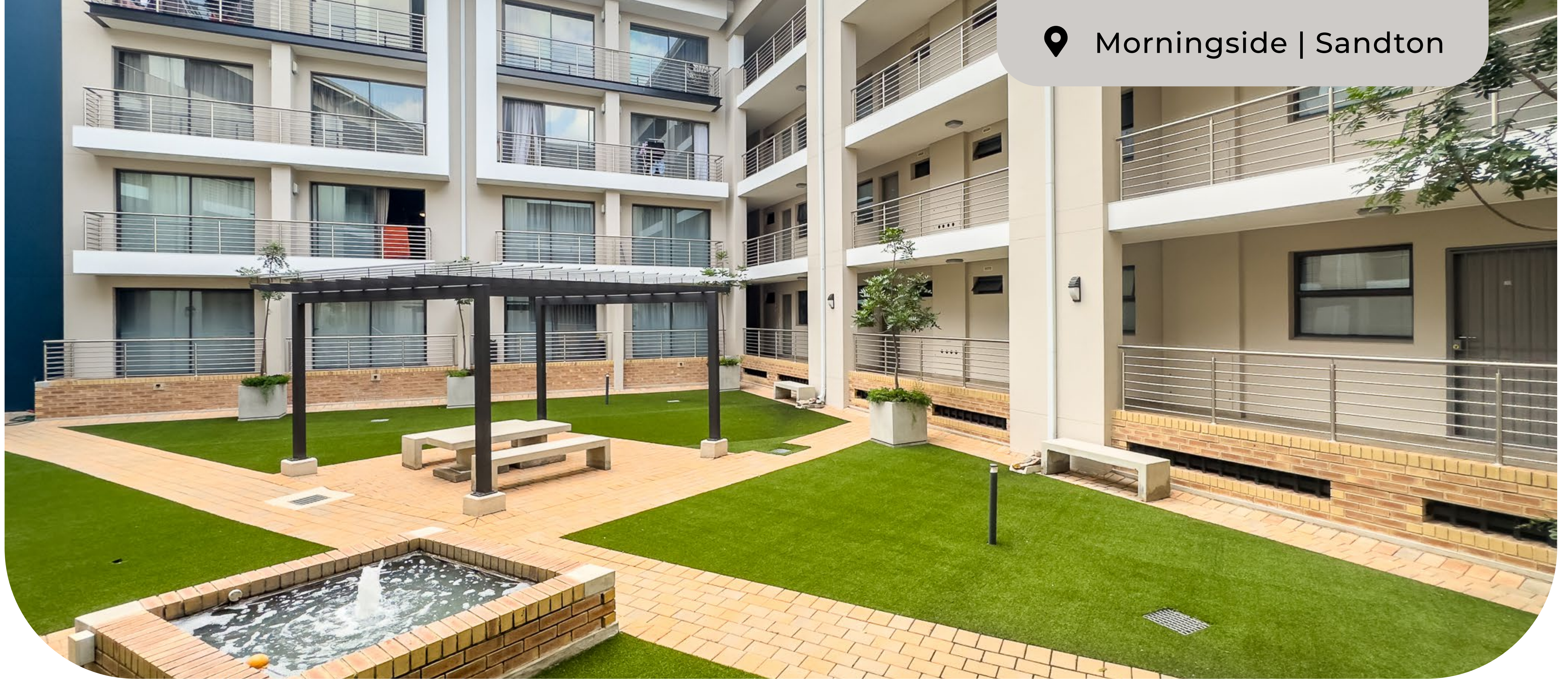


📍 Morningside | Sandton



Sophistication **PERFECTED**

Discounts up to **R189,045!** | Limited Time Offer

THE VIEW
MORNINGSIDE



CLOSE TO THE *Heart* OF SANDTON

Studio, 1 Bed 1 Bath Apartments
FROM R1,110,540

📍 Morningside, Sandton

THE VIEW
MORNINGSIDE

Feel the beat of the city vibe, just a few minutes from the heart of Sandton! This exquisitely crafted apartment block has it all for modern professionals, showcasing stunning gardens, leafy suburban balcony views, and gorgeous interiors.

As an investor, you will enjoy extremely high tenant demand, excellent rental returns, and strong capital growth potential. Studio, 1-bed 1-bath apartments all include off-grid capability with water and electricity backup, and have basement parking, ideal for those Joburg downpours.



Excellent

INVESTMENT BENEFITS

UNLOCK INCREDIBLE DISCOUNTS UP TO **R189,045**. HOW?

- Rental Assist discount of up to **R69,000***
 - Rental management discount:* 50% for 4 years (save up to **R32,595**)
 - Transfer & bond fees: 100% discount (you save up to **R87,450***)
-
- Gross ROI up to **12.97%***
 - Rental income projected up to **R11,441** per month*
 - Monthly contributions from only **-R1,122***
 - Already tenanted - earn income on registration
 - Up to 100% bond financing available
 - Extremely high tenant demand in the area
 - Tenant placement and management by IGrow Rentals

THE VIEW
MORNINGSIDE



Development

KEY HIGHLIGHTS

- Lift access to all floors
- Stunning landscaped gardens with a fountain
- Large sparkling pool
- 24-hour manned security
- Generator & backup water
- Concierge in reception lobby
- Meeting room
- Basement & visitors' parking for each unit

📍 Morningside | Sandton





Apartment **FEATURES & PERKS**

- Terraces to ground-floor apartments
- Covered Balconies with lovely views
- Beautifully crafted layouts
- Stylish open-plan living
- Stone kitchen countertops
- Built-in oven, counter hob, and extractor fan
- Built-in cupboards in bedrooms
- Stylish modern bathroom fittings
- Tiled living area for easy maintenance
- Prepaid electricity meters





THE VIEW
MORNINGSIDE

Superb **LOCATION** **CLOSE TO THE HEART** **OF SANDTON**

Close proximity to opportunities for work and play, and a lag in the building and updating of apartments in Morningside for a few years are driving huge rental demand. This makes The View a winner for both tenants and investors.

📍 Morningside | Sandton





Shopping & Recreation

- **400m** to The Wedge Shopping Centre
- **1,7km** to Morningside Shopping Centre
- **5km** to Sandton Mall

Health & Wellness

- **400m** to Planet Fitness Morningside
- **2,9km** to Mediclinic Morningside Hospital
- **5,3km** to Netcare Sunninghill Hospital
- **3,4km** to Johannesburg Country Club



Schools & Family Life

- **1.5km** to Redhill School
- **2.3km** to Sandton Junior Morningside Pre-Primary
- **3.8km** to Curro Rivonia



THE VIEW
MORNINGSIDE

Typical Studio

THE VIEW
MORNINGSIDE

Aprox. Unit size (Incl. balcony): _____ **43m²**

Projected monthly rental income up to: _____ **R8,801**

Projected monthly bond repayment (30yr @ 10.25%): – **R9,952**

Est. monthly levy (Excl. effluent charge): _____ **R922**

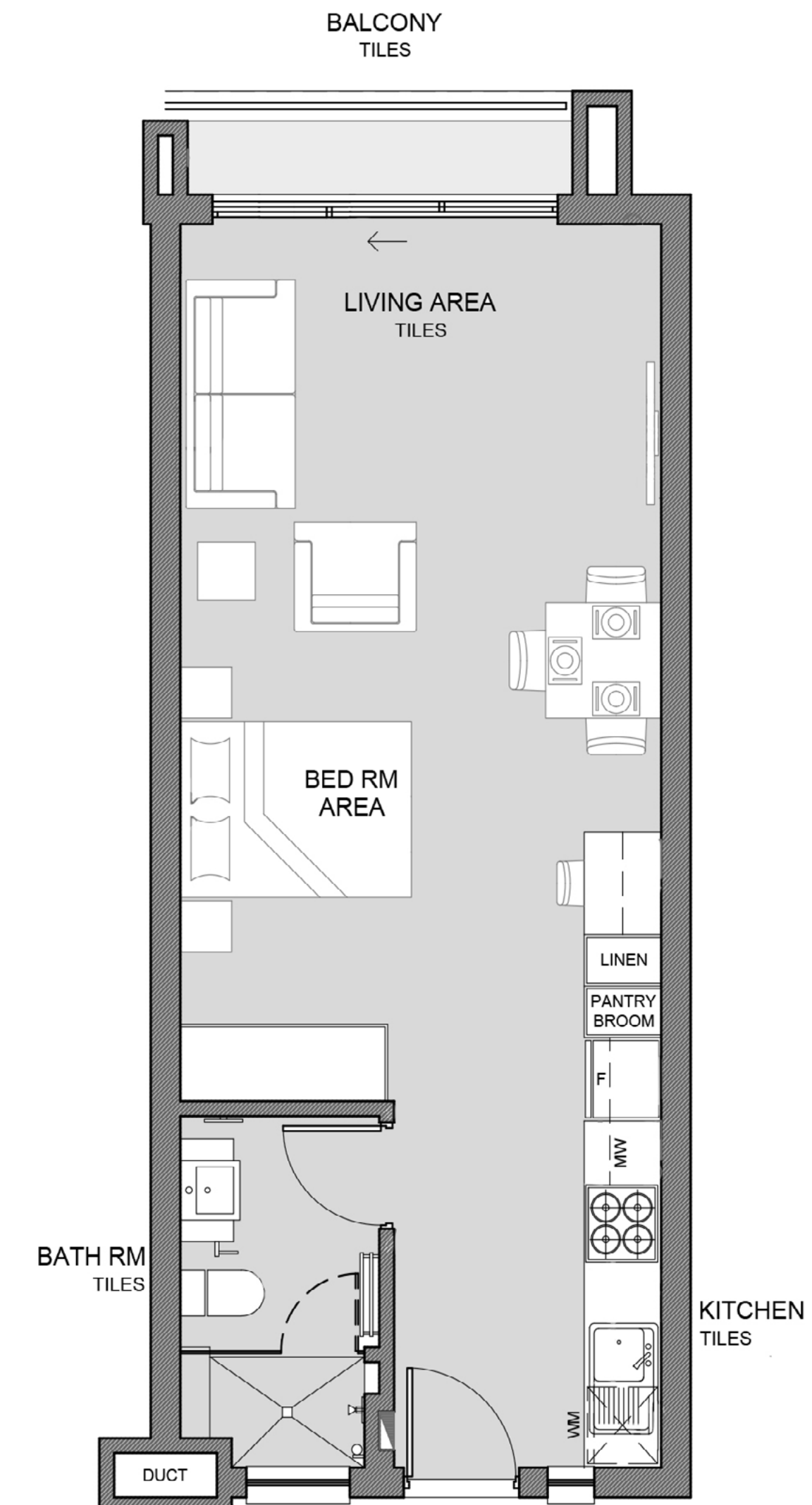
Est. monthly property rates: _____ **R945**

Est. monthly contribution from: _____ **-R1,122**

Rental Assist at: _____ **R54,600***

Utilities recovered from tenant (WIFI & effluent charge): R1,204

PRICED FROM R1,110,540



Typical One Bed | One Bath

THE VIEW
MORNINGSIDE

Aprox. Unit size (Incl. balcony): _____ **57.8 - 59m²**

Projected monthly rental income from: _____ **R10,561**

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

Est. monthly levy (Excl. effluent charge): _____ **R1,283**

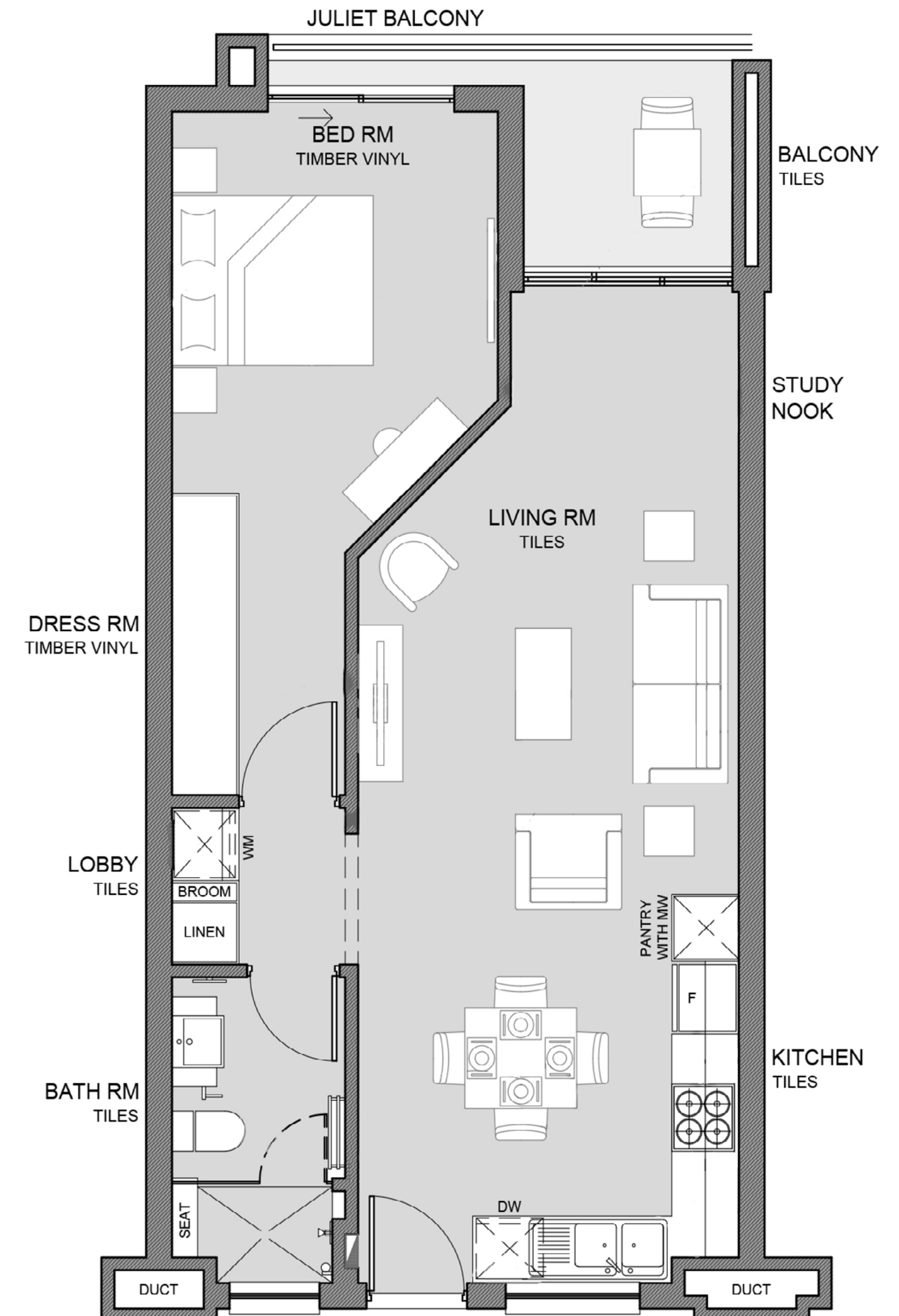
Est. monthly property rates: _____ **R1,225**

Est. monthly contribution from: _____ **-R1,937**

Rental Assist at: _____ **R69,000***

Utilities recovered from tenant (WIFI & effluent charge): R1,204

PRICED FROM R1,449,000



DEVELOPMENT PLAN | 18 UNITS

THE **V**IEW

GROUND FLOOR

2 Units

MICHELLE STREET



Site DEVELOPMENT PLAN

FIRST FLOOR
6 Units



Site DEVELOPMENT PLAN

THE VIEW
MORNINGSIDE

SECOND FLOOR
6 Units



DEVELOPMENT PLAN

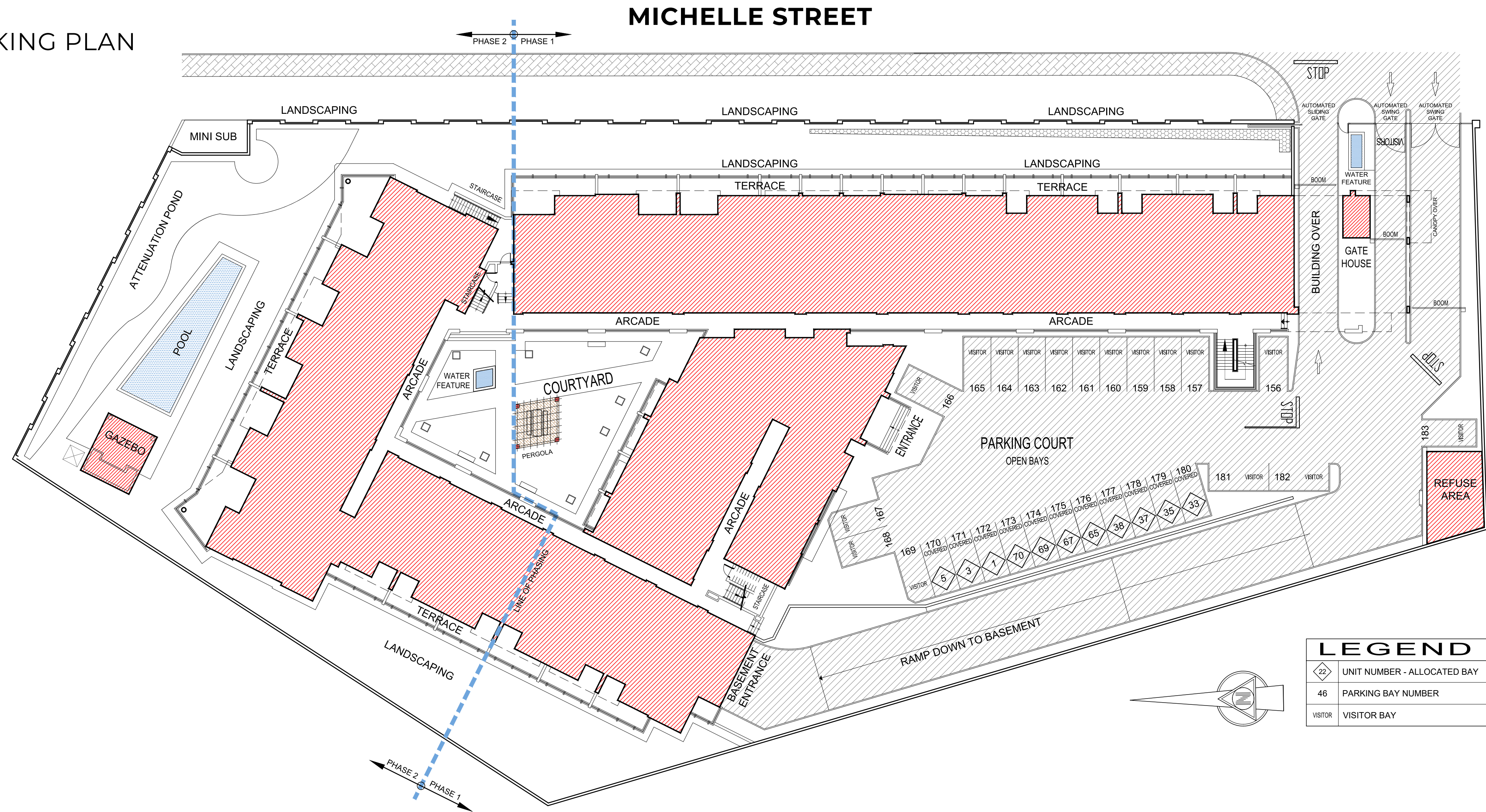
THE VIEW

4 Units



Site DEVELOPMENT PLAN

SITE PARKING PLAN



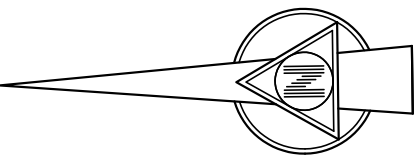
Site DEVELOPMENT PLAN

BASEMENT PARKING PLAN

MICHELLE STREET



LEGEND	
TANDEM	REFERS BACK TO BACK PARKING
22	UNIT NUMBER - ALLOCATED BAY
46	PARKING BAY NUMBER





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.**



+27 (21) 979-2501



info@igrow.co.za



IGROW WEALTH
INVESTMENTS

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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.