



THE  
**BOLTON**  
ROSEBANK



**INSIST ON YOURSELF,  
NEVER IMITATE.**

– Ralph Waldo Emerson

# CONTENTS

Own your individuality	4
Investment benefits	6
Leading professionals	8
Fastest selling development	9
All the right moves	12
Carve your niche	13
On your way up	14
Life at The Bolton	15
New-age	16
Security detail	17
We've got you covered	18
Own your lifestyle	19
Pre-qualify with IGROW Homeloans	20
Purchasing process	21
Unit types	23





## OWN YOUR INDIVIDUALITY

Be iconic and lead the way when you set your sights on The Bolton. After the resounding success of Phase 1 sales, The Bolton releases Phase 2 with apartments in Baker building. Previously a rental game, The Bolton is the fastest selling development in Rosebank with limited opportunities remaining in Phase 1 amidst our highly anticipated release of Phase 2. This is a space where you will be able to grow professionally and be connected to the city. Purchase and gain immediate rental income in a building that is 100% tenanted. The convenience of our lock-up-and-go apartments in established Rosebank is a solid investment in an ambitious future.

A young woman with long, dark, wavy hair is looking out of a window. She is wearing a dark blue top. The background is a blurred city street with buildings and trees. The lighting is soft, suggesting an indoor setting near a window.

**RENTAL DEMAND:**

**ROSEBANK SUBURB  
HAS SEEN AN  
88% INCREASE  
IN POPULATION FROM  
2011 TO 2023**

# INVESTMENT BENEFITS

The Bolton presents a unique opportunity to purchase in an established urban residential and commercial node. At a current rental occupancy rate of 100%, investors can look forward to a steady estimated rental income each month that will cover their monthly bond repayment.

OWN AT  
**THE BOLTON**

**NO BOND AND TRANSFER DUTY  
ONLY R10 000 DEPOSIT**

## WHY INVEST IN THE BOLTON

- ( ) Prime **ROSEBANK** location
- ( ) Award-winning, **REPUTABLE DEVELOPER**
- ( ) **AFFORDABLE PRICE-POINT** to the market
- ( ) This area has seen a **6%** year-on-year **CAPITAL APPRECIATION** on sectional title offerings
- ( ) **FAVOURABLE PROSPECTS** for owners seeking a **RENTAL INCOME** from long and short-term tenants
- ( ) **CONVENIENT ONSITE PARKING** for tenants





# THE BOLTON IS 100% TENANTED

## GREAT OPPORTUNITY FOR INVESTORS

	<b>Sales Price</b>	<b>Estimated bond repayment per month</b>	<b>Current rental per month</b>	<b>Estimated Gross annual yield</b>
Studio	from <b>R783 000</b>	from <b>R7 904</b>	from <b>R6 360</b>	<b>9,75%</b>
1-bedroom	from <b>R1 083 000</b>	from <b>R10 932</b>	from <b>R7 420</b>	<b>8,22%</b>
2-bedroom	from <b>R1 533 000</b>	from <b>R15 474</b>	from <b>R12 720</b>	<b>9,96%</b>

*The bond repayments have been calculated on a 11,75% interest rate on a 30-year term.*

*Estimated net yield takes rates, taxes and levies into account.*

*The information provided is to be used as a guide and is not a guarantee of savings or earnings. All information stated here was correct at time of printing and publishing and subject to change without notice. E&OE*

# LEADING PROFESSIONALS

Feenstra Group leverages a strategic network of industry experts involved in every step of the development. In conjunction with Emira Property Fund, Feenstra Group are the professionals behind The Bolton and have designed a lifestyle honouring convenience within central Rosebank. As The Bolton releases Phase 2 of our sectional title sales, Feenstra Group continues the successful partnership with IGrow to facilitate a seamless sales and homeloan application process.



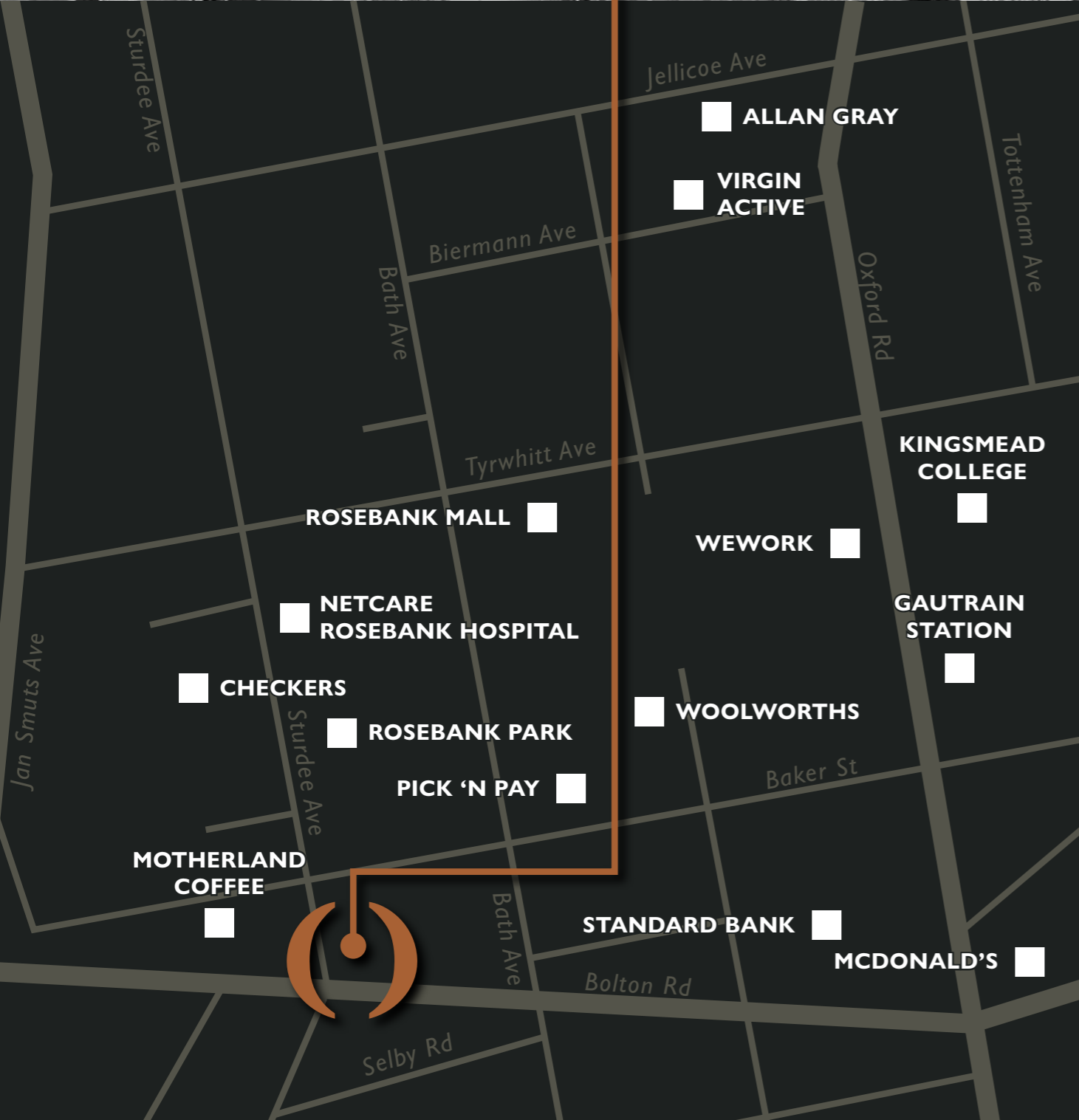
## 2 STURDEE AVENUE, ROSEBANK



# FASTEST SELLING DEVELOPMENT

In this all-inclusive address, find everything you need within walking distance. Mission from work meetings to brainstorming lunches, gym in the evening and walk effortlessly to Rosebank Mall. Over the past decade, Rosebank has undergone an evolution in urban design with convenient eateries, transport hubs, fashion boutiques and fitness spaces growing to accommodate the needs of its vibrant community. Convenience is king when you live at The Bolton.

# CITY BEAT



## WALK TO WORK

Rosebank Office Park (600m)  
Graylink Business Park (700m)

## ZIP AROUND TOWN

Gautrain Station (550m)  
Bus station (700m)

## STAY FIT

Virgin Active & Viva Gym (700m)  
BODYTEC (700m)

## DISCOVER ART

Keyes Art Mile (600m)  
Goodman Gallery (600m)

## GET STUFF

Rosebank Mall, The Zone & The Firs (190m)  
Rosebank Sunday market (400m)

## TREAT YOURSELF

Life Day Spa Rosebank (120m)  
Orient Spa (270m)

## MEET UP

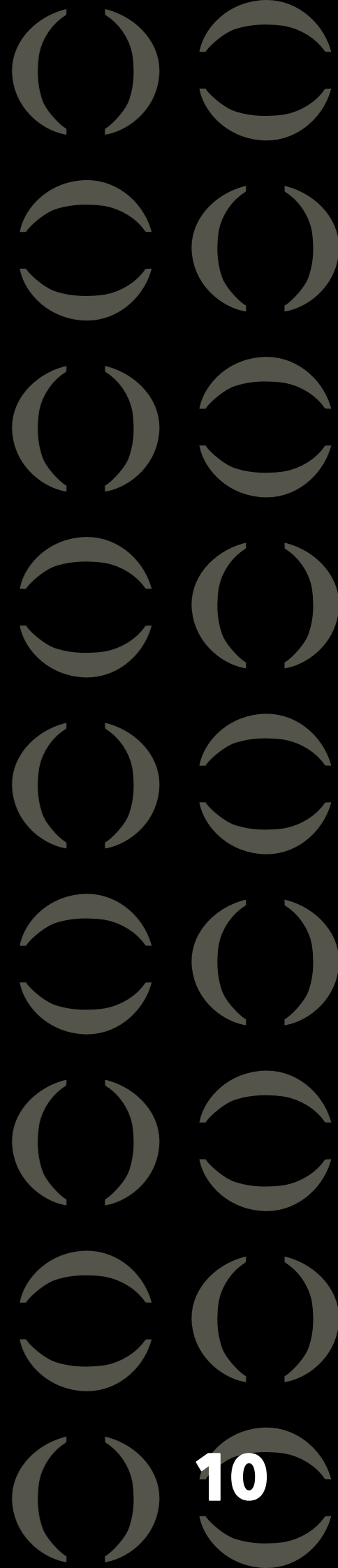
Bolton Rd Collection (500m)  
Saigon Suzy (550m)  
Marble Restaurant (800m)

## WORK-FROM-HOME

Bolton workpods (in The Bolton)  
Motherland Coffee (20m)

## FLAG FOR EMERGENCIES

Lancet Laboratories (160m)  
Netcare Rosebank Hospital (250m)  
Ampath – Rosebank Medical Centre Depot (290m)



A woman with blonde hair, wearing a light-colored button-down shirt, is seated at a desk. She is looking towards the right side of the frame, focused on her work. Her hands are on a laptop keyboard. In the foreground, a white coffee cup is visible. The background is a textured brick wall, and the lighting is warm and directional, coming from the left, creating strong highlights and deep shadows.

# ASPIRE TO INSPIRE

# ALL THE RIGHT MOVES

Your future is secured when you make your home in Rosebank's growing city landscape. Recently, Rosebank has seen a capital injection in service delivery and infrastructure to the value of R7 billion and the area enjoys a 6% year-on-year capital appreciation on sectional title offerings.



GROWTH IN ROSEBANK IS  
**GUARANTEED**



# CARVE YOUR NICHE

Rosebank is home to an integrated community of artistic, trend-setting individuals driven by the desire to succeed. Let the energy of Johannesburg's coveted city scene inspire you. Connect daily with Rosebank's retail and business hub and find your spark in this dynamic lifestyle where legends come to play.



# ON YOUR WAY UP

The Bolton is a place for individuals to create a base in the city. These studio, 1 and 2-bedroom apartments epitomise convenience for on-the-go individuals. The modern interiors boast functional spaces while providing personal space to break away from the demands of everyday life.



## ALL THE FEELS



Reception



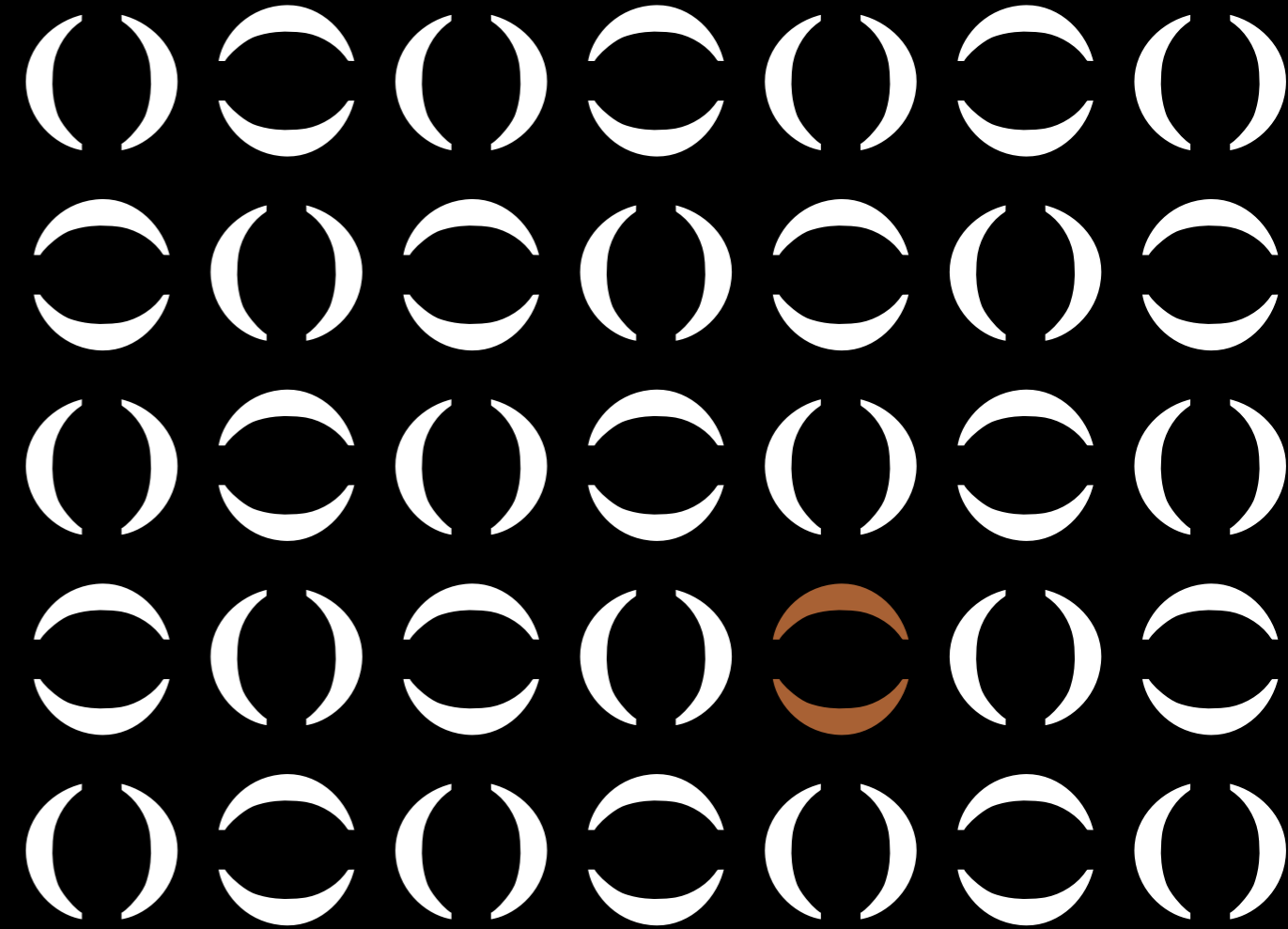
Storage facilities



Laundry room

# LIFE AT THE BOLTON

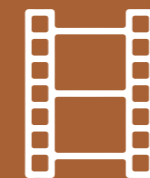
Take a step away from the daily grind and relax outdoors where you have a garden and swimming pool a few steps away from your home. For those nights in, enjoy a game on the big screen with friends at the dedicated cinema room which can also be booked for presentations or screenings.



Garden  
& pool



Braai  
facilities



Cinema  
room



## NEW-AGE

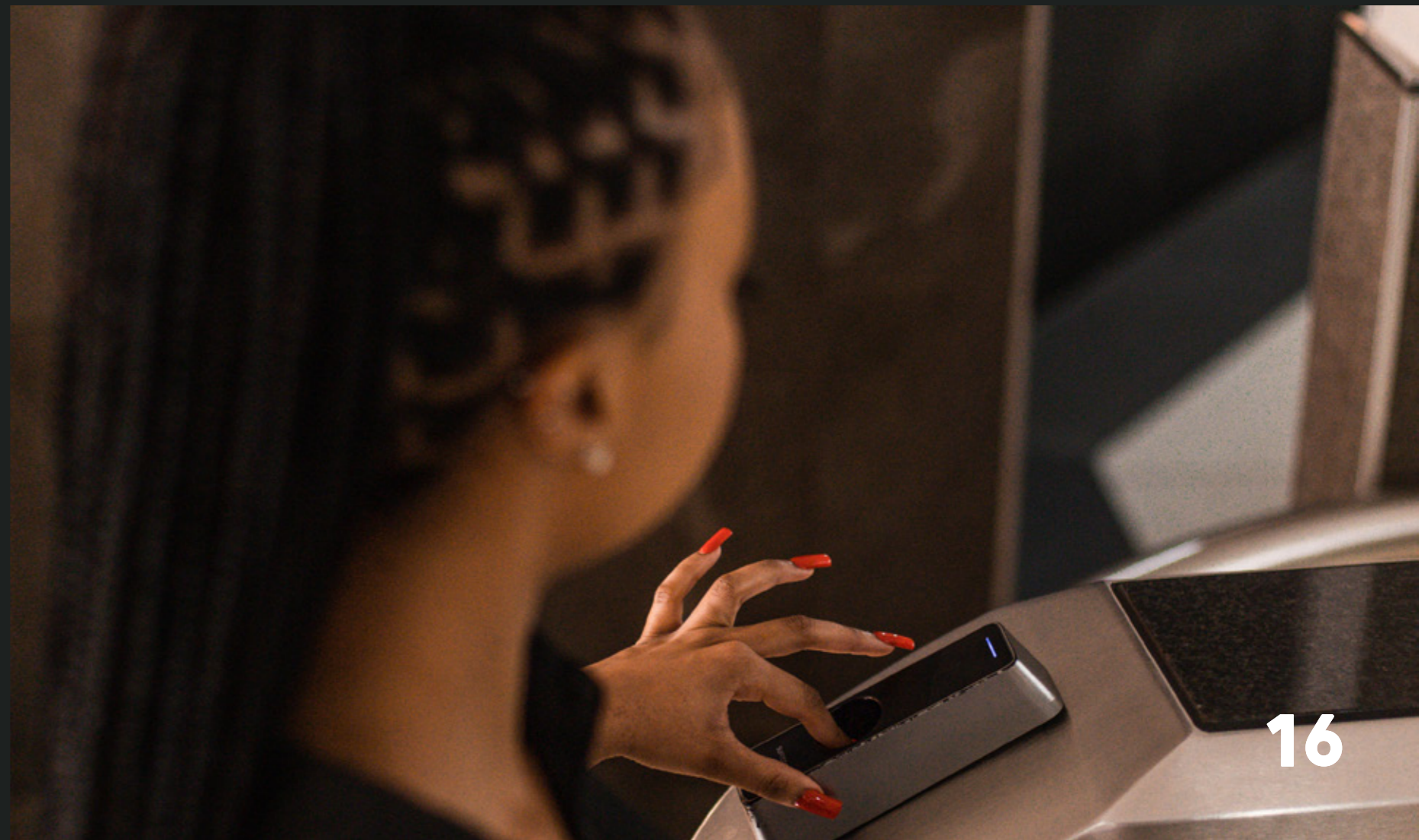
The Bolton offers a world of smart technology options for its residents. The main reception area functions as a professional meeting space for those who work remotely. There are private work pods with full access to Wi-Fi and a boardroom which can be booked for larger meetings.



Boardroom &  
work pods



Wi-Fi  
available





**24-Hour  
security**



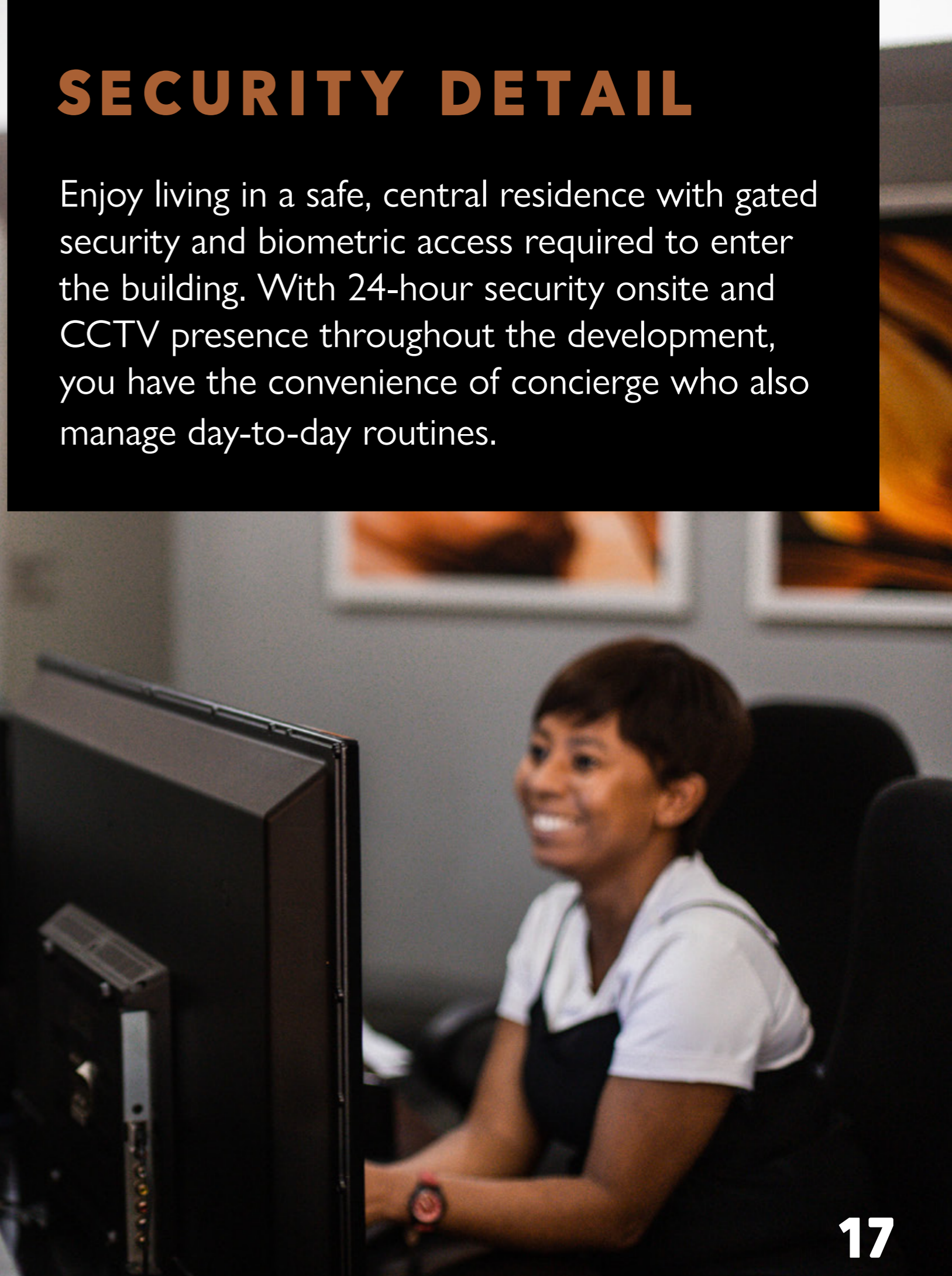
**Security  
cameras**



**Biometric  
access**

## **SECURITY DETAIL**

Enjoy living in a safe, central residence with gated security and biometric access required to enter the building. With 24-hour security onsite and CCTV presence throughout the development, you have the convenience of concierge who also manage day-to-day routines.





## WE'VE GOT YOU COVERED

The Bolton is always prepared for any emergency. Loadshedding is something of the past with our uninterrupted power supply, ensuring you live life by your rules. For electricity outages, we have 2 generators on standby and for water shortages, we have installed a water reserve tank which can supply the building with a half day's supply of water to help residents keep up their 24/7 lifestyle.



**Generator onsite**



**Water reserve tank**

*Loadshedding-free living*

# OWN YOUR LIFESTYLE

Buying to live at The Bolton is a wise investment with unlimited potential.



## THE BOLTON IS IDEAL FOR WORKING PROFESSIONALS IN ROSEBANK:

- ( ) Corporate Offices are **WITHIN THE AREA.**
- ( ) You **DON'T HAVE TO DRIVE** to work!
- ( ) **CONVENIENT TRANSPORT** such as the Gautrain saves you hours where you could be stuck in traffic.
- ( ) Live close to **RESTAURANTS, BARS, GYMS** and so much more.

# PRE-QUALIFY WITH IGROW HOMELOANS

IGrow Homeloans is a trusted bond originator service that can help facilitate your home loan. Through IGrow Homeloans, you can obtain a pre-approved certificate that establishes your credit rating. Armed with your certificate, IGrow Homeloans is able to provide you with quotes from multiple banks, including the one you currently bank with. Get quick realistic quotes and confidently apply for your home loan.

As part of the professional sales team for The Bolton, IGrow's development consultants are poised to help you secure your purchase and assist you at every stage of the process from start to finish. Fill in your details on [The Bolton website](#) and our professional team will help you to get pre-qualified and select your unit.



IGROW WEALTH  
HOMELOANS



IGROW WEALTH  
INVESTMENTS



# PURCHASING PROCESS

Follow these simple steps to secure your apartment in central Rosebank  
New apartments released



Our sales team are there to assist and guide the purchaser with the process from start to finish.

**NO BOND AND TRANSFER DUTY  
ONLY R10 000 DEPOSIT**

## PURCHASING FEES FOR RESIDENTS

Unit types and starting prices	Estimated monthly bond repayments	Estimated monthly levy costs	Estimated monthly municipal projected rates	Total
Studio from <b>R783 000</b>	from <b>R7 904</b>	<b>R1 864</b>	<b>R260</b>	<b>R10 028</b>
1-Bedroom from <b>R1 083 000</b>	from <b>R10 932</b>	<b>R2 241</b>	<b>R464</b>	<b>R13 637</b>
2-Bedroom from <b>R1 533 000</b>	from <b>R15 474</b>	<b>R3 404</b>	<b>R771</b>	<b>R19 649</b>

## INVESTOR FIGURES

Unit type	Sales price	Total monthly payments (bond, rates, levy)	Estimated bond repayment per month	Current rental per month	Estimated Gross annual yield
Studio	from <b>R783 000</b>	<b>R10 028</b>	from <b>R7 904</b>	from <b>R6 360</b>	<b>9,75%</b>
1-Bedroom	from <b>R1 083 000</b>	<b>R13 637</b>	from <b>R10 932</b>	from <b>R7 420</b>	<b>8,22%</b>
2-Bedroom	from <b>R1 533 000</b>	<b>R19 649</b>	from <b>R15 474</b>	from <b>R12 720</b>	<b>9,96%</b>

*The bond repayments have been calculated on a 11,75% interest rate on a 30-year term.*

*Estimated net yield takes rates, taxes and levies into account.*

*The information provided is to be used as a guide and is not a guarantee of savings or earnings. All information stated here was correct at time of printing and publishing and subject to change without notice. E&OE*



# STUDIO APARTMENT FROM R783 000

Current rental income:	<b>R6 360</b>
Estimated monthly levy:	<b>R1 864</b>
Estimated monthly municipal projected rates:	<b>R260</b>

\*The information provided is to be used as a guide and is not a guarantee of savings or earnings. All information stated here was correct at time of printing and publishing and subject to change without notice. E&OE





# 1-BEDROOM APARTMENT FROM R1 083 000

Current rental income:	<b>R7 420</b>
Estimated monthly levy:	<b>R2 241</b>
Estimated monthly municipal projected rates:	<b>R464</b>

\*The information provided is to be used as a guide and is not a guarantee of savings or earnings. All information stated here was correct at time of printing and publishing and subject to change without notice. E&OE





# 2-BEDROOM APARTMENT FOR R1 533 000

Current rental income:	<b>R12 720</b>
Estimated monthly levy:	<b>R3 404</b>
Estimated monthly municipal projected rates:	<b>R771</b>

\*The information provided is to be used as a guide and is not a guarantee of savings or earnings. All information stated here was correct at time of printing and publishing and subject to change without notice. E&OE



# 1-BEDROOM PENTHOUSE APARTMENT FROM R1 599 000

Current rental income: **R9 010**

Estimated monthly levy: **R2 959**

Estimated monthly  
municipal projected rates: **R772**

\*The information provided is to be used as a guide and is not a guarantee of savings or earnings. All information stated here was correct at time of printing and publishing and subject to change without notice. E&OE





# 2-BEDROOM PENTHOUSE APARTMENT FROM R1 699 000

Current rental income:	<b>R10 070</b>
Estimated monthly levy:	<b>R2 583</b>
Estimated monthly municipal projected rates:	<b>R840</b>

\*The information provided is to be used as a guide and is not a guarantee of savings or earnings. All information stated here was correct at time of printing and publishing and subject to change without notice. E&OE

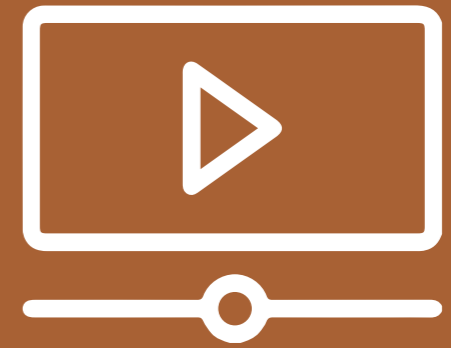




**CLICK TO SEE MORE**



**Buyer's guide**



**Video**

THE  
**BOLTON**  
ROSEBANK



**INVEST NOW THEBOLTON.CO.ZA | 087 537 0778**