



# Mokala Streams

Your Future. Your Home.



1-, 2- & 3 BED APARTMENTS

FROM **R479 900 - R844 900**

RIVERBEND DRIVE | PARKDENE | BOKSBURG

[www.genesisprojects.com](http://www.genesisprojects.com)

**GENESIS**  
PROJECTS  
PROPERTY DEVELOPER

# SITE DEVELOPMENT PLAN






At Mokala Streams, home feels just right.

Located in the heart of **Parkdene, Boksburg**, this secure estate combines comfort, convenience, and community.

**Modern 1-, 2-, and 3-bedroom apartments** offer easy everyday living, while the **swimming pool, clubhouse, sports field, and children's play area** bring families together.

With **24/7 access control, nearby schools and shopping centres**, and quick **access to main roads**, Mokala Streams is ideal for families, professionals, and first-time homeowners — with prices **from R479 900**.

## LIFESTYLE FEATURES

-  1-2 Covered & Uncovered Parkings
-  Prepaid Water & Electricity
-  Centralised Solar System
-  Private Balcony
-  Fibre with 3 Months Free Wifi
-  Back-up Water System
-  Energy Efficient Geyser
-  Communal DSTV Dish



# RETURN ON INVESTMENT

DESCRIPTION	TYPE A 1BED   1BATH	TYPE B 2BED   1BATH	TYPE C 3BED   2BATH
Total Monthly Income	R5900	R7200	R8600
Less: Levies	-R505.00	-R640.00	-R895.00
Less: Rates & Taxes	-R472.70	-R655.66	-R801.50
Less: Property Management (10.00%)	-R590.00	-R720.00	-R860.00
Total Monthly Costs	-R1567.70	-R2015.66	-R2556.50
Estimated NETT Total Monthly Income	R4332.30	R5184.34	R6043.50
Estimated NETT Total Annual Income	R51 987.55	R62 212.11	R72 521.95
Purchase Price	R492 400.00	R682 977.00	R834 900.00
Return on Investment	10.6%	9.1%	8.7%



## Investment Overview

Mokala Streams | Parkdene | Boksburg

Mokala Streams is a purpose-built apartment development in Parkdene, Boksburg, specifically structured to deliver attractive, sustainable rental returns in a high-demand residential location.

Based on prudent financial modelling, including property expenses and operating costs, this development generates projected NETT yields of 8.7% to 10.6%.

These returns compare favourably within the East Rand sectional title market and reflect a well-balanced combination of realistic expenses and strong rental performance.

Strategically positioned with convenient access to major transport routes, retail centres, schools, and key employment hubs across Boksburg and the wider East Rand, Mokala Streams benefits from consistent tenant demand and long-term occupancy stability.

Designed as a modern apartment block with rental performance in mind, the development offers investors a compelling blend of income strength, defensive modelling, and future upside potential as interest rates begin to soften. For investors seeking a well-located, income-producing asset with solid fundamentals and strong yield metrics, Mokala Streams represents a standout opportunity in today's market.

# TYPE A

1 🛏 1 🚿 1 🏠

Total Floor Area  
(Including Balcony/Patio)  
36.9m<sup>2</sup>

Covered Parking  
1

Estimate Levy  
from R505.00



FROM  
**R479 900**

For all unit positions  
on site layout

# TYPE B

2 🛏 1 🚿 2 🏠

Total Floor Area  
(Including Balcony/Patio)  
46.3m<sup>2</sup>

Covered Parking  
2

Estimate Levy  
from R640.00



FROM  
**R669 900**

For all unit positions  
on site layout

# TYPE C

3 🛏 2 🚿 2 🏠

Total Floor Area  
(Including Balcony/Patio)  
64.0m<sup>2</sup>

Covered Parking  
1

Estimate Levy  
from R895.00



FROM  
**R824 900**

For all unit positions  
on site layout



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Contact **MAPULE** for more info:

082 218 0500  
mapule@genesisprojects.com

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