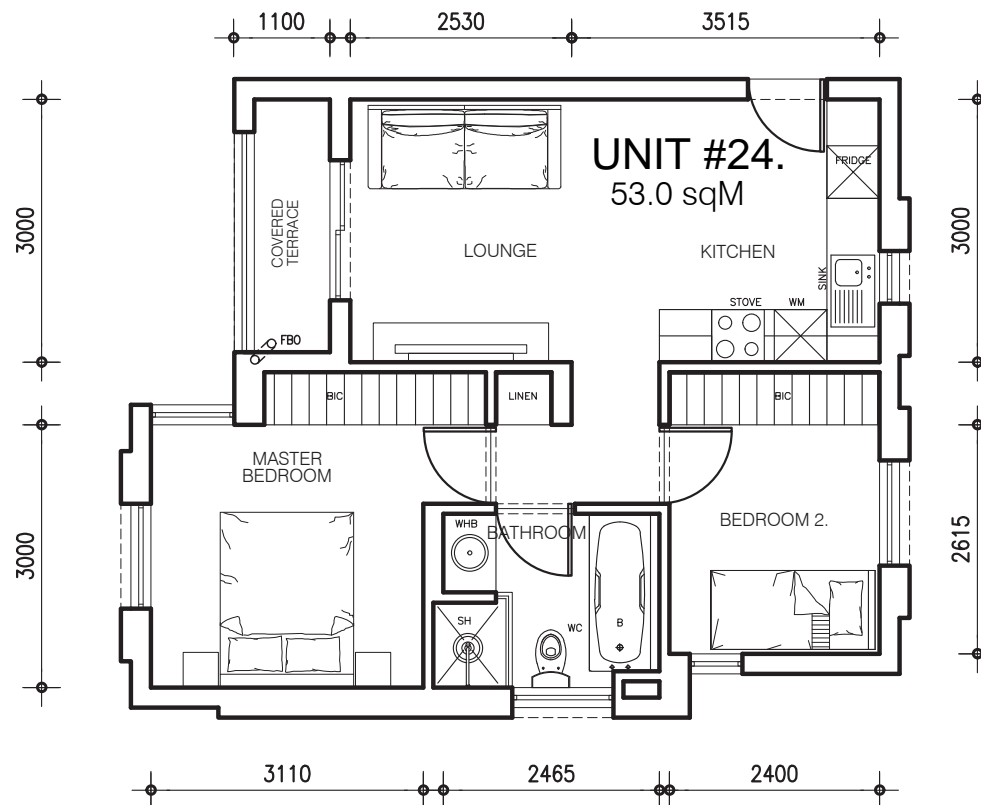
Total sectional area - 53m²
Includes covered balcony



Unit number

24

R1,695,000.00
including VAT



4^{ON} ANN

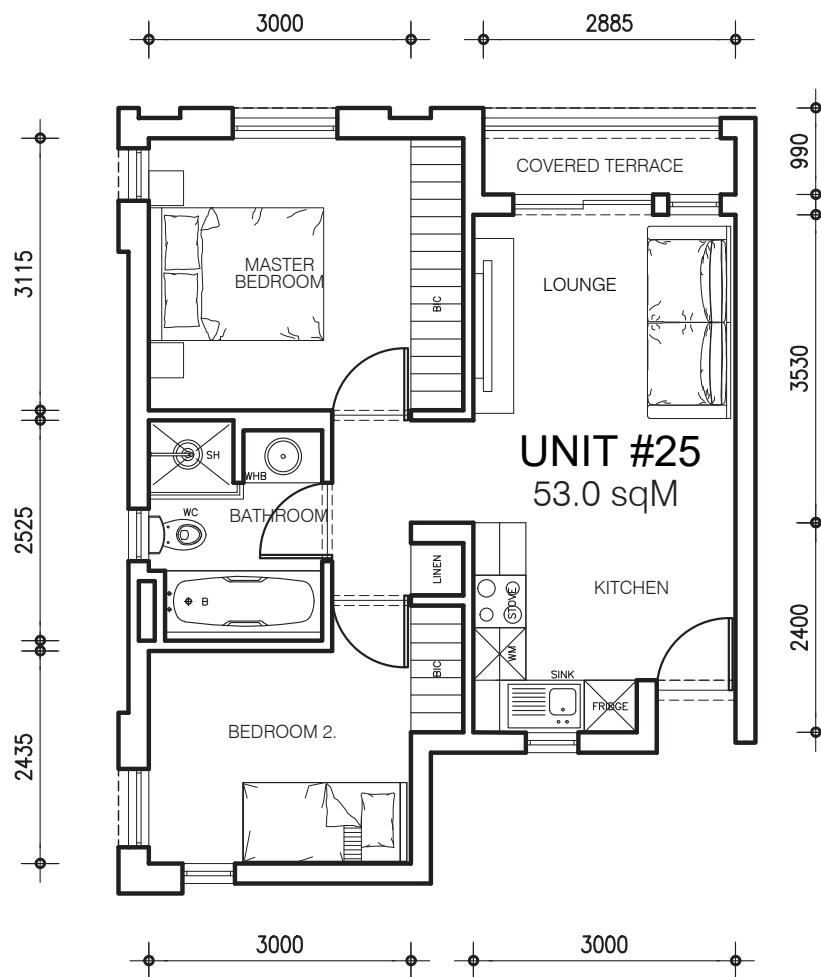
First Floor Type D

Total sectional area - 53m²
Includes covered balcony



Unit number
25

R1,699,000.00
including VAT



4^{ON} ANN

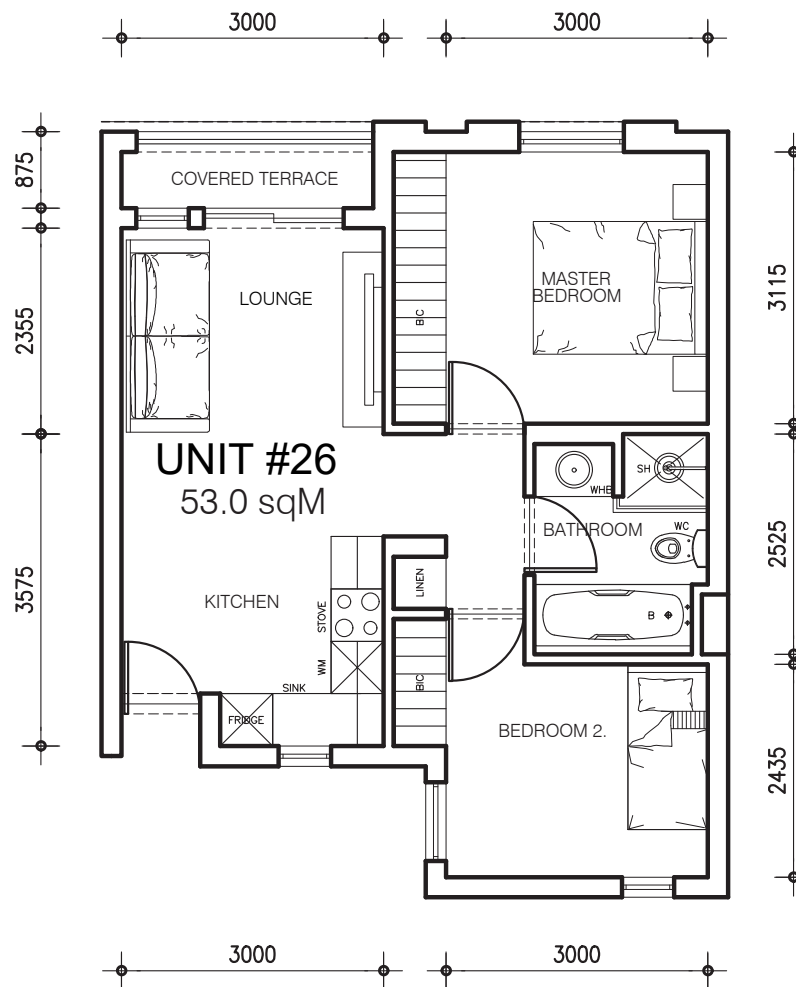
First Floor Type F

Total sectional area - 53m²
Includes covered balcony



Unit number
26

R1,555,000.00
including VAT



4^{ON} ANN

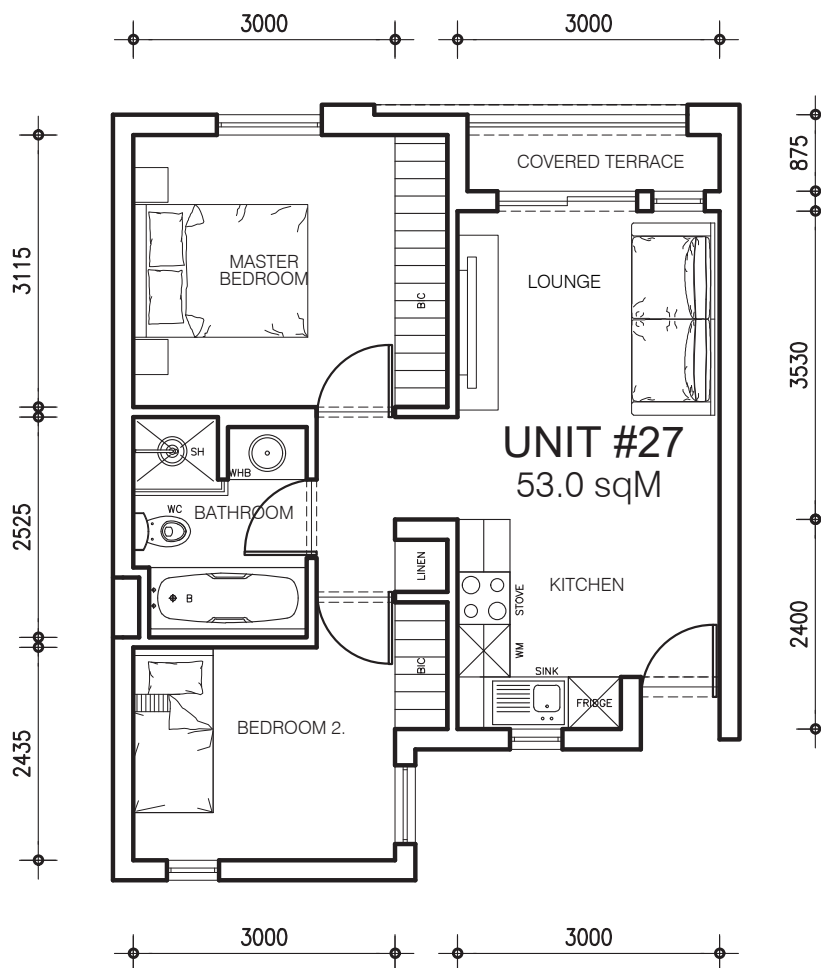
First Floor Type F

Total sectional area - 53m²
Includes covered balcony



Unit number
27

R1,555,000.00
including VAT



4^{ON} ANN

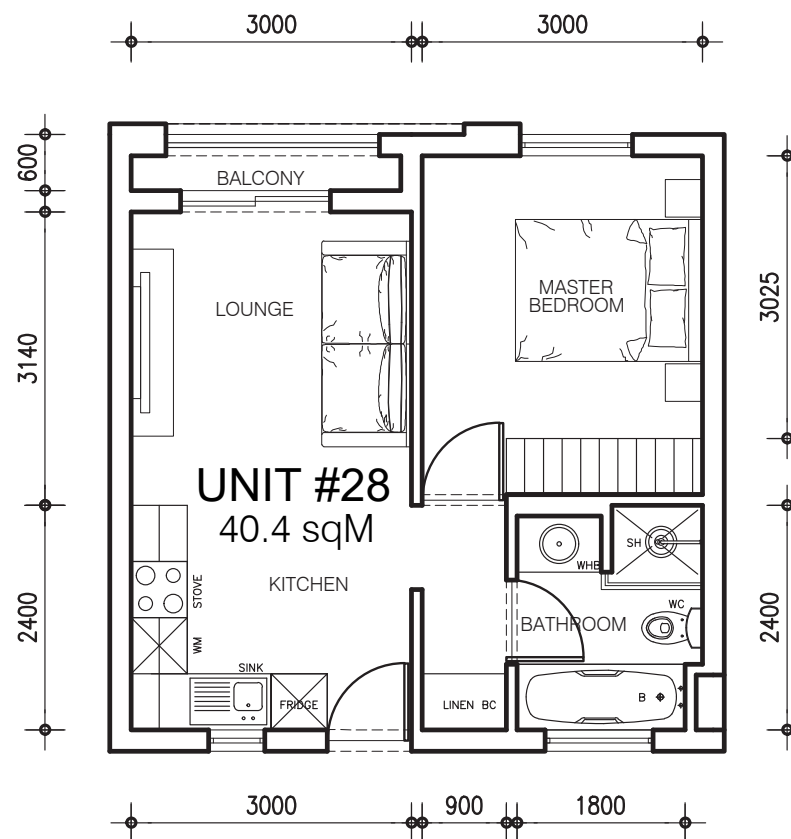
First Floor Type G

Total sectional area - 40.4m²
Includes covered balcony



Unit number
28

R1,395,000.00
including VAT



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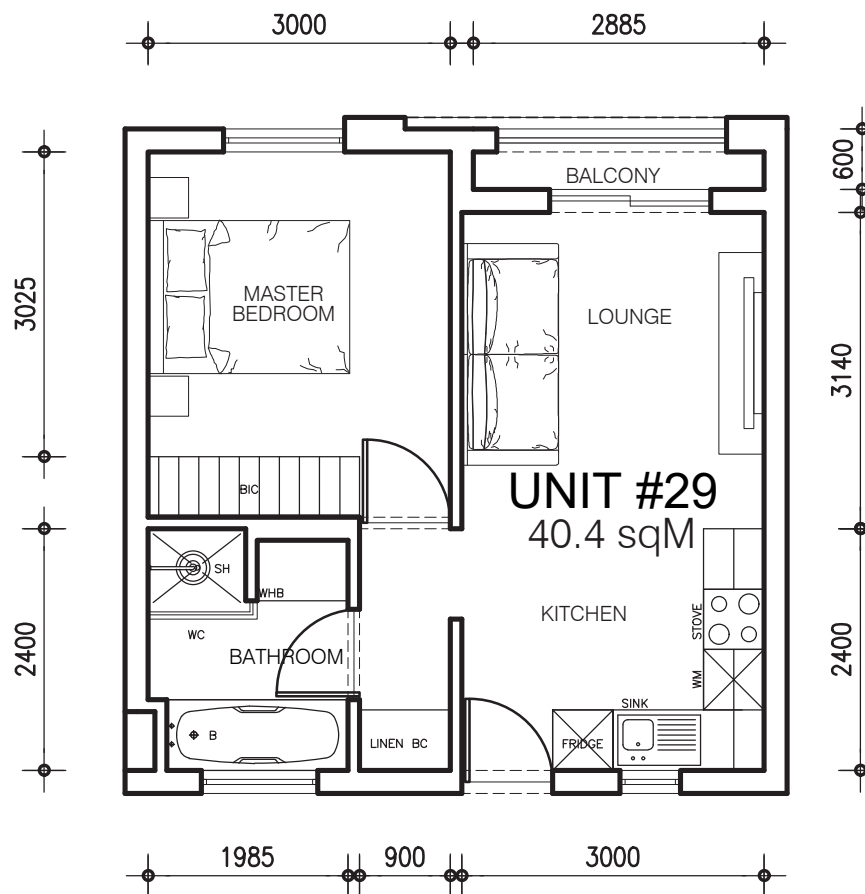
First Floor Type G

Total sectional area - 40.4m²
Includes covered balcony



Unit number
29

R1,395,000.00
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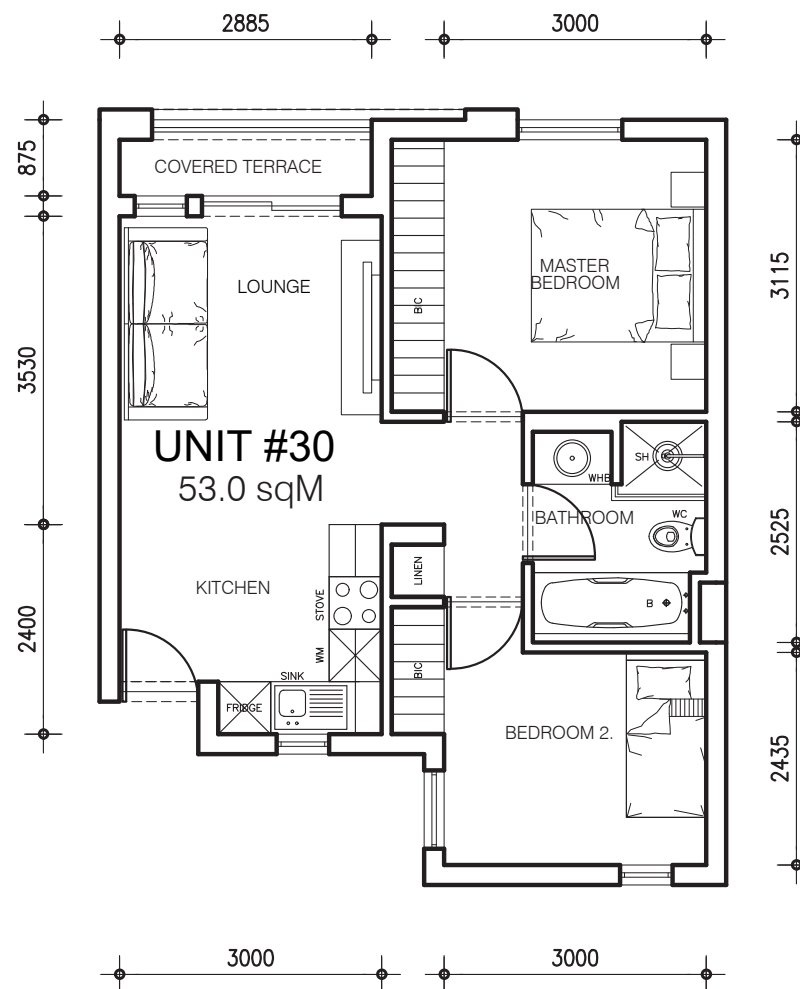
First Floor Type F

Total sectional area - 53m²
Includes covered balcony



Unit number
30

R1,555,000.00
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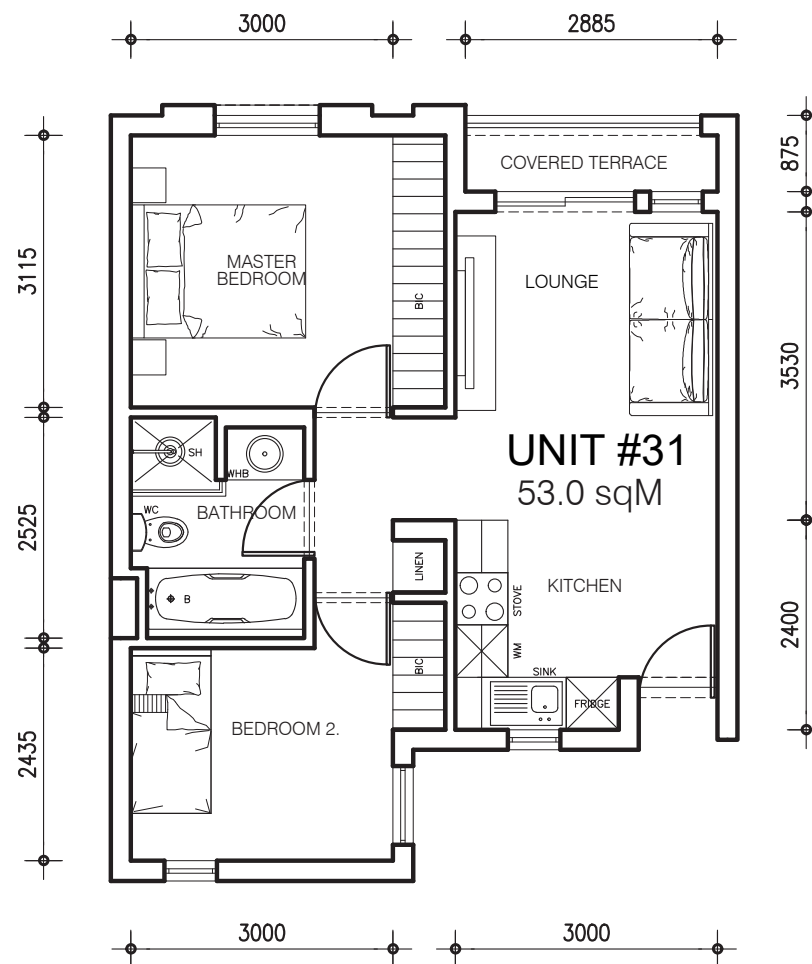
First Floor Type F

Total sectional area - 53m²
Includes covered balcony



Unit number
31

R1,555,000.00
including VAT



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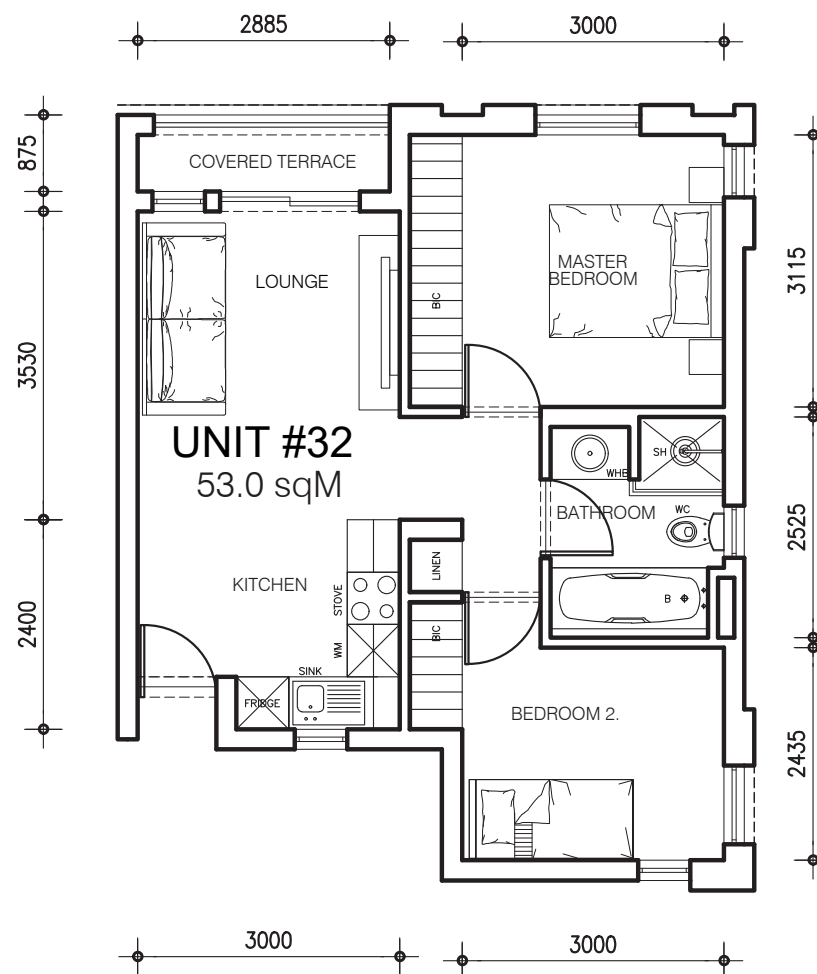
First Floor Type D

Total sectional area - 53m²
Includes covered balcony



Unit number
32

R1,699,000.00
including VAT



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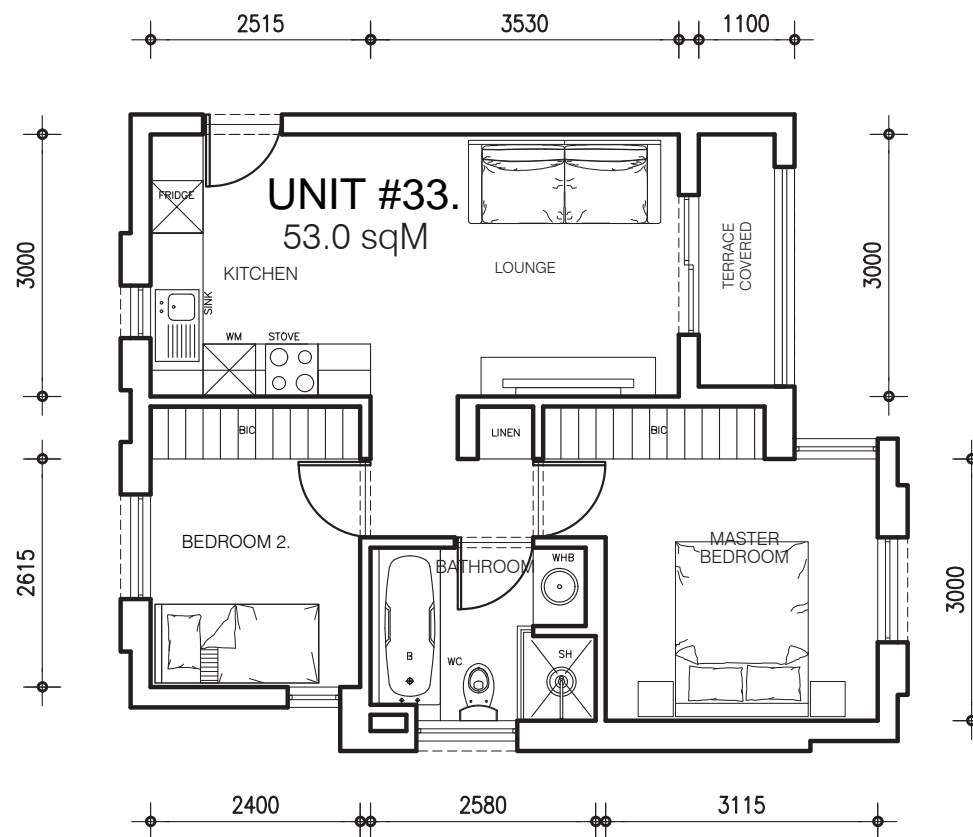
First Floor Type E

Total sectional area - 53m²
Includes covered balcony



Unit number
33

R1,695,000.00
including VAT







Sandton

4 on Ann is located in Simba.

This is an upper class residential suburb of Johannesburg. It lies in the greater Sand ton Area. Located close to the countries financial capital as well as a host of restaurants, shopping malls and transportation hubs such as Gautrain stations. The area is rich in urban culture and lifestyle.

Contact:

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