

INFORMATION PACK

FOR

MODERN SIMPLEX

1 BED HOME + 1 BED FLAT

EXCELLENT LOCATION

23 VILLA DEL MAR, 37 JOUBERT ST, ERASMUS, BRONKHORSTSPRUIT



ON SITE AUCTION – Thursday, 13 August 2026 @ 14h00
Pieter 082 5757 302 | pbeukes@bideasy.co.za

Property Information

Title Deed Information –

PORTION 23 OF ERF 1927, ERASMUS, GAUTENG – IR

Known As:	23 VILLA DEL MAR, 37 JOUBERT STREET, ERASMUS, BRONKHORSTSPRUIT
Title Deed:	T56312/2022
Extent:	210m²
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	IR
Province:	GAUTENG
VAT Status:	The seller is NOT registered for VAT
Zoning:	RESIDENTIAL

Property Information

Situated within the sought-after Villa Del Mar complex, a small, well-maintained complex in the established suburb of Erasmus, Bronkhorstspuit, this full title property offers a modern home comprising of a mirror image main house with a flatlet. The property presents a unique opportunity for investors, owner-occupiers with a rental income, or those requiring flexible accommodation.

Villa Del Mar is conveniently located close to schools, shopping centers, medical facilities, restaurants, and other everyday amenities. The nearby N4 highway and R25 also provide easy access to Pretoria, eMalahleni, and surrounding areas.

The property's modern finishes and versatile layout make it well-suited to a variety of residential and investment requirements.

Main House

The home features an open-plan lounge and kitchen, a spacious bedroom with built-in cupboards, and a contemporary bathroom. Modern finishes throughout create a comfortable, low-maintenance open plan living.

Flatlet

The flatlet offers a similar contemporary layout with an open-plan living area, fitted kitchen, bedroom with built-in cupboards, and a modern bathroom. Matching finishes and a practical design make it equally suitable for owner occupation or long-term rental.

Rates & Taxes: ± R732.50 p/m

Property Features & Improvements

- Full title property in a secure complex
- Modern finishes throughout
- Open-plan living areas
- Fitted kitchens
- Bedrooms with built-in cupboards
- Contemporary bathrooms
- Low-maintenance face brick construction
- Private walled outdoor areas
- Excellent investment with rental income opportunity

Main House

- 1 Bedroom
- 1 Bathroom (ensuite)
- Kitchen
- Open—Plan Lounge
- Private outside area (paved)

Flatlet

- 1 Bedroom
- 1 Bathroom (ensuite)
- Kitchen
- Open—Plan Lounge
- Private outside area (paved)

Aerial Photos

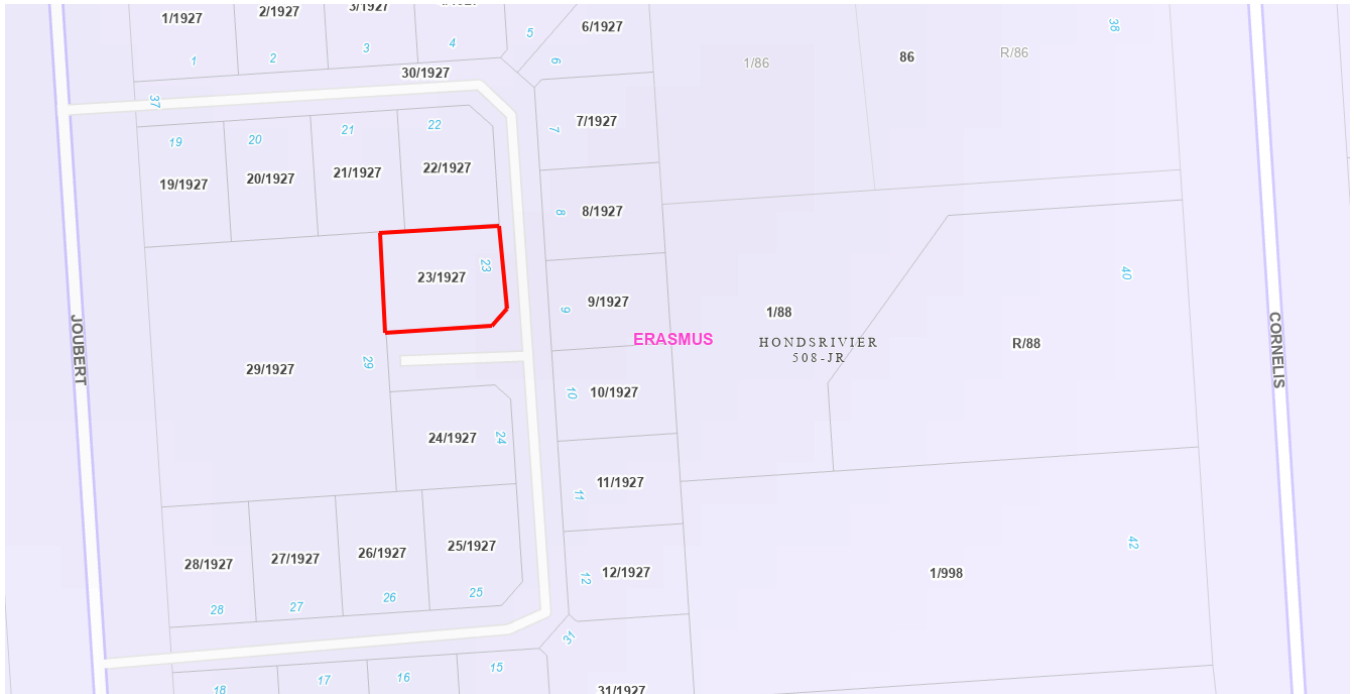




Photos



GIS

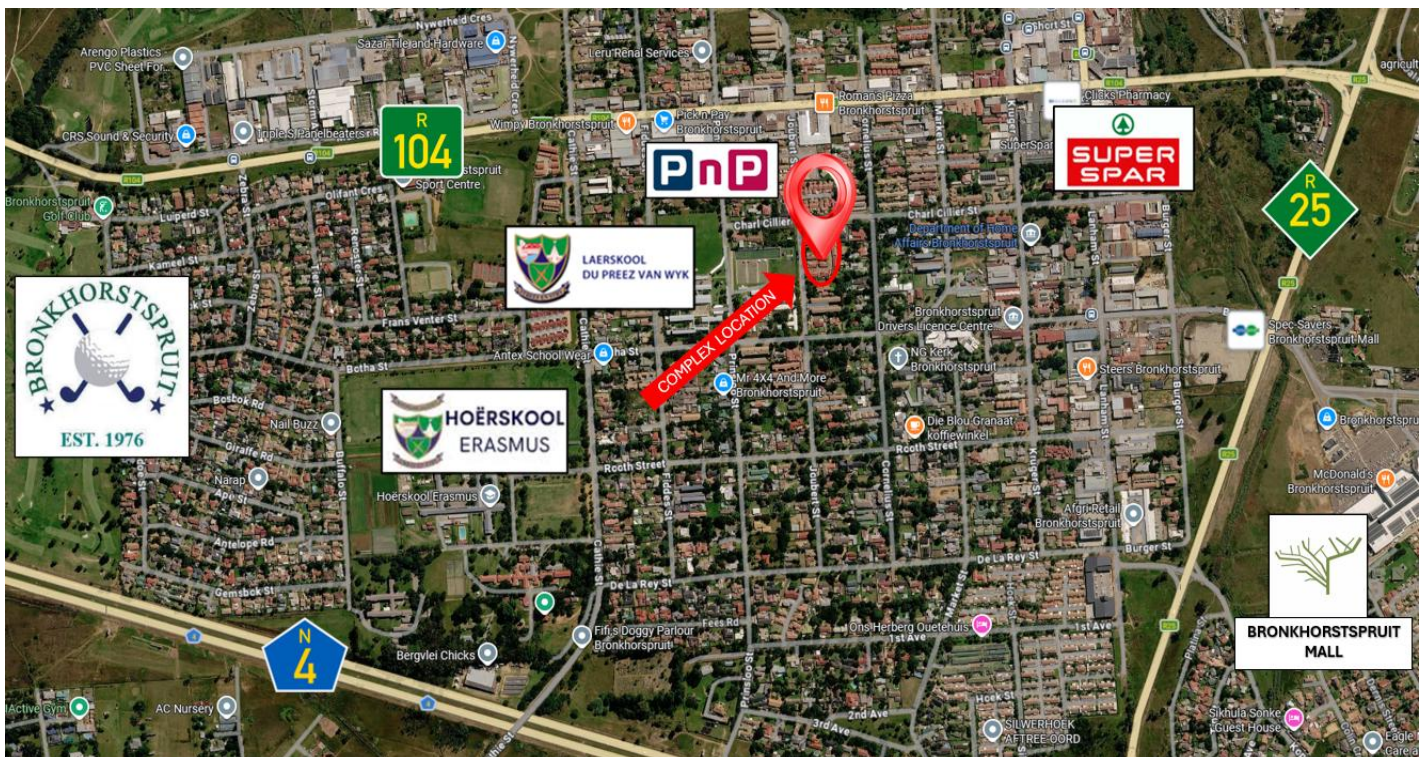


There is a variance with the stand and the access servitude that were swapped when the complex was built in contradiction to the SG Diagram, and as a result there is a boundary line encroachment affecting the property.

Map



GPS Co-Ordinates 25°48'28.9"S 28°44'26.7"E
-25.808029, 28.740756



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 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 Beukes

082 5757 302 | pbeukes@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 Auctions Africa reserves the right to remove/add assets/lots without notice before or on auction day.