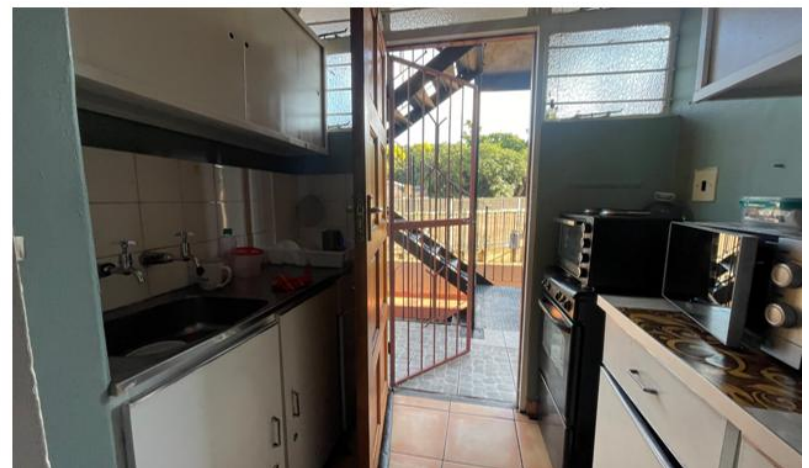


INFORMATION PACK

FOR

5 x APARTMENTS IN MUCKLENEUK

18 ,24 ,26, 45 & 63 POKU FLATS, 491 JUSTICE MAHOMED STREET, MUCKLENEUK



ON SITE AUCTION – Wednesday, 16 April 2025 @ 11h00
Pieter Nel 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information

SS POKU (104/1984), MUCKLENEUK, GAUTENG - JR 5 UNITS:

Unit No	Sectional Title Number	Unit Size (m ²)
8	ST27791/2019	55,00
12	ST8670/2016	32,00
14	ST108005/2016	32,00
29	ST74846/2018	32,00
43	ST79732/2018	32,00

Known as: 18 ,24, 26, 45 & 63 POKU FLATS, 491 JUSTICE MAHOMED STREET, MUCKLENEUK, PRETORIA
Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division: JR
Province: GAUTENG
VAT Status: The seller is NOT registered for VAT
Zoning: RESIDENTIAL

Poku Flats is an apartment complex located on Justice Mahommed Street in **Muckleneuk – Pretoria**. While it's situated in the Muckleneuk neighborhood, it is near Sunnyside and is ideally situated with easy access to public transport routes, the University of South Africa, schools, and shopping centers.

The configuration of the units:

- **Unit 8 (Door 18):**
This apartment features 3 rooms, a kitchen, and a bathroom. This unit has prepaid electricity.
- **Units 12 (Door 24), 14 (Door 26), 29 (Door 45) & 43 (Door 63):**
These bachelor apartments offer an open-plan lounge and bedroom, a separate kitchen, and a bathroom fitted with a bath. These units have prepaid electricity.

These apartments are perfect for young professionals or students seeking a lock-up-and-go lifestyle while being close to amenities.

Poku Apartments consists of 48 apartments and is centrally located close to all necessary amenities, medical facilities, and educational institutions. The complex has access control.

Unit No.	Door No.	Unit Size (m ²)	Rooms	Bath	Lease Expiry Date	Rental Income	Levies	Rates & Taxes
8	18	55	3	1	30 April 2025	R5,500.00	R2,023.93	R198.25
12	24	32	1	1	Vacant	Vacant	R1,173.37	R50.83
14	26	32	1	1	31 May 2025	R3,600.00	R1,193.37	R50.83
29	45	32	1	1	Month to Month	R3,675.00	R1,173.37	R50.83
43	63	32	1	1	31 May 2025	R3,675.00	R1,173.37	R50.83

List of Units with Rental Income:

The list of units indicates the current rental income and the lease end date.

Opportunity

We are offering a residential investment portfolio of 5 x residential apartments in Poku Flats. The apartments will be offered individually or collectively.

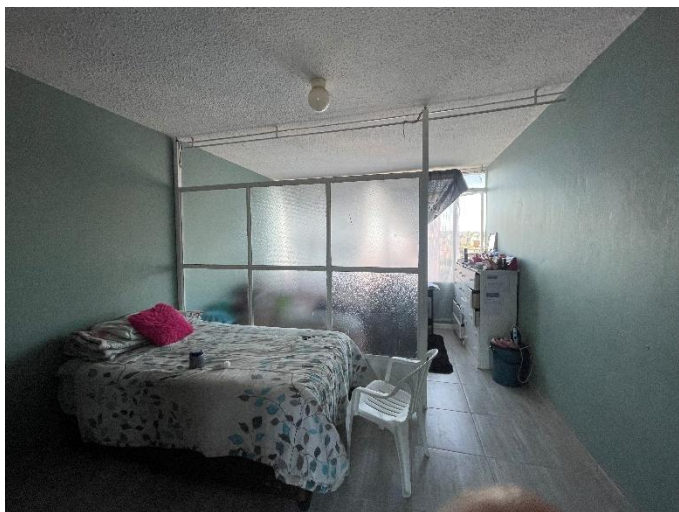
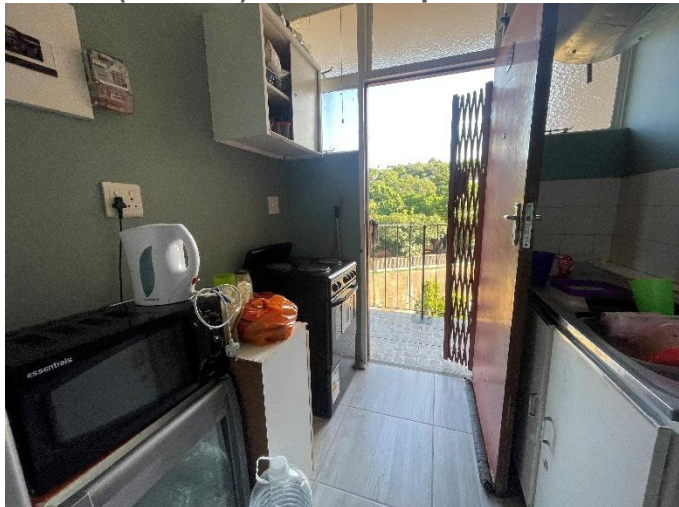
Parking

Parking is available at a fee through an application to the HOA.



Photos

Unit 43 (Door 63) Bachelor Apartment

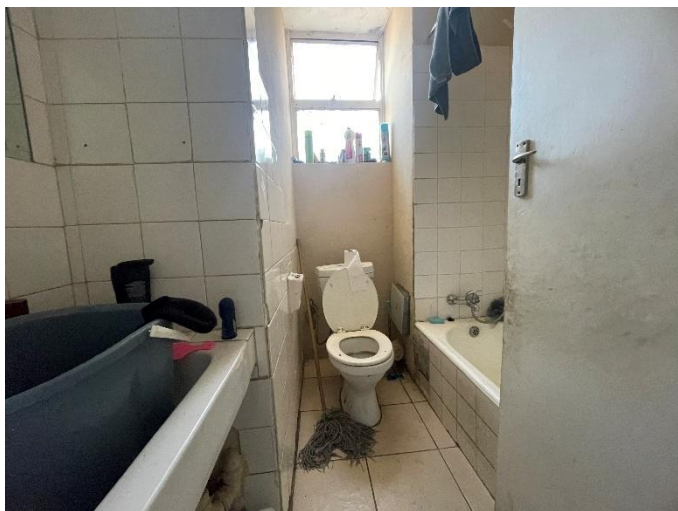
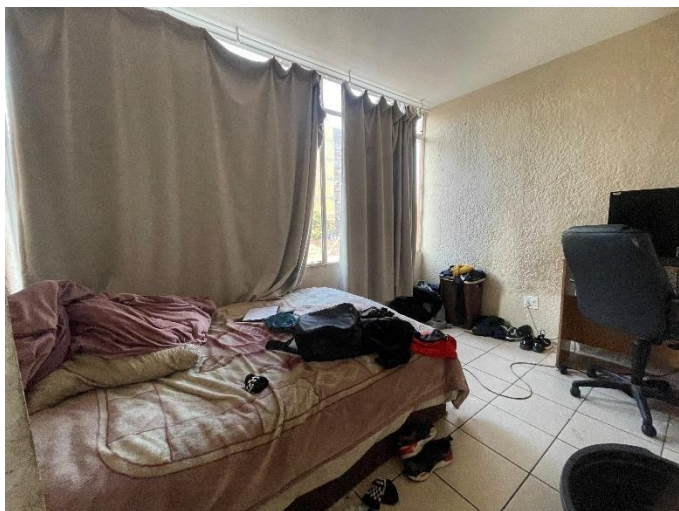
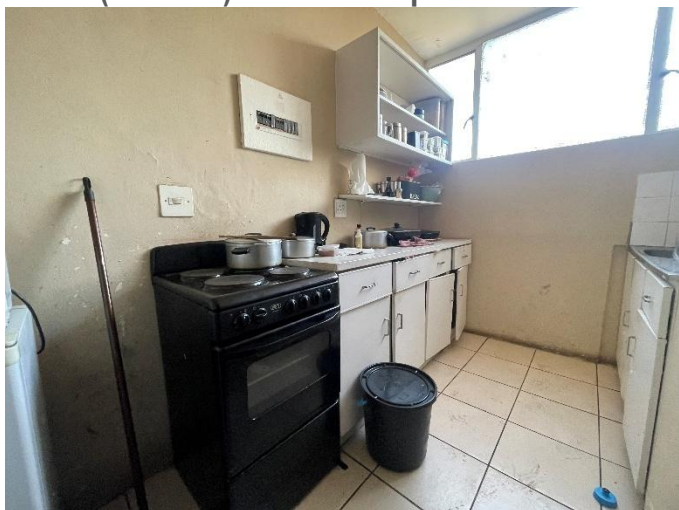


Unit 14 (Door 26) - Bachelor Apartment





Photos
Unit 8 (Door 18) – 3 Room Apartment

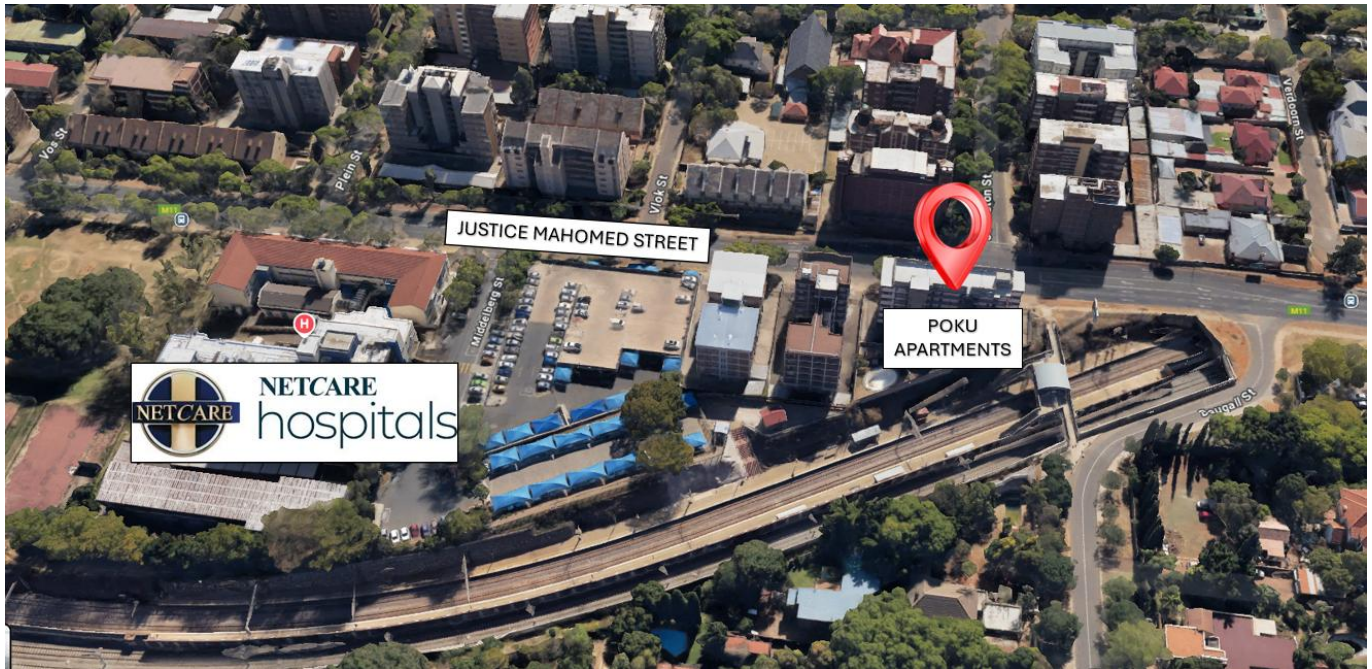


Map



GPS Co-Ordinates 25°45'35.9"S 28°12'47.5"E
 -25.759972, 28.213194





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

Disclaimer

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The Rules of Auction and Conditions of Sale/ Deed of Sale contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. BidEasy reserves right to remove / add assets / lots without notice before or on auction day.