

INFORMATION PACK

FOR

LUXURY GUESTHOUSE – 13 SUITES

WATERKLOOF RIDGE

LOCK, STOCK AND BARREL

221 DELPHINUS STREET, UNIT 2 SS WATER757, WATERKLOOF RIDGE



ON SITE AUCTION – Tuesday, 4 November 2025 @ 11h00
Dehan 073 154 1745 | dehan@bideasy.co.za
www.bideasy.co.za

Property Information

Title Deed Information –

SS WATER757 (492/2001), UNIT 2, WATERKLOOF RIDGE, GAUTENG - JR

Title Deed: ST65944/2008

Title Deed Extent: 807m² (IMPROVEMENTS)

Additional SG Diagram Extent: 24m² (S.G. NO. D807/2022 – SHEET 5 OF 5)

Known As: 221 DELPHINUS STREET, UNIT 2 SS WATER757,
WATERKLOOF RIDGE, PRETORIA
Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The seller IS registered for VAT

Zoning: RESIDENTIAL 1 – SPECIAL CONCENT FOR A
GUESTHOUSE

Property Information

Ideally located in Waterkloof Ridge, one of Pretoria's most **prestigious and scenic suburbs**, this property offers a peaceful environment with easy access to major attractions, business centres, embassies, and shopping destinations. With **immense income-generating potential as a well-established guesthouse or boutique accommodation**, it represents a **rare investment opportunity in a sought-after area**.

Boasting breathtaking views and elegant surroundings, this distinguished property is set on a large, beautifully maintained garden that offers guests an exceptional blend of comfort, sophistication, and convenience.

The property boasts spacious accommodation with **13 luxurious en-suite bedrooms**, complemented by outdoor amenities that include an inviting swimming pool set within a large, beautifully manicured garden. It also offers excellent accessibility, secure parking, and convenient proximity to major routes and popular local attractions.

The heart of the home is an **expansive open-plan kitchen** flowing seamlessly into a spacious dining area, ideal for hosting guests or private functions. With its **tranquil setting, separate staff accommodation**, and **secure on-site parking**, this exceptional property offers everything needed for a comfortable stay and a successful hospitality venture.

INCOME POTENTIAL:

The property is currently leased to a third party who manages the guesthouse and handles all upkeep. The existing 5-year rental agreement, which ends on 31 December 2025, provides a **steady monthly income of approximately R85,000**.

This property represents a high-yield investment opportunity as a luxury guesthouse or boutique accommodation. Featuring 13 en-suite rooms and premium amenities, it has the potential to generate substantial annual revenue. Additional income streams from corporate bookings, private events, and special functions could further enhance profitability.

Situated in the prestigious Waterkloof Ridge area, with strong demand from both leisure and business travellers, this guesthouse offers exceptional revenue potential and a solid return on investment.

ACCOMMODATION

This elegant guesthouse offers a range of **luxuriously furnished rooms**, designed to create a restful atmosphere. Each room is tastefully decorated with quality finishes and modern amenities.

FACILITIES & SERVICES

The property meets the needs of both leisure and business travelers, offering a perfect blend of comfort, practicality, and style.

Facilities Include:

- Outdoor swimming pool
- Expansive garden and outdoor entertainment area
- Modern open-plan kitchen and dining area
- Separate staff accommodation
- Secure on-site parking
- Laundry and ironing areas
- 24-hour security and CCTV surveillance

LOCAL ATTRACTIONS

Guests can enjoy a diverse range of nearby attractions, including outdoor activities, fine dining, and shopping experiences.

Nearby Highlights:

- Waterkloof Golf Club
- Pretoria Country Club
- Menlyn Maine Central Square (restaurants, cinemas, shopping)
- Boutique cafés and fine dining in Waterkloof (Hazelwood) and Brooklyn
- Brooklyn Theatre and local art galleries
- Groenkloof Nature Reserve
- Pretoria National Botanical Gardens

Proximity to Key Destinations:

- Brooklyn Mall: ± 5 minutes
- Menlyn Maine: ± 10 minutes
- Loftus Versfeld Stadium: ± 8 minutes
- Pretoria CBD: ± 15 minutes
- Union Buildings: ± 15 minutes
- OR Tambo International Airport: ± 35 minutes

Rates & Taxes: $\pm$ R2,643.33 p/m

Property Description: Main House

- 13 Bedrooms
- 13 Bathrooms
- Kitchen
- Scullery
- Study
- Dining Room
- Lounge
- Outside Entertainment Room
- Guest Toilet

Additional Features:

- Outdoor swimming pool
- Expansive garden and outdoor entertainment area
- Modern open-plan kitchen and dining area
- Separate staff accommodation
- Secure on-site parking
- Laundry and ironing areas
- 24-hour security and CCTV surveillance

**** Loose asset list available on request ****

Photos





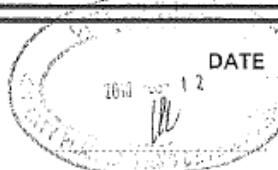




Aerial



Zoning: Business 1 with Consent Use for Guesthouse

C.CPD WKR/744/757 (15082)		ANNEXURE 2
CONSENT USE IN TERMS OF THE TSHWANE TOWN-PLANNING SCHEME, 2008		
PROPERTY DESCRIPTION: ERF 757, WATERKLOOF RIDGE		
CONDITIONS APPLICABLE TO THE CONSENT FOR A GUEST-HOUSE		
1	Use Zone	1: Residential 1
2	Consent Use	Guest-house
3	Definitions	(1) For the purposes of this consent a guest-house means a dwelling-unit, excluding a Home Enterprise, consisting of not more than 10 bedrooms for a maximum of 20 guests, a dining-room, lounge, bar and may include facilities that are ancillary and subservient, for the exclusive use of such guests and which shall be managed by the owner or manager who shall reside on the same property: Provided that no permanent accommodation shall be allowed and that the erf and/or any buildings thereon shall not be used for the purposes of an adult premises. (2) Clause 5.
4	Coverage	In accordance with the site development plan.
5	Height	In accordance with the site development plan.
6	Floor Area Ratio	In accordance with the site development plan.
7	Site development plan and landscape development plan	(1) A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans. (2) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.
8	Building lines	In terms of the Scheme.
9	Parking requirements	Demarcated parking spaces (minimum 2,5 m x 5,0 m) with a
APPROVED _____  Page 1 of 4 pages DATE 16 Jul 2012 		

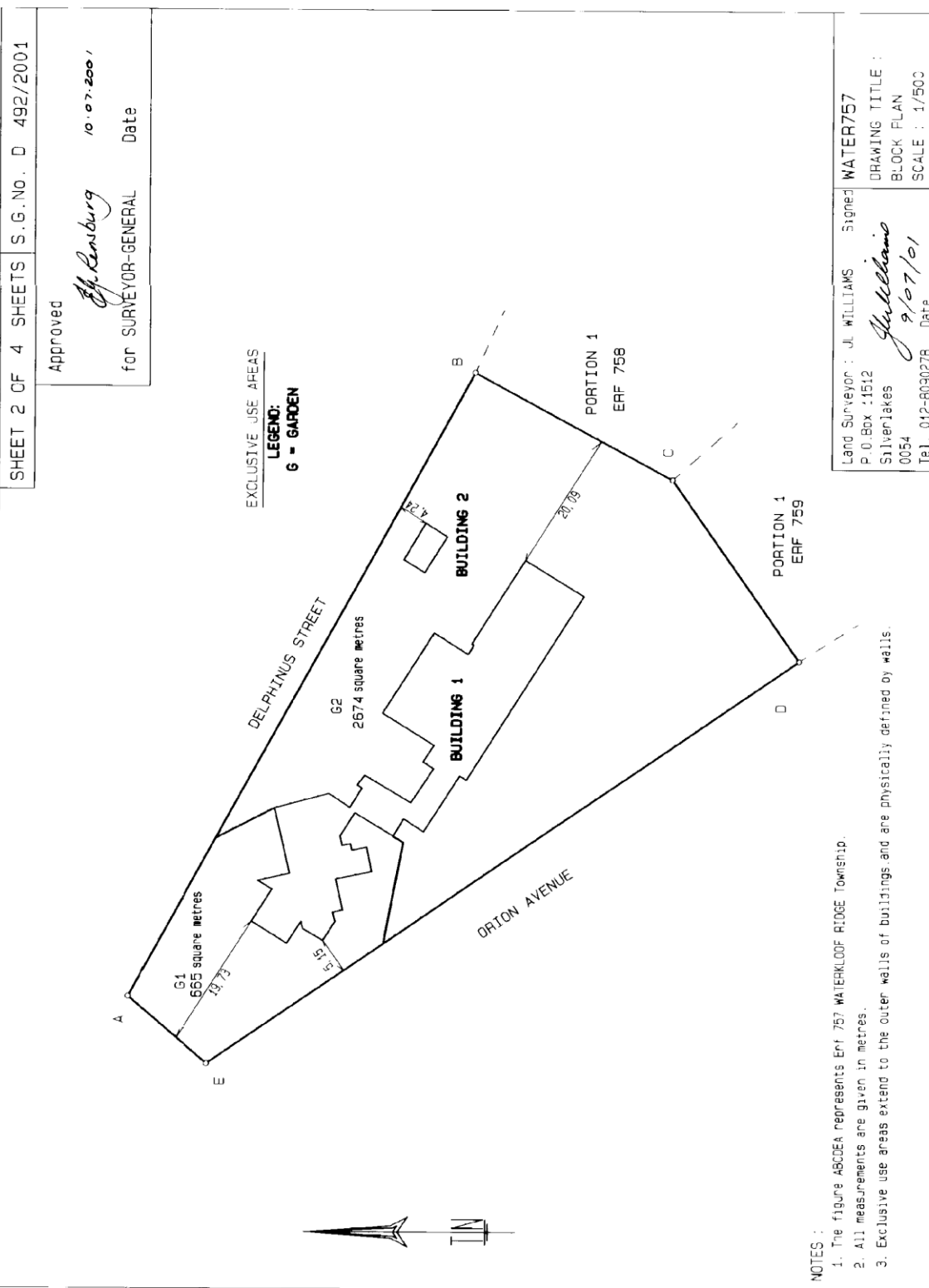
** Full document available on request **

SG Diagram

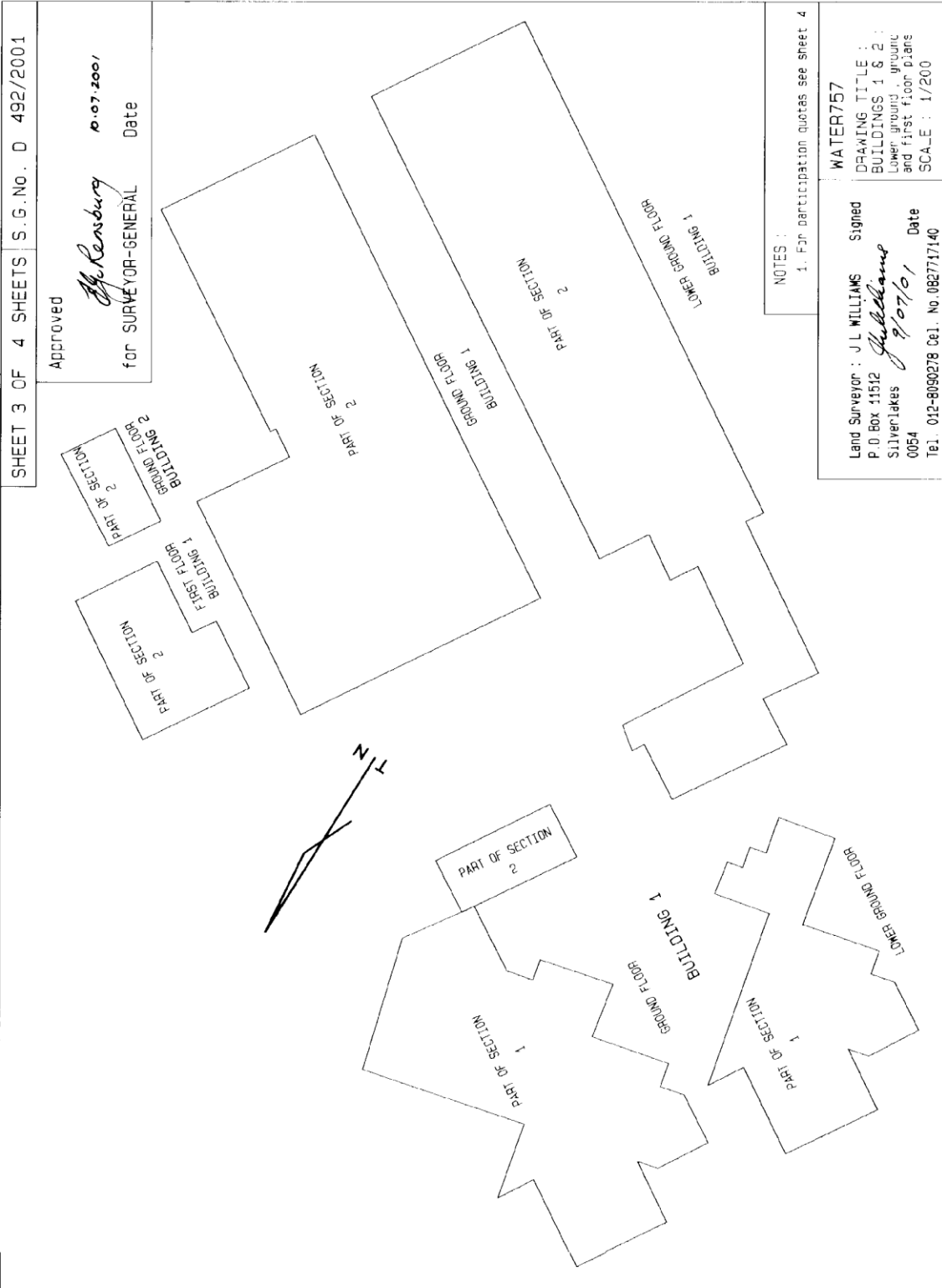
DM16645

SECTIONAL PLAN No. SS	SHEET 1	S.G.No. D 492/2001
Registered at Pretoria	OF	Approved <i>E. Rensburg</i> for SURVEYOR-GENERAL
REGISTRAR OF DEEDS Date :	4 SHEETS	Date : 10-07-2001
NAME OF SCHEME : WATER757		
DESCRIPTION OF LAND ACCORDING TO GENERAL PLAN : Erf 757 in the township WATERKLOOF RIDGE , Gauteng Province, measuring 4021 square metres.		
GENERAL PLAN No. : S.G.No. A5829/1945		
NAME OF LOCAL AUTHORITY: City of Tshwane Metropolitan Municipality		
DESCRIPTION OF BUILDINGS : Two buildings namely a) Building 1 : comprising Section 1 and part of Section 2 b) Building 2 : comprising part of Section 2		
ENCROACHMENTS ON THE LAND : No		
EXCLUSIVE USE AREAS : See sheet 2		
CERTIFICATE : I, Jack Leon Williams, hereby certify that I have prepared sheets 1 to 4 inclusive of this sectional plan from survey in accordance with the provisions of the Sectional Titles Act, 1986, and the regulations promulgated thereunder. Date <i>19/06/2001</i> Signed <i>Jack Leon Williams</i> Land Surveyor Registration Number PLS 0723 - D P.O.Box 72650 Lynnwood Ridge 0040 012-8090278		
Survey Records No. 1913/2001	Compilations : JASM- 333	General Plan TP 682

DM16645



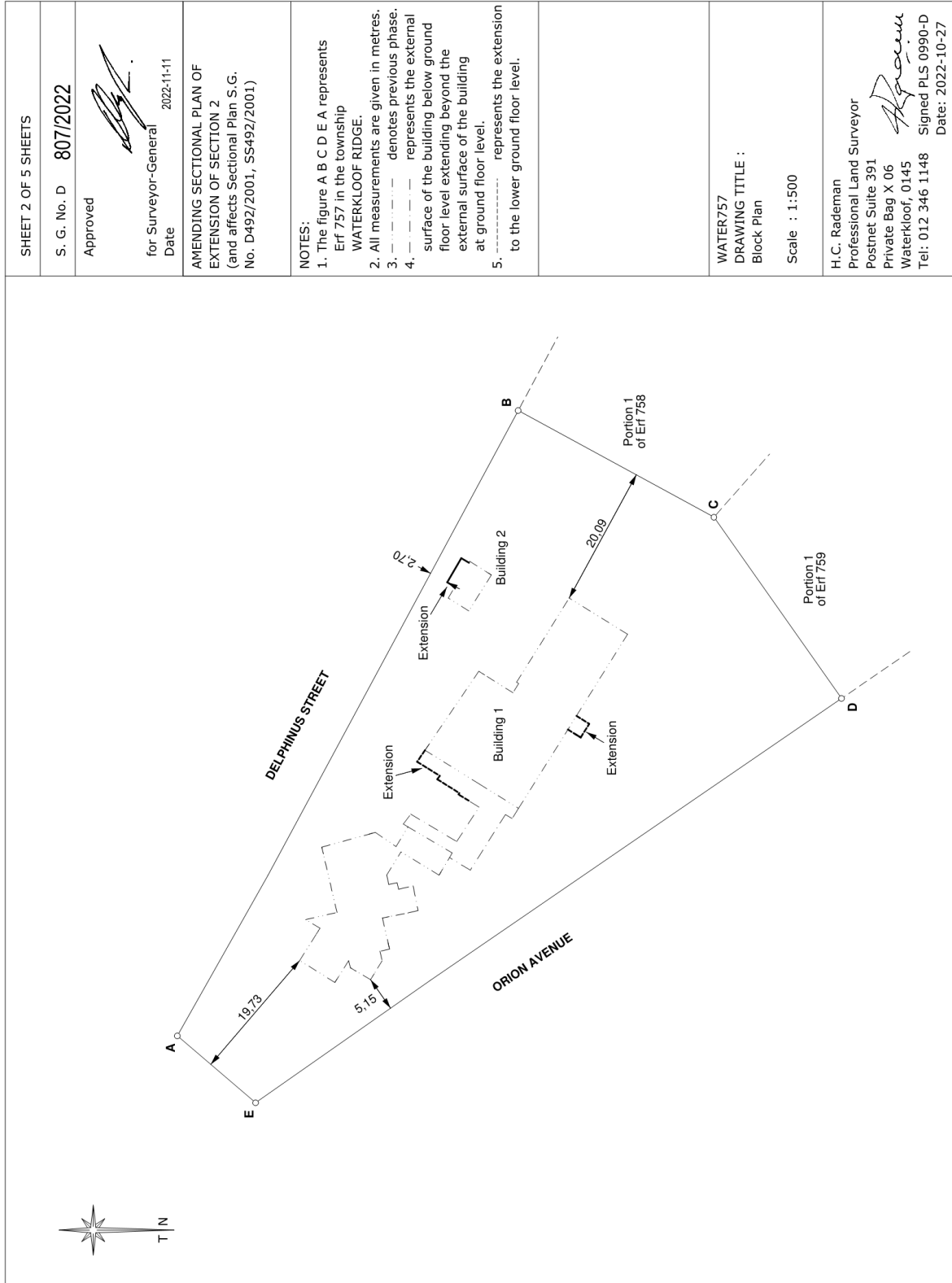
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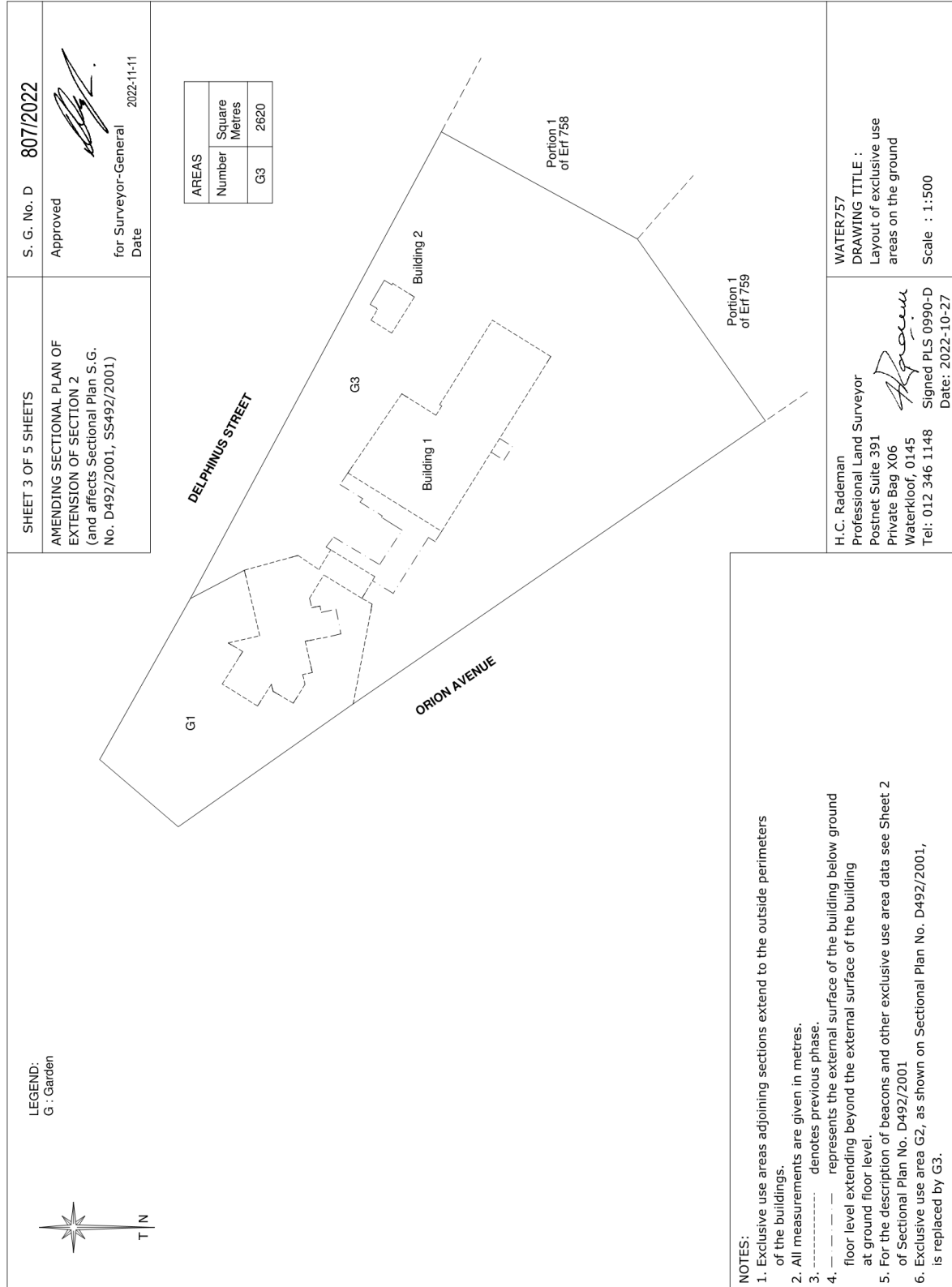


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SHEET 4 OF 4 SHEETS		S.G.No. D 492/2001
		Approved <i>E. Rensburg</i> 10.07.2001 for SURVEYOR-GENERAL Date
SECTION No.	FLOOR AREA (square metres)	PARTICIPATION QUOTA PERCENTAGE
1	295	26,7695
2	807	73,2305
TOTAL	1102	100,0000
Land Surveyor : J.L. Williams Signed P.O.Box 11512 Silverlakes 0054 Tel. 012-8090278 Cel No. 0827717142 <i>J.L. Williams</i> 19/06/2001 Date		WATER757 DRAWING TITLE : PARTICIPATION QUOTA SCHEDULE

SECTIONAL PLAN No. SS	SHEET 1	S. G. No. D 807/2022
Registered at Pretoria	OF	Approved
Registrar of Deeds Date:	5 SHEETS	 for Surveyor-General Date: 2022-11-11
AMENDING SECTIONAL PLAN OF EXTENSION OF SECTION 2 (and affects Sectional Plan S.G. No. D492/2001, SS492/2001)		
NAME OF SCHEME : WATER757		
DESCRIPTION OF LAND ACCORDING TO GENERAL PLAN: Erf 757 in the township WATERKLOOF RIDGE, Province of Gauteng, measuring 4021 square metres.		
GENERAL PLAN No. : S.G. No. A5829/1945		
NAME OF LOCAL AUTHORITY : CITY OF TSHWANE METROPOLITAN MUNICIPALITY		
DESCRIPTION OF BUILDINGS : Two buildings, namely (a) Buildings 1 and 2 as on sheet 1 of Sectional Plan S.G. No. D492/2001, SS492/2001; (b) Extension to Building 1, comprising the extension of Section 1, and (c) Extension to Building 2, comprising the extension of Section 1.		
EXCLUSIVE USE AREAS : See Sheet 3		
ENCROACHMENTS ON THE LAND : Nil		
CERTIFICATE: I, Herman Cornelius Rademan, hereby certify that I have prepared sheets 1 to 5 inclusive of this sectional plan from survey in accordance with the provisions of the Sectional Titles Act 95 of 1986, and the regulations promulgated thereunder.  Signed: H.C. Rademan Professional Land Surveyor Date : 2022-10-27 Registration Number PLS 0990-D Address: Postnet Suite 391 Private Bag X 06 Waterkloof, 0145 Tel: 012 346 1148 Fax: 086 602 2570 Email: mail@hcrademan.co.za		
Survey Records No. 1630/2022	Compilations: JRSM 339	Gen. Plan: S.G. No. A5829/1945 TP 682

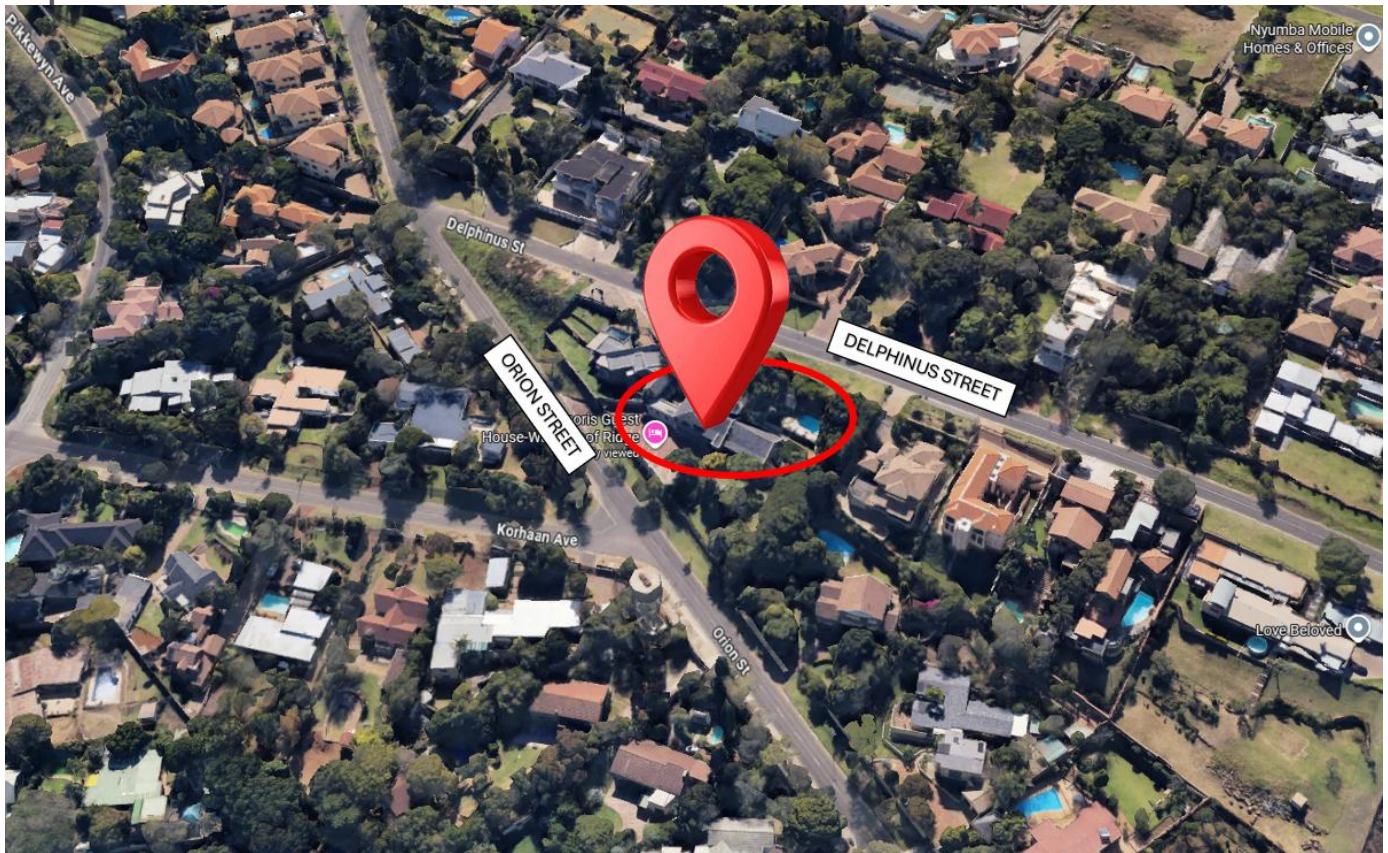




SHEET 4 OF 5 SHEETS AMENDING SECTIONAL PLAN OF EXTENSION OF SECTION 2 (and affects Sectional Plan S.G. No. D492/2001, SS492/2001)	S. G. No. D807/2022 Approved  for Surveyor-General Date 2022-11-11
Building 1 : Lower ground floor plan Building 1 : First floor plan Building 2 : Ground floor plan Building 1 : Ground floor plan Building 2 : Ground floor plan	Building 1 : Lower ground floor plan Building 1 : First floor plan Building 2 : Ground floor plan Building 1 : Ground floor plan Building 2 : Ground floor plan
NOTES: 1. For participation quotas see sheet 5. 2. Section boundaries extend to the edge of rock wall marked "r". 3. --- represents the building at lower ground floor level projected on to the ground floor level. 4. - - - - denotes previous phase.	WATER757 DRAWING TITLE : Building 1 : Lower ground-, Ground- and First floor plans and Building 2 : Ground floor plan Scale : 1:400 H.C. Rademan Professional Land Surveyor Postnet Suite 391 Private Bag X 06 Waterkloof, 0145 Tel: 012 346 1148  Signed PLS 0990-D Date: 2022-10-27

SHEET 5 OF 5 SHEETS		S. G. No. D807/2022
AMENDING SECTIONAL PLAN OF EXTENSION OF SECTION 2 (and affects Sectional Plan S.G. No. D492/2001, SS492/2001)		Approved  2022-11-11 for Surveyor-General Date
SECTION No.	FLOOR AREAS (square metres)	PARTICIPATION QUOTA PERCENTAGE
1	295	26,1989
2	831	73,8011
Total	1126	100,0000
NOTES: 1. Section 2 was extended by 24 square metres.		
H.C. Rademan Professional Land Surveyor Postnet Suite 391 Private Bag X 06 Waterkloof, 0145 Tel: 012 346 1148  Signed PLS 0990-D Date: 2022-10-27		WATER757 DRAWING TITLE : Participation quota schedule

Map



GPS Co-Ordinates 25°47'40.0"S 28°14'02.8"E
-25.794447, 28.234107



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.

14 Days Confirmation Period.

For more information, or to pre-register for the auction, please contact:

Dehan Engelbrecht

073 154 1745 | dehan@bideasy.co.za

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