

INFORMATION PACK

FOR

HIGH-DENSITY DEVELOPMENT OPPORTUNITY

ARCADIA

11 000m²

RESIDENTIAL | MEDICAL FACILITY | STUDENT HOUSING

770 PRETORIUS STREET, ARCADIA, PRETORIA



ON SITE AUCTION – Thursday, 26 February 2026 @ 11h00

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Property Information

Title Deed Information –

PORTION 0 OF ERF 1591, ARCADIA, GAUTENG – JR

Title Deed: T68235/2017
Extent: 6 380m²
Known As: 765 STANZA BOPAPE STREET, ARCADIA, PRETORIA

PORTION 0 OF ERF 141, ARCADIA, GAUTENG – JR

Title Deed: T95800/2003
Extent: 2 552m²
Known As: 770 PRETORIUS STREET, ARCADIA, PRETORIA

PORTION 0 OF ERF 142, ARCADIA, GAUTENG – JR

Title Deed: T6160/2016
Extent: 2 552m²
Known As: 778 PRETORIUS STREET, ARCADIA, PRETORIA

Combined Extent: 11 484m²
Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division: JR
Province: GAUTENG
Zoning: SPECIAL
VAT Status: The seller is NOT registered for VAT



Property Information

HIGH-DENSITY DEVELOPMENT OPPORTUNITY PRIME CONSOLIDATION DEVELOPMENT SITE

Residential Rental Investment Portfolio | Hospital or Medical Facility | Residential | Student Housing

Arcadia is busy commercial and high-density residential node situated just 3km to the east of Pretoria CBD. It is home to many businesses and commercial enterprises, historical buildings, hospitals and specialist medical facilities, foreign embassies, apartment blocks, hotels and student accommodation.

Arcadia is situated east of the Pretoria CBD, providing easy access to major transport links including the Gautrain (Hatfield Station) and A Re Yeng bus networks, and the N1 and N4 Highways.

The area features a "mixed-use" environment where residential units coexist with commercial offices and retail spaces, a trend favoured for modern urban living.

Arcadia is noted as one of Pretoria's primary high-density, high-rise residential areas, offering a mature urban framework for new developments – an ideal Rental Investment Portfolio Opportunity. There is a steady demand for residential accommodation from various demographic sectors:

- Business and Commercial: Easy access and lock-up and go accommodation for employees in the surrounding commercial and business node.
- Government & Diplomatic Sector: As the official seat of government (Union Buildings), the area maintains high demand from civil servants, cabinet ministers, and diplomatic staff.
- Healthcare Professionals: Major medical facilities like the Mediclinic Heart Hospital and Steve Biko Academic Hospital attract a steady stream of working professionals.
- Student Population: Proximity to major institutions such as the University of Pretoria (country's largest residential university), Tshwane University of Technology, and UNISA creates a consistent need for compact student accommodation and apartments.

Rental Market Strength

- High Demand, Low Vacancy: The rental market remains exceptionally strong due to a high concentration of employment in the area. Historical commercial vacancy rates in Arcadia have been as low as 6.4%, indicating high general occupancy in the suburb.
- Student & Professional Demand: Arcadia benefits from the overflow of the nearly 60,000 students at the University of Pretoria and a growing population of young professionals seeking "lock-up-and-go" lifestyles.

As the administrative capital, Pretoria is also home to the executive branch of South African Government and is host to many foreign embassies. A notable landmark is the Union Buildings, the official Government seat.

Pretoria is also known as one of South Africa's leading academic cities, it is a home to the largest residential universities in the country namely, University of Pretoria and Tshwane University of Technology (TUT), as well as UNISA, South Africa's leading long-distance for tertiary education.

EXECUTIVE SUMMARY

An exceptional high-density redevelopment opportunity located in the heart of Arcadia, Pretoria, comprising three adjacent properties that may be consolidated into a single development site of approximately 11,484 m².

The City of Tshwane town planning has indicated favourable consideration toward a development application subject to consolidation, presenting a rare opportunity to unlock significant bulk and height potential in one of Pretoria's most established institutional nodes.

The site is ideally suited for student accommodation, medical facilities (hospital or medical suites), residential apartments, or mixed-use commercial development, supported by surrounding educational, governmental, retirement village and/or healthcare infrastructure.

PROPERTY OVERVIEW

Location: Arcadia, Pretoria

Erf Composition: 3 adjacent properties

Consolidated Land Size: ± 11,484 m² with High Density zoning to Residential 4 with up to 400 units per Ha potential.

Zoning (Current):

Residential 1

Special Consent – Medical Use

Zoning Certificates - Available on Request

Erven – ERF 1591 – This is a consolidated erf, previously comprising of four erven. The combined consolidated erf size is 6 389m² Access to this erf is via Stanza Bopape Street (previously Church Str). The site is vacant.

ERF 141 – This site measure 2 552m² and is vacant The property is accessed via Pretorius Street

ERF 142 – This site measure 2 552m². The immovable property on this stand includes an old Heritage building with outbuildings. The outbuildings are not considered Heritage.

Council Position:

City Council has indicated it will favourably consider development applications once the properties are consolidated

DEVELOPMENT POTENTIAL (INDICATIVE)

Bulk optimisation will result through consolidation of the stands, and the density, height, and bulk subject to formal town planning and municipal approvals and consent.

Based on surrounding commercial and residential developments and conceptual massing visible in the area, the following developments are considerations:

- Possible medical or commercial use:
- High-rise High-Density potential:
Existing context supports up to 7 storeys (on Stanza Bopape / Church) to 11 storeys (on Pretorius Street)
- Up to 400+ residential / 690 student beds depending on the developer's scope

ZONING & TOWN PLANNING CONTEXT IN THE AREA

The area is characterised by institutional, residential, and medical uses

Existing Special Consent for medical use supports:

- o Hospitals
- o Medical suites
- o Specialist clinics

Residential 1 zoning provides a strong basis for:

- o Student accommodation
- o Residential apartments
- o Embassy / Consulate

Consolidation materially improves development rights, bulk efficiency, and council support.

MEDICAL / HEALTHCARE DEVELOPMENT POTENTIAL

- Private hospital
- Day clinic
- Medical offices / specialists' hub
- Heart Hospital
- Rehabilitation

RESIDENTIAL / MIXED-USE

Close to embassies, legal chambers, and government departments, supporting:

- High-density apartments
- Affordable or rental-led residential
- Possible ground-floor commercial or medical retail (subject to consent)

STUDENT ACCOMMODATION MOTIVATION

Immediate proximity to:

- British International College
- TUT
- University of Pretoria (short commute)
- Ideal for purpose-built student housing (PBSA)

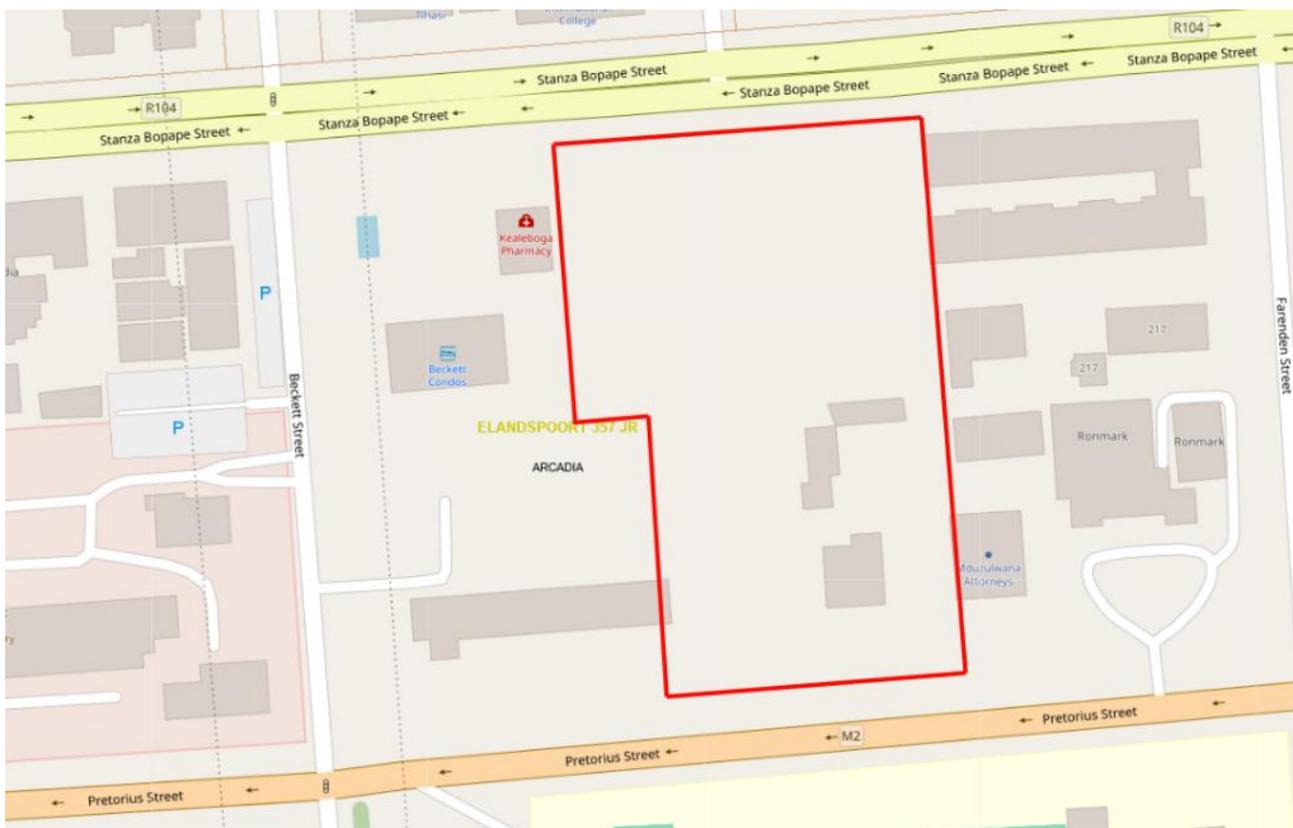
Strong, sustained student demand in Arcadia

Photos – Aerial





CSG



Map



GPS Co-Ordinates 25°44'43.3"S 28°13'06.8"E
-25.745371, 28.218560

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:

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