

📍 Pretorius Park | Pretoria East



Boutique **DEVELOPMENT**
IN THE HEART OF PRETORIA EAST





ABOUT TO *Break* GROUND

1 & 2 Bed Apartments

FROM R1,049,000

Occupation from Mid 2026

Woodlands Lane is a new boutique residential estate nestled in the heart of highly sought-after Pretoria East, and offers a secure retreat from a busy city lifestyle.

The design has been carefully crafted for the discerning homeowner and buy-to-let investor by a reputable construction company with more than 55 years of experience, The JT Group. It is a unique style of development comprising 72 one or two-bedroom apartments, arranged in low-rise, spaciouly laid-out blocks to maximise views and privacy.





Excellent

INVESTMENT BENEFITS

- High Capital Growth and Rental Demands
- Rental yields up to **10.76%**
- Projected rental income up to **R9,500***
- Up to **R60,000** Rental Assist*
- Bond and transfer fees included - save up to **R80,000***
- Rental Management special: **5.4% for 1st 4 years**
- Monthly contributions from only -**R2,508***
- Deduct up to **R730,950** from taxable income through Section 13A tax incentives*
- 5-year NHBRC Warranty
- **100%** bond financing available through IGrow Home Loans



Exceptional **AESTHETIC DESIGN**

The estate is an urban sanctuary that provides generous open spaces, clubhouse facilities, swimming pool and braai areas, as well as a running track, for residents of all ages to enjoy. It is positioned in a vibrant area where people love to live.

Guardhouse facilities, electrified fencing on boundary walls, and secure covered parking bays are integrated into the design for complete peace of mind.



Development

KEY HIGHLIGHTS

- Secure estate with controlled access and electrified perimeter fencing.
- 24-hour manned security (covered by levies)
- Landscaped grounds with a perimeter walking/running track
- Trendy clubhouse and swimming pool
- Co-working spaces
- Kids' play area
- Braai areas
- Visitors' parking bays
- Fibre ready







Apartment

FEATURES & PERKS

- All bedrooms en-suite
- Modern kitchen and bathroom finishes
- Quartz kitchen countertops
- Ceramic glass hob and electric oven with extractor fan
- Washing machine and dishwasher plumbing point in kitchen
- Fibre installed to all units
- Porcelain tiles throughout for low maintenance
- Ample built-in cupboards throughout
- Prepaid electrical and prepaid water meters to each apartment
- Exclusive use gardens to ground floor 2 bedroom apartments
- 2 dedicated covered parking bays for the 2 Bed | 2 Bath Units
- Building insurance covered by levy







DISCOVER PRETORIA EAST'S *Local* AMENITIES

Woodlands Lane is positioned in a vibrant area where people love to live.

For investors, Woodlands Lane presents the perfect opportunity with exceptional capital appreciation in an area where properties of this quality are in high demand among tenants.

There are options for shared living, with 2-bedroom, 2-bathroom apartments. IGrow Rentals will handle tenant vetting, placement, and management for you for hassle-free investing.





Shopping & Recreation

- **1.5km** to Woodlands Boulevard
- **2km** Woodhill Country Club
- **12.3km** to Rietvlei Nature Reserve



Health & Wellness

- **600m** to Crossfit Razmig
- **2.9km** to Netcare Pretoria East
- **3.2km** to Intercare Woodhill

Schools & Family Life

- **3.6km** to Curro Woodhill College
- **5km** to Garsfontein High
- **12.9km** to Pretoria University



One Bed | One Bath

Unit size: _____ **42m²**

Projected monthly rental income from: _____ **R7,500**

Projected monthly bond repayment (30yr @ 10.50%): _____ **R9,596**

Est. monthly levy (excl. effluent recovery): _____ **R1,075**

Est. monthly property rates: _____ **R838**

Rental Assist up to _____ **R24,000***

PRICED FROM R1,049,000



Two Bed | Two Bath

Unit size: _____	61m²
Projected monthly rental income from: _____	R8,500
Projected monthly bond repayment (30yr @ 10.50%):—	R11,882
Est. monthly levy (excl. effluent recovery) : _____	R1,541
Est. monthly property rates: _____	R1,079
Rental Assist up to _____	R60,000*

PRICED FROM R1,299,000



Site DEVELOPMENT PLAN



Floor PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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



Disclaimer

IGrow makes no warranties, whether expressed or implied, regarding contents, accuracy, financial projections and/or assumptions, nor availability. The User assumes all responsibility and risk for the use of the information and other material provided. IGrow shall not be liable for any loss, injury, damage, cost, penalty, or claim resulting from the use of the materials or projections/assumptions, whether direct or indirect. The User indemnifies IGrow and holds it harmless against any and all liability, loss, damage, penalty, cost or claim of whatsoever nature suffered by any third party concerning any act or omission by the User in relation to the information and the use thereof by the User. Attorney and bond fees for transfer paid by Seller only where appointed attorney attends transfer. This may exclude buyers using bank facilities. Fees excluding any bank initiation fee, correspondent attorney fees and courier fees if applicable.

*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.