

INFORMATION PACK

FOR

3 ROOM APARTMENT IN SUNNYSIDE

109 JAN F.E. CELLIERS, 166 KOTZE STREET, SUNNYSIDE



ON SITE AUCTION – Wednesday, 16 April 2025 @ 13h00

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

www.bideasy.co.za

Property Information

Title Deed Information –

SS JAN F E CELLIES (87/1976), UNIT 9, SUNNYSIDE, GAUTENG - JR

Known As:	109 JAN F.E. CELLIERS, 166 KOTZE STREET, SUNNYSIDE
Title Deed:	ST68257/2016
Extent:	65m²
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

3 Room apartment nestled in the heart of Sunnyside – Pretoria in a lively urban setting. This residence offers an inviting and comfortable living space.

The apartment is located in an apartment complex close to Sunnypark Shopping Center, UNISA Sunnyside Campus, Sunnyside Primary School, and Netcare Jakaranda Hospital.

Jan F.E. Celliers apartments have controlled access providing residents with peace of mind and a safe living environment. The apartment building has a working elevator.

The apartment features 3 rooms, a bathroom (equipped with a bath) and a separate toilet. The kitchen offers ample counter and storage space. The unit has prepaid electricity.

Parking is available through an application to the HOA at a fee of R200.00 per month.

Residents have easy access to main and major routes (including public transport routes), educational facilities, medical centers, and all necessary amenities.

The current lease information is indicated in the block below:

Unit No.	Door No.	Unit Size (m ²)	Rooms	Bath	Lease Expiry Date	Rental Income	Annual Rent Escalation
9	109	55	3	1	30 Nov 2025	R6,000.00	10%

Rates & Taxes ± R194.00 p/m / Levies ± R1,144.77 p/m

Property Details:

- 3 Rooms
- 1 Bathroom (Separate Toilet)
- Kitchen
- Prepaid Electricity

Photos



Map



GPS Co-Ordinates 25°45'10.4"S 28°12'12.8"E
-25.752882, 28.203558





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

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Disclaimer

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