

📍 Akasia | Pretoria North



A BREATH OF *Fresh* LIVING

Theresa
PARK



Exclusive
**IGROW DISCOUNT
OF UP TO R84,800**

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

**SELLING FROM ONLY
R544,900**

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This development is a breath of fresh air, offering tenants 2-storey apartment blocks nestled in generously-sized gardens with established trees.

With 24-hour security, kids' play areas, a swimming pool, and communal braai areas, existing tenants are loyal and happily settled, and investors earn immediate income on registration. With an incredibly low price point and levies, plus excellent ROI, this is affordable, smart property investment at its best. Buy your future self some financial breathing space!



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Premium

INVESTMENT BENEFITS

With discounts of up to R84,800 exclusive to IGrow investors!

- **ZERO** deposit required
- Rental income up to **R6,405**
- ROI up to **13.59%**
- Rental Assist up to **R34,800***
- Monthly contributions as low as **-R239** / month
- **Bond and Transfer fees included** (saving you up to R50,000)
- **Already tenanted** - earn income on registration
- Up to **100%** bond financing available
- Managed by IGrow Rentals



Development

KEY HIGHLIGHTS

- 24-hour security and strict access control
- Solar panels on guardhouse
- Lush gardens with established trees
- Attractive, low-maintenance face-brick
- Communal swimming pool and clubhouse
- Braai area
- Shaded carports
- Large, shaded kids' play park with swing sets, see-saw, and jungle gym





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Apartment

FEATURES

- Modern open plan kitchen with built-in cupboards & stove
- Spacious living area
- Prepaid electricity and water meters
- DSTV ready
- Units are fibre ready
- Ample built-in cupboards
- Sliding doors to covered patios (ground floor)
- Discreet outdoor laundry drying areas





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Conveniently **SITUATED TO FULFILL ALL TENANTS' NEEDS**

Situated in a popular rental area in Pretoria North, well supplied with shops, schools, healthcare, and recreational facilities, as well as ample employment opportunities. Theresa Park is also a quick drive away from many of Pretoria's top tertiary institutions, including Onderstepoort Veterinary Academic Hospital, University of Pretoria Medical and Main Campuses, as well as various colleges.



Shopping & Recreation

- **1.9km** to Akasia Golf Club
- **5km** to Wonder Park Shopping Centre
- **6.3km** to Wonderboom Nature Reserve
- **11.4km** to Grizzlies Water Park

Education

- **1.1km** to SPARK Theresa Park
- **1.5km** to Theresa Park Primary
- **2.3km** to Theresa Park Secondary School
- **17.2km** to University of Pretoria Main Campus

Health & Wellness

- **3.1km** to Curves Gym
- **3.1km** to Life Pretoria North Surgical Centre
- **12.7km** to Netcare Montana Hospital



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One Bed Apartment

GROUND & 1ST FLOOR

Total unit size: _____ **36-53m²**

Projected monthly rental income from 2026 up to: — **R5,775**

Projected monthly bond repayment (30yr @ 10.25%): — **R4,883**

Est. monthly levy: _____ **R575**

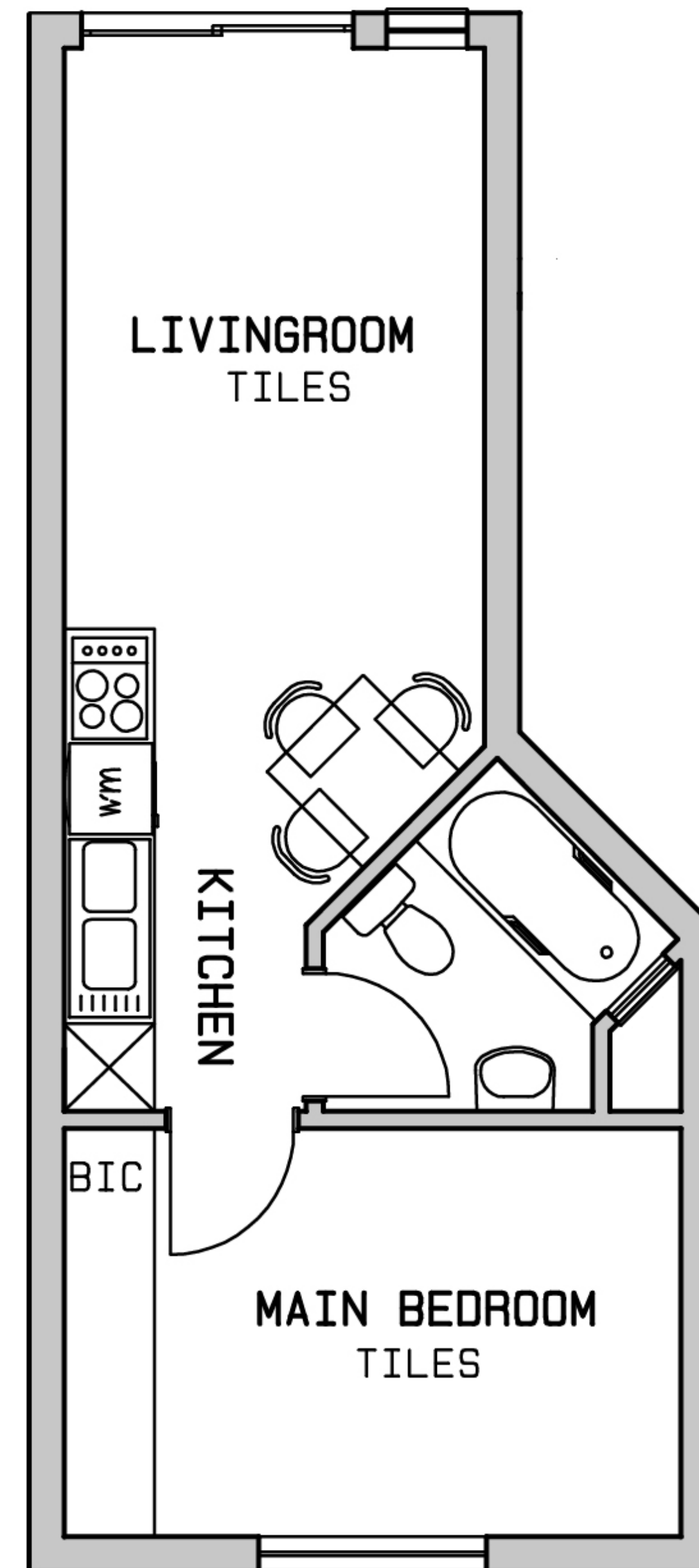
Est. monthly property rates: _____ **R142**

Est. monthly contribution from: _____ **-R239**

Rental Assist up to: _____ **R12,000***

PRICED FROM R544,900

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Two Bed Apartment

GROUND & 1ST FLOOR

Total unit size: _____ **53-58m²**

Projected monthly rental income from 2026 up to: — **R6,405**

Projected monthly bond repayment (30yr @ 10.25%): — **R5,779**

Est. monthly levy: _____ **R852**

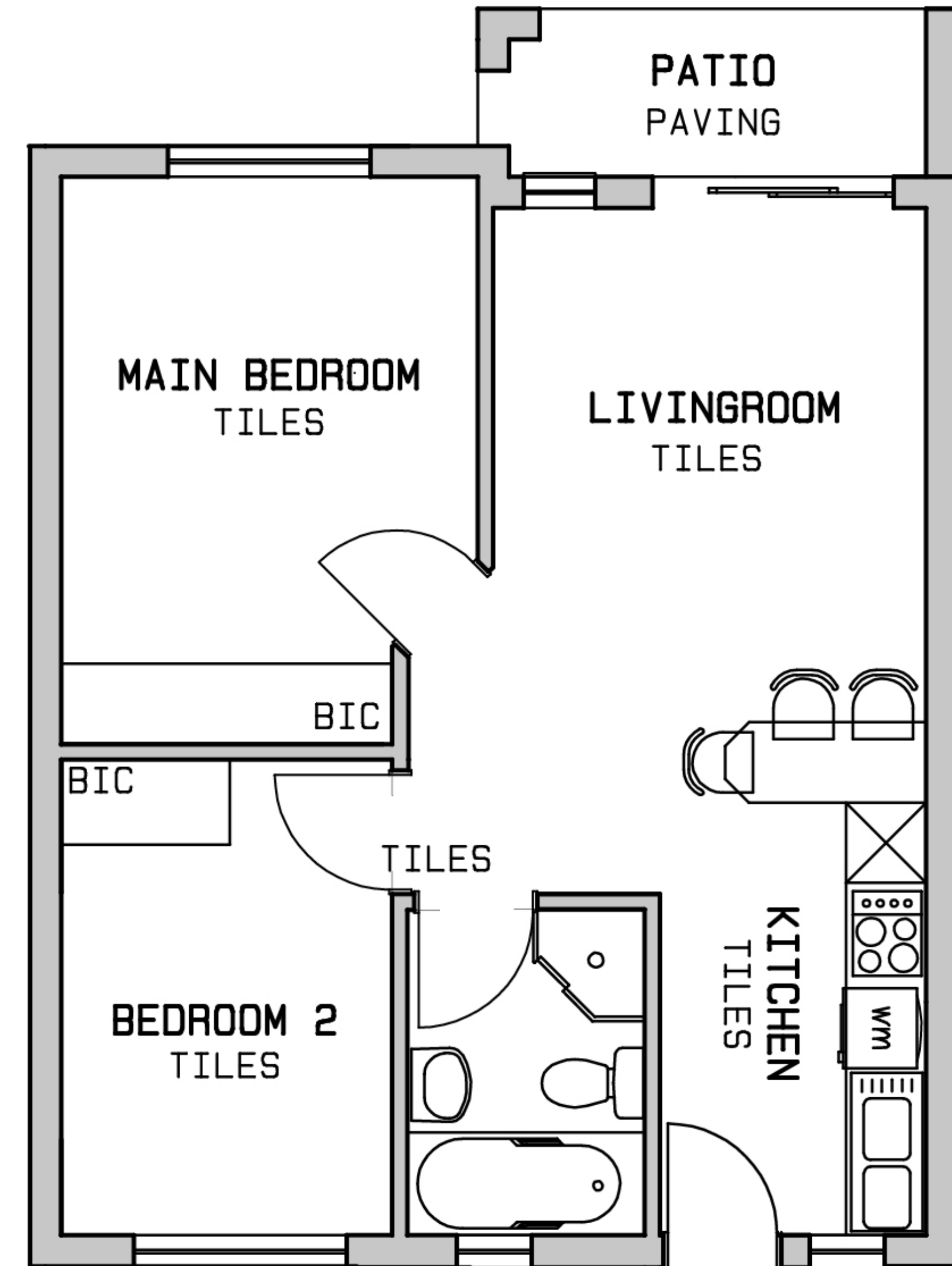
Est. monthly property rates: _____ **R386**

Est. monthly contribution from: _____ **-R449**

Rental Assist up to: _____ **R36,800***

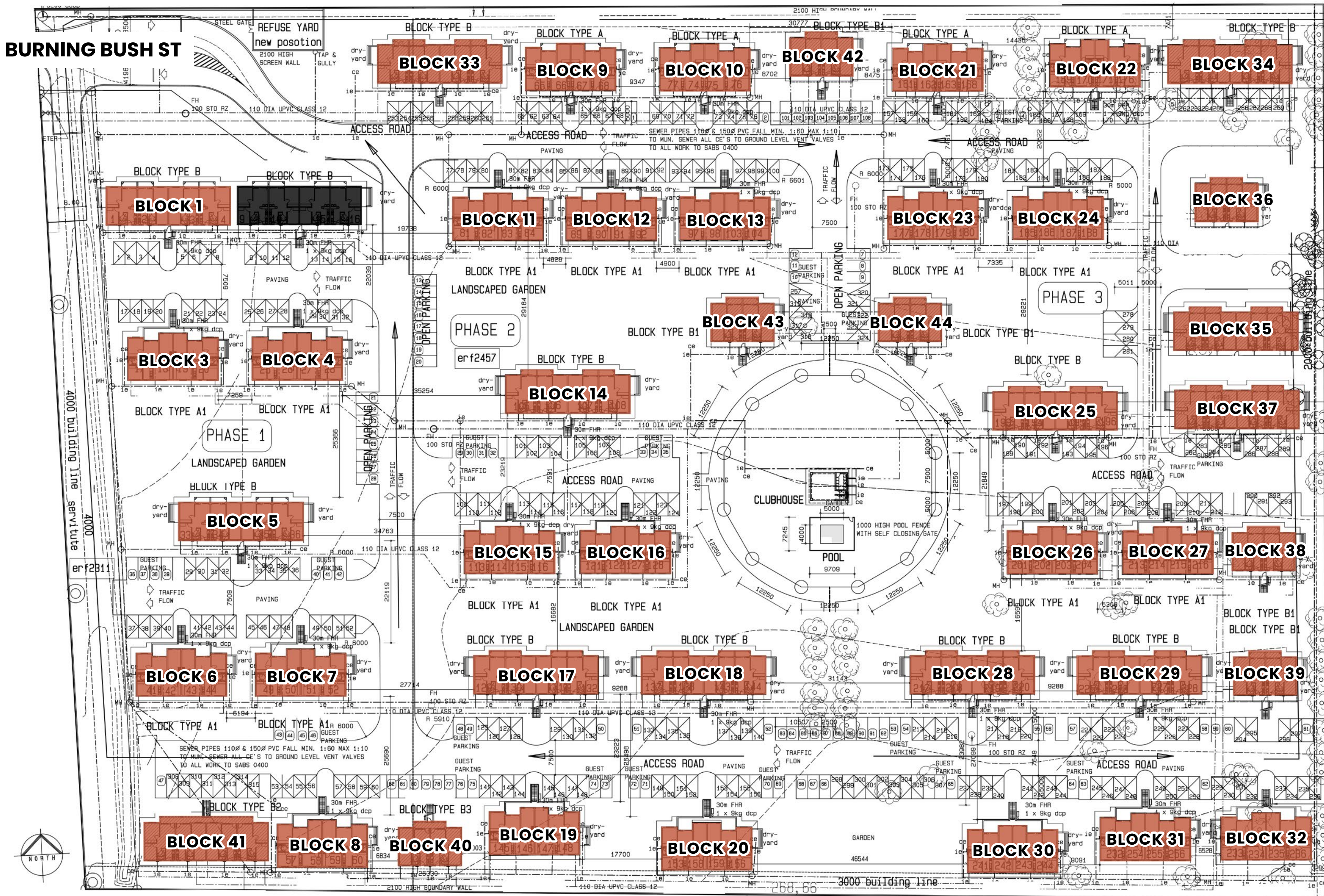
PRICED FROM R644,900

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DEVELOPMENT PLAN | 242 UNITS

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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.