

INFORMATION PACK

FOR

15 APARTMENTS IDEAL FOR STUDENT HOUSING FULLY LET

ALIDAHOF, 501 RACHEL DE BEER STREET, PRETORIA NORTH



ON SITE AUCTION – Tuesday, 16 July 2024 @ 11h00

Pieter Nel 084 8800 165 | pieter@bideasy.co.za

www.bideasy.co.za

Property Information

Title Deed Information –

PORTION 1 OF ERF 1797, PRETORIA NORTH, GAUTENG - JR

Known As: ALIDAHOF, 501 RACHEL DE BEER ST, PRETORIA NORTH

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: RESIDENTIAL 4

Title Deed Description:

Unit No	Sectional Title Number	Unit Size (m ²)
1	ST89240/2008	64,00
2	ST89241/2008	64,00
3	ST89242/2008	64,00
4	ST89243/2008	71,00
5	ST89244/2008	67,00
6	ST89245/2008	67,00
7	ST89246/2008	67,00
8	ST89247/2008	67,00
9	ST89248/2008	71,00
10	ST89249/2008	71,00
11	ST89250/2008	67,00
12	ST89251/2008	67,00
13	ST89252/2008	67,00
14	ST89253/2008	67,00
15	ST89254/2008	71,00

Opportunity

We are offering a **block of apartments** nestled in the heart of Pretoria North CBD with 15 spacious 2-bedroom, 1-bathroom apartments, each generously sized and currently catering to the bustling student population. The flats will be **offered collectively as one lot**.

The units form part of a Sectional Title Scheme and **can be sold individually** by the Purchaser.

These units are an ideal student accommodation **opportunity** due to the growing demand for student housing, the central location, and easy access to necessary amenities, medical facilities, and transport routes including public transport.

Property Description

The property has 15 x 2-bed apartments each with a living room, kitchen, and bathroom. The on-site facilities include laundry facilities and ample secure parking available on the property.

Headlease

There is currently a 1-year **headlease agreement** between the seller and a lessee which started on 1 January 2024 to December 2024, in which the **headlease lessee** is letting the facility solely for student accommodation. The lessee is responsible for administration, maintenance, and repairs of the building. The tenant is also responsible for the payment for the water and electricity consumed on the premises.

The monthly rental income is R100,000 per month.

The property consists of:

- 15 x Units comprising each of 2 Bedrooms, Living room, Kitchen, and Bathroom
- Communal Laundry Area
- 21 Parking Bays

Rates & Taxes: ± R280.83 per unit

Area Summary

Pretoria North refers to the general area to the North of the City of Pretoria and includes Wonderboom area to the east of Lavender Road and Akasia to the west of Daan De Wet Nel Drive.

There are various educational institutions, colleges, and universities in the area such as Tshwane University of Technology (TUT) and the Onderstepoort campus of the University of Pretoria Faculty of Veterinary Science which attracts a high density of students. The Wonderboom Airport is also nearby.

Pretoria North is an ideal suburb to stay in. The smallholdings that make up the area have been transformed into a lively neighborhood with hospitals, shopping centers, restaurants, and coffee shops and the area has a sound infrastructure with accessible shopping facilities and amenities.

With transport being its main industry, Pretoria North has two automobile sales corridors in the form of Rachel De Beer Street and Gerrit Maritz Street which are home to over 50 car dealerships. Transport is the core of Pretoria North's industrial activity.

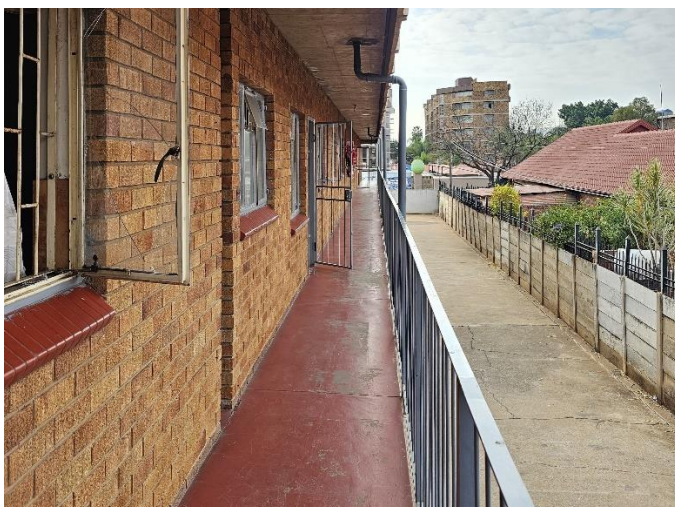
Pretoria North offers easy access to the N4, M1, and R101 for commuters traveling by car to either Midrand, Kempton Park, Johannesburg, Krugersdorp, OR Tambo International Airport as well as Lanseria Airport.

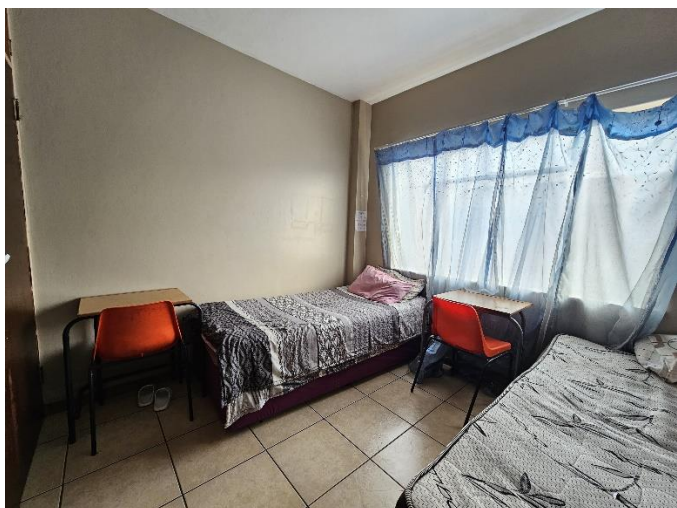
Pretoria North is central to several schools including Laerskool Danie Malan, North Park Primary School, Laerskool Rachel de Beer, Hoërskool Gerrit Maritz, and Laerskool Voortrekker Eeufees.

Aerial



Photos







SG Diagrams

Worst, Weyers en Jurgens
Pretoria

KAART VIR
GEKONSOLIDEERDE TITEL

	SYB Meter		HOEFHOEK
AB	69,27	A	90.00.00
BC	36,84	B	90.00.00
CD	69,27	C	90.00.00
DA	36,84	D	90.00.00

L.G. No. A

183/81

Goedgekeur



ans. Landmeter-
generaal.

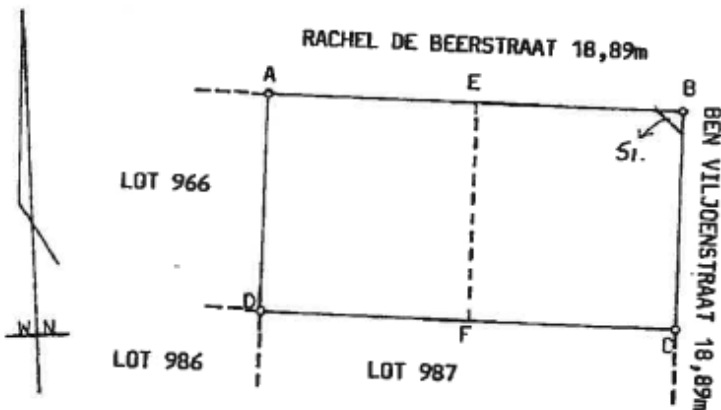
17.3.0

Komponente

Figuur	Beskrywing	Kaart no	Transportakte
1. A.E.F.D.A.	Restant van Lot 967	L.G.A 2266/04	no. 4944/1904
2. E.B.C.F.E.	Gedeelte 1 van Lot 967	L.G.A 3017/48	no. 29017/1948

BAKENBESKRYWING

B en C : 12mm Ysterpenne



SKAAL 1 : 1 000

Die figuur A.B.C.D.A.

stel voor 2 552 vierkante meter

ERF 1738

van die dorp

PRETORIA-NOORD

en bestaan uit komponente 1. en 2. soos hierbo getabuleer

opgemeet in

Saamgestel in Desember 1980

deur my

grond-einde
Vir Serwitute
Aftrekkings en
Endossemente
S. Anderkant
Landmeter.

son Rachel De Beer Street

2552 m² D.A. Jurgens

Hierdie kaart is geheg aan

Die oorspronklike kaart is

SERVITUDE DIAGRAM

SIDES metres	ANGLES OF DIRECTION	CO-ORDINATES			S.G. No.
		Y System: Lo 29° X			
	Constants:		0,00	+2 800 000,00	3045/1996
AB	4,00	274 14 20	A	+82 922,83	
BC	3,00	4 14 20	B	+82 918,84	+41 082,11
CA	5,00	131 06 30	C	+82 919,07	+41 085,10
12 Cable Hill			Δ	+83 428,23	+42 623,41
108 Bon Accord West			Δ	+83 274,71	+35 491,65

Approved



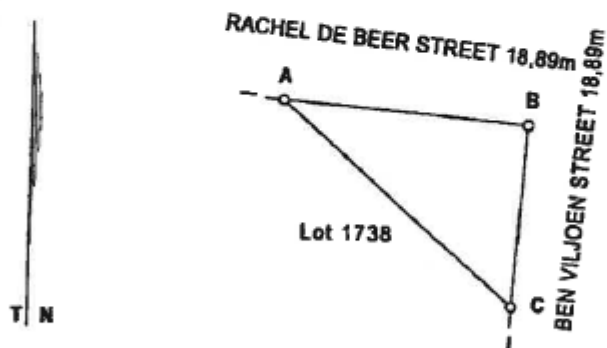
for
**SURVEYOR-
GENERAL**

1996-04-22

BEACON DESCRIPTION

A C : 12mm Hole in top of wall
B : Not placed

SCALE 1:100



The figure represents **A B C**
6 square metres
a Servitude Area over Lot 1738
PRETORIA NORTH TOWNSHIP

of land being

Province of Gauteng

Surveyed in February 1996 by me

E. Graae
E. GRAAE (PLS 0225)
Professional Land Surveyor

This diagram is annexed to
No.

The original diagram is

File

Zoning Certificate



Economic Development and Spatial Planning

Room 1-010 | Isivuno Building | 143 Lilian Ngoyi (Van der Walt) Street | Pretoria | 0002
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 Tel: 012 358 7988
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Date 2020/02/26

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

PROPERTY KEY: 053201738
 ZONING KEY: 053201738
 SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf 1738 PRETORIA NORTH (501 RACHEL DE BEER STREET)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Town-Planning Scheme, 2008 (Revised 2014).

A. USE ZONE 4: RESIDENTIAL 4

PURPOSES FOR WHICH LAND AND BUILDINGS MAY BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES MAY NOT BE ERECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS MAY NOT BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
Dwelling-units Guest-house Parking Site subject to Schedule 10 Residential Building excluding Boarding House, Hostel and Block of Tenements	Block of Tenements Boarding House Fitness Centre Hostel Institution Place of Child Care Place of Instruction Place of Public Worship Retirement Centre Social Hall Sport and Recreation Club Sports and Recreation Ground Veterinary Clinic which does not comply with Schedule 9 Veterinary Hospital Wall of Remembrance in conjunction with a Place of Public Worship	Uses not in Columns 3 and 4

B	ANNEXURE T	Not Applicable
C	MINIMUM ERF SIZE	Not Applicable
D	UNITS PER HA	Not Applicable
E	COVERAGE	Table E, Coverage Zone 13, subject to Clause 27
F	FLOOR AREA RATIO	Table C, FAR Zone 13, subject to Clause 25
G	HEIGHT	Table D, Height Zone 5, subject to Clause 26
H	DENSITY	Not Applicable
I	CONSENT USE	Disclaimer: Please note that the validity of the Consent Use cannot be verified as the rights may have lapsed.
J	BUILDING LINES	Streets : Subject to Schedule 1 Other : Subject to Clause 12
K	SCHEDULE 5	Not Applicable
L	ATTACHED DOCUMENTS	Schedule 1-P24

In case of any discrepancy on the property description of the Zoning Certificate, Annexure T, Consent Use and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.

Kind regards

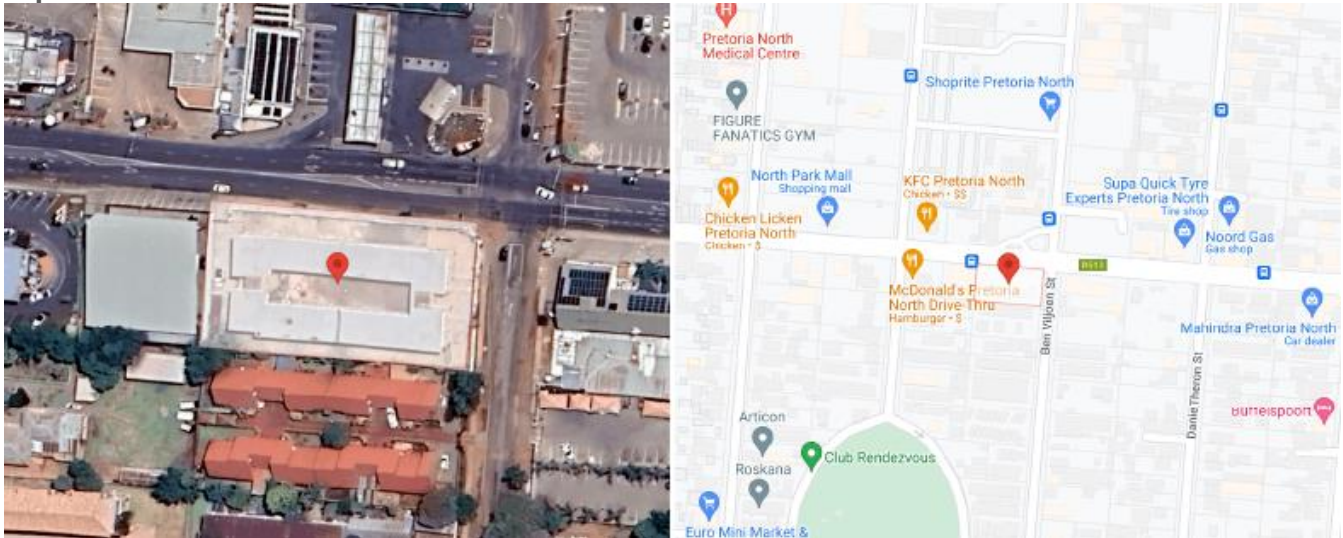


GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

Location



Map



GPS Co-Ordinates 25°40'40.0"S 28°10'24.4"E
-25.677764, 28.173447

Terms & Conditions

Registration (and viewing) 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

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