

LUXURY 2 BEDROOM APARTMENTS



FROM
R 2 434 000

UNIT FEATURES

- Prepaid Electricity
- All units feature a balcony
- Schedule of finishes available upon request
- List of optional extras available upon request
- 18 different unit types to choose from
- Access control and Security Guards
- Security cameras
- Access-controlled elevators
- Gas Hobs
- Access to clubhouse and gym facilities



Artist Impression



39 Ashford Road,
Parkwood, Rosebank



Show days:
Wednesday: 12pm - 4pm
Weekends 12pm - 5pm



273 Apartments



Fibre Ready

Located in
ROSEBANK

AMENITIES

- Gautrain Station: 550 meters
- Rosebank Mall: 450 meters
- The Zone Rosebank: 650 meters
- Centrally located in Rosebank CBD, 2 kilometers from the N1 (north and south)
- Within walking distance to stores, ATMs, fast food outlets, and restaurants
- Conveniently located near private schools

BUILDING FEATURES

- Basement parking
- Elevator access
- Entrance lobby for pedestrian access
- Backup generator for security and common areas
- Coffee shop and business centre
- Concierge service
- Safe Uber pickup zone
- Swimming pool for residents
- Private gym for residents
- Electric vehicle charging station



Artist Impression

FINISHES

Choose your finishes.



Light Grey



Beige

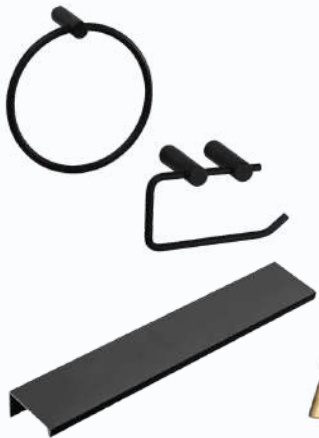


Sage Green

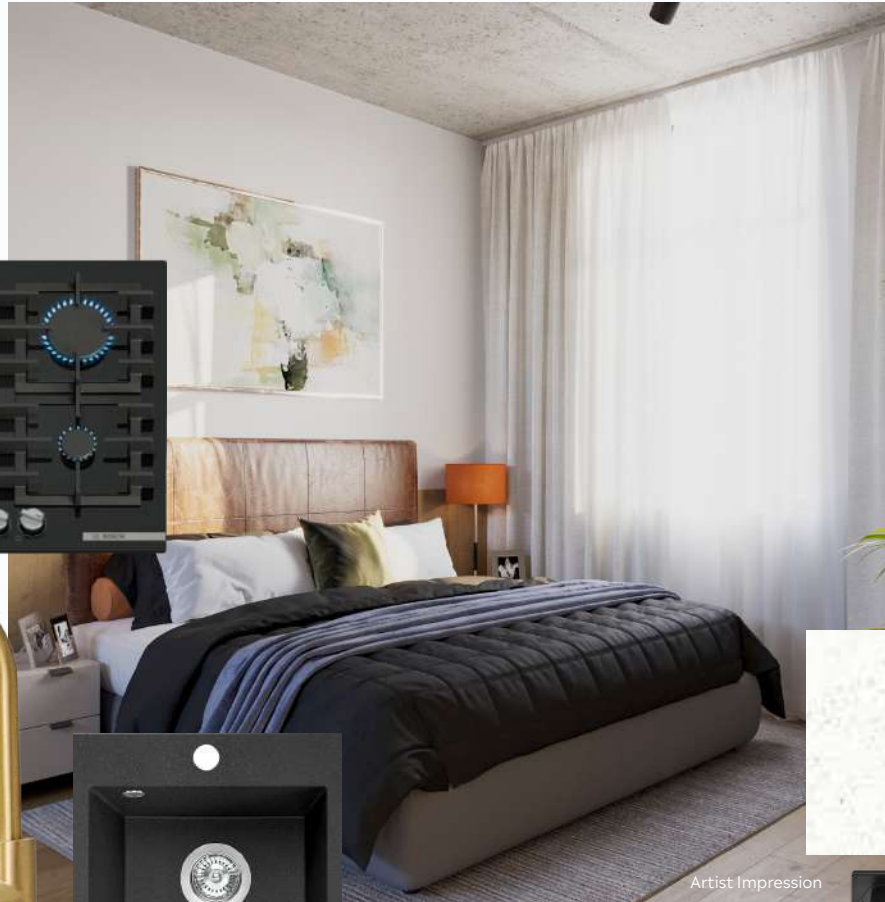
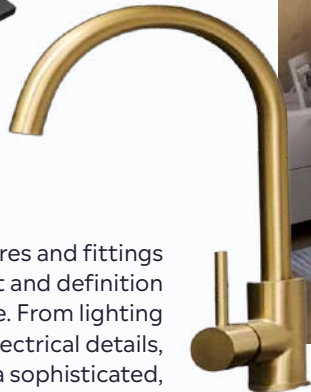
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- Smartly designed 49m² - 76m² layout
 - 2 spacious bedrooms
 - 2 modern bathrooms
 - Open-plan kitchen & living area
 - Private balcony for relaxation

SCHEDULE OF FINISHES

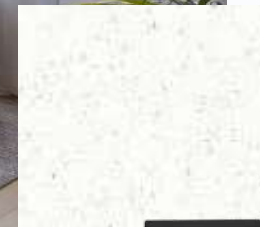
The interior finishes are curated to create a calm, contemporary living environment that feels both refined and welcoming. A soft neutral palette forms the foundation of the design, enhancing natural light and providing a timeless backdrop that allows the space to feel open, balanced, and elegant.



Matte black fixtures and fittings provide contrast and definition throughout the space. From lighting and hardware to electrical details, these elements add a sophisticated, architectural character while ensuring consistency and visual cohesion across all areas.



Artist Impression



Warm timber finishes are introduced through flooring and selected surfaces, adding natural texture and depth. The subtle grain and light tones bring warmth to the interior, creating a sense of comfort while maintaining a clean, modern aesthetic that appeals to a wide range of lifestyles.



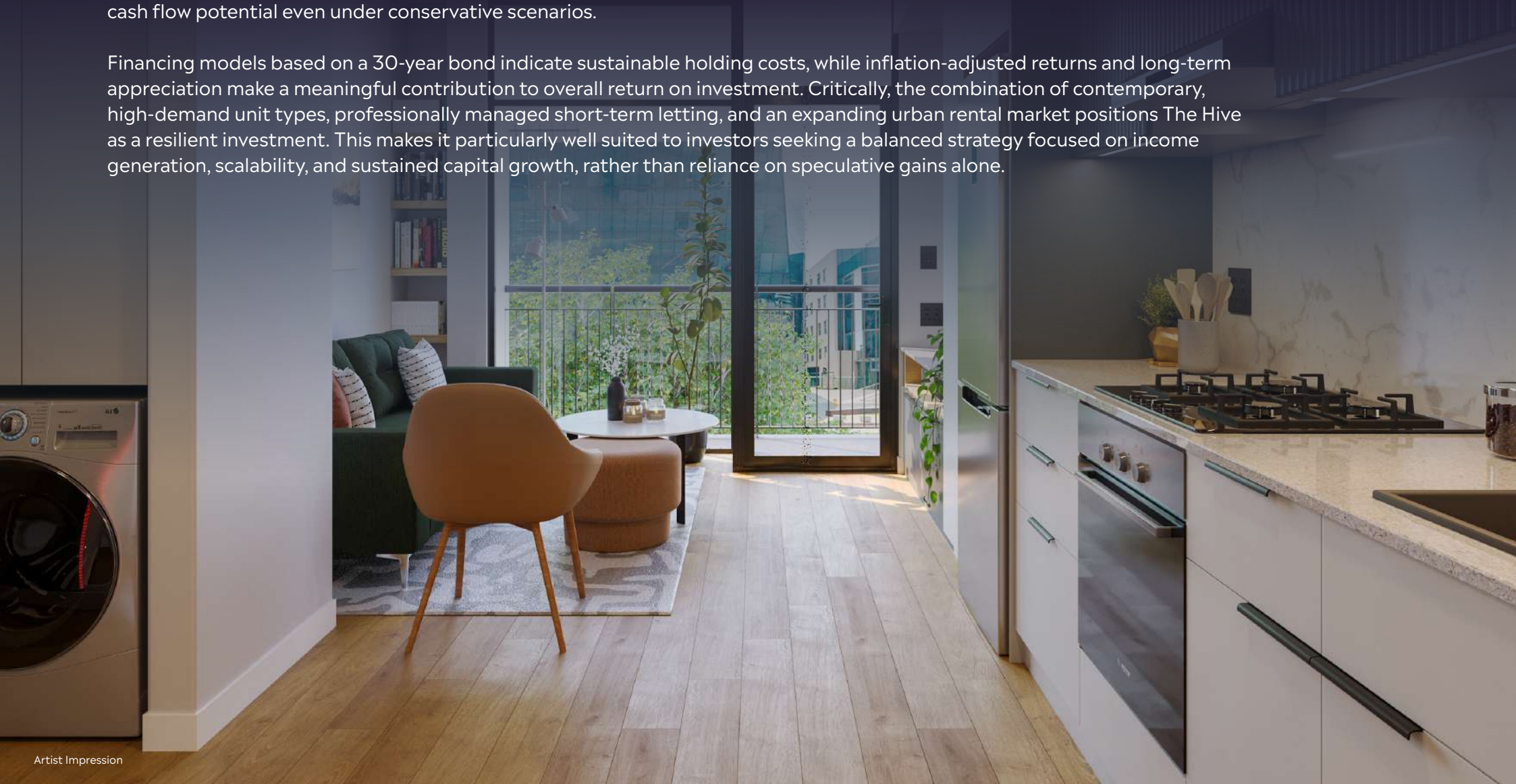
Stone and solid-surface materials complete the finish palette, offering durability with understated luxury. Soft veining and tactile textures elevate the overall design, resulting in interiors that feel considered, enduring, and perfectly suited for contemporary living.



INVESTOR INFORMATION

The development features attractively priced studio and apartment units, with competitive pricing that reduces upfront capital requirements while still offering exposure to projected annual capital appreciation of approximately 4% and rental growth of around 7%. The investment proposition is further underpinned by robust short-term rental fundamentals, with Airbnb revenue projections incorporating realistic occupancy assumptions and management costs, resulting in strong net cash flow potential even under conservative scenarios.

Financing models based on a 30-year bond indicate sustainable holding costs, while inflation-adjusted returns and long-term appreciation make a meaningful contribution to overall return on investment. Critically, the combination of contemporary, high-demand unit types, professionally managed short-term letting, and an expanding urban rental market positions The Hive as a resilient investment. This makes it particularly well suited to investors seeking a balanced strategy focused on income generation, scalability, and sustained capital growth, rather than reliance on speculative gains alone.



2 BEDROOM APARTMENT FLOORPLANS

2 BED B_A



2 BED B_B



2 BED B_A and 2 BED B_B
49m²

2 BEDROOM APARTMENT FLOORPLANS

2 BED D_A



2 BED D_A
76m²

2 BEDROOM APARTMENT FLOORPLANS

2 BED D_B



2 BED D_B
76m²

2 BEDROOM APARTMENT FLOORPLANS

2 BED E_A



2 BED E_A
59m²

2 BEDROOM APARTMENT FLOORPLANS



2 BED F_A
52m²

This 3D floor plan illustrates a modern apartment layout. The entrance leads into a large lounge area featuring a grey L-shaped sofa, a round wooden coffee table, and a geometric patterned rug. A balcony is accessible from the lounge. The kitchen is equipped with a gas hob, electric oven, sink, and refrigerator. It opens up into a dining area with a wooden table and chairs. The apartment includes two bedrooms, each with a queen bed (1800x1520mm) and bedside tables. Bedroom 1 has a green and white color scheme, while Bedroom 2 has an orange and white theme. The bathroom features a shower, toilet, and vanity. An en suite bathroom is attached to Bedroom 2, containing a toilet and shower. Storage areas include wardrobes (WHB) and a linen closet (SHR). The floor is finished with light wood-look planks.

2 BED F_B
62m²

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LOCATION



- A** Gautrain Station
- B** Rosebank Mall
- C** The Zone Rosebank
- D** The Firs of Rosebank
- E** Keyes Art Mile
- F** Coca-Cola
- G** Netcare Rosebank Hospital
- H** Standard Bank Group

