



**FREE**  
Defy fridge and  
washer/dryer  
combo included





## Beautifully designed secure, modern lifestyle estate

Studio and one bedroom apartments

**Priced from R589 900**

Pretoria East, Gauteng

Rental assist exclusive only to IGrow investors

No bond and transfer costs

Brought to you by an award-winning developer



## **Greencreek is perfect for modern living**

Greencreek is a unique development in the Riverwalk Estate situated in the rapidly expanding suburbs east of Pretoria. This amazing development is the link between Mamelodi and Silverlakes.

Residents will enjoy almost every leisure available in the development and surrounding area which is close to Woodhill Country Estate, Silverlakes Golf Estate, Trail & Mountain Bike Parks and so much more. With its prime location, Greencreek is situated perfectly with easy access to the N4.

In the immediate surrounds, top education facilities and schools which include Curro Hazeldean Primary School, Curro College, Curro Academy, University of Pretoria, various Preschools, Primary and High Schools are only minutes away. For entertainment outside the development, you don't need to look far. Top restaurants are conveniently close by while shopping centres with supermarkets and popular retail stores are in the near vicinity.







# 6

## Awesome things to do in and around Greencreek

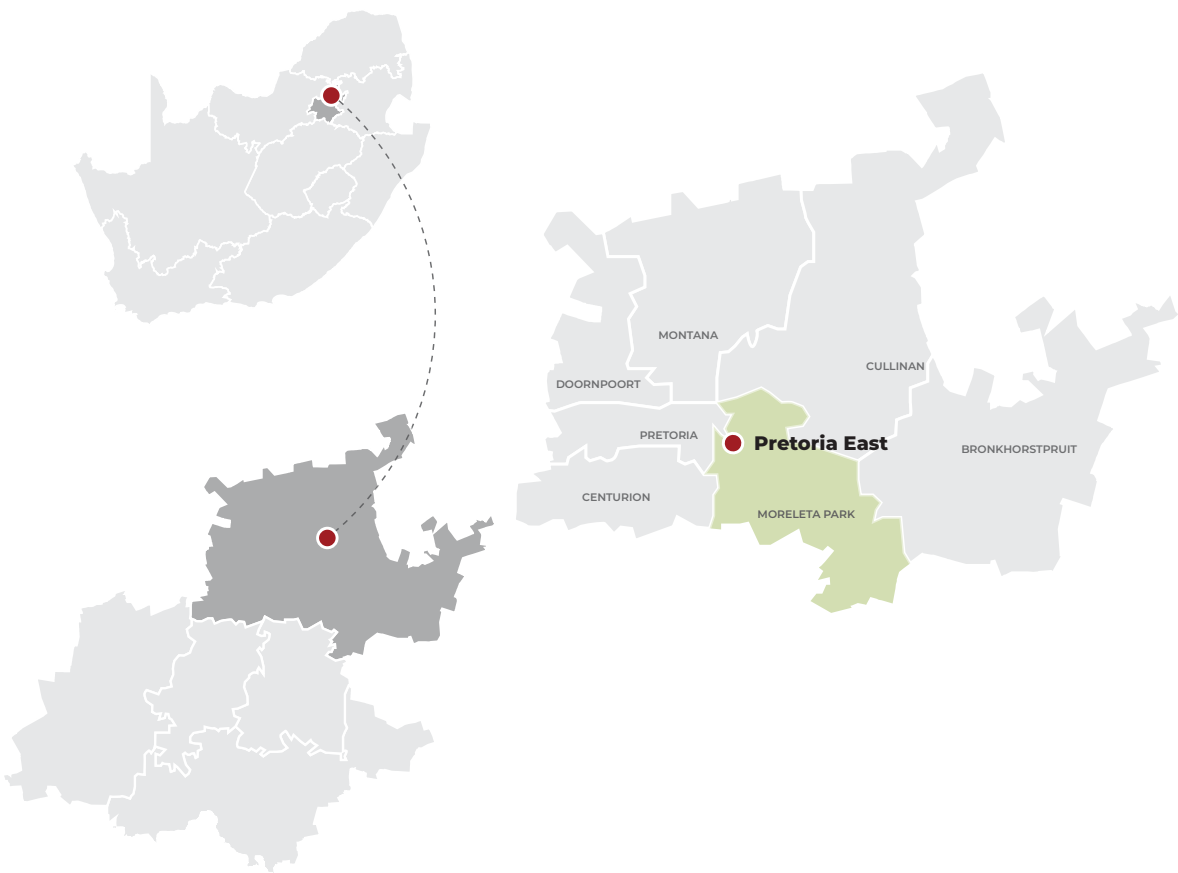
- **Work**  
Garsfontein node
- **Eat at**  
On-site restaurant and pizzeria
- **Exercise**  
On-site jogging tracks and outdoor gym
- **Socialise at**  
Silver Lakes Golf Estate
- **Relax at**  
On-site swimming pool
- **Shopping**  
Silver Oaks Crossing





# Location

Pretoria East, Gauteng



## Amenities

### Travel

Wonderboom Airport	32km
Pretoria CBD	17km
Menlyn business district	15km

### Education

Curro Academy	550m
Sparks grade R-7 Silverlakes	7,4km
University of Pretoria Mamelodi Campus	6,6km

### Medical

Life Wilgers Hospital	8,8km
Clicks pharmacy	4km
Wapadrand medical centre	6,5km

### Recreational activities:

Silver Oaks Crossing	4km
Silver Lakes Golf Course	6km
Makro	5km



RSPARK

WILLOW  
PARK MANOR

Bronkhorstspuit Rd

Kiloki Village

R104



LGERS

EQUESTRIA

Equestria Estate

Willow  
Acres Estate

Grove Mall



M6



WeBuyCars Silver Lake



Solomon Mahangu Dr

Six Fountains  
Residential  
Estate

M6

WAPADRAND

SILVER LAKES



Tyger Valley

IE GLEN

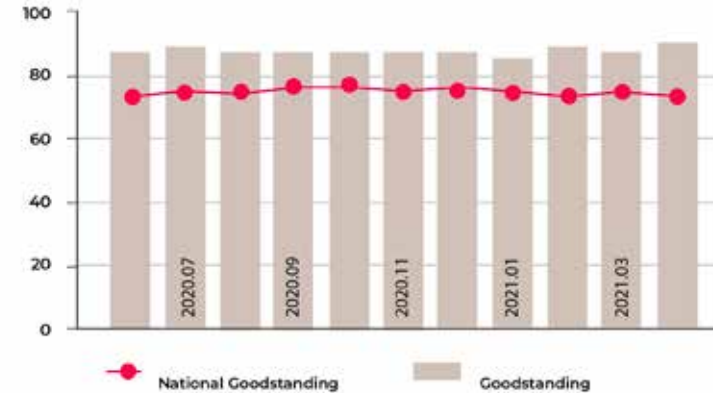
Lombardy  
Estate





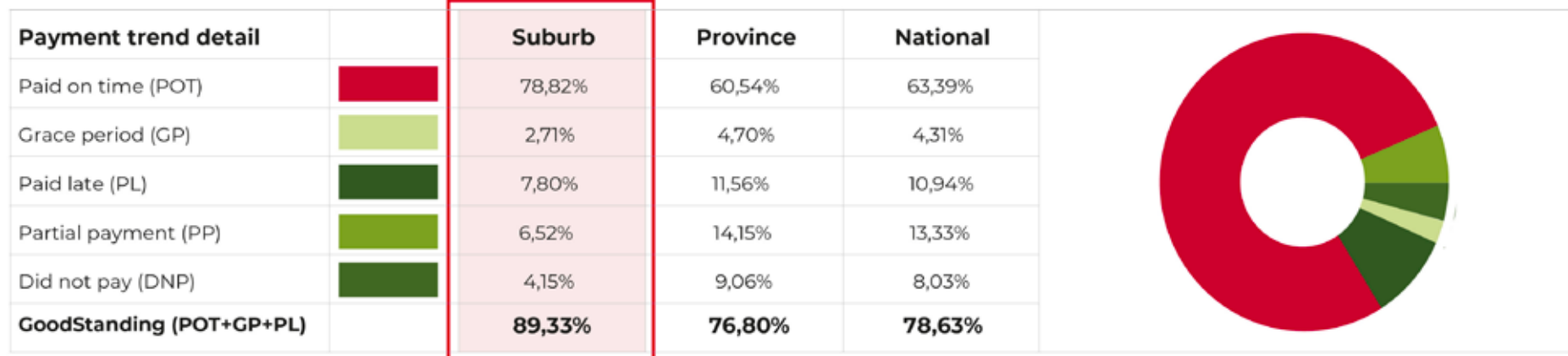
# Market Comparison

TPN (Tenant Profile Network) shows why Greencreek is such a fantastic investment:



## Tenant payment profile for area

Payment trends for tenants who pay a monthly rental income:





# Why invest in Greencreek

## Investment benefits

# 9.86%

Gross ROI projected up to **9.86%**

- ✓ Ready for occupation
- ✓ Projected rental income from R4 500 per month for studio apartments
- ✓ Projected rental income from R5 500 per month for one bedroom apartments
- ✓ Up to 100% bond financing available
- ✓ Preferential interest rates on bond finance due to Edge Certification 5
- ✓ Deduct up to R439 945 against taxable income through Section 13sex tax incentives\*
- ✓ Buy directly from the developer
- ✓ Prime location with high demand from tenants
- ✓ Tenant insurance offered - secure your rental income
- ✓ Transfer and bond registration fees included
- ✓ No transfer duty payable
- ✓ Building insurance & external maintenance covered by levy
- ✓ Property tax strategies offered by IGrow Chartered Accountants
- ✓ Company & trust advice and setup through IGrow Trusts
- ✓ Only R10 000 reservation deposit required  
(Refundable should financing not be approved)

Rental income from:

## R4 500p/m

Apartments selling from:

## R589 900



## Apartment features

This exclusive development offers private gardens for ground floor apartments. Each apartment comes with 1 parking bay for the 1 bedroom apartments and studios. Ample visitors parking throughout the development as well as at the Lifestyle Centre which is also equipped with an eco-friendly car wash facility.

- ✓ FREE Defy fridge and washer/dryer combo with each purchase
- ✓ Prepaid electricity and water meters to all units
- ✓ Fibre and DSTV ready
- ✓ Modern and bright designer apartments
- ✓ Eco-friendly waste management systems
- ✓ Exclusive gardens to ground floor apartments
- ✓ Balconies to selected apartments
- ✓ Electric oven with counter hob
- ✓ Built-in cupboards to all bedrooms
- ✓ Stone kitchen counter tops and splashbacks
- ✓ Apartments tiled throughout for low maintenance
- ✓ Modern sanitary fittings and bathroom accessories
- ✓ One plumbing point provided for washing machine/dishwasher
- ✓ One covered parking bay per studio and one bedroom apartment

## Development features

With state-of-the-art security, Greencreek has two secure main entrances with automated boom systems, 24-hour security and electrified perimeter wall.

- ✓ Children's play area
- ✓ Biometric access systems
- ✓ Green Building Council EDGE Certified
- ✓ Save up to 20% on water and electricity initiatives
- ✓ Solar supplemented electricity
- ✓ Onsite Lifestyle Centre with Concierge
- ✓ On site restaurant within lifestyle centre
- ✓ Meeting and function rooms
- ✓ Multi-purpose sports field
- ✓ Children's play area
- ✓ Swimming pool
- ✓ Outdoor gym
- ✓ Eco adventure area
- ✓ Outdoor chess
- ✓ Energy efficient laundromat
- ✓ Neighbourhood with well-designed infrastructure and roads
- ✓ Plenty of recreational amenities in surrounds
- ✓ Five year NHBRC warranty



## Comprehensive end-to-end rental management igrow rentals, our in-house rental managers

- ✓ In-house rental agents and managers
- ✓ Tenant vetting and placement services
- ✓ Rental collection services
- ✓ Ingoing and outgoing inspection services
- ✓ Maintenance service available
- ✓ Rental insurance available - secure your rental income

## Massive tax incentive for investors

Section 13sex of the Income Tax Act applies where up to 55% of the purchase price can be used as a deduction against the investor's income for tax purposes when purchasing five or more properties.

Enjoy 20 years of tax deductions through Section 13sex.

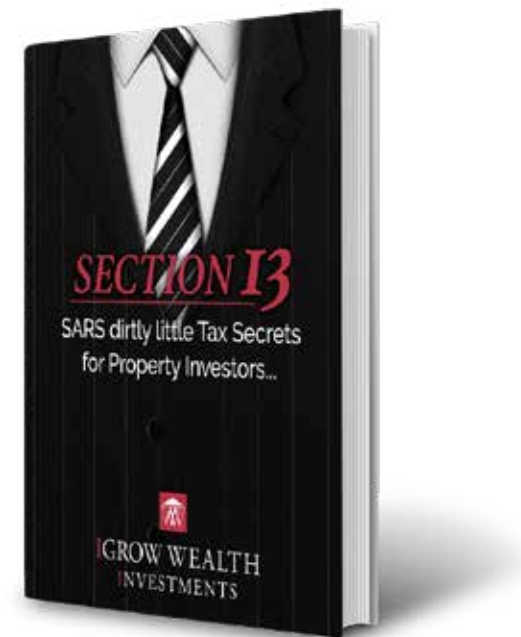


**20**  
years

Tax deduction through  
Section 13sex tax rebates

**55%**

deduction through Section  
13sex tax rebates



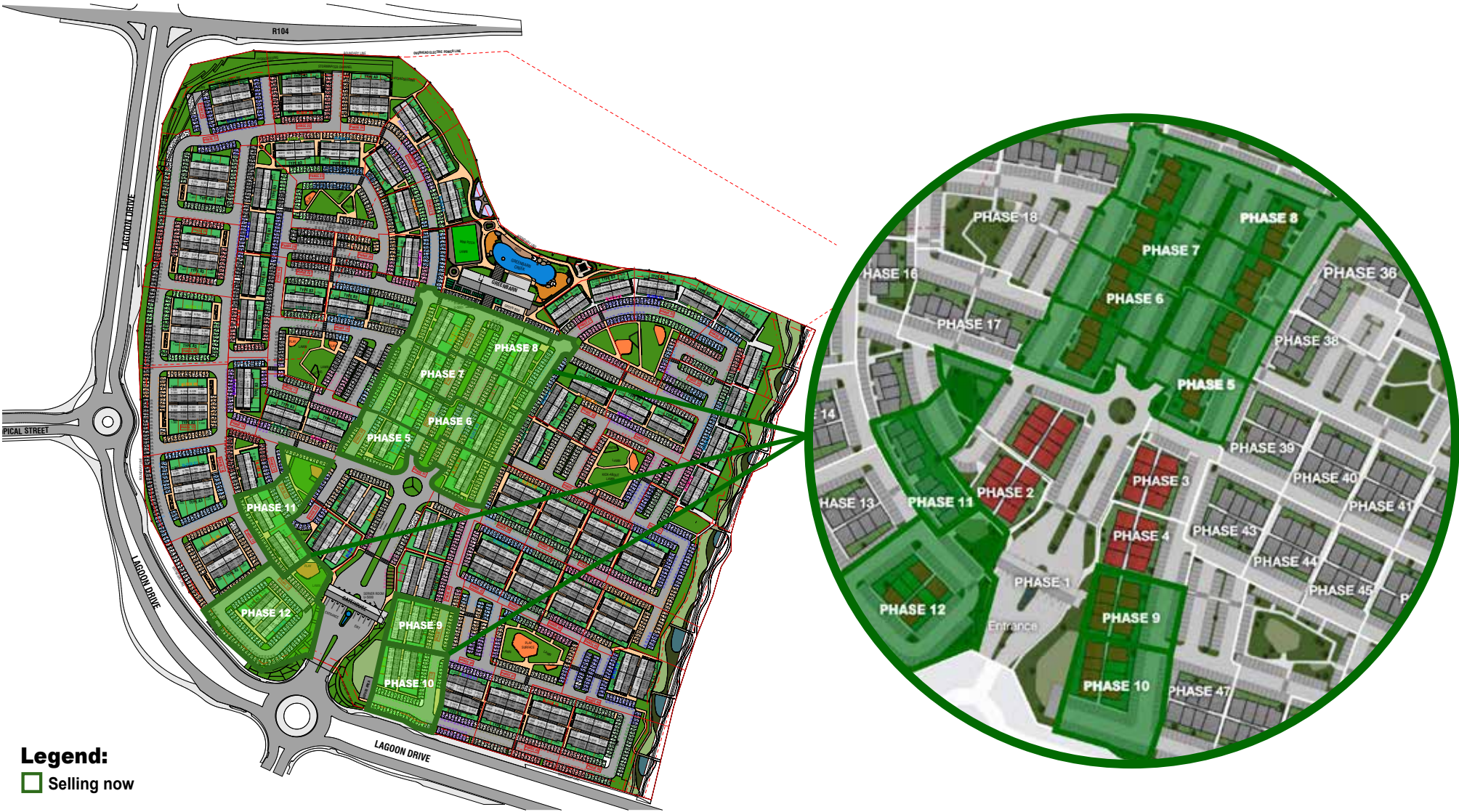
Visit our website for more information on this amazing tax incentive.

[www.igrow.co.za](http://www.igrow.co.za)





# Site Development Plan

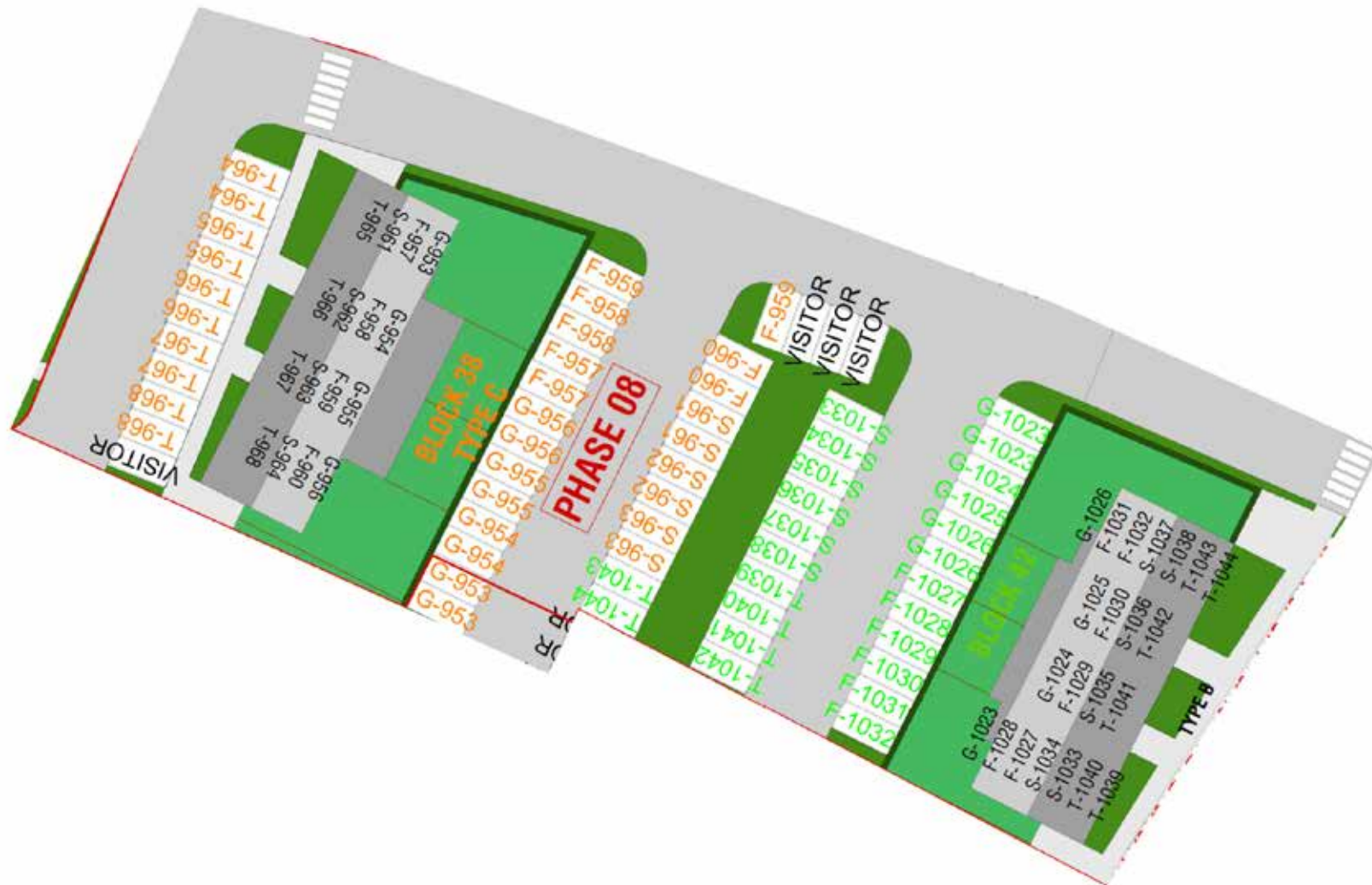


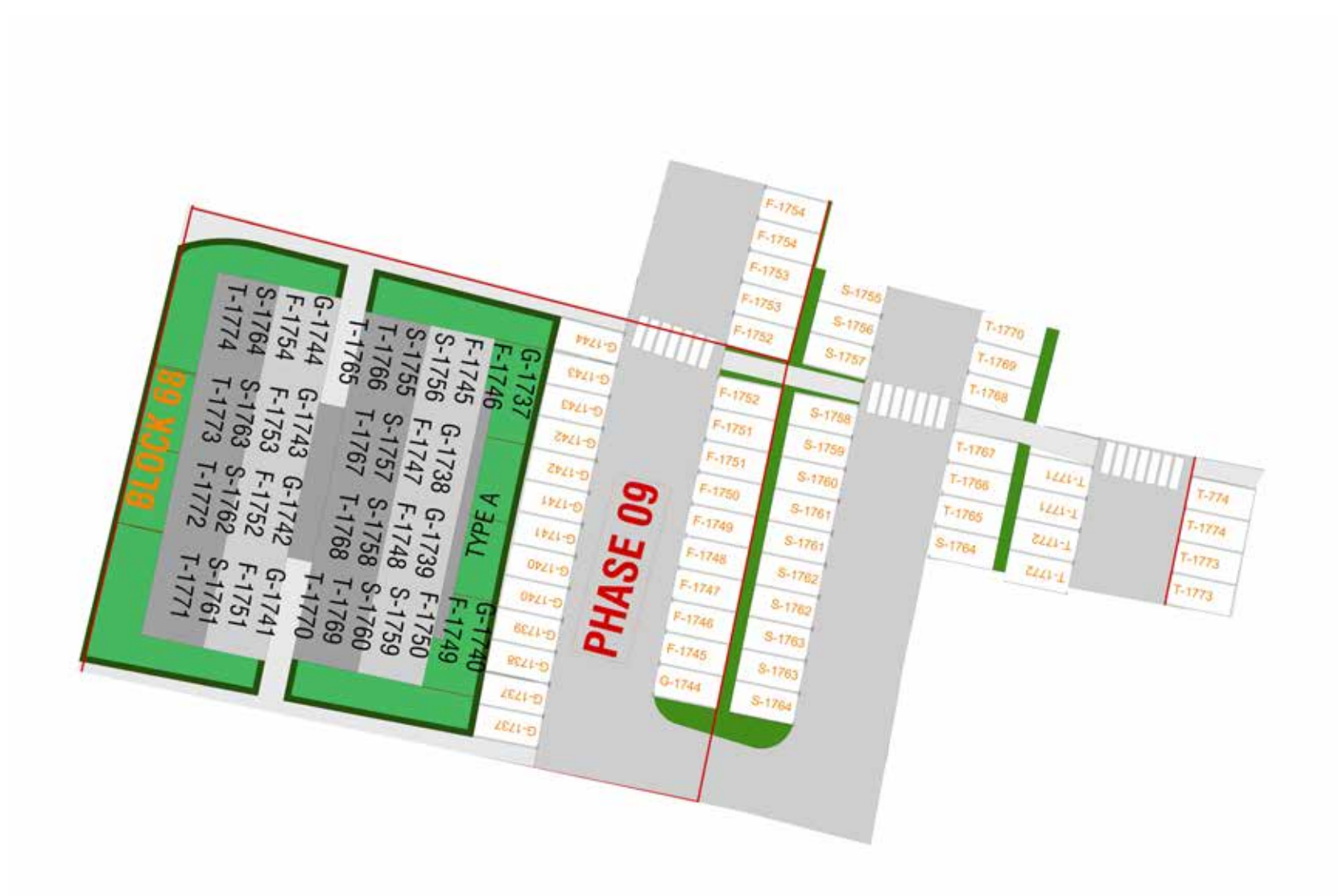






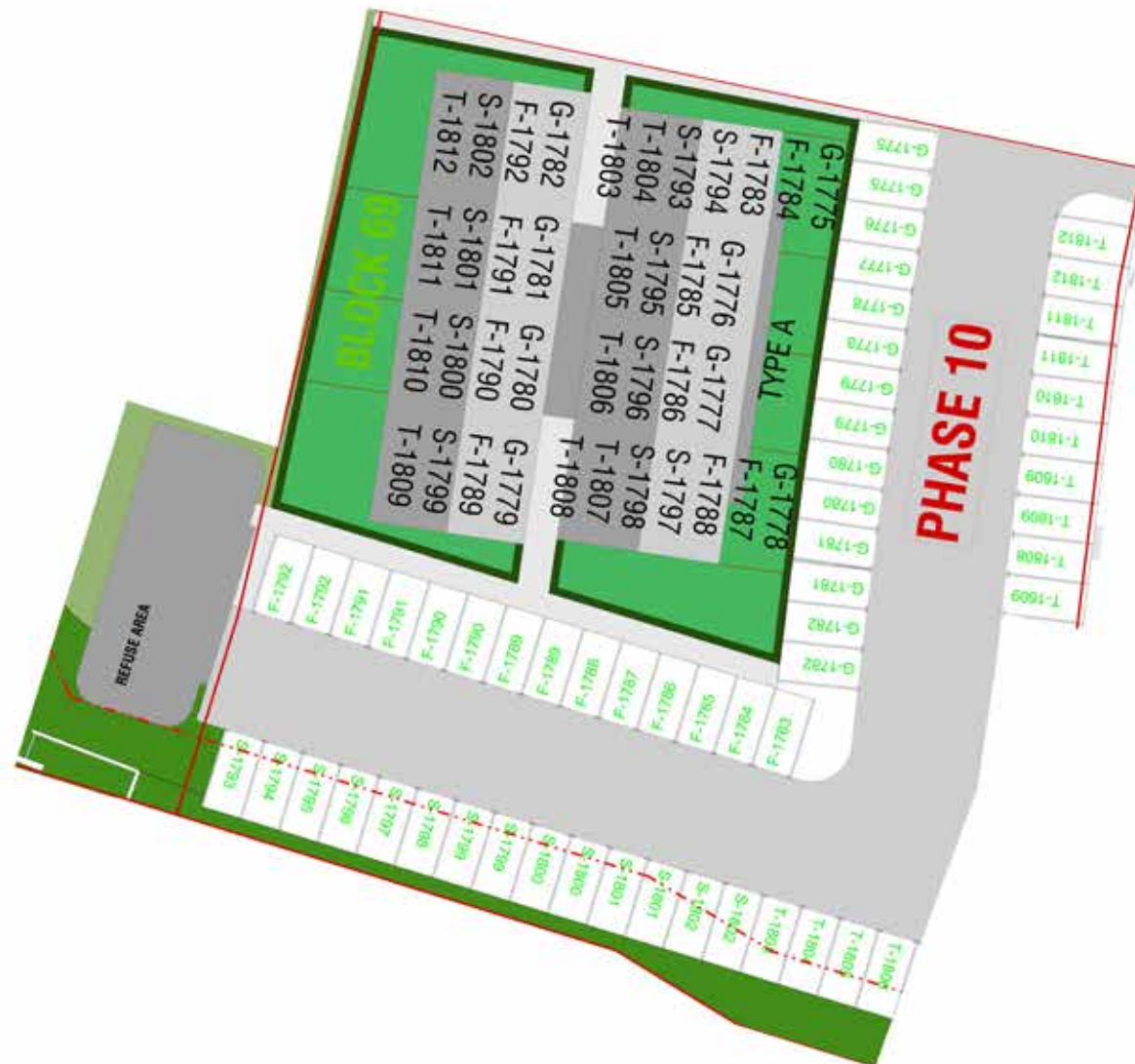
## Block plans - Phase 8







## Block plans - Phase 10







**PHASE 12**







# Studio apartment

**From R589 900**

Unit size – 32m<sup>2</sup>

Private gardens to ground floor units

One covered parking bay allocated

Rental assist from **R4 500**

Projected monthly levy - **R288**

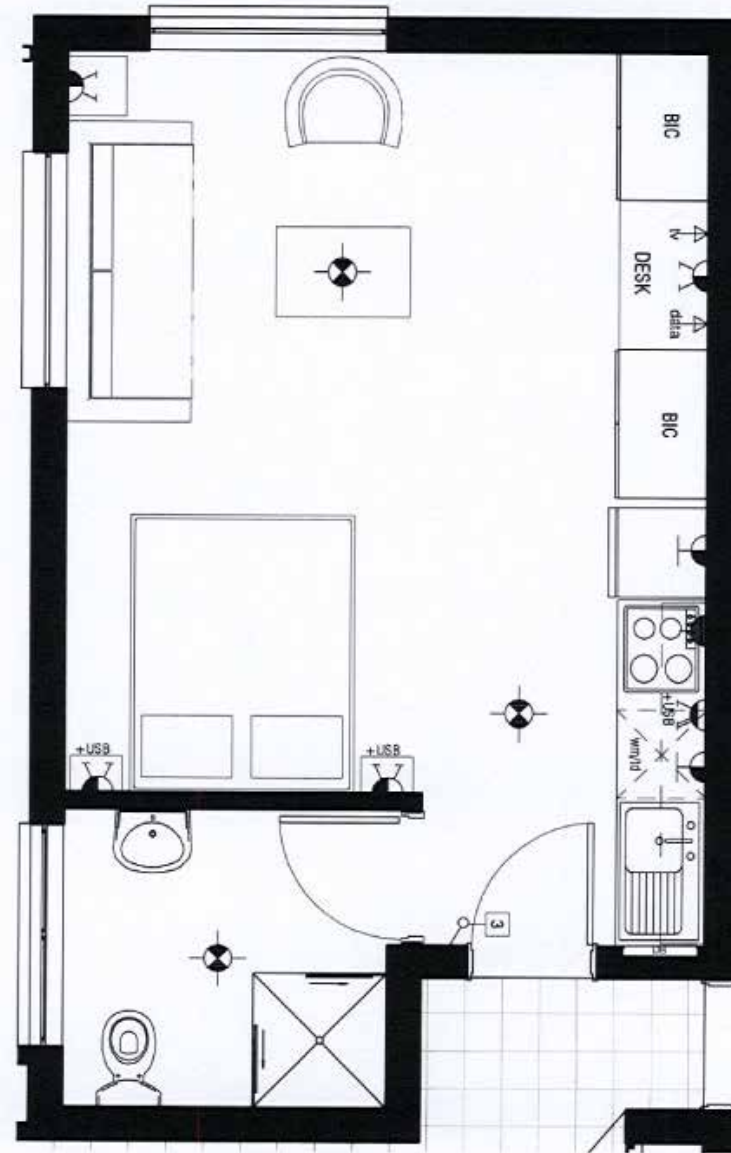
Projected monthly rates - **R324**

Bond repayment @30yr.7,25% - **R4 024**

Est. monthly shortfall - **R196**

Projected rental income **R4 500p/m**

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# One bedroom, one bathroom

**From R699 900**

Unit size (incl. patio/balcony - excl. garden) - 40m<sup>2</sup> - 44m<sup>2</sup>

Private gardens to ground floor units

Balconies to selected apartments

One covered parking bay allocated

Rental assist from **R5 500**

Projected monthly levy - **R360**

Projected monthly rates - **R452**

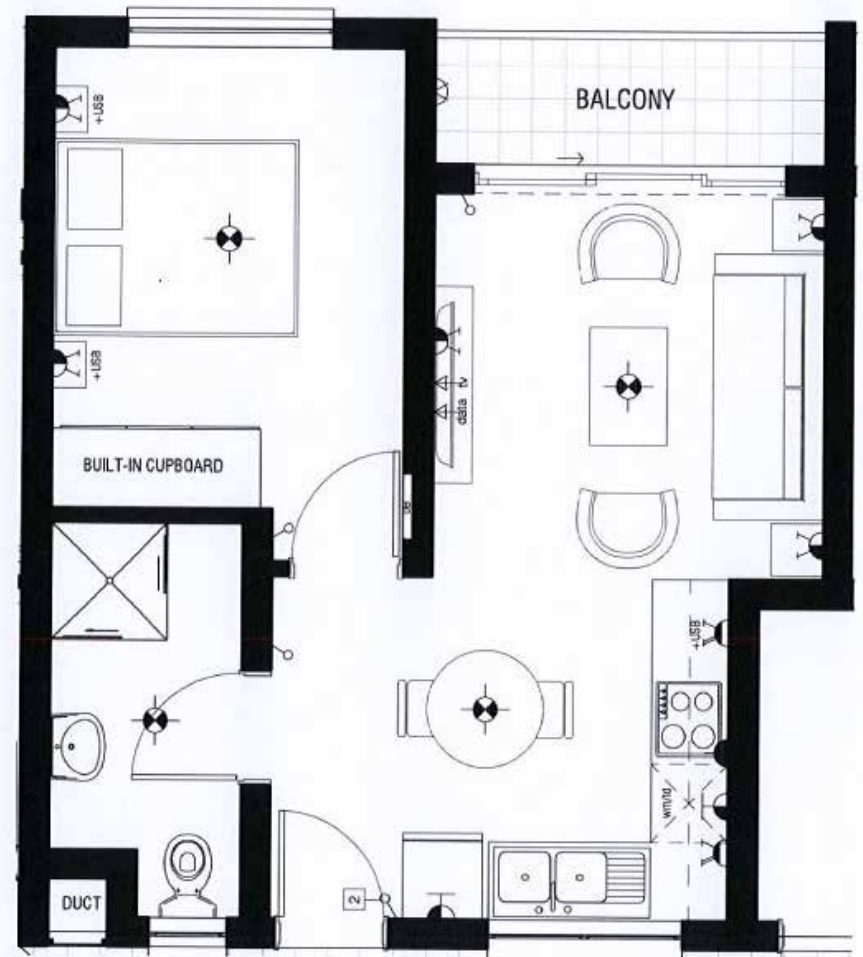
Bond repayment @30yr.7,25% - **R4 775**

Est. monthly shortfall - **R7**

Projected rental income **R5 500p/m**

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## 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](mailto:info@igrow.co.za)

CAPE TOWN: +27 (0)21 979 2501

PRETORIA: +27 (0)12 943 0201

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