

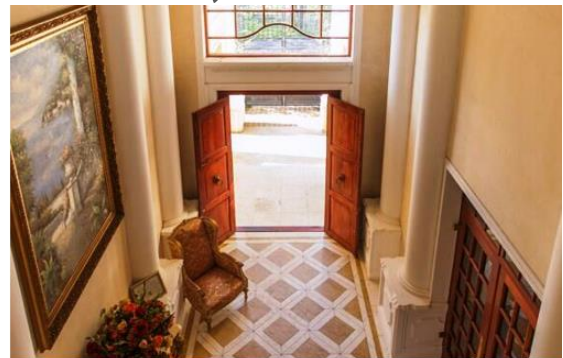
# INFORMATION PACK

FOR

# LANDMARK WATERKLOOF RESIDENCE

## 16 LUXURY SUITES

193 ALBERT STREET, WATERKLOOF, PRETORIA



**AUCTION DATE – Thursday, 28 November 2024 @ 11h00**

**Pieter Nel 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**

**AUCTION VENUE – PRETORIA COUNTRY CLUB (CARL JEPPE ROOM)**

## Property Information

Title Deed Information –

### PORTION 0 OF ERF 633, WATERKLOOF, GAUTENG – JR

**Known As:** 193 ALBERT STREET, WATERKLOOF, PRETORIA  
**Title Deed:** T78346/2006  
**Extent:** 3239m<sup>2</sup>  
**Local Authority:** CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
**Registration Division:** JR  
**Province:** GAUTENG  
**VAT Status:** The seller is NOT registered for VAT  
**Zoning:** RESIDENTIAL

## Property Information

Elegant Residence of Distinction, evoking the grandeur of a Classical Mansion - Resplendent in luxury. This magnificent property is a **Waterkloof Landmark**. Private and secure, this property has been approved for Heads of State and Royalty.

Centrally located in the **prestigious suburb of Waterkloof - Pretoria** with easy access from all major highways. Close to the Union Buildings, Embassies, Pretoria County Club, Sports Facilities, The Village, shopping malls, Hospitals, and ±30 mins from O.R Tambo International Airport.

This is a rare opportunity to own this magnificent property which offers **16 x fully appointed luxury apartments** that provide residents with luxurious living in the heart of Waterkloof in a safe and secure boomed and fenced suburb with 24-hour manned booms at the property.

The exquisite units have been finished by hand to meet the expectations of business and leisure residents and tourists in need of elegance and comfort and are ideal for short- or long-term accommodation.

The monthly services included in the apartments are electricity, water, WIFI, weekly cleaning, secure parking, and an optional laundry service.

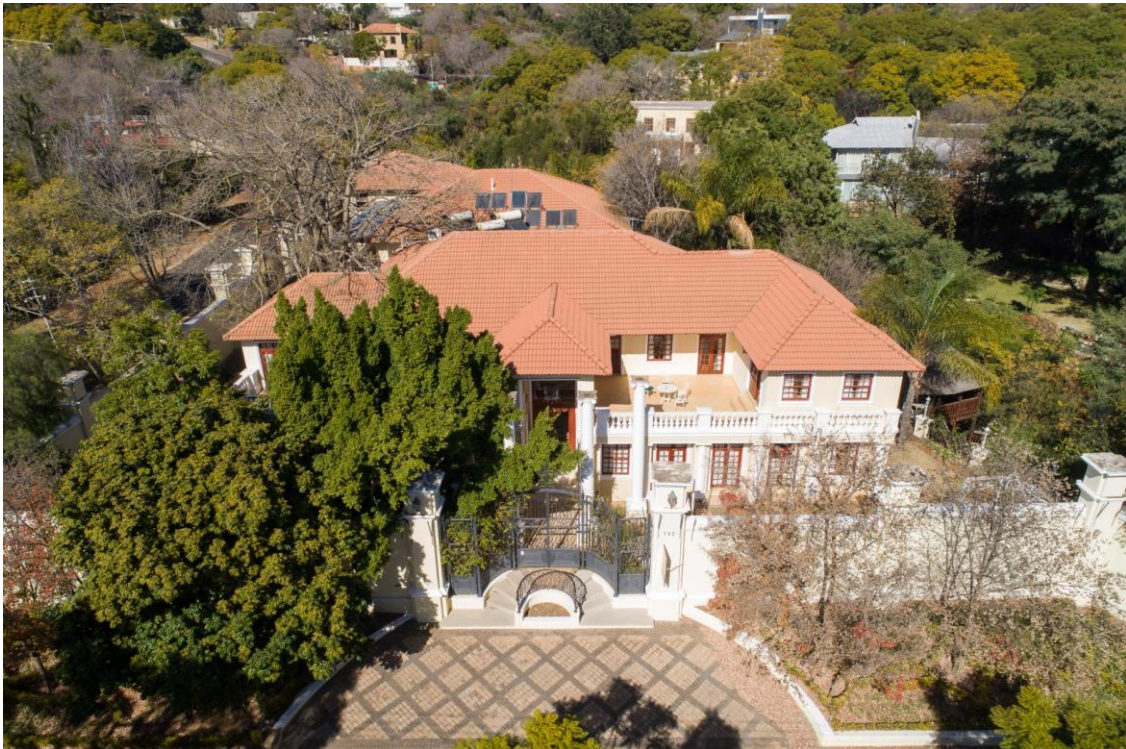
Quiet splendor, exclusive ambiance, and state-of-the-art fittings and finishes. Presidents, Royalty, and Foreign Dignitaries will feel at home in the Ambassadorial Residence.

**Rates & Taxes:** ± R17,339.85 p/m



### Features include:

- Large bedrooms suites, all with kitchenette, dining / living area.
- Bathroom finishes: Imported English classical taps. imported Italian basins, classical slipper baths, carved marble vanities
- Botticino marble staircase
- Fireplaces
- Siberian Larch (Russia) solid wooden floors
- Pressed ceilings with imported cornices
- Crystal & Belgian brass chandeliers throughout
- Travertine marble floors
- Air conditioning (cool/hot) throughout
- Large covered and open balconies
- Large entertainment areas
- Solar geysers
- 4 m - 6m High walls surrounding the property
- 7m High hand-crafted gates
- Electric Fence
- 4 Garages
- Beautiful small private green forest with established trees
- 3 Phase Electricity
- Borehole





**THE CURRENT RENT ROLL (16 SUITES):**

UNIT NO.	MONTHLY RENTAL	OCCUPIED	MONTHLY SERVICES	TOTAL MONTHLY INCOME	SIZE m <sup>2</sup>	DEPARTURE DATE
101	R16,990.00	YES	R2,308.00	R19,298.00	66.0000SQM	30/09/2024
102	R14,136.00			R14,136.00	108.0000SQM	15/10/2024
102b	R19,000.00	YES	R2,308.00	R21,150.00		30/01/2026
103	R13,990.00	YES	R2,308.00	R16,298.00	66.0000SQM	30/06/2025
104	R9,990.00	YES	R2,308.00	R9,990.00	73.0000SQM	28/02/2026
105	R21,514.00			R21,514.00	63.0000SQM	15/10/2024
106	R13,990.00	YES	R2,308.00	R16,140.00	98.0000SQM	30/06/2026
107	R14,136.00	YES		R14,136.00		15/10/2024
108	R9,990.00	YES	R2,308.00	R9,990.00	108.0000SQM	15/11/2024
109	R13,990.00	YES	R2,308.00	R13,990.00	130.0000SQM	30/09/2024
110	R9,990.00	YES	R2,308.00	R9,990.00	50.0000SQM	31/12/2024
111	R9,192.00	YES	R2,308.00	R9,192.00		31/03/2025
112	R9,192.00	YES	R2,308.00	R9,192.00		31/03/2025
114	R14,136.00	YES		R14,136.00	72.0000SQM	15/10/2024
115	R21,514.00	YES		R21,514.00	50.0000SQM	15/10/2024
116	R32,850.00	YES	R2,308.00	R35,158.00	81.0000SQM	31/12/2026
<b>TOTAL RENTAL</b>				<b>R269,988.00</b>		

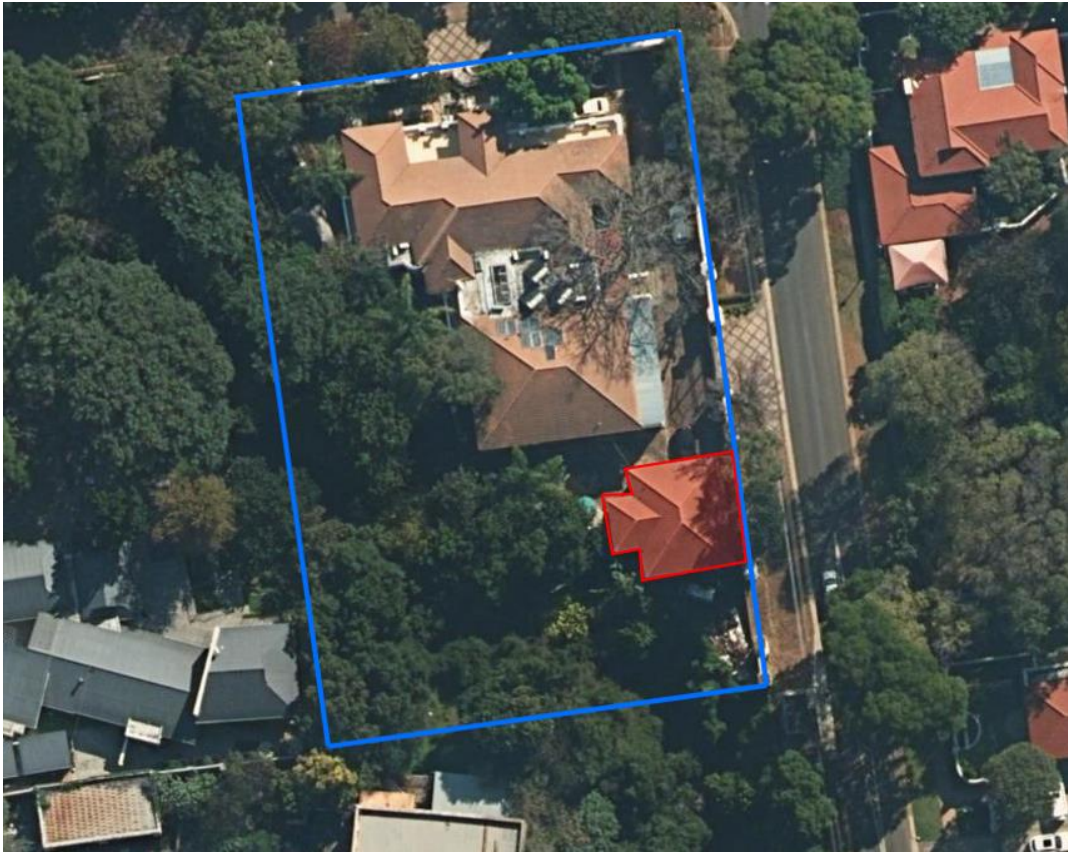
\*\* The monthly services include electricity, water, WIFI, weekly cleaning, secure parking, and an optional laundry service. \*\*





### POTENTIAL – ADDITIONAL MONTHLY INCOME

**UPSIDE** – Separate 80% completed residence (double storey) with own entrance and parking that can be completed and furnished for an additional occupation. The potential is for 6 additional suites with a combined potential income of ±R60,000.00 per month.



### Photos













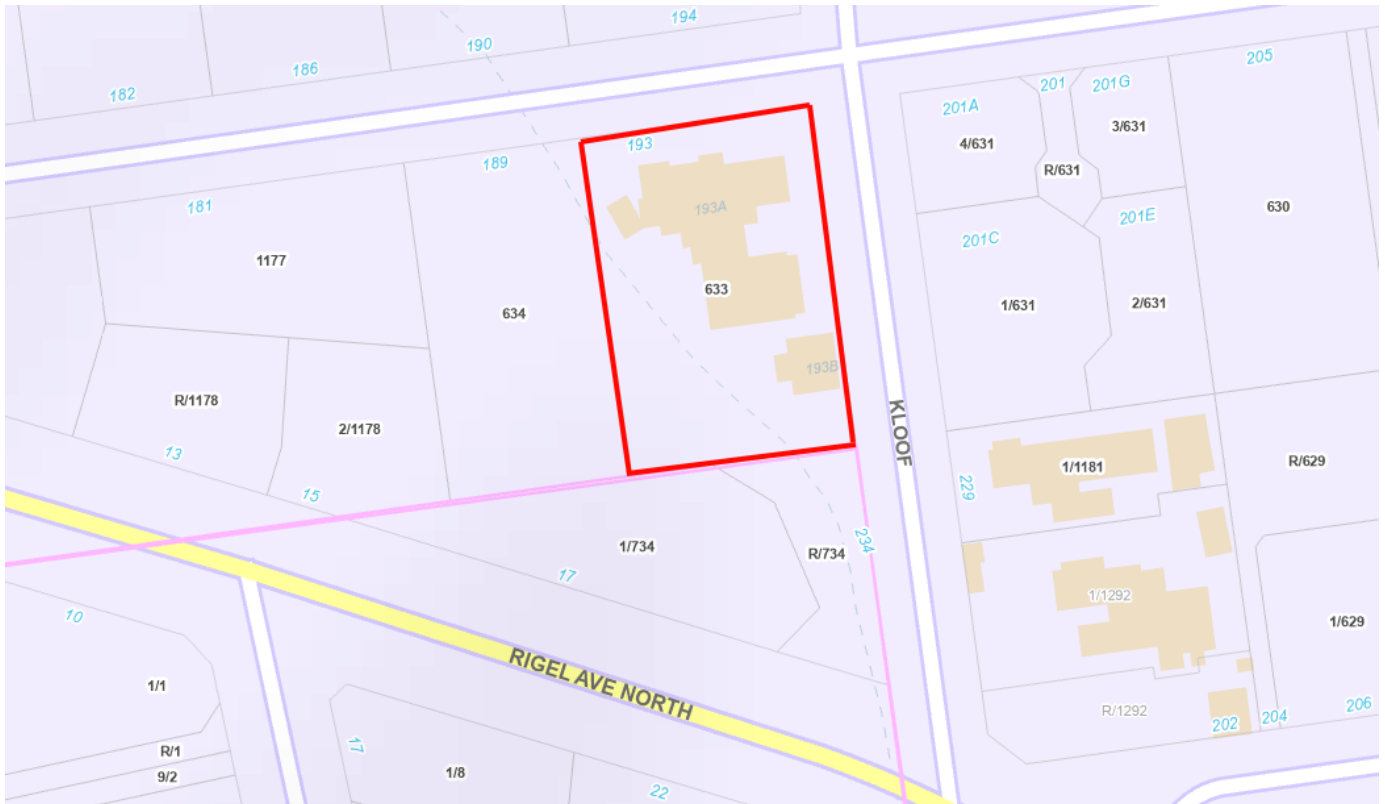


Aerial View





### GIS Aerial View





## Zoning Certificate Extracts



### Economic Development and Spatial Planning

Room 1-010 | Isivuno Building | 143 Lillian Ngoyi (Van der Walt) Street | Pretoria | 0002  
PO Box 3242 | Pretoria | 0001  
Tel: 012 358 7988  
Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

Generated by: GeoWEB

Date 2018/06/26

TO WHOM IT MAY CONCERN

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

PROPERTY KEY: 071600633

ZONING KEY: 071600633

PROPERTY DESCRIPTION: 633 WATERKLOOF (ALBERT STREET 193)

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

A. USE ZONE 28: SPECIAL

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):
In terms of Annexure T	In terms of Annexure T	In terms of Annexure T

\*\* If no land uses are indicated in the Annexure T, then Clause 14, Table B, shall apply.

B	ANNEXURE T	9004.pdf
C	MINIMUM ERF SIZE	N/A
D	UNITS PER HA	N/A
E	COVERAGE	Annexure T, subject to Clause 27.
F	FLOOR AREA RATIO	Annexure T, subject to Clause 25.
G	HEIGHT	Annexure T, subject to Clause 28
H	DENSITY	Annexure T
I	CONSENT USE	N/A 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 Annexure T (9004.pdf) Other : Subject to Annexure T (9004.pdf)
K	SCHEDULE 5	N/A
L	ATTACHED DOCUMENTS	Schedule 1.

Kind regards



F. GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

On request, this document can be provided in another official language.

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tswelatsopelo ya Ikonomi le Polano ya Sebaka • Umnyango wezokuthuthukiswa kwesomNotho ramaPlani weNdawo • Kgoro ya Tihabollo ya Ikonomi le Thulaganyo ya Mafelo • Moshaho wa Mveladziro ya Ekonomi na Vupulani ha Phethu • Ndzawelo ya Nhlurukiso wa Ikonomi na Vupulani bya Ndawo • Umnyango Wezokuthuthukiswa Kamnotho Nokuhlelwa Kwendawo

Document Ref: 4a936aca-6826-40b1-b5f4-c2f2c84c54ba



CODE 3 **PRETORIA** TOWN-PLANNING SCHEME 1974

ANNEXURE B **9004** AMENDMENT SCHEME 11314 SHEET 2 OF 5 SHEETS

ERF 633, WATERKLOOF

1	Use Zone	<b>XIV: SPECIAL</b>
2	Uses permitted	Guest-house.
3	Uses with consent	None.
4	Uses not permitted	All other uses.
5	Definitions	<p>(1) For the purposes of this scheme a guest-house means a building or buildings in which a number of rooms with bathrooms, a dining facility and a lounge, are made available for exclusive use by resident guests with a maximum of 12 guest rooms (24 guests), the provisions of Clause 19(3) of the Scheme, excluded and which is managed by the owner/host/manager who resides on the erf: Provided that no permanent accommodation of guests shall be allowed and that the erf and/or any buildings thereon shall not be used for the purposes of an adult premises and no public functions such as conferences, weddings etc. may be hosted.</p> <p>(2) For the purposes of this scheme an adult premises means the use of land and/or any buildings thereon for trade with sexually explicit material, including the distribution or exhibition of films or videos which are classified as "X18" or "R18" in terms of the provisions of the Films and Publications Act, 1996 or any amendment thereto. It also includes any shows, be it live or via films, videos or magazines, the distribution/exhibition of sex aids and/or the operation of an escort agency.</p>
6	Density	Minimum erf size: 1 000 m <sup>2</sup>
7	Coverage	As per approved site development plan.
8	Height	As per the existing structure on 30 March 2007, provided that for any new additional buildings the height shall be restricted to 2 storeys: Provided that the second storey will only be allowed if the Municipality is satisfied that such additional storey will not detrimentally affect the privacy of the adjoining property owners.

**APPROVED**

PROMULGATED ON : 19/10/2011

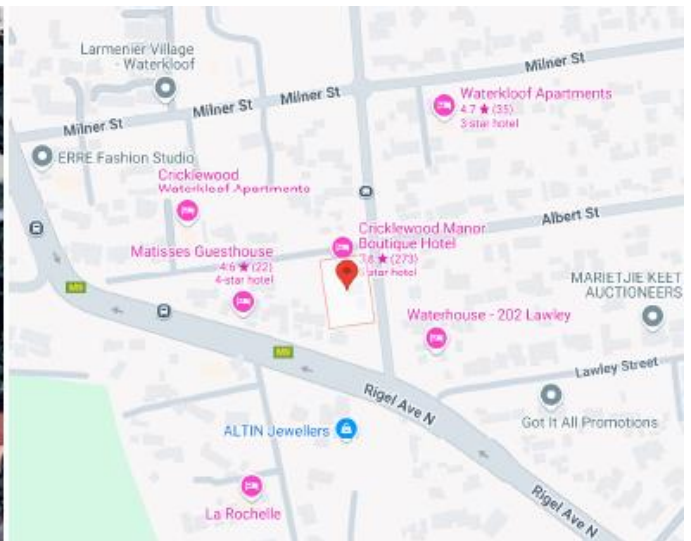
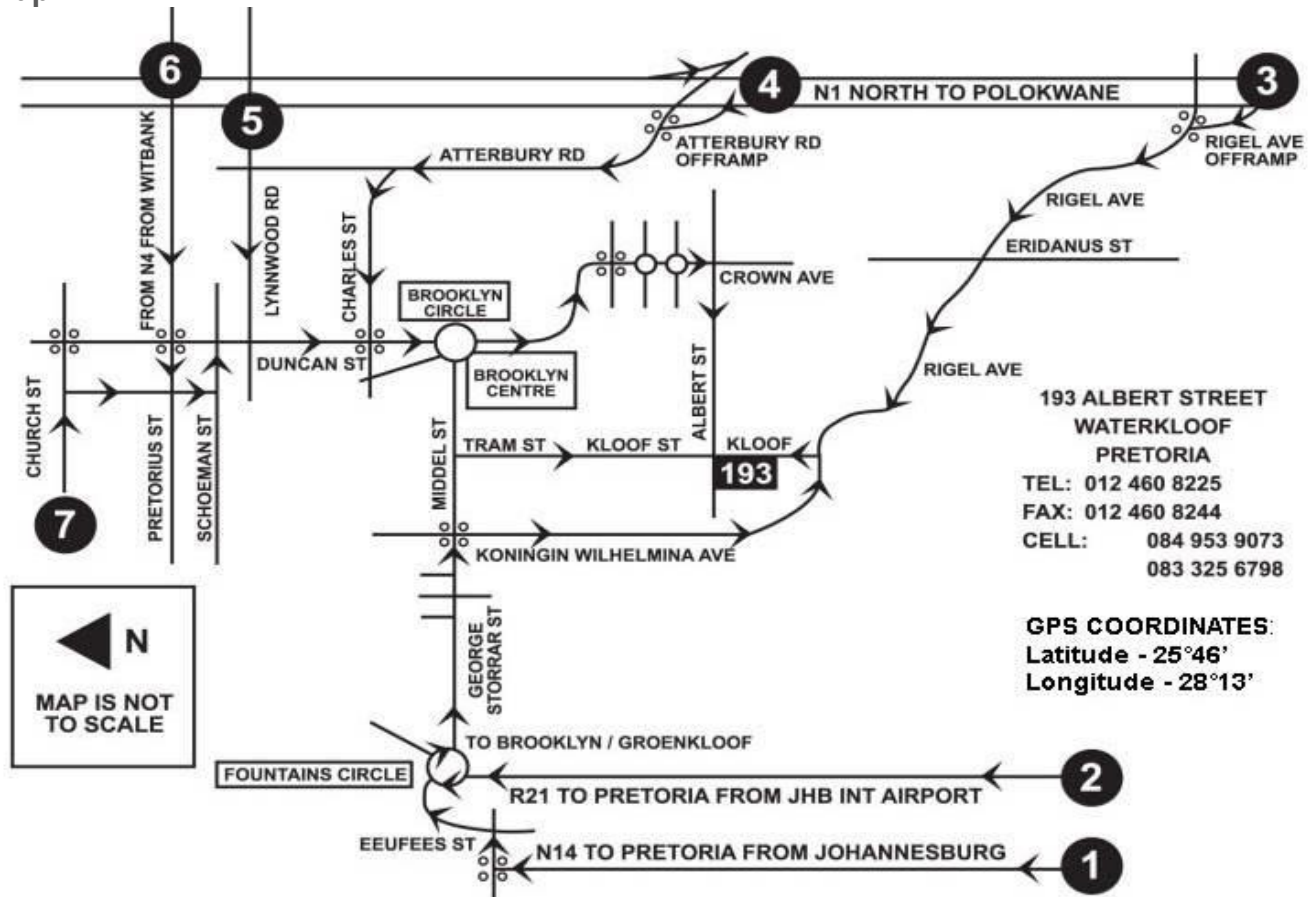
COME INTO OPERATION ON : 15/12/2011

.....  
I. STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

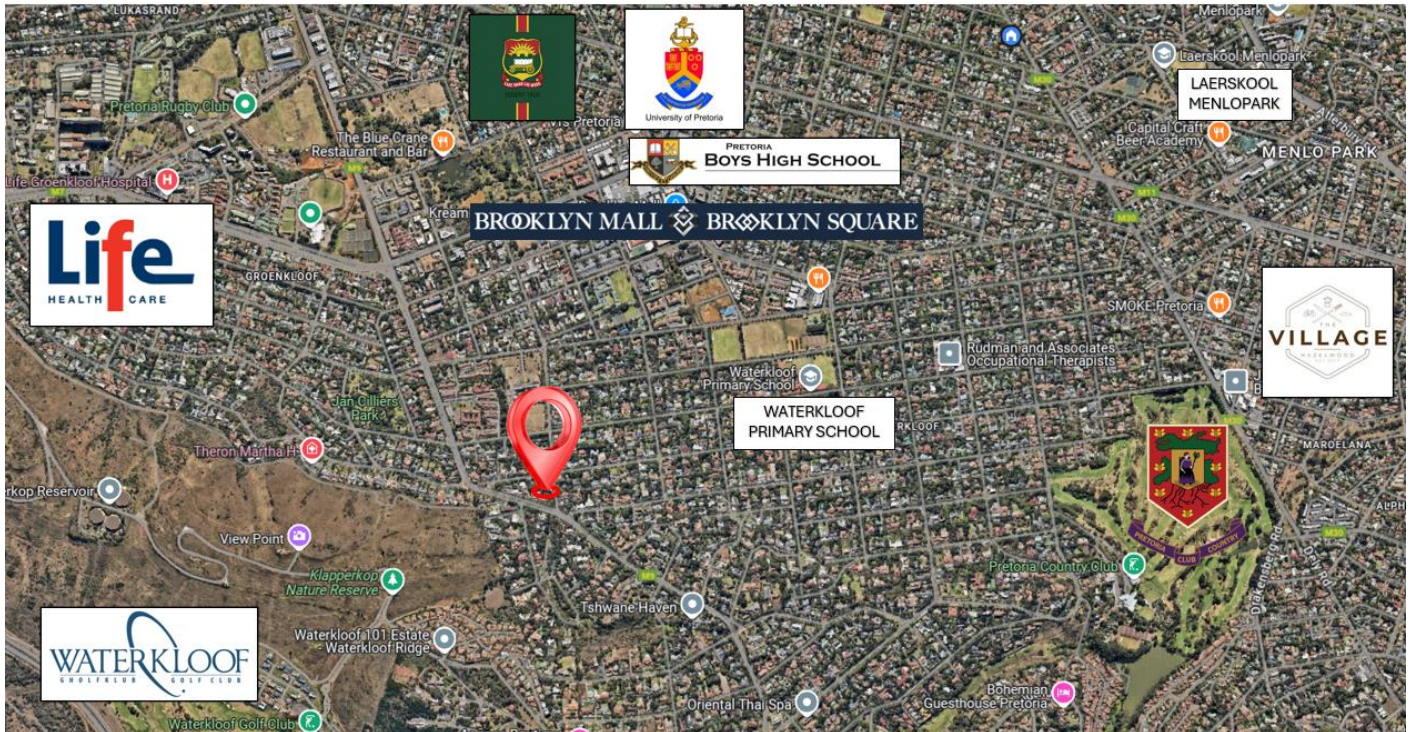


Map



GPS Co-Ordinates 25°46'52.6"S 28°13'50.3"E  
-25.781264, 28.230628





## 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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