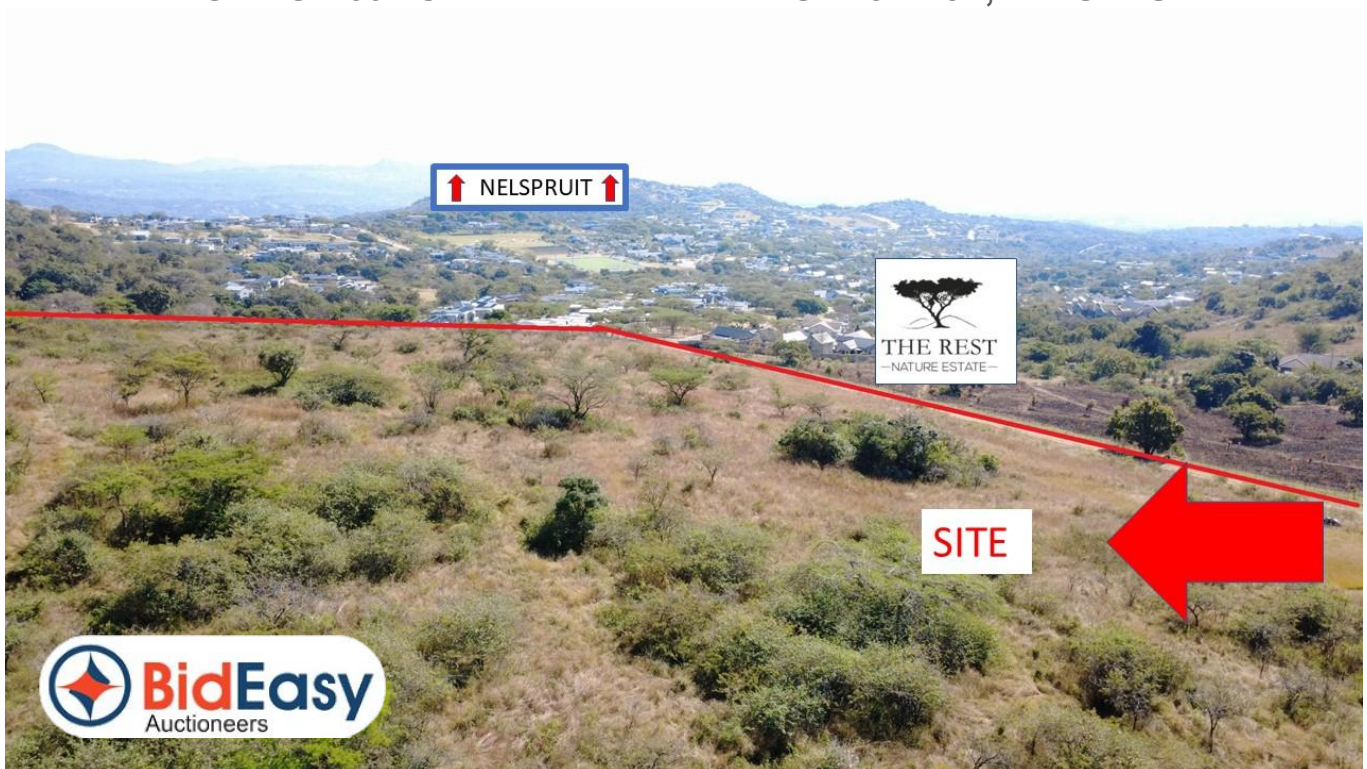


INFORMATION PACK

FOR

13HA VACANT LAND OVERLOOKING THE REST NATURE ESTATE

PORTION 301 OF THE FARM THE REST 454 – JT, NELSPRUIT



BOARDROOM AUCTION: WEDNESDAY, 19 AUGUST 2026 @ 11h00
THE CAPITAL HOTEL, 4 Penny Gum Str, West Acres, Mbombela
Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PORTION 301 OF FARM THE REST 454 - JT

S.G.: 1525/2011

CONSOLIDATED FROM: RE OF PTN 16 (LG 7678/1954) & PTN 299 (LG 1524/2011)

IN EXTEND OF: 13.4370Ha

Local Authority: MBOMBELA METROPOLITAN MUNICIPALITY

Registration Division: JT

Province: MPUMALANGA

VAT Status: The seller is NOT registered for VAT

Zoning: AGRICULTURAL

Property Information

13HA PRIME VACANT STAND IN URBAN EDGE OVERLOOKING THE REST NATURE ESTATE, NELSPRUIT

The land is located on the Southern border of The Rest Nature Estate, which **overlooks The Rest Nature Estate, most exclusive and sought after estate** in Nelspruit, with **180° north views** toward Nelspruit.

Located directly within the local municipal urban edge. High demand driven by proximity to Curro Nelspruit, Shandon Eco Estate, and regional infrastructure. Options exist to integrate localized commercial or lifestyle amenities to service the immediate community.

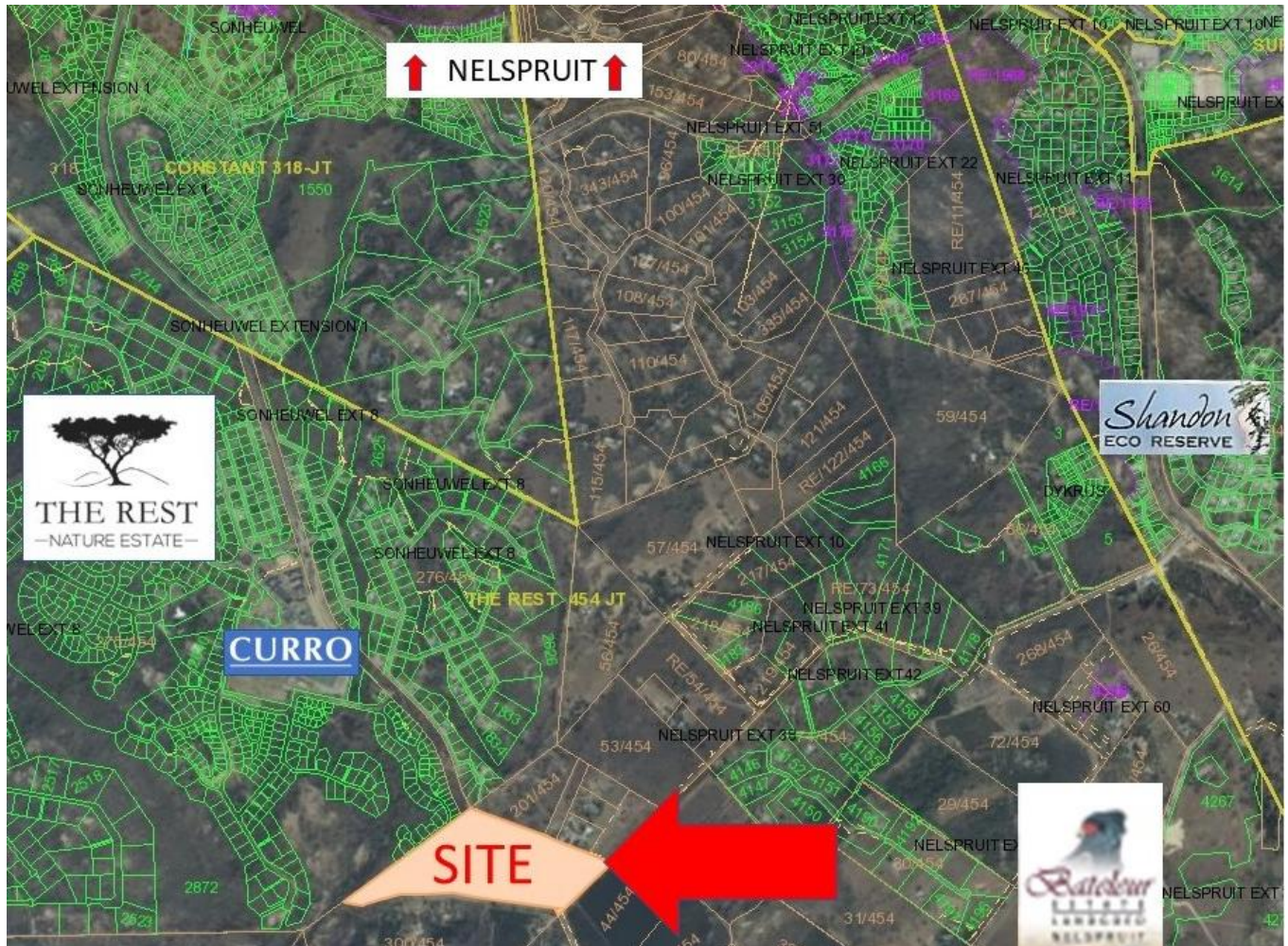
Any development on this property has the ability to be the **most exclusive and sought after development** in Nelspruit.

The property offers the owner the rare opportunity to build a **multi-generational family compound**, private eco-lodge, or off-grid architectural masterpiece, with complete spatial freedom, native Lowveld fauna and flora, and unobstructed views over a protected 110-hectare nature reserve without paying monthly estate levies.

Topography

The property is located on the top northern slope of the head overlooking The Rest Estate. The topography is an **easy slope** from south to north, giving **unobstructed views** to the north from every aspect of the land. Views from the land are amazing with the mountains, including the landmark Legogote, towards White River and beyond.

Nestled safely within the Mbombela Spatial Development Framework, this property represents the ultimate infill development opportunity. Capitalise on the immense prestige of the neighboring neighborhood. Any rezoning/development opportunities are subject to the municipality town planning consent and conditions.



Main access is provided via Johanna Drive, with an alternative a choice to EXIT to the property on the southern side (when Johanna Drive is extended) and on the eastern side towards the Uitkyk Road.

Photos



SG Diagram

REGISTRASIE KOPIE

HIERDIE DIAGRAM BESTAAN UIT 2 VELLE
VEL 1 KONSOLIDASIE DIAGRAM

Wet 70/1970 Toestemming No. 46168 Wet 21/1940 Verw.: DARDLA 15/3/3/1/43	L.G No. 1525/2011 Goedgekeur <i>R. Sa le</i> rns. LANDMETER- GENERAAL 2012-06-13
<u>SERWITUUTNOTA</u> Die figuur ABCDEdcbaA stel voor 'n Serwituut van Reg van Oorpad. Sien diagram L.G. No. A 7732/1954 Akte van Serwituut No.K 446/1955s.	
Die figuur A B C D E F G H J K L M N P Q R S T U A stel voor 13,3802 hektaar 13,4370 hektaar grond synde GEDEELTE 301 bestaande uit die komponente: 1. Die figuur ABCDEFGHJKLMNVA wat die Restant van Gedeelte 16 voorstel. Sien diagram L.G. No.A 7678/1954 Sertifikaat van gewysigde Titel No.T 12742/1955 2. Die figuur VNPQRSTUV wat Gedeelte 299, ('n gedeelte van Gedeelte 50) voorstel. Sien diagram L.G. No. 1524/ 2011 Transport No. T van die plaas <u>THE REST No. 454 - JT</u> Provinsie Mpumalanga Samgestel in Oktober en November 2011, deur my, <i>Labuschagne</i> Professionele Landmeter A. J. LABUSCHAGNE (PLS 1041-D)	
Hierdie diagram is geheg aan No. <i>ad.</i> <i>g.v.</i> Registraireur van Aktes :MPL.	Die bestaande diagramme is soos hierbo aangehaal.
Leer -Erwe- -/82 M.S. No. Kamp. JTSE-24 JTSE-22	

ADRIAAN LABUSCHAGNE Landmeters Cel. 083 458 5724

REGISTRASIE KOPIE

HIERDIE DIAGRAM BESTAAN UIT 2 VELLE
VEL 2

KONSOLIDASIE DIAGRAM

GEDEELTE 301

van die plaas THE REST No. 454 - JT

L.G No.

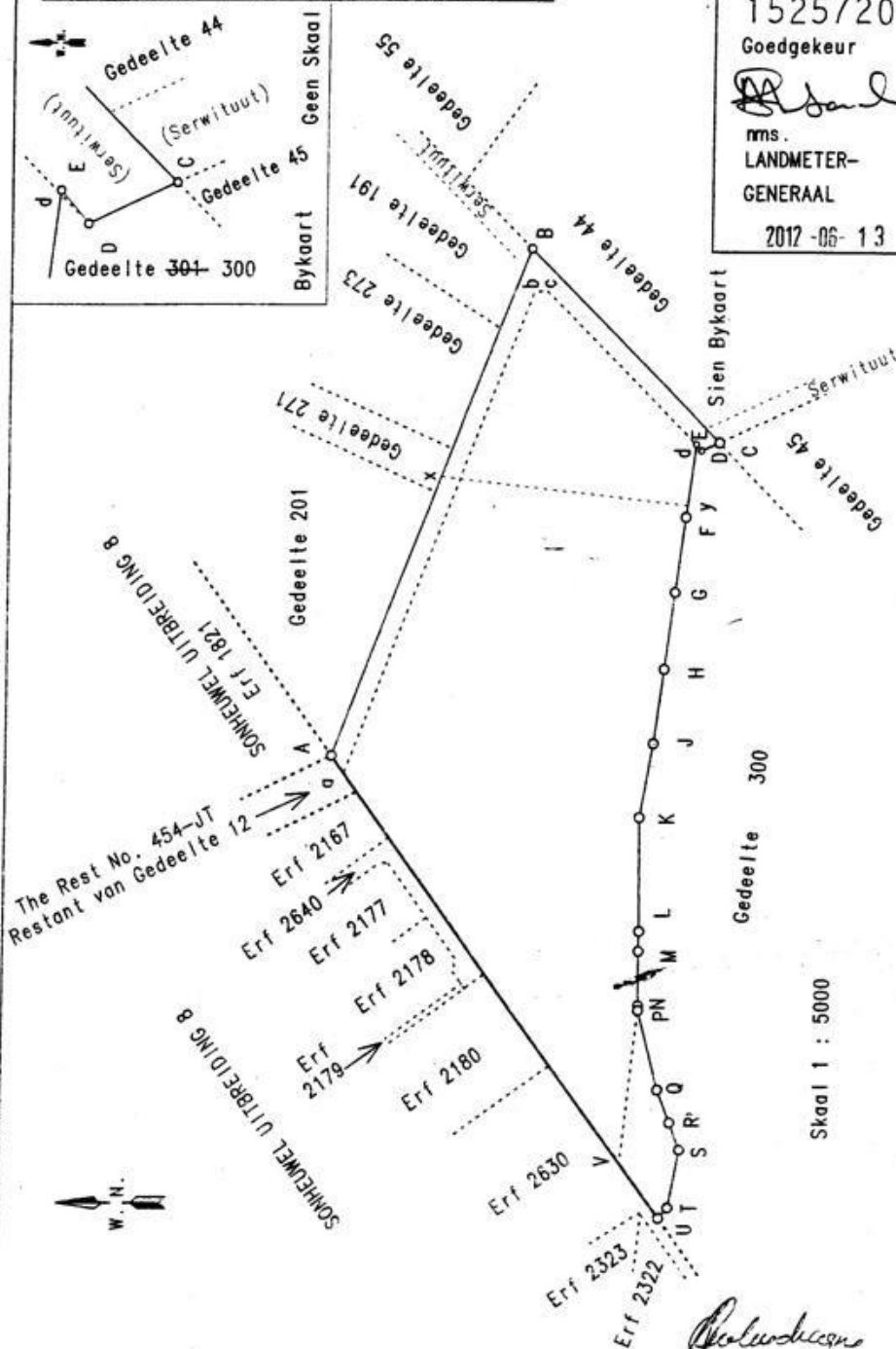
1525/2011

Goedgekeur

[Signature]

rms.
LANDMETER-
GENERAAL

2012-06-13



Samgestel in Oktober en November 2011,

deur my,

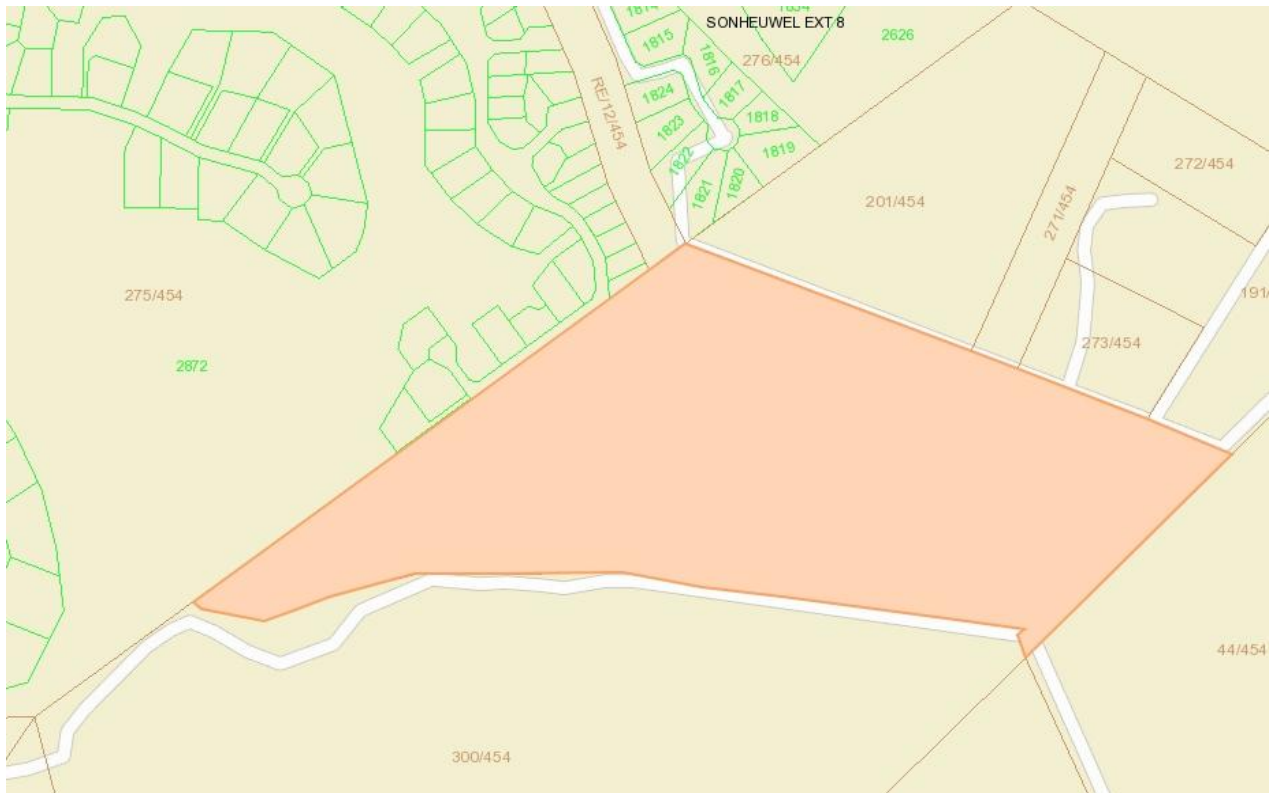
Professionele Landmeter

A. J. LABUSCHAGNE (PLS 1041-D)

Aerial View



CSG



Map



**GPS Co-Ordinates 25°31'20.2"S 30°58'57.3"E
-25.522272, 30.982569**

Terms & Conditions

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

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