

INFORMATION PACK

FOR

OPULENT 6 BEDROOM MANSION IN NATURES VALLEY ESTATE

16 Natures Valley Estate, 260 Selikats Causeway, Faerie Glen



On Site Auction Date – Friday, 1 June 2018 @ 11h00

Contact: Pieter Nel – 084 8800 165

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Property Information

Title Deed Information –

PORTION 425 OF THE FARM THE WILLOWS 340 - JR

Known As: 16 Nature Valley Estate, 260 Selikats Causeway, Faerie Glen

Title Deed: T147268/2002

Extent: 1.0792Ha

Local Authority: City Of Tshwane Metropolitan Municipality

Registration Division: JR

Province: Gauteng

Registered Owner: Private Seller

VAT Status: The seller IS NOT Registered for VAT

Zoning: "Residential"

Property Information

Nature's Valley is an exclusive estate on the southern slopes of the Bronberg Mountain, Pretoria. An abundance of bird life, with over 150 species having been recorded as well as sightings of klipspringer and meerkat. Exceptionally quiet and peaceful but right in the heart of the old Faerie Glen.

This secure and very private estate, has state of the art security including detailed CCTV coverage with alarms on the entire electric fence linked to 24 hour manned security, and a 24-hour backup generator that switches on within the 1st minute of a power failure.

The estate is accessible and close to all amenities, including Menlyn Maine and within minutes, of Private Schools, Private Hospitals and shopping malls.

This opulent 6-bedroom home, on over a hectare of manicured and indigenous parklike gardens, offers:

Lower Ground Floor

- Flat/Office with separate Entrance (or as en-suite bedroom with own reception)
- 3 Garages
- Separate Staff Quarters (bedroom, bathroom, kitchen)

Ground Floor

- Guest Bedroom (En-suite- Bathroom)
- Open Plan Kitchen
- Walk in Pantry
- Walk in Storage Room for Plates and Glasses
- Study
- Lounge
- Dining Area
- Tv Room leading to Covered Veranda and gas braai
- Laundry

Upper Floor

- Large Main Bedroom (En-Suite-Bathroom) with walk in cupboard
- 3 Bedrooms in addition to the above
- 2 Bathrooms

Extras

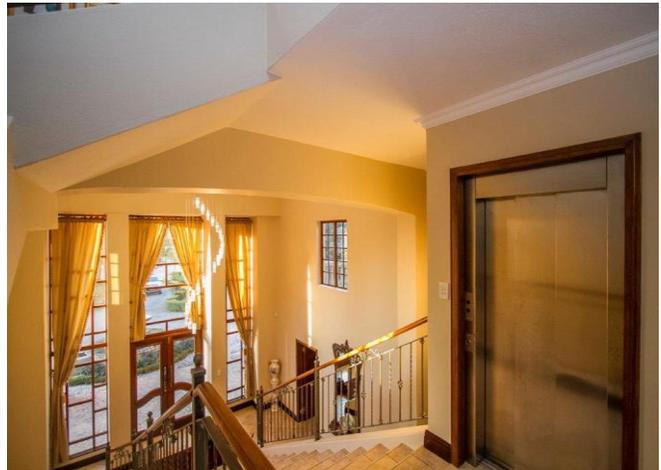
- Pool
- Air-Conditioning
- Under Floor Heating

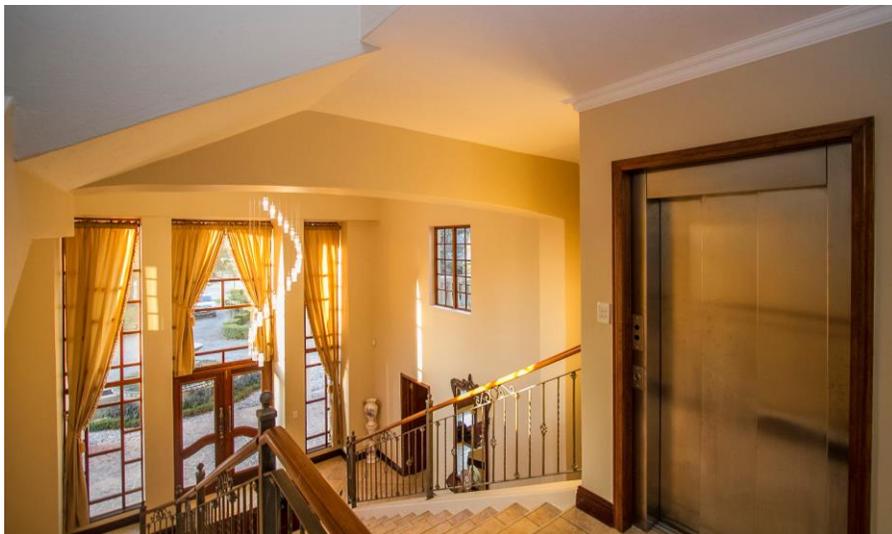
Special Features include:

- The house itself has a number security cameras and “Clear Guard” security doors
- A Lift spanning all 3 floors that can carry up to 300 Kg’s
- Walk in, fire proof safe
- Pre-paid electricity and water via the internet (very easy)

Municipal Rates and Taxes: R6857
Home Owners Levy: R5960

Photo's



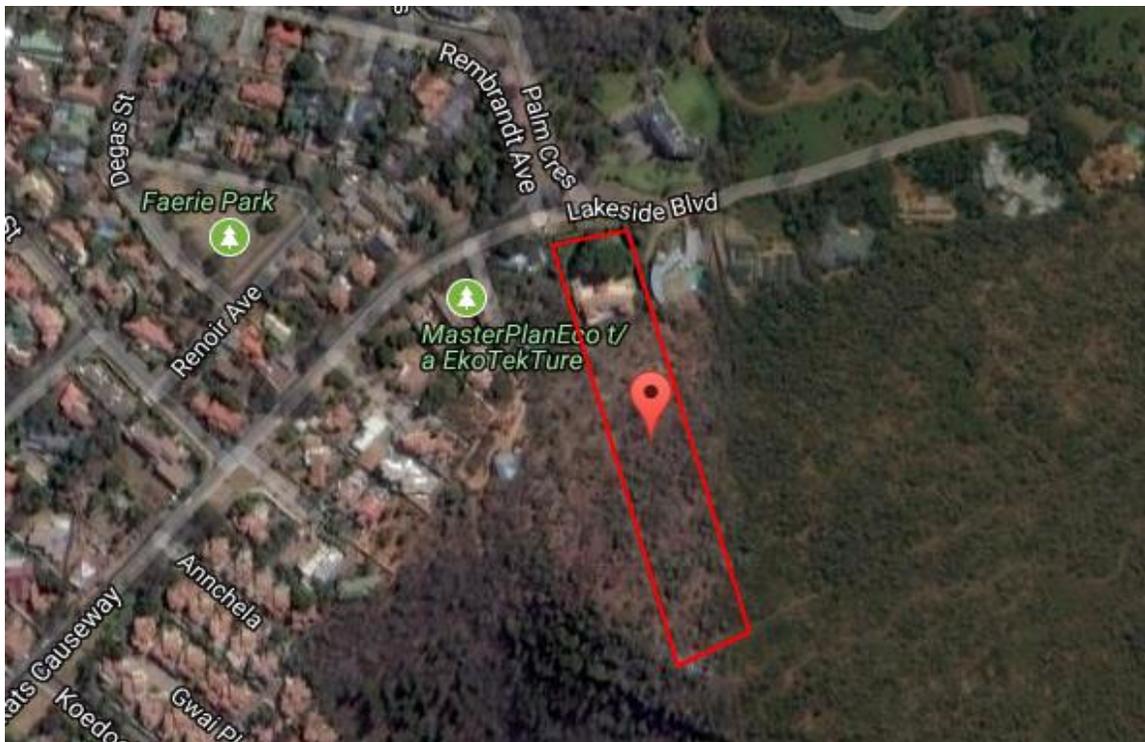


Map



GPS Co-Ordinates 25°46'34.2"S 28°19'03.9"E
-25.776174, 28.317759

Aerial View



GIS



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.
 6% Commission, + VAT on Commission, payable on the fall of the hammer.
 45 Days for Guarantees.

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