

📍 Northriding | Randburg



**EFFORTLESSLY** *Fabulous*





*Affordable*

## **INVESTMENT OPPORTUNITY**

1 Bed | 1 Bath Apartments  
2 Bed | 1 Bath Apartments  
2 Bed | 2 Bath Apartments

**FROM R999,000**

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Isabel offers gorgeous designer apartments that are already tenanted, giving investors immediate income on registration. The area combines the best of both urban and country living, with exceptional employment opportunities, dog-friendly parks, ice skating rinks, and concert venues. Close to top schools, healthcare, and shopping facilities, this is an ideal hub for community life.

The great location, stunning fittings, and exceptional amenities on offer drive high demand. Two swimming pools and a fabulous clubhouse, plus playgrounds for kids, keep tenants loyal and happy. Each block in this fully secure estate has its own beautifully landscaped courtyard and lifts to upper floors, as well as basement parking.



# Incredible

## INVESTMENT BENEFITS

UNLOCK INCREDIBLE DISCOUNTS UP TO R355,576. HOW?

- Rental Assist up to **R190,800** to IGrow Investors\*
- Rental management discount: Free for first 4 years, 50% discount in years 5-10 (Save up to **R77,326**)
- Bond & transfer fees included, a discount of up to **R87,450\***

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- Already tenanted - income generating
  - Gross yields up to **14.51%\***
  - Monthly rental income up to **R10,900** per month\*
  - Monthly contribution from **-R323\***
  - Up to **100%** bond financing available
  - **Zero** deposit required



# Development **HIGHLIGHTS**

- Glamorous clubhouse with kitchen area, landscaped courtyard, and lit swimming pool
- 2nd swimming pool and paddling pool in a separate courtyard
- Playgrounds with jungle gyms for the kids
- 24-hour manned security with off-site monitored CCTV cameras
- Covered parking for all units (2 Bed, 2 Bath units get 2 parking bays)
- Lifts and beautifully landscaped courtyards in each block



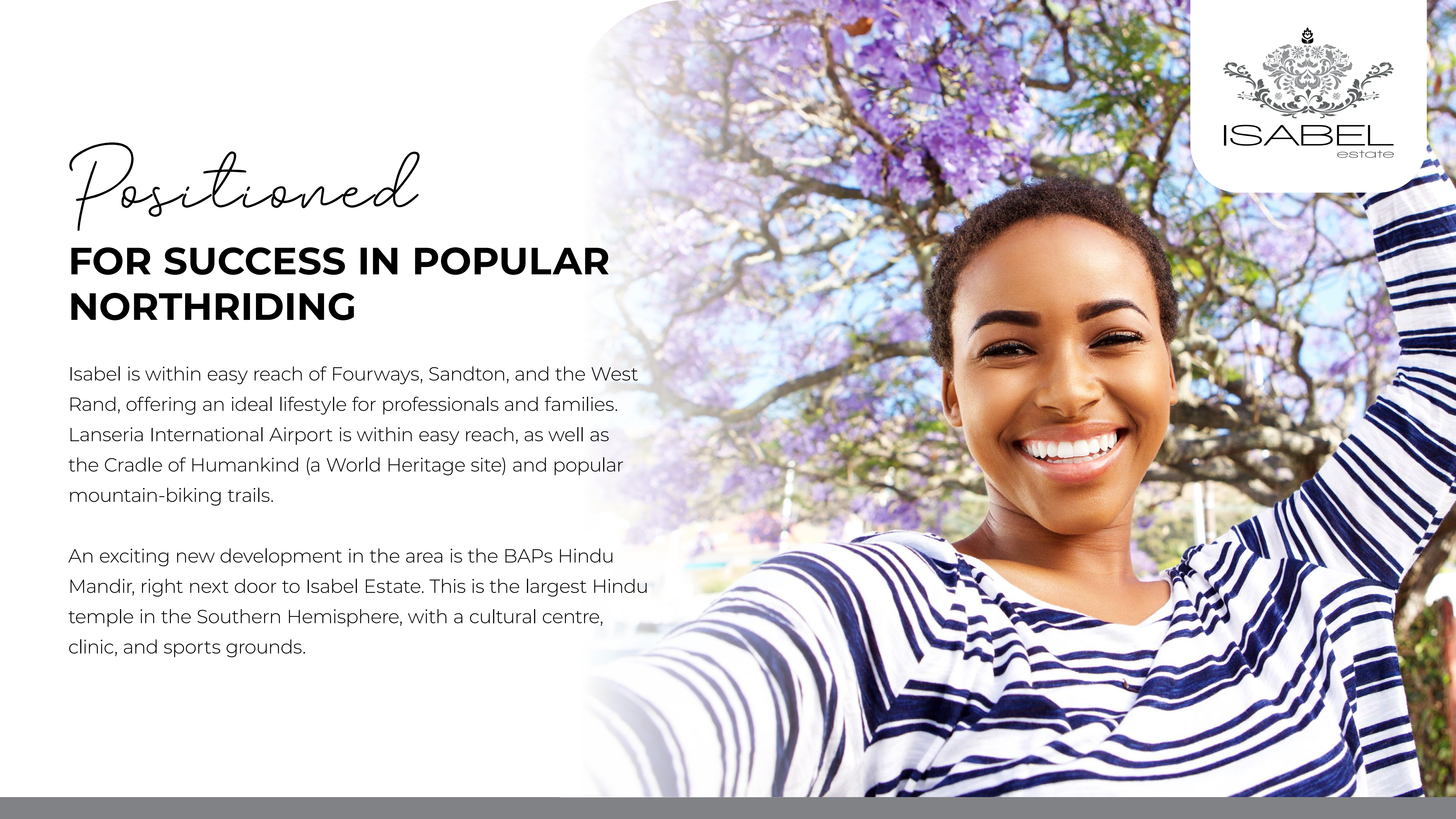


# Apartment **FEATURES**

- Plumbing points for both dishwasher and washing machine
- Fibre installed
- DSTV ready
- Stunning high-end finishes
- Sliding-door built-in cupboards
- Tiled throughout for easy maintenance
- Clever design to maximise natural light
- Pre-paid electricity and water meters
- Built-in oven with hob and extractor fan





A smiling woman with short dark hair, wearing a blue and white striped shirt, is the central figure. She is looking towards the camera with a bright smile. The background is a soft-focus image of purple flowers, likely jacarandas, against a clear blue sky. The overall mood is bright and positive.

# *Positioned*

## **FOR SUCCESS IN POPULAR NORTHRIDING**

Isabel is within easy reach of Fourways, Sandton, and the West Rand, offering an ideal lifestyle for professionals and families. Lanseria International Airport is within easy reach, as well as the Cradle of Humankind (a World Heritage site) and popular mountain-biking trails.

An exciting new development in the area is the BAPs Hindu Mandir, right next door to Isabel Estate. This is the largest Hindu temple in the Southern Hemisphere, with a cultural centre, clinic, and sports grounds.





### Recreation

- **400m** to BAPS Hindu temple, Cultural complex, Sports facility
- **800m** to Blandford Manor Botannical Gardens

### Shopping & Dining Out

- **3.1km** to Virgin Active
- **4.3km** to Northgate mall & Ice rink
- **7.6km** to Montecasino
- **7.6km** to Fourways Adventure Golf



### Education & Medical

- **1.7km** to Northriding Secondary School
- **3km** to Netcare Olivedale Hospital
- **3.2km** to Cooper College Primary School
- **4.2km** to Curro Douglasdale



# Typical One Bed | One Bath



Unit size: \_\_\_\_\_ **50m<sup>2</sup>**

Projected monthly rental income from: \_\_\_\_\_ **R8,300**

Projected monthly bond repayment (30yr @ 10.25%): — **R8,952**

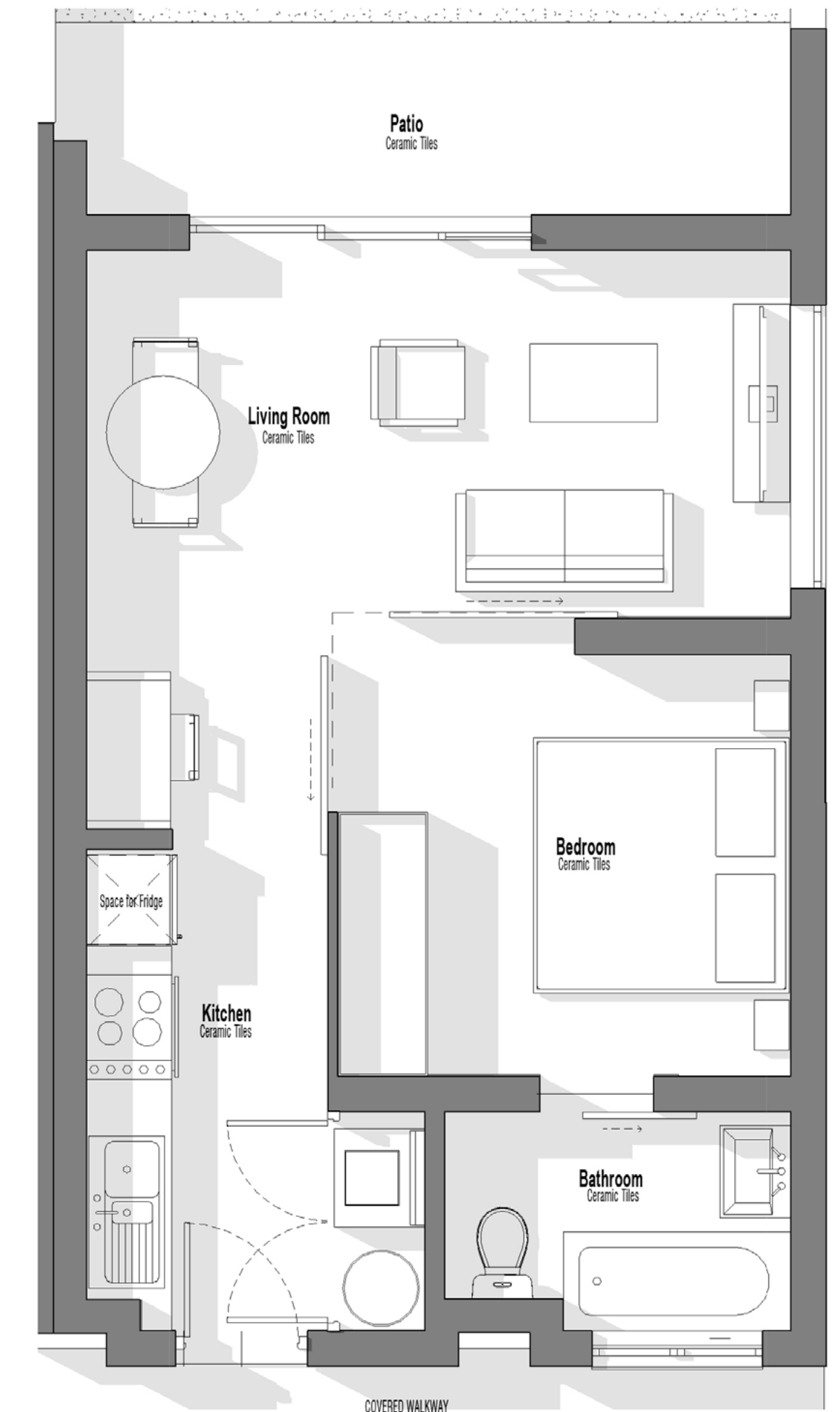
Est. monthly levy: \_\_\_\_\_ **R1,637**

Est. monthly property rates: \_\_\_\_\_ **R560**

Est. monthly contribution from: \_\_\_\_\_ **-R626**

Rental Assist of: \_\_\_\_\_ **R100,200\***

**PRICED AT R999,000**



# Typical Two Bed | One Bath



Unit size: \_\_\_\_\_ **63-80m<sup>2</sup>**

Projected monthly rental income from: \_\_\_\_\_ **R9,900**

Projected monthly bond repayment (30yr @ 10.25%): — **R10,744**

Est. monthly levy: \_\_\_\_\_ **R1,968**

Est. monthly property rates: \_\_\_\_\_ **R741**

Est. monthly contribution from: \_\_\_\_\_ **-R323**

Rental Assist up to: \_\_\_\_\_ **R146,400\***

**PRICED FROM R1,199,000**



# Typical Two Bed | Two Bath



Unit size: \_\_\_\_\_ **84-89m<sup>2</sup>**

Projected monthly rental income from: \_\_\_\_\_ **R10,900**

Projected monthly bond repayment (30yr @ 10.25%): — **R12,985**

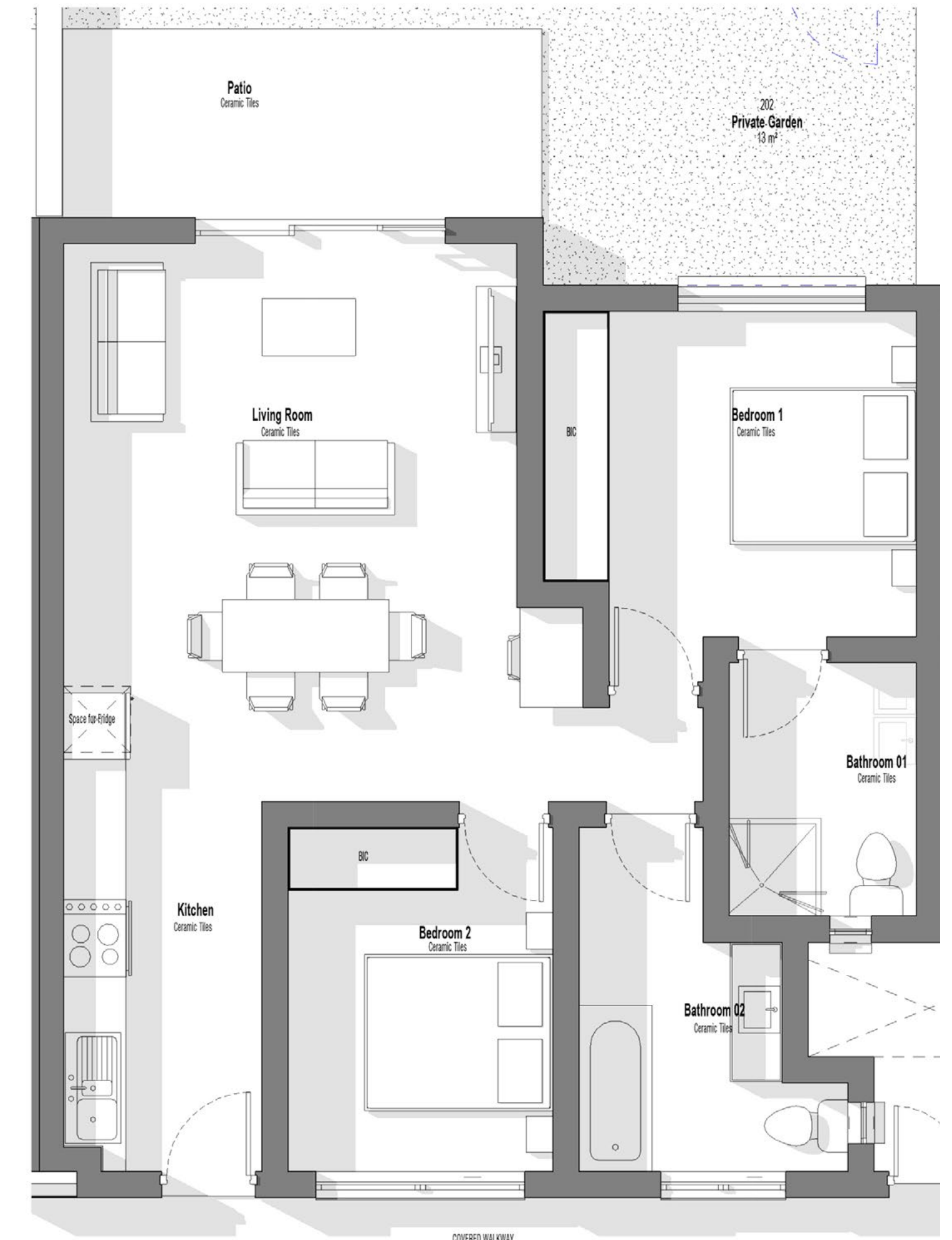
Est. monthly levy: \_\_\_\_\_ **R2,365**

Est. monthly property rates: \_\_\_\_\_ **R784**

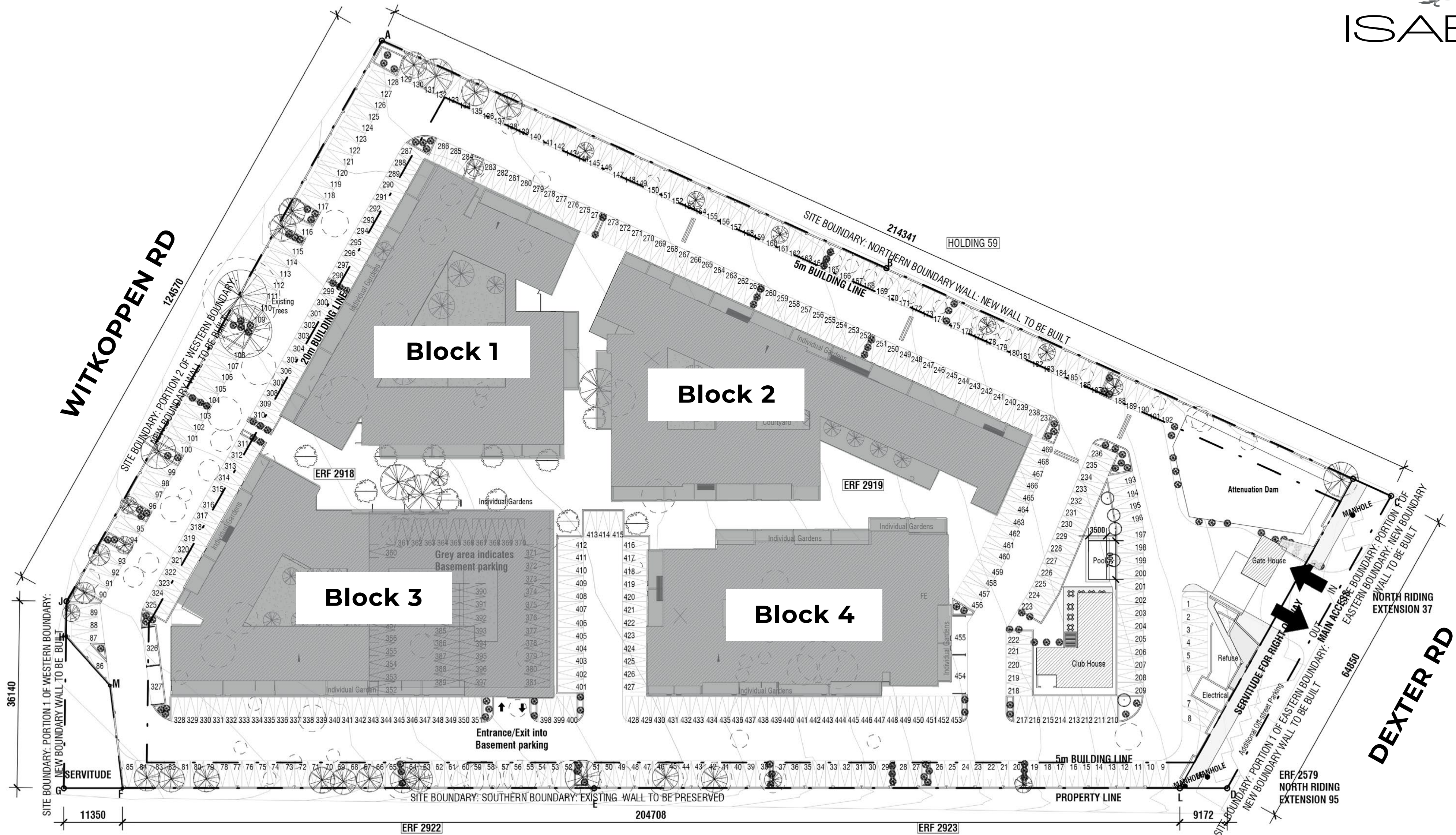
Est. monthly contribution from: \_\_\_\_\_ **-R1,360**

Rental Assist up to: \_\_\_\_\_ **R190,800\***

**PRICED AT R1,449,000**



# Site DEVELOPMENT PLAN | 36 UNITS





# *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.