

INFORMATION PACK

FOR

12Ha PRIME LAND DEVELOPMENT OPPORTUNITY MOOIKLOOF

****DECEASED ESTATE****



ON SITE AUCTION – Wednesday, 12 August 2026 @ 11h00

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

www.bideasy.co.za

Property Information

Title Deed Information –

LOT 1

PORTION 664 OF THE FARM RIETFONTEIN 375 - JR	
Known As:	PORTION 664 OF THE FARM RIETFONTEIN 375 - JR
	BLESBOK STREET, MOOIKLOOF
Extent:	6.8712Ha
Rates & Taxes:	± R4,883.00

PORTION 671 OF THE FARM RIETFONTEIN 375 - JR	
Known As:	PORTION 671 OF THE FARM RIETFONTEIN 375 - JR
	BLESBOK STREET, MOOIKLOOF
Extent:	5.5198Ha
Rates & Taxes:	± R3,980.00

Total Extend (Combined):	12.391Ha
Title Deed:	T38577/2016
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	JR
Province:	GAUTENG
VAT Status:	The Seller is NOT registered for VAT
Zoning:	AGRICULTURAL

Property Description

PRIME DEVELOPMENT OPPORTUNITY IN MOOIKLOOF AREA – GARSFONTEIN ROAD (M30)

Exceptional opportunity to acquire 2 substantial vacant stands with a combined extent of 12.391 Ha, situated in the sought-after Mooikloof area of Pretoria East. **Positioned adjacent to the established Country View Estate and within close proximity to the Garsfontein Road (M30) corridor**, the property occupies a strategic location within one of the region's fastest-growing development areas.

The combined 12.391 Ha property offers a rare opportunity to secure a sizeable development site in an area where large, well-located properties are becoming increasingly scarce. Its scale and strategic positioning make it suitable for a variety of future development opportunities, including residential estates, lifestyle or equestrian developments, institutional facilities, or long-term land banking, subject to the necessary statutory approvals.

Surrounded by established residential estates and ongoing infrastructure investment, the property offers an attractive balance between accessibility and a peaceful rural setting. Convenient access to Garsfontein Road (M30), Solomon Mahlangu Drive, Atterbury Road, the R25, and the N1 highway provides excellent connectivity to Menlyn, Woodlands, Pretoria CBD, and other major commercial destinations.

The property's location adjoining Country View Estate further enhances its long-term appeal, placing it within an established residential environment while retaining the space and flexibility associated with larger agricultural holdings. As development continues to expand throughout the Mooikloof precinct, opportunities to acquire contiguous landholdings of this nature are becoming increasingly limited, making this an attractive acquisition for developers and investors seeking exposure to one of Pretoria East's premier growth corridors.

VENDU ROLL - LOT 1

Lot 1 consists of 2 large vacant stands adjoining Country View Estate:

- Stand 664: 6.8712Ha
- Stand 671: 5.5198Ha

Combined extent of 12.391Ha developable land.

The property is ideally positioned adjacent to Country View Estate within the rapidly expanding Mooikloof precinct. Its strategic location, excellent access to major transport routes, and proximity to established residential developments make it well-suited to future residential or lifestyle developments, agricultural use, or long-term investment, subject to the necessary statutory approvals.

MOOIKLOOF TRANSFORMATION & INVESTMENT OUTLOOK

Mooikloof is undergoing a major transformation from a quiet, high-end residential pocket into a massive, integrated "Smart City" node. The Mooikloof Mega City development and a multi-million rand overhaul of Garsfontein Road anchor this shift.

There is massive capital inflow: The R84-billion Mooikloof Mega City project is a public-private partnership that effectively "**de-risks**" the area. When the government gazettes a region as a SIP, it guarantees prioritised bulk service delivery (water, power, roads).

Land near the Smart City is likely to benefit from more favourable mixed-use zoning approvals as the city of Tshwane seeks to support the new economic node. Specialized commercial stands on Garsfontein Road are currently projected to potentially double in value within two years as the development process matures.

The area is being positioned to house up to 50,000 new families. This creates a **massive secondary market for peripheral services**, including private schools, medical facilities, and niche retail centers, which developers can capitalise on.

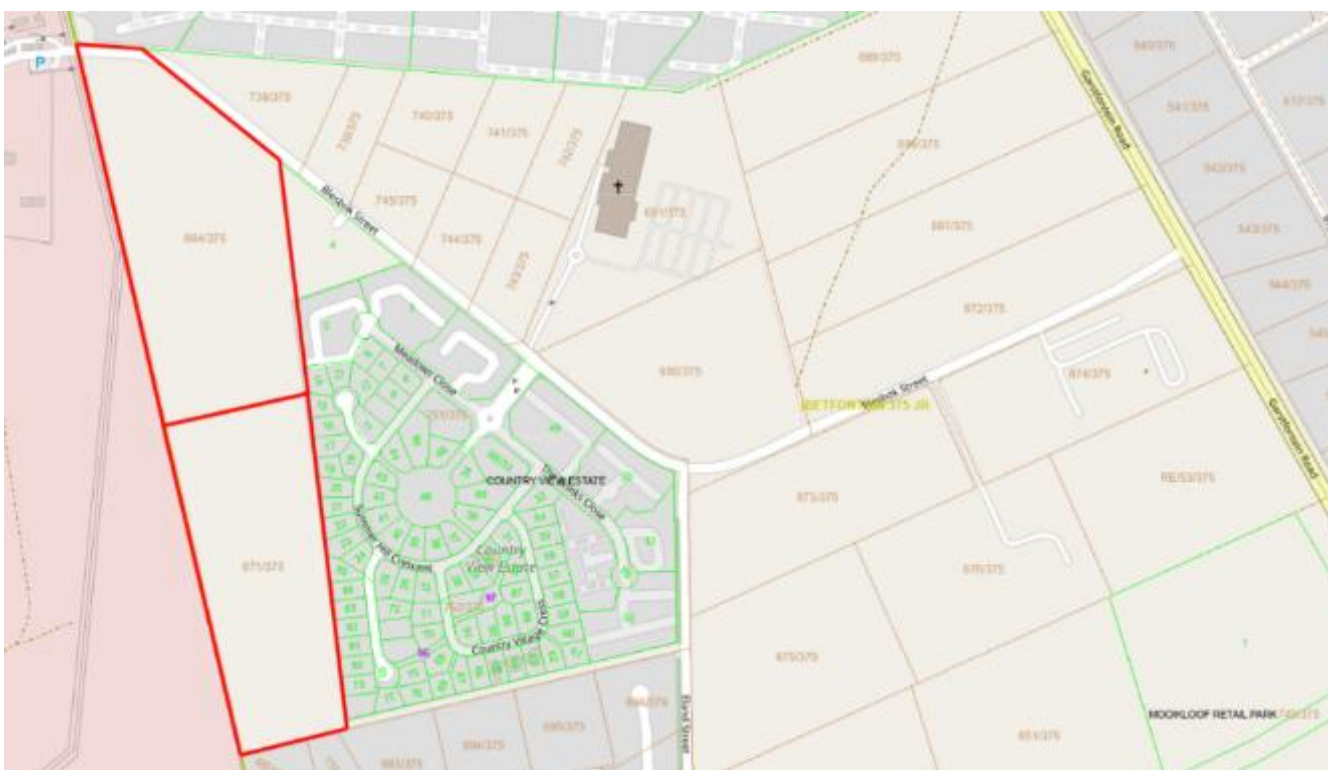
Infrastructure-Led appreciation due to Road upgrades traditionally trigger "skyrocketing" land values. The current R500m+ upgrade to Garsfontein Road and new arterial links (like the K147) will drastically improve connectivity to Menlyn and the N1, making the land significantly more valuable for both residential and commercial use.

Future Strategic Considerations

Purchasing current or future development land in the Mooikloof/Garsfontein Road area makes considerable financial sense, primarily due to the unprecedented infrastructure injection and the area's transition into a Strategic Integrated Project (SIP) node. Buy early for maximum Yield. Profits are historically highest for those who secure land or "off-plan" units/stands before the final phases of a mega-project are completed.

Positioned along the **highly sought-after Garsfontein Road (M30) corridor**, these development stands offer a rare opportunity to secure land in one of Pretoria East's fastest-growing and most desirable development zones.

LOT 1 (PORTION 664 & 671 OF THE FARM RIETFONTEIN 375 – JR)



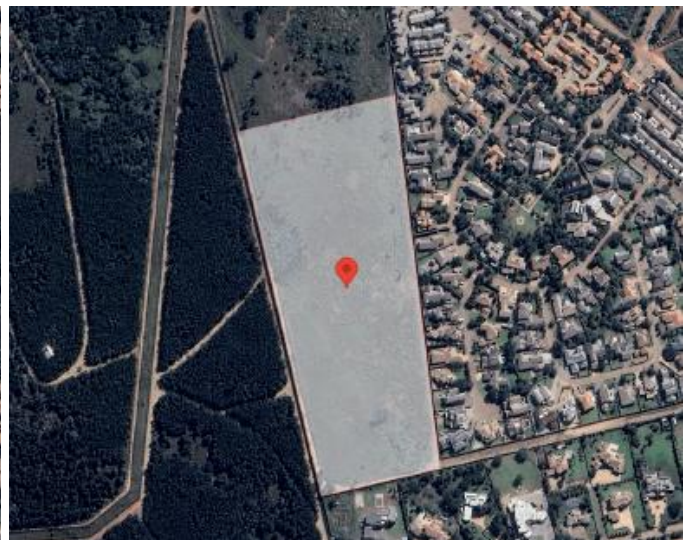
Aerial Photo



Map



GPS Co-Ordinates 25°51'11.3"S 28°19'14.3"E
-25.853128, 28.320629



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

Whilst all reasonable care has been taken to provide accurate information, neither BidEasy Auctions, nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of BidEasy Auctions or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction and Conditions of Sale can be viewed at www.bideasy.co.za or at 105 Dely Rd, Ashlea Gardens, Pretoria, 0081.

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.