

# INFORMATION PACK

FOR

# 6 X 2 BEDROOM UNITS *INVESTMENT OPPORTUNITY* ADAMAE APARTMENTS

ADAMAE FLATS, 31 5<sup>th</sup> STREET, DELMAS, MPUMALANGA



ON SITE AUCTION – Wednesday, 12 April 2023 @ 11h00  
Pieter Nel 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)

## Property Information

Title Deed Information –

**ERF 34/0, DELMAS, MPUMALANGA – IR**

**Known As:** ADAMAE FLATS, 31 5<sup>TH</sup> AVE, DELMAS, MPUMALANGA  
**Title Deed:** T143369/2002  
**Extent:** 991m<sup>2</sup>  
**Local Authority:** DELMAS/BOTLENG TLC  
**Registration Division:** IR  
**Province:** MPUMALANGA  
**VAT Status:** The seller is NOT registered for VAT  
**Zoning:** RESIDENTIAL 2

## Property Information

**\*\*TO BE SOLD COLLECTIVELY – APARTMENT BLOCK WITH 6 UNITS\*\***

This double-story apartment building offers 6 spacious units located on 5<sup>th</sup> Street, Delmas. The town is located approximately 19 km northeast of Springs and 73 km southeast of Pretoria.

**Steady & Secure Income!!** ADAMAE APARTMENTS has a stable monthly income. With the rental market growing at a rapid pace, the demand for rental apartments is getting bigger. Just imagine owning all 6 of these units and getting a steady income with only a few units to manage.

This property is very centrally located near schools, shopping centers, and all amenities.

The apartment block has 3 units on each floor. The property is completely walled and has palisades in front of the building with a secure gate. There is a communal garden with a beautiful green lawn.

Each apartment has 2 bedrooms with built-in cupboards, a full bathroom with a shower and bath, an open-plan kitchen, a living/dining space, and a private patio with a built-in braai.

Each apartment has ample storage space, pre-paid electricity, and burglar bars.

There is one undercover parking for each apartment.

**Communal Facilities:** There are no communal facilities.

<b>CURRENT RENTAL INCOME</b>
<b>R4 975.00 PER UNIT</b>
<b>6 UNITS x R4 975.00 = R29 850.00 PER MONTH</b>

All the units are currently occupied.

**Property Description:**

**GROUND FLOOR**

3 x APARTMENTS:

- 2 Bedrooms
- 1 Full Bathroom
- Kitchen
- Living / Dining Area
- Patio
- Built-in Braai
- 1 Undercover Parking

**FIRST FLOOR**

3 x APARTMENTS:

- 2 Bedrooms
- 1 Full Bathroom
- Kitchen
- Living / Dining Area
- Patio
- Built-in Braai
- 1 Undercover Parking

**Rates & Taxes:** ± R1 131.35

As the seller owns the entire complex, there is no Levy structure in place (no acting HOA).

**Photos**

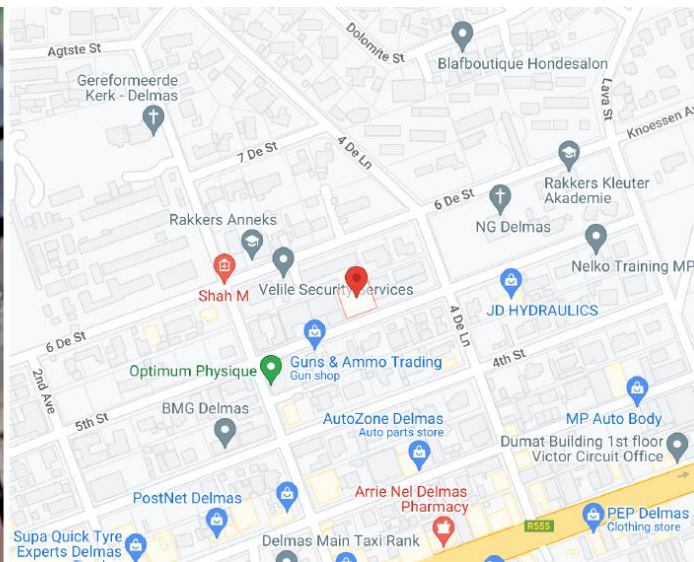








### Map



## Aerial Shot



GPS Co-Ordinates 26°08'53.3"S 28°41'01.6"E  
-26.148141, 28.683788

## Terms & Conditions

- Registration opens one hour prior to the commencement of the Auction.
- Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.
- 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:

**Pieter Nel**

**084 8800 165**

[pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)

## Disclaimer

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