

📍 Northgate, Randburg



The True Spirit
OF TRANQUIL ESTATE LIVING

The Aura



Incredible **IS THE BOTTOM LINE**

Studio, 1 & 2 Bed Apartments
FROM R799,000

📍 Northgate, Randburg

The Aura

This estate makes an excellent investment as it is guaranteed to be highly popular with tenants who want a great lifestyle, state-of-the-art security, and easy access to opportunities for work and play.

It is situated in **Northgate, Randburg** close to beautiful 55ha Golden Harvest Park, well-loved by dog walkers, picnickers, water sports and park run enthusiasts. The development is a stones-throw from work major commute routes, schools, hospitals, and the Northgate Mall with its popular ice rink.

For those who prefer their activities in their backyard, the estate is designed in the spirit of tranquil estate living with environmentally sensitive indigenous gardens, scenic pond, sparkling pools, a trendy clubhouse, and gym.



The Aura

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Excellent

INVESTMENT BENEFITS

- **NO** reservation deposit required!
- Bond and transfer fees included saving up to **R80 000***
- Fully tenanted - earn income from registration
- Gross Rental yields up to **R12.84%**
- Monthly contributions below **R1,000***
- Rental Assist up to **R109,200** paid to investors to reduce your monthly contribution*
- Rental management special on all units
- Projected rental income up to **R12,250** per month*
- 2 years remaining on NHBRC warranty
- Company and Trust structure advice provided by IGrow Trusts and IGrow Chartered Accountants
- Full **rental and property management service** from IGrow Rentals





Exceptional **AESTHETIC DESIGN**

The Aura offers exceptional investment value within the Ekurhuleni Aerotropolis development node, which is currently receiving an injection of R100 billion in investment. Minutes from OR Thambo International Airport, this area offers high long-term rental demand thanks to excellent transport connectivity. All units are already built and move-in ready, so you can start earning right away.

Investor and tenant-friendly features include prepaid water and electricity meters in all units and 2 years remaining on the NHBRC warranty.

Development

KEY HIGHLIGHTS

- High rental demand area
- Close to work opportunities and schools
- Close to both the N1 and N14 highways & Lanseria Airport
- 24-hour state-of-the-art manned security
- Electrified perimeter fencing
- Swimming pool and paddling pool
- Jungle gym and kids' play area.
- Ample visitors' parking
- Prepaid water & electricity meters in all units
- 2-year NHBRC warranty

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Apartment

FEATURES & PERKS

- Private gardens for all ground-floor units (much in demand by tenants)
- Small pet friendly (on approval)
- Electric oven and ceran hob with extractor fan
- Ample built-in cupboards in bedrooms and kitchens
- Quartz kitchen counter tops
- Stylish porcelain floor tiles throughout
- Modern bathroom fittings
- Fibre ready
- Covered parking bays





The Aura

Exceptionally **SITUATED IN A HIGH RENTAL DEMAND AREA**

On the corner of Northumberland and Aureole Avenues
in Northgate, Randburg, minutes from OR Tambo airport.
or working professionals.

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Shopping & Recreation

- **1.7km** to Northgate Mall and Ice Rink
- Close to the Coca Cola Dome
- **1.5 km** to popular Golden Harvest Park (with lake) and Chinedu Sports Club

Health & Wellness

- **6,9km** to Virgin Active
- **3.3km** to Olivedale Hospital
- **1,7km** to Florida Medical Hospital

Schools & Family Life

- **3.6km** to Curro Aurora
- **3,3km** to Starlets School of Excellence
- **9,7km** to Kidz College Nursery School





The Aura

Luxury Studio

Unit size: _____ **33m²**

Projected monthly rental income from: _____ **R6,400**

Projected monthly bond repayment (30yr @ 10.50%):— **R7,309**

Est. monthly levy (excl. effluent charge): _____ **R730**

Est. monthly property rates: _____ **R731**

Est. monthly contribution from: _____ **- R548**

Rental Assist at R18,000*

Rental Management Special: FREE in year 1, then 50% off for years 2 & 3

PRICED FROM R799,000

The Aura



Cosy One Bed | One Bath

Unit size: _____ **46m²**

Projected monthly rental income from: _____ **R7,300**

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

Est. monthly levy (excl. effluent charge): _____ **R908**

Est. monthly property rates: _____ **R927**

Est. monthly contribution from: _____ **- R438**

Rental Assist at R24,000*

Rental Management Special: FREE in year 1

PRICED FROM R899,000

The Aura



Cosy Two Bed | One Bath

Unit size: _____ **63m²**

Projected monthly rental income from: _____ **R8,900**

Projected monthly bond repayment (30yr @ 10.50%):— **R10,428**

Est. monthly levy (excl. effluent charge) : _____ **R1,145**

Est. monthly property rates: _____ **R1,084**

Est. monthly contribution from: _____ **- R1,285**

Rental Assist up to R38,400*

Rental Management Special: 3 years FREE rental management

PRICED FROM R1,140,000

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Spacious Two Bed | Two Bath

The Aura

Unit size: _____ **72m²**

Projected monthly rental income from: _____ **R9,700**

Projected monthly bond repayment (30yr @ 10.50%):— **R11,663**

Est. monthly levy (excl. effluent charge): _____ **R1,270**

Est. monthly property rates: _____ **R1,254**

Est. monthly contribution from: _____ **- R1,415**

Rental Assist up to R109,200*

Rental Management Special: 3 years FREE rental management

PRICED FROM R1,275,000



Site DEVELOPMENT PLAN

154 Units

The Aura





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.