

INFORMATION PACK

FOR

VILLA ROMA

4 STAR BOUTIQUE HOTEL

IDEAL QUARANTINE FACILITIES

5 BETHAL STREET, MODEL PARK, WITBANK



ON SITE AUCTION Tuesday, 30 June 2020 @ 11h00

Dehan – 073 154 1745 / Ruan – 084 95 22 777

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Property Information

Title Deed Information –

ERF 325/0, MODEL PARK, MPUMALANGA – JS

Known As: 9 BETHAL STREET, MODEL PARK, WITBANK

Title Deed: T15257/2014

Extent: 1192 m²

ERF 326/0, MODEL PARK, MPUMALANGA – JS

Known As: 7 BETHAL STREET, MODEL PARK, WITBANK

Title Deed: T50066/1997

Extent: 1192 m²

ERF 327/0, MODEL PARK, MPUMALANGA – JS

Known As: 5 BETHAL STREET, MODEL PARK, WITBANK

Title Deed: T105167/1994

Extent: 1192 m²

ERF 328/0, MODEL PARK, MPUMALANGA – JS

Known As: 3 BETHAL STREET, MODEL PARK, WITBANK

Title Deed: T53295/2018

Extent: 1192 m²

ERF 248/0, MODEL PARK, MPUMALANGA – JS

Known As: 3 DE WAAL STREET, MODEL PARK, WITBANK

Title Deed: T6048/2015

Extent: 1192 m²

Local Authority: EMALAHLENI LOCAL MUNICIPALITY

Registration Division: JS

Province: MPUMALANGA

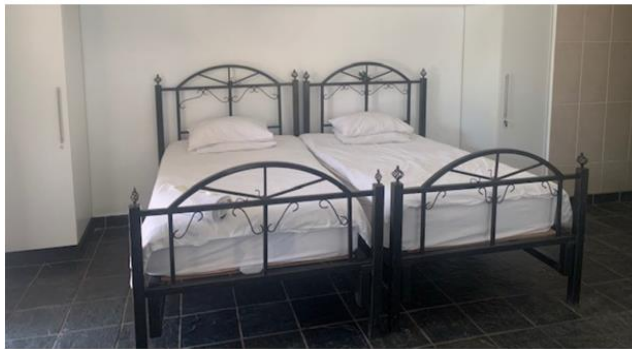
Registered Owner: WILMA ADRIANA ROBERTS

VAT Status: The seller IS registered for VAT

**Zoning: SPECIAL – BOUTIQUE HOTEL
RESIDENTIAL**

Rates & Taxes – R16 741.04 p/m

**** IDEAL QUARANTINE FACILITIES ****



Property Information

Villa Roma is a popular 4-star boutique hotel. Just 1 hour from Johannesburg on route to the Lowveld and Kruger National Park, Nelspruit – Villa Roma Boutique Hotel and Conference Centre is situated in a little Italian Village in Witbank.

Property is very centrally located as per map below.

Offering a cozy atmosphere and 4-star services, it's picture perfect for a honeymoon suite or relaxing overnight facility or any other special occasion. Villa Roma also boasts with conference facilities, self-catering units and comfortable rooms for overnight or long-term accommodation.

There are 32 on-suite units, including a self-catering VIP bedroom and two 2-bedroom self-catering flatlets. Secure parking on premises.

Employment Equity Act, Compensation for Occupational Injuries and Diseases, Occupational Health and Safety and Basic Conditions of Employment Act – ALL REVISED IN 2020

General Additional Information

Parking: Inside 33 Cars, 2x Bus Parkings, 2x Disabled, 2x Motorcycles

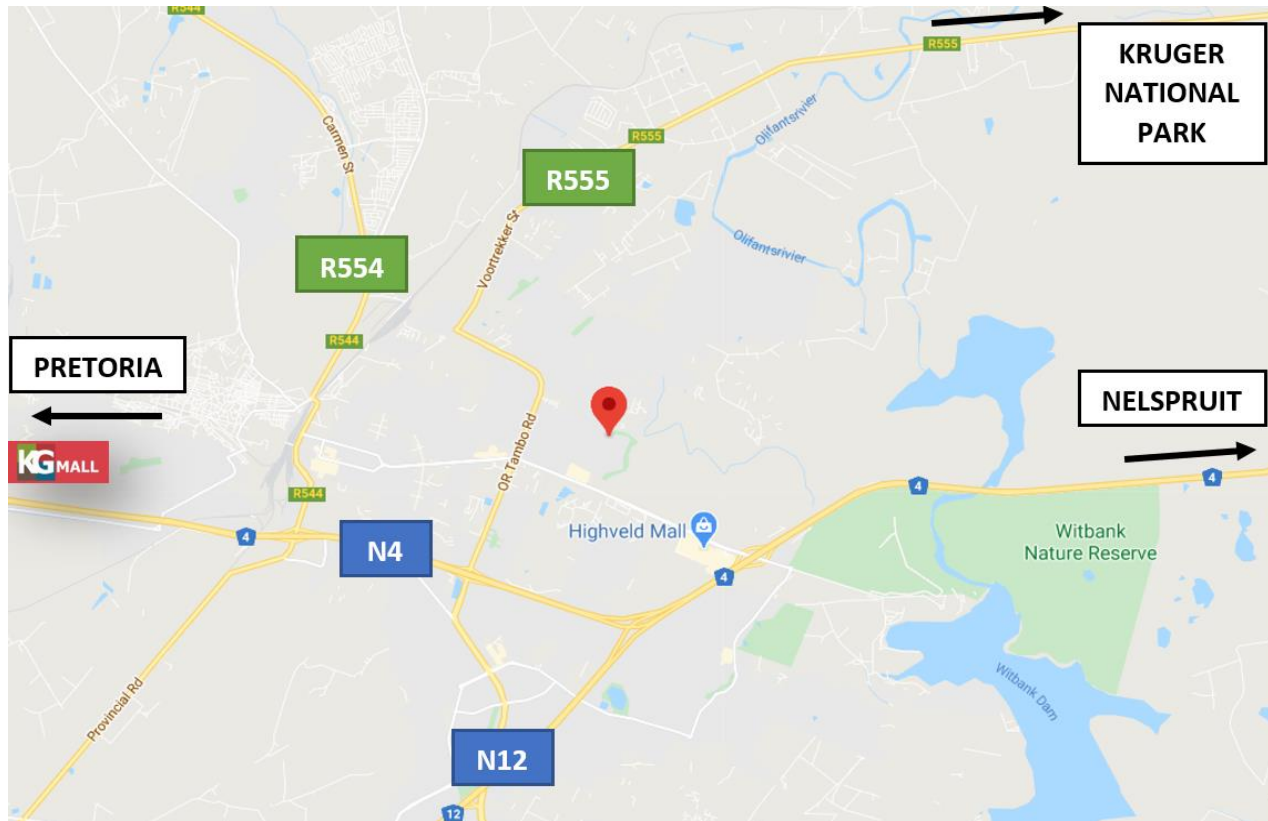
Outside Parkings: 12

Eskom Compliant

Borehole on premises

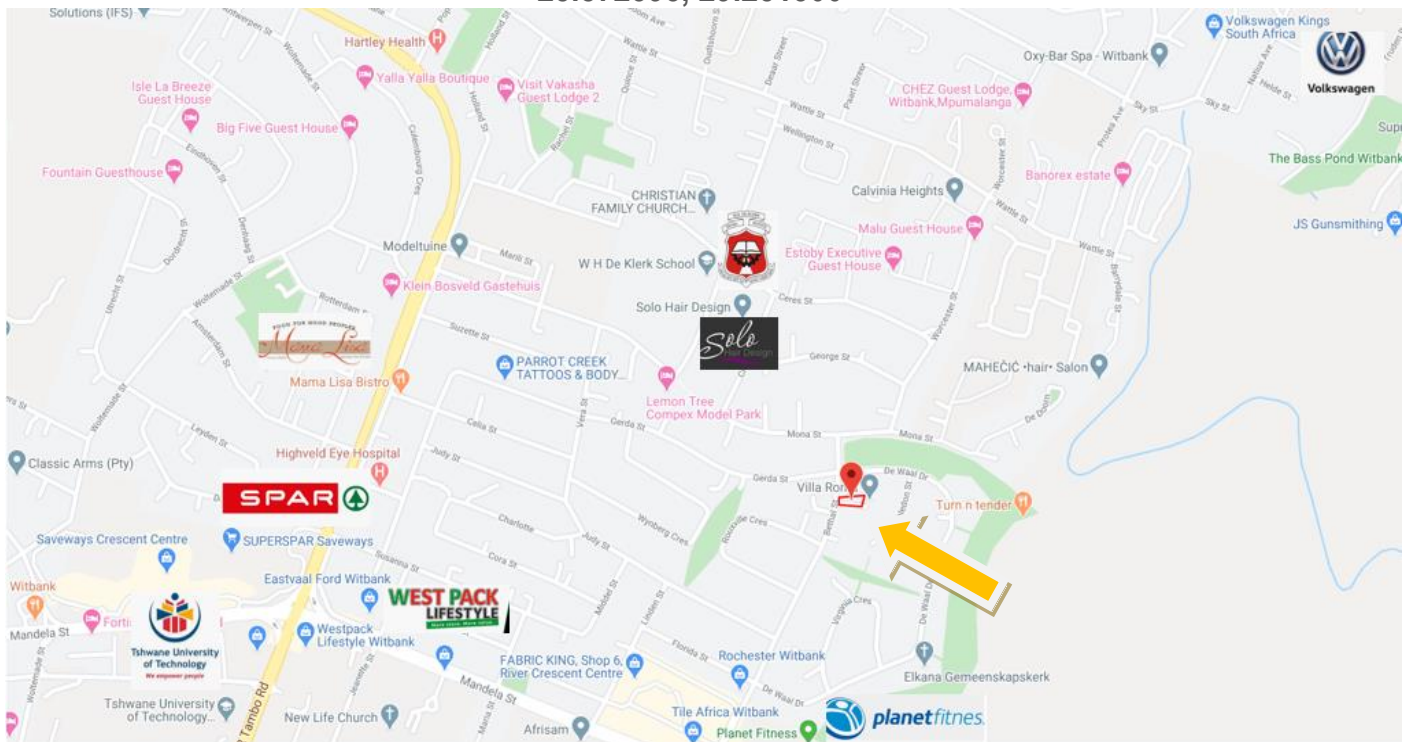
JoJo Tank 10 000 Litre

MAP



Map

GPS Co-Ordinates 25°52'20.6"S 29°15'04.7"E
-25.872393, 29.251300



Property Description:

STAND 327 (5 BETHAL STREET WITBANK) - (3 STOREY BUILDING)

MAIN BUILDING

GROUND FLOOR:

- Reception
- 3 x Offices
- Main Entrance / Foyer
- Lounge
- Bar
- Fully Equipped Industrial Kitchen

First Floor:

- 2 x Guest / Bedroom
- On-Suite Bathrooms
- 2 x Balconies

Second Floor:

- 1 x 2 Bedroom
- On-Suite Bathroom
- 1 x Guest Bedroom with On-Suite Bathroom and Balcony

Third floor:

- Storeroom

OUTSIDE BUILDINGS:

- Laundry
- 2 x Storerooms
- 2 x Staff Rooms with On-Suite Bathrooms
- Undercover Swimming Pool
- Entertainment Area
- 2 x Covered Parkings
- Total: 4 Guest Rooms
- 3 Phase Electricity (Each Own/Separate Per Stand)

Zoning: Boutique Hotel

STAND 326 (7 BETHAL STREET WITBANK) - (DOUBLE STOREY BUILDING)

- 1 x Flat (2 Bedroom, 2 Bathroom with Kitchen and Lounge) (Duplex)
- 1 x Ablution Facility with 1 x Toilet and 2x Showers Equipped with Gas (Back-Up for Load Shedding)
- 1 x Borehole
- 1 x Industrial Kitchen for Self-Catering Guests
- 6 x Guest Bedrooms with On-Suite Bathrooms
- 2 x Staff Rooms with 1 x Outside Bathroom
(Total: 8 Guest Rooms)
- 3 Phase Electricity

Zoning: Boutique Hotel

STAND 328 (3 BETHAL STREET) - (DOUBLE STOREY BUILDING)

- 1 x Boardroom (Capacity 60 - 80 Pax)
- 1 x 1 Bedroom Flat with Full Kitchen and Lounge 1 x Bathroom 1 x Separate Toilet
- 2 x 2 Bedroom Flats with On-Suite Bathroom and Kitchenette
- 8 x Bachelor Units with On-Suite Bathrooms and Kitchenettes
- 4 x Single Guest Rooms with On-Suite Bathrooms
(Total: 18 Guest Rooms)
- 3 Phase Electricity
- Security / Guard House
- Conference Room ± 70 People

Zoning: Boutique Hotel

STAND 325 (9 BETHAL STREET WITBANK) - (DOUBLE STOREY BUILDING)

- 1 x Dining Room (Capacity 60 - 80 Pax)
- 1 x Industrial Kitchen
- 1 x Storeroom
- 10 x Bachelor Units with On-Suite Bathrooms and Kitchenette
- 3 Phase Electricity
- Gas Line for 11 Bathrooms (Back-Up for Load-Shedding)

Zoning: Residential

3 DE WAAL STREET WITBANK

- 1 x Dining Room (Capacity 45)
- 1 x Kitchen
- 1 x Storeroom
- 1 x Guest Toilet Facility (Outside)
- 1 x Swimming Pool
- 1 x Braai Area
- 1 x 1 Bedroom Flat Wit Kitchen, Lounge and Bathroom
- 2 x Bachelor Units with On-Suite Bathrooms
- 4 x Staff Rooms with 2 x Bathrooms
- 1 x Enclosed Parking for 4 Cars

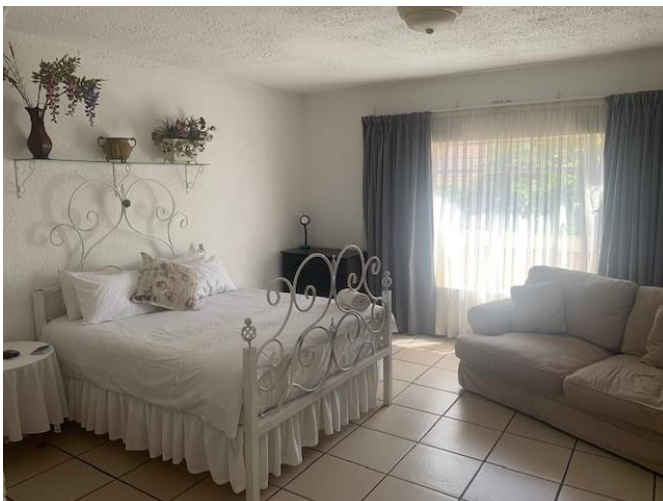
Zoning: Residential

Photos

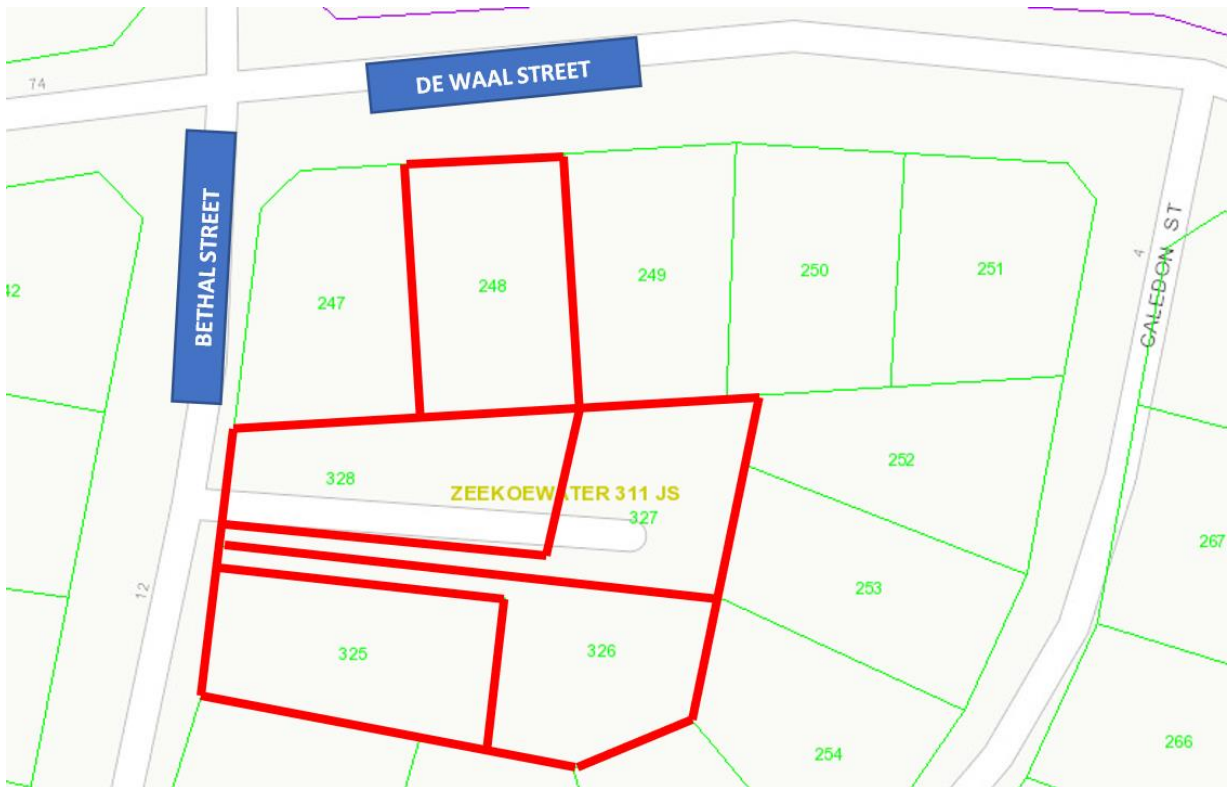








CSG



Aerial Shot



Terms & Conditions

Bidders need to FICA when pre-registering to bid. On request, we will forward the registration form with FICA requirements.

5% Deposit payable on the fall of the hammer.

10% Commission, + VAT on Commission, payable on the fall of the hammer.

45 Days for Guarantees.

7 Days Confirmation Period.

For more information, or to pre-register for the auction, please contact:

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