



MASINGITA
TOWERS

15 WEST RD SOUTH, SANDTON

COSMOPOLITAN APARTMENTS IN THE HEART OF SANDTON



M

MASINGITA TOWERS

THE PROPERTY



15 Story Tower
comprising of:

66 Executive 2 beds en-suite

60 Luxury 2 beds en-suite

29 Superior 3 beds

10 Presidential 3 bed Penthouses en-suite

12 Royal 4 bed Penthouses en-suite

Setting the precedent in **Cosmopolitan Luxury**, Masingita Towers
is at the epicenter of **lifestyle and urban energy.**

PRIME POSITION

Situated on **Millionaire's row** - West Rd South, **the ideal prime real estate investment in the hub of Sandton.** Masingita Towers puts you within easy reach of the city's many attractions. Below features the view from the towers.



MICHELANGELO TOWERS

SANDTON CITY

NORTON ROSE

NELSON MANDELA SQUARE

INVESTEC

MORNINGSIDE MEDI CLINIC





MORNINGSIDE SHOPPING CENTRE

MORNINGSIDE CLINIC

CRAWFORD COLLEGE

BENMORE SHOPPING CENTRE

INVESTEC

RMB

NEDBANK

ANDTON CONVENTION CENTRE

STANDARD BANK

JSE

NELSON MANDELA SQUARE

GAUTRAIN

ENS

WEBBER WENTZEL

MERCEDES BENZ

DISCOVERY

SHORT RD

BENMORE ROAD

WEST SOUTH RD

RIVONIA ROAD

GRAYSTON DRIVE

BUTE ROAD

FREDMAN DRIVE

GWEN LANE

MAUDE STREET

STON DRIVE

5TH STREET

RIVONIA ROAD

WEST ROAD

KATHERINE STREET

SANDTON DRIVE

ALICE LANE

SANDTON CITY

RIVONIA ROAD



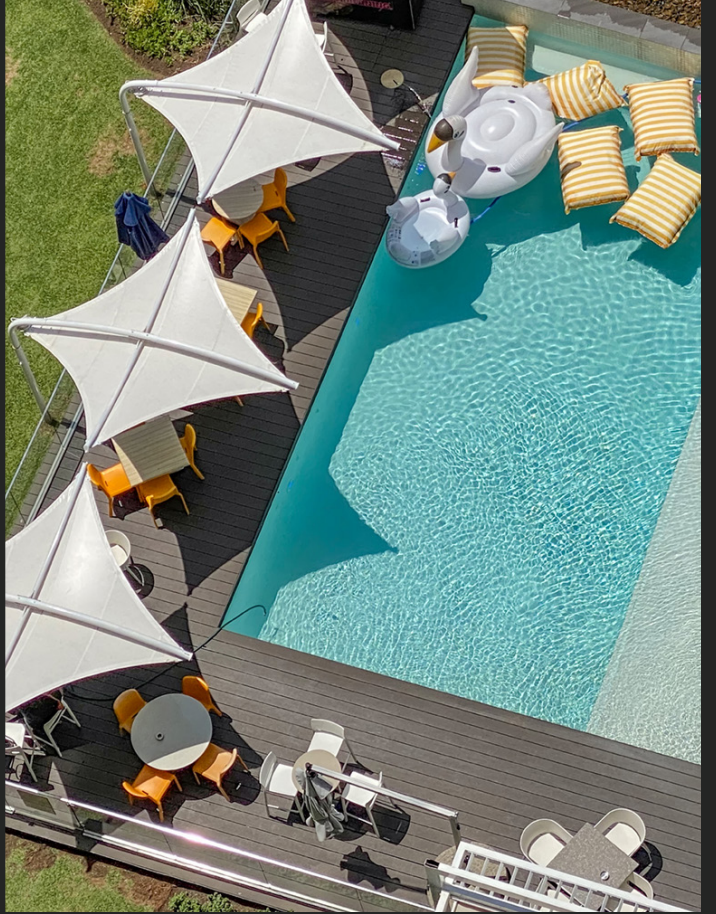
LIFESTYLE FACILITIES



Indulge in a **world class lifestyle** and ensure your daily life is made effortless with a variety of services:

- Concierge
- Executive Lobby
- Private Lounge
- Private Boardrooms
- Conference Facilities
- Spectacular Restaurant - BOWL'D
- Fine Dining
- Sushi Bar
- Entertainment Cocktail Bar
- Cigar Lounge
- Wine Cellar
- Indoor and Outdoor Dining
- Sparkling Outdoor Pool with Deck Chairs
- Fitness Centre
- Spa
- Housekeeping & Laundry available
- High speed fibre
- 24hr high security
- Secure Basement Parking







HIGH RETURN

Masingita Towers is an investment opportunity assured of capital growth.
To maximise your investment JAYD Interiors will furnish
& LYNN ESTATES will let your apartment.

Short term daily rentals will yield a projected monthly return of 13 - 15%
Medium and long term rentals will yield a projected monthly return of 9 - 10%

PURCHASE OPTIONS

SA RESIDENT BOND FINANCE

- A 10% deposit is required
- Lynn Estates and Elcasa (Residential Property Finance Specialist) will assist you with 90% bond finance to ensure a smooth process. In the event of a lesser bond approval, the shortfall needs to be secured.

NON-SA RESIDENT WITH 50% BOND FINANCE

- A 10% deposit is required
- Elcasa will assist with the necessary process to secure 50 % bond finance (subject to the qualifying criteria)
 - 40% balance to be secured in 60-90 days.

CASH BUYERS

(SA AND NON-SA RESIDENT)

- A 10% deposit is required
- The balance to be secured in 60-90 days.

BUY-TO-LIVE | BUY-TO-LET | BUY-TO-SELL

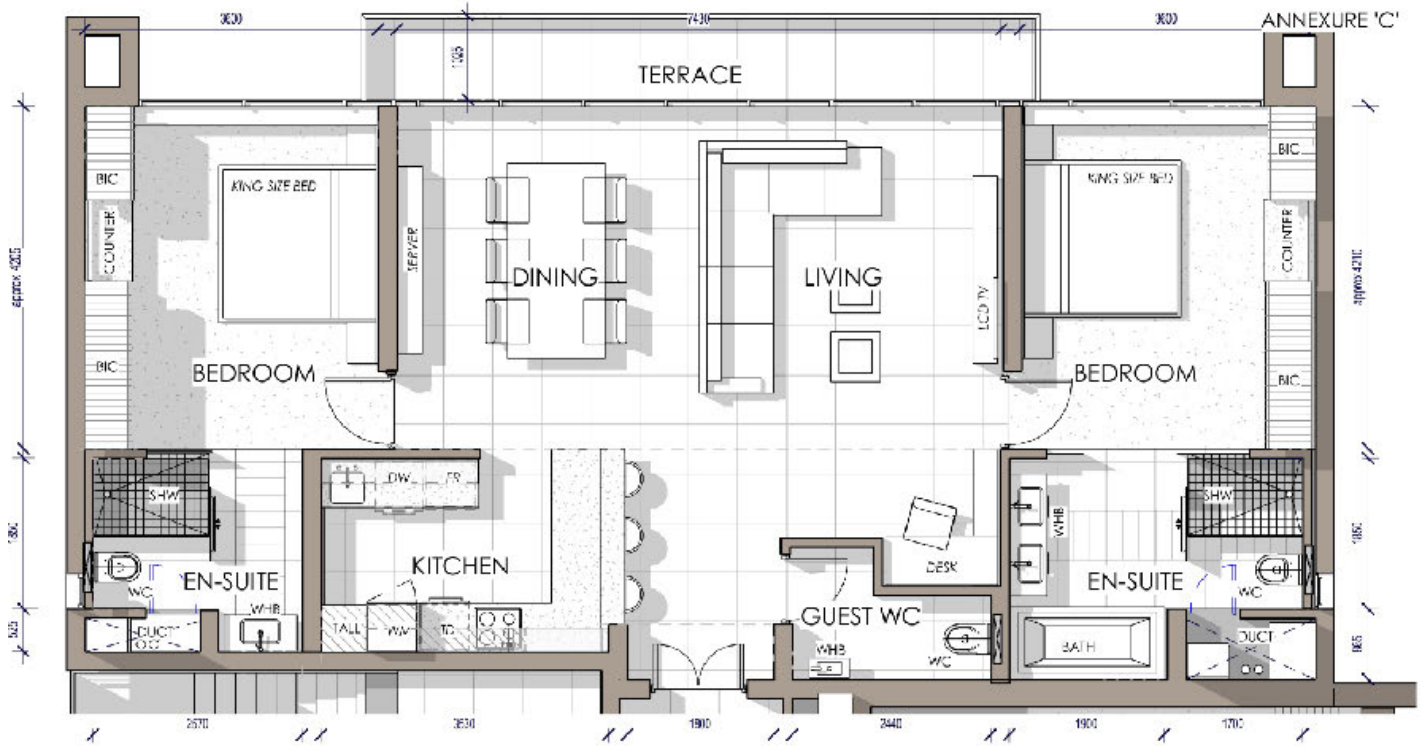


APARTMENTS TYPES & UNIT LAYOUTS



- Luxury Two Bed En-suite
- Superior Three Bed En-suite
- Presidential Three Bed Penthouse
- Royal Four Bed Penthouse

LUXURY TWO BED EN-SUITE



2 Bedrooms en-suite | Modern kitchen with breakfast nook | Dining area |
Living area leading onto covered terrace (certain units)
Guest WC | City views | High quality finishes
Two secure basement parkings | Room Service/housekeeping available

TYPICAL UNIT | TYPE C2s-6:

Covered Area **114 sqm** + Basement Parking **25 sqm** = **139 sqm**

*Covered patio available on certain units

from **R3 385 000 - R3 685 000** VAT Inclusive

JAYD INTERIORS furniture pack (fully furnished): **R498 000** VAT Incl

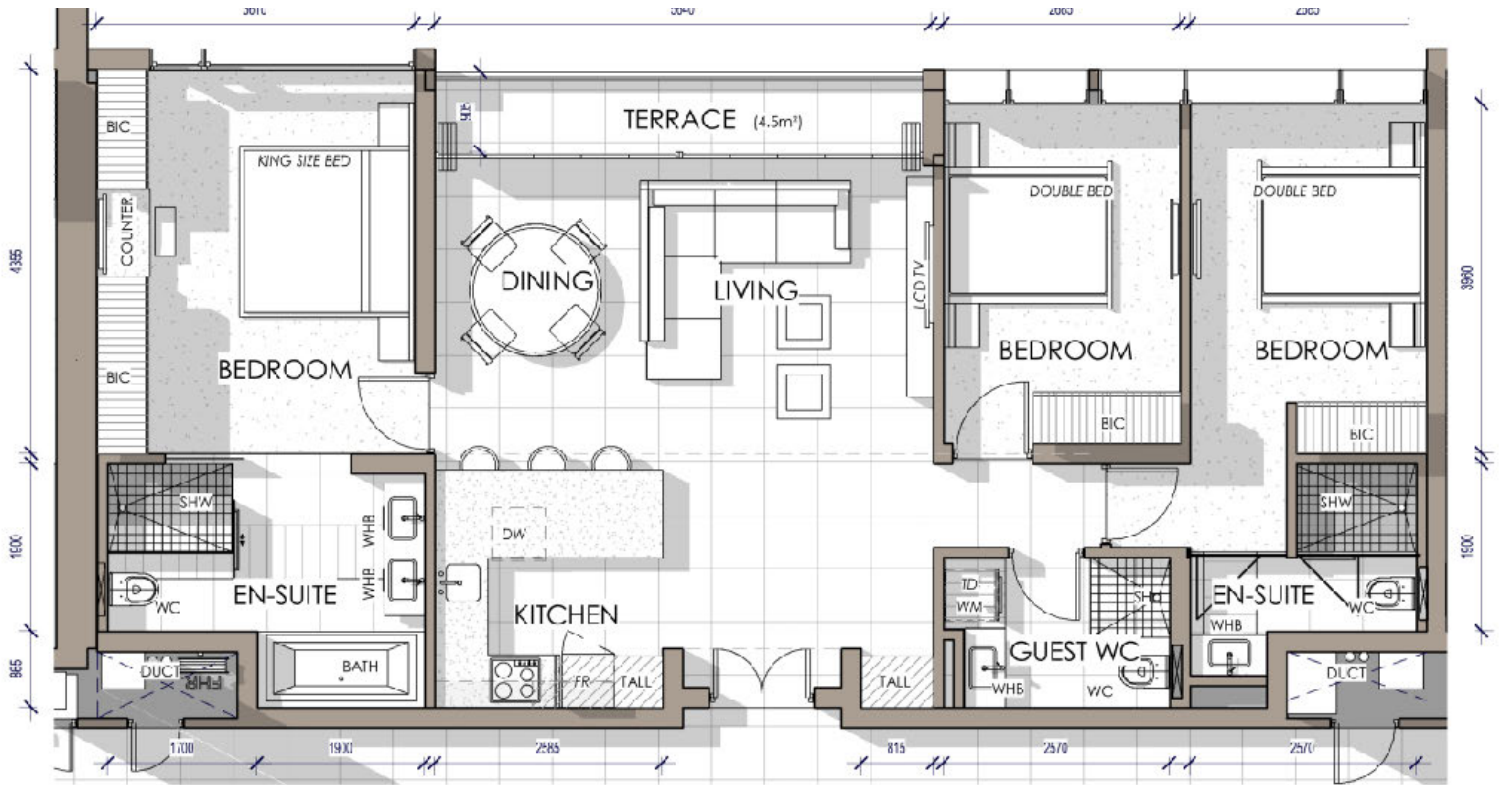
Projected rental income: Fully furnished **±R38 000 - R45 000** per month (9 - 10%)

Projected daily rates: **±R3 500 - R3 800**

Daily rentals will yield a projected monthly return of **13 - 15%**



SUPERIOR THREE BED EN-SUITE



2 Bedrooms en-suite | 3rd Bedroom / Executive office | Modern kitchen with breakfast nook
 Dining & living area leading onto terrace
 Guest WC | City views | High quality finishes
 Two parking bays | Room Service/housekeeping available

TYPICAL UNIT | TYPE D3 (M)-1: Covered Area 108 sqm + Basement Parking 25 sqm = 133 sqm

*Covered patio available on certain units

from **R3 685 000 - R3 885 000** VAT Inclusive

JAYD INTERIORS furniture pack (fully furnished): **R558 000** VAT Incl

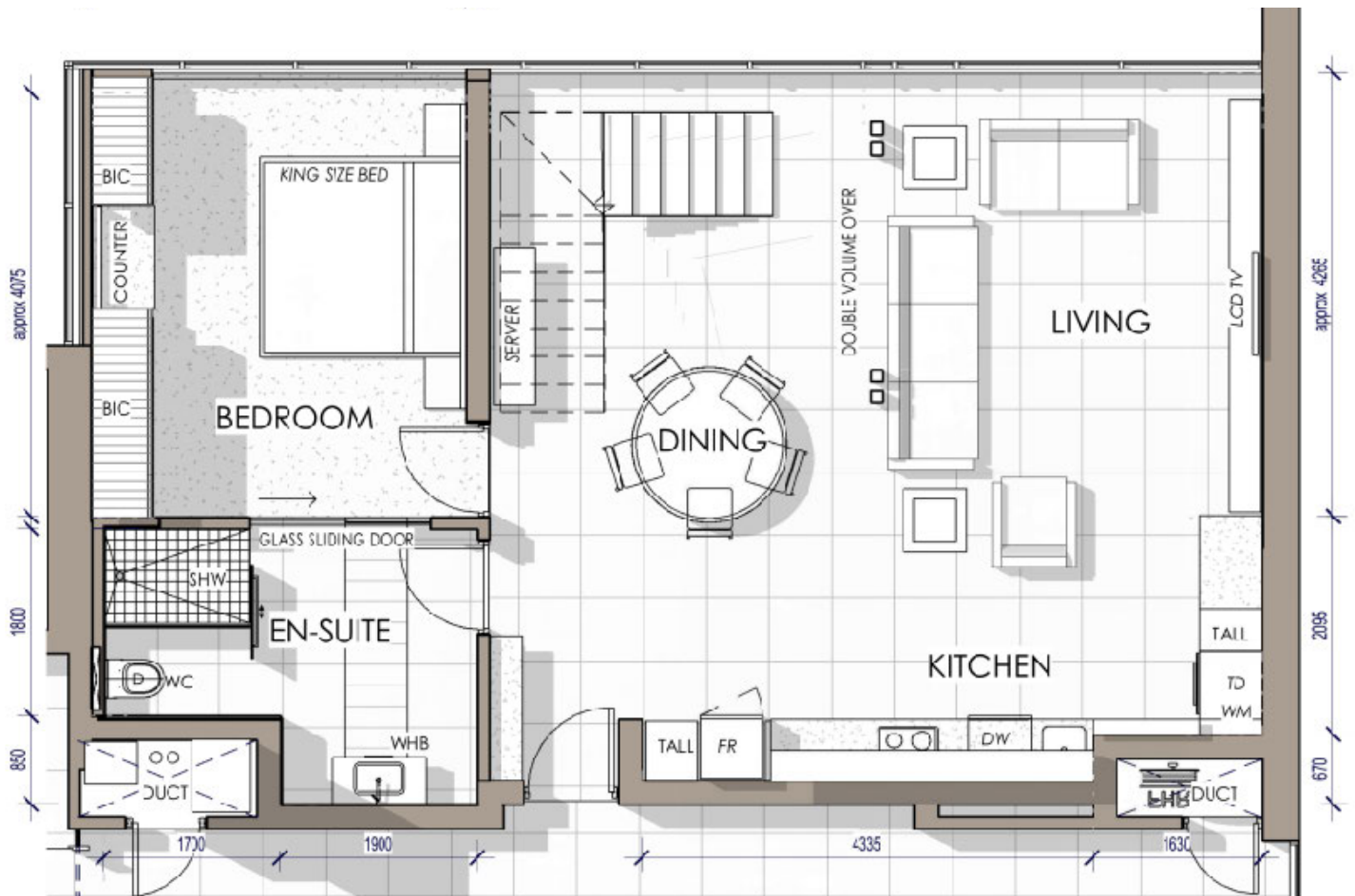
Projected rental income: Fully furnished **±R38 000 - R45 000** per month (9 - 10%)

Projected daily rates: **±R3 500 - R3 800**

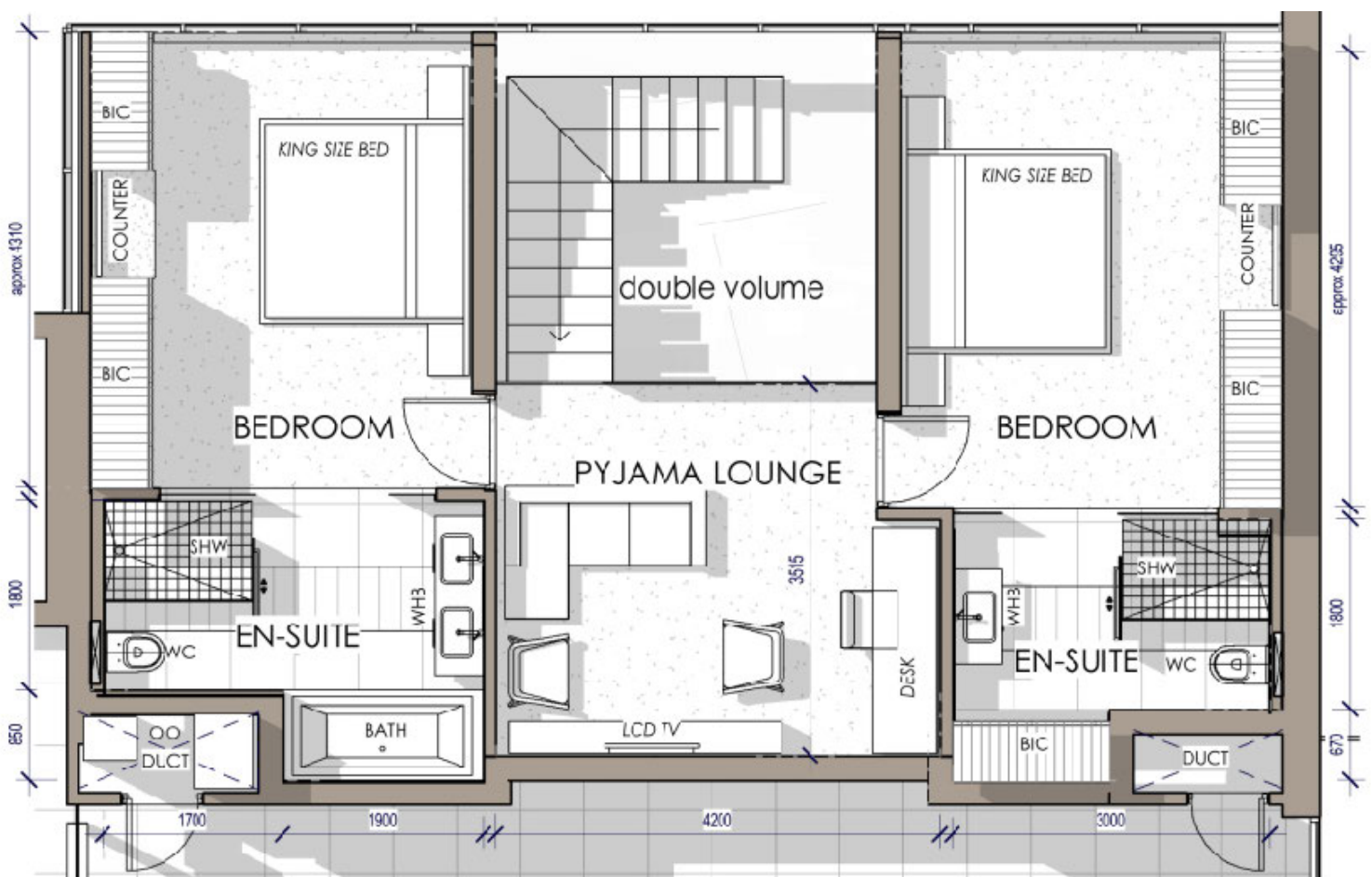
Daily rentals will yield a projected monthly return of **13 - 15%**



PRESIDENTIAL THREE BED PENTHOUSE



LOWER LEVEL



UPPER LEVEL

3 Bedrooms en-suite | Modern kitchen | Open plan living and dining area
 Double volume glass staircase | PJ Lounge | High quality finishes
 City views | Two parking bays | Room Service/housekeeping available

TYPICAL UNIT | TYPE B3 - 4:

Covered Area **145 sqm** + Basement Parking **25 sqm** = **170 sqm**

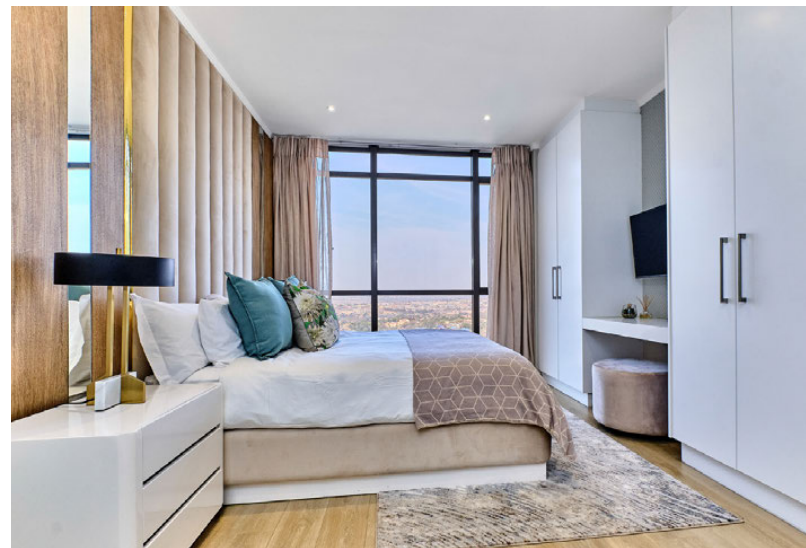
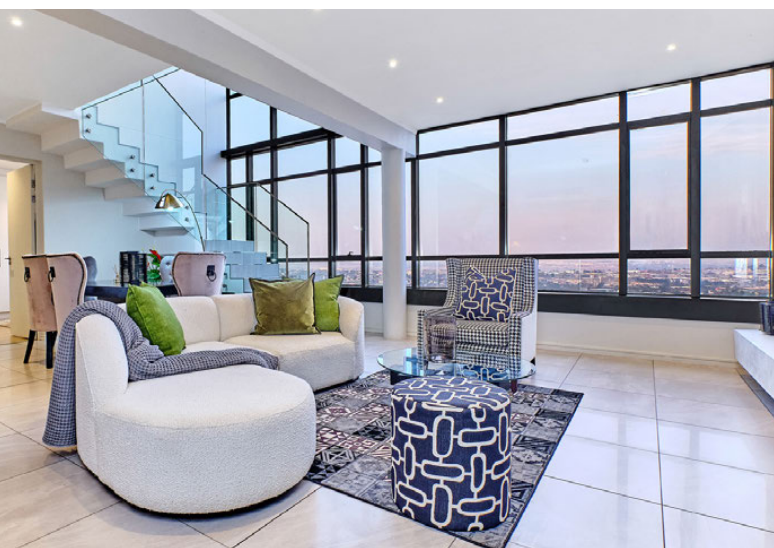
R6 785 000 VAT Inclusive

JAYD INTERIORS furniture pack (fully furnished): **R875 000** VAT Incl

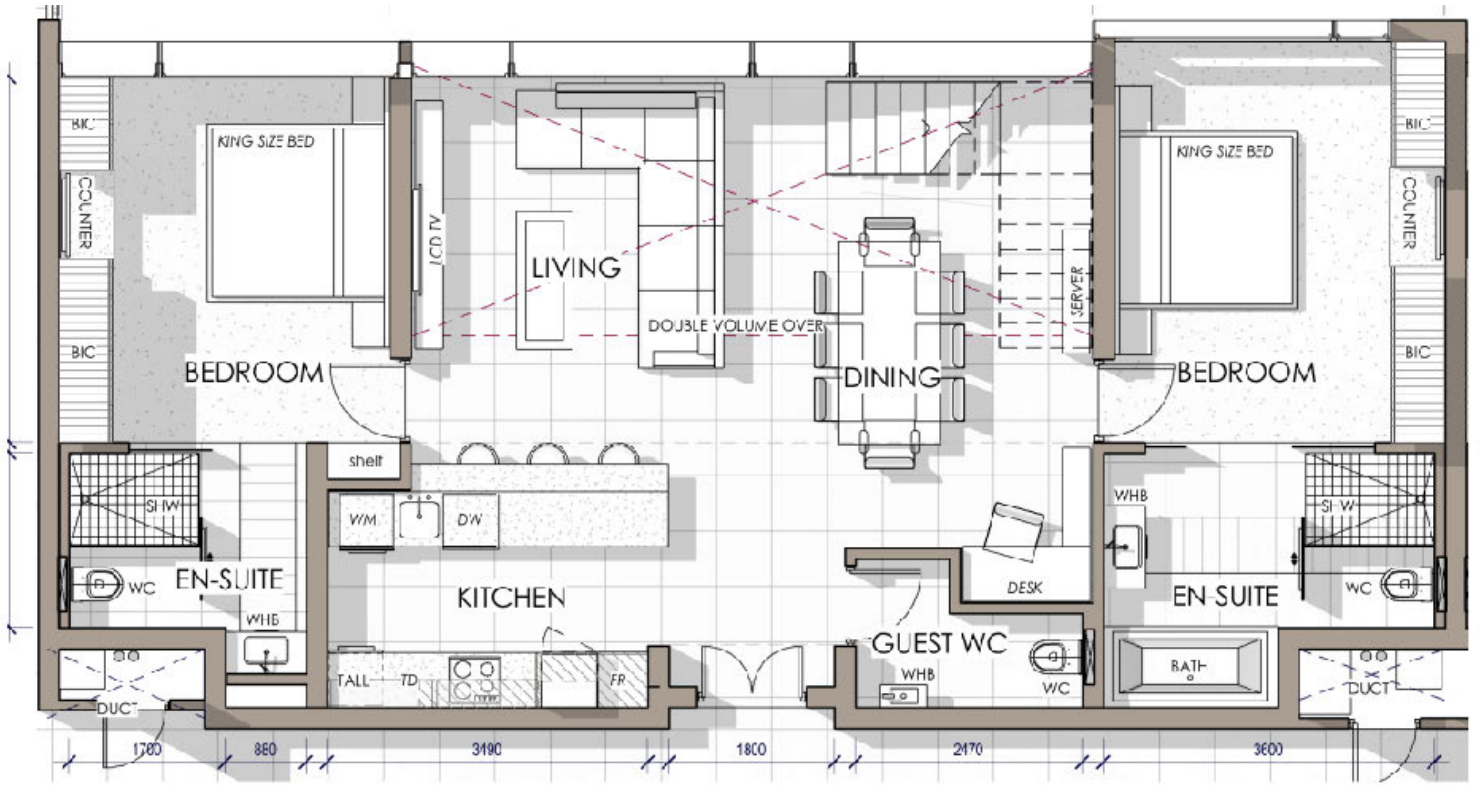
Projected rental income: Furnished **±R65 000** per month (9 - 10%)

Projected daily rates: **±R6 500 - R6 800**

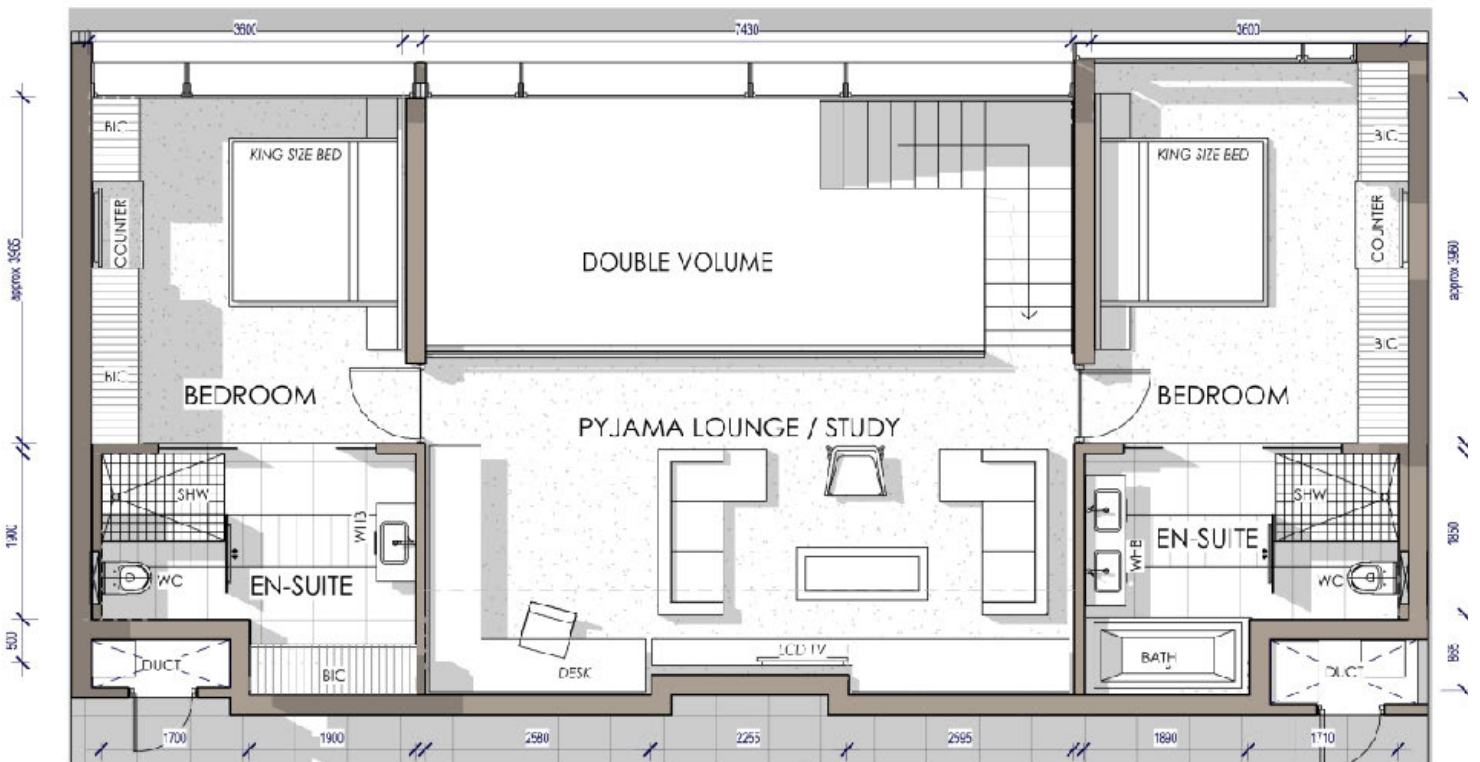
Daily rentals will yield a projected monthly return of **13 - 15%**



ROYAL FOUR BED PENTHOUSE



LOWER LEVEL



UPPER LEVEL

4 Bedrooms en-suite | Modern kitchen with breakfast nook | Open plan living and dining area Double volume | PJ lounge/Executive Office | Guest WC | High quality finishes | Magnificent views | Two secure parking bays/ ample visitors parking | Room Service/housekeeping available

TYPICAL UNIT | TYPE C4 - 1&3:

Covered Area **193 sqm** + Basement Parking **25 sqm** = **218 sqm**

R7 685 000 VAT Inclusive

JAYD INTERIORS furniture pack (fully furnished): **R985 000** VAT Incl

Projected rental income: Furnished **±R78 000** per month (9 - 10%)

Projected daily rates: **±R7 500 - R7 800**

Daily rentals will yield a projected monthly return of **13 - 15%**



THE MASINGITA TOWERS TEAM



DEVELOPERS: Masingita Properties



ARCHITECTS: AMA Architects



PROPERTY CONSULTANCY: ICS



INTERIOR: JAYD Interiors



ATTORNEYS: NAM-FORD Inc

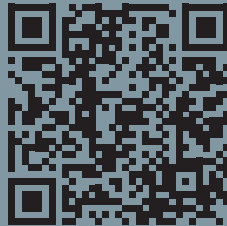


B. CONNECT

MARKETING & CLIENT LIASON: LYNN Estates

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LYNN

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