

LUXURY 3 BEDROOM APARTMENT



FROM
R 2 774 000

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
- Laundry facilities
- Electric vehicle charging station



FINISHES

Choose your finishes.



Light Grey



Beige



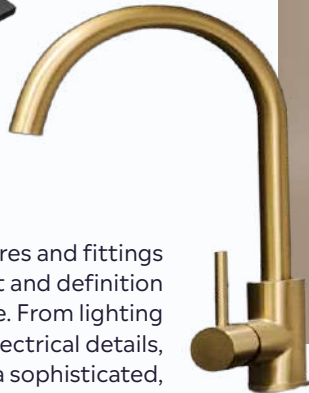
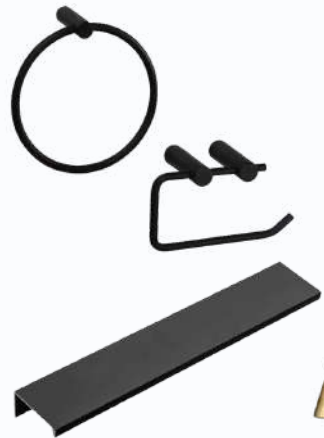
Sage Green

- Smartly designed 64m² - 85m² layout
- 3 bedrooms, 3 bathrooms
- Designer kitchen with gas hob
- Open-plan dining & living areas
- Ideal for upscale city living

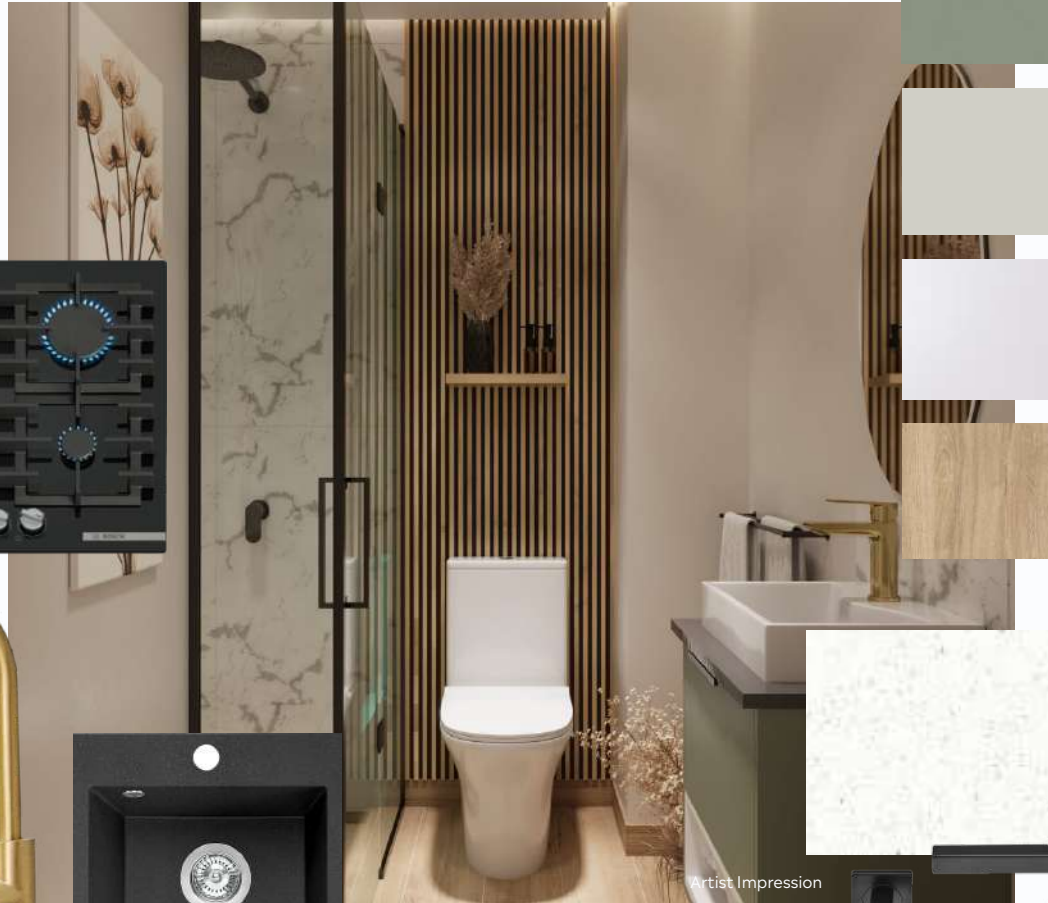
SCHEDULE OF FINISHES



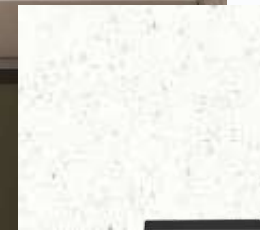
The interior finishes are curated to create a calm, contemporary living environment that feels both refined and welcoming. A soft neutral palette forms the foundation of the design, enhancing natural light and providing a timeless backdrop that allows the space to feel open, balanced, and elegant.



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.



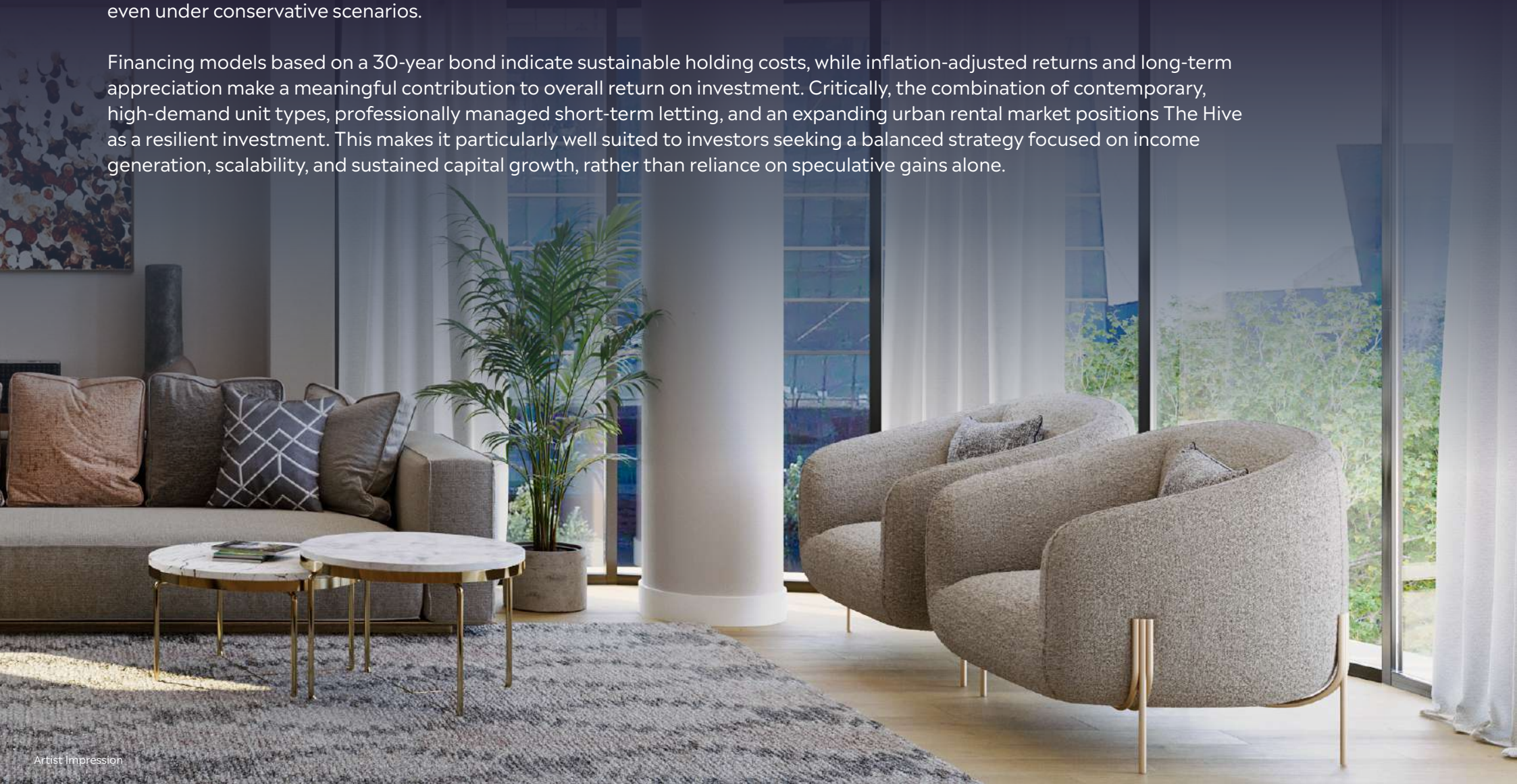
Stone and solid-surface materials complete the finish palette, offering durability with understated luxury. Soft veining and tactile textures elevate the overall design, resulting in interiors that feel considered, enduring, and perfectly suited for contemporary living.



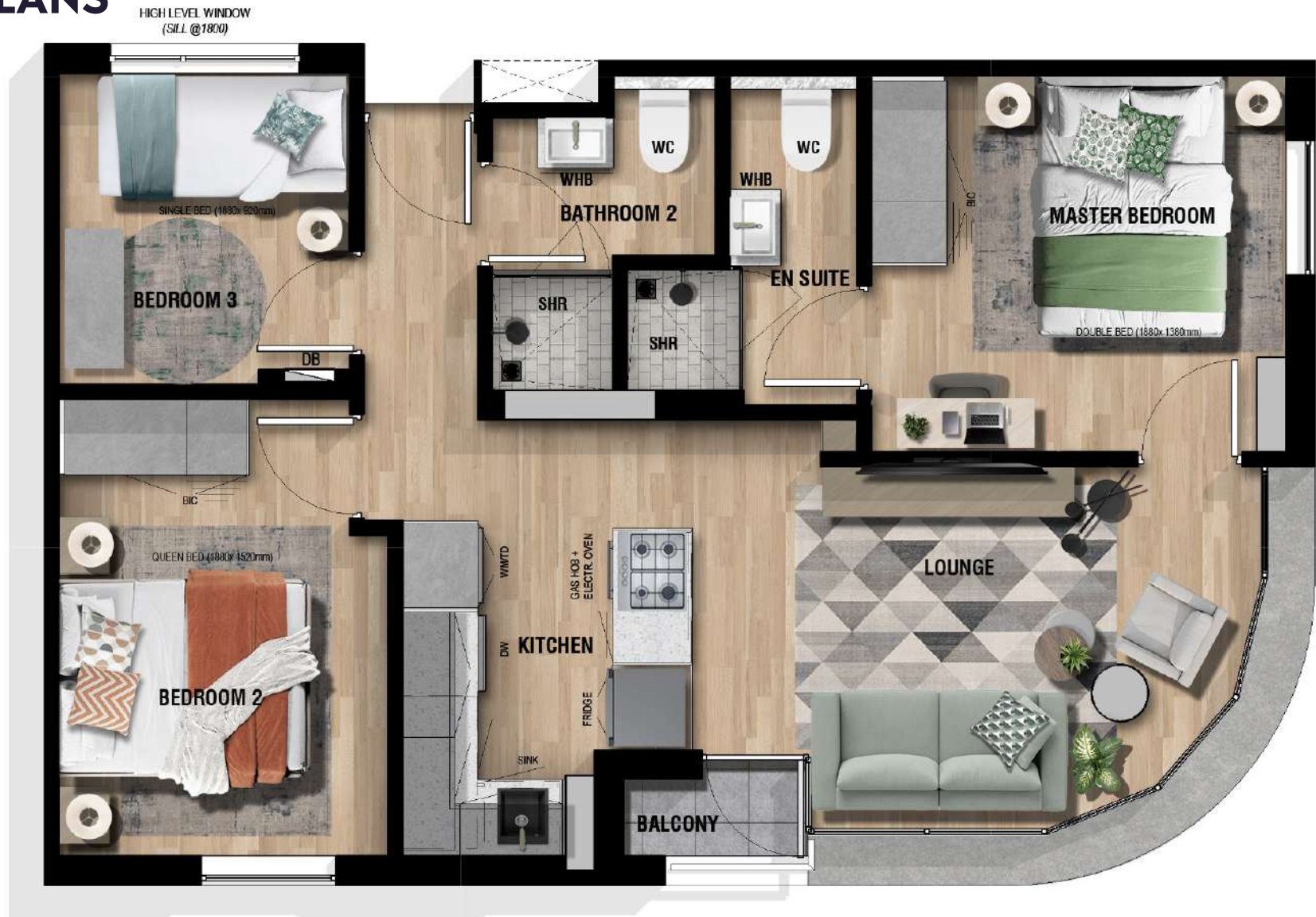
INVESTOR INFORMATION

The development features attractively priced three bedroom apartment units, 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.



3 BEDROOM APARTMENT FLOORPLANS



3 BED H_A
64m²

3 BEDROOM APARTMENT FLOORPLANS



3 BED H_B
64m²

3 BEDROOM APARTMENT FLOORPLANS



3 BED K_A
85m²

3D architectural rendering of a modern apartment floor plan. The layout includes a Master Bedroom with a Queen Bed (1880x1520mm), a Kitchen with a Gas Hob, Electric Oven, Sink, and Dishwasher, a Living Area with a large sofa and coffee table, a Bathroom with a Shower, and two En Suites. Bedroom 1 and Bedroom 2 also feature Queen Beds. The plan includes a Balcony, a High Level Window (Sill @ 1800), and various storage areas like wardrobes (WHB) and a linen closet (LNC).

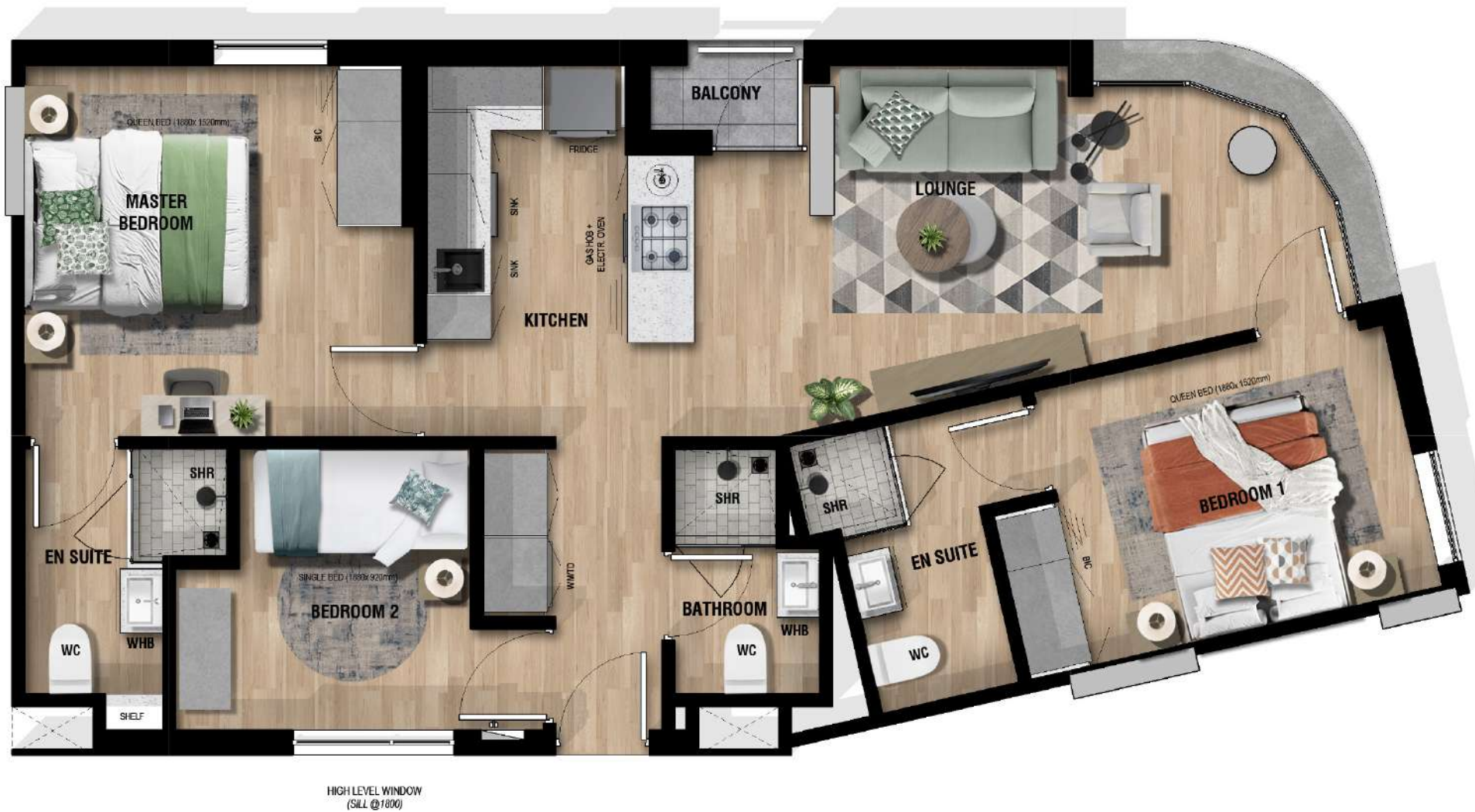
3 BED K_B
85m²

3 BEDROOM APARTMENT FLOORPLANS



3 BED L_A
80m²

3 BEDROOM APARTMENT FLOORPLANS



3 BED L_B
80m²

3 BEDROOM APARTMENT FLOORPLANS



3 BED M_A
73m²

3 BEDROOM APARTMENT FLOORPLANS



3 BED M_B
73m²

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LOCATION



