

INFORMATION PACK

FOR

RESIDENTIAL / COMMERCIAL OPPORTUNITY

UNITS 13 & 14 DE WATERGRACHT WEST
11 MERRIMAN STREET, STELLENBOSCH, WESTERN CAPE



On Site Auction Date – Thursday, 4 October 2018 @ 14h00

Contact: Pieter Nel – 084 8800 165

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Property Information

Title Deed Information –

SS DE WATERGRACHT WEST (75/2006), UNIT 13, STELLENBOSCH

Known As: Unit 13 De Watergracht West, 11 Merriman Street, Stellenbosch, Western Cape

Title Deed: ST3322/2006

Extent: 313.0000SQM

AND/OR

SS DE WATERGRACHT WEST (75/2006), UNIT 14, STELLENBOSCH

Known As: Units 300, 301, 302, 303, 304 (Previously Unit 14) De Watergracht West, 11 Merriman Street, Stellenbosch, Western Cape

Title Deed: ST3323/2006

Total Extent: 126.0000SQM

Unit 300: 48.0000SQM

Unit 301: 22.0000SQM

Unit 302: 22.0000SQM

Unit 303: 25.0000SQM

Unit 304: 20.0000SQM

Local Authority: Stellenbosch Municipality

Registration Division: STELLENBOSCH RD

Province: WESTERN CAPE

Registered Owner: DORMELL PROP 268 PTY LTD (REG:2003/030063/07)

VAT Status: The seller IS Registered for VAT

Zoning: "Residential / Commercial"

Property Information

Well located mixed-use properties offering the perfect investment opportunity. 2 Commercial units and 4 residential units, with easy access and within walking distance to Stellenbosch University.

This Property Offers:

- 2 Retail Offices (Tenanted) + (12 designated parking bays included)
Unit 13: 313.0000SQM
UNIT 300: 48.0000SQM
- 4 New Secure Studio Apartments (Basement parking Included)
Unit 301: 22.0000SQM
Unit 302: 22.0000SQM
Unit 303: 25.0000SQM
Unit 304: 20.0000SQM

Photo's



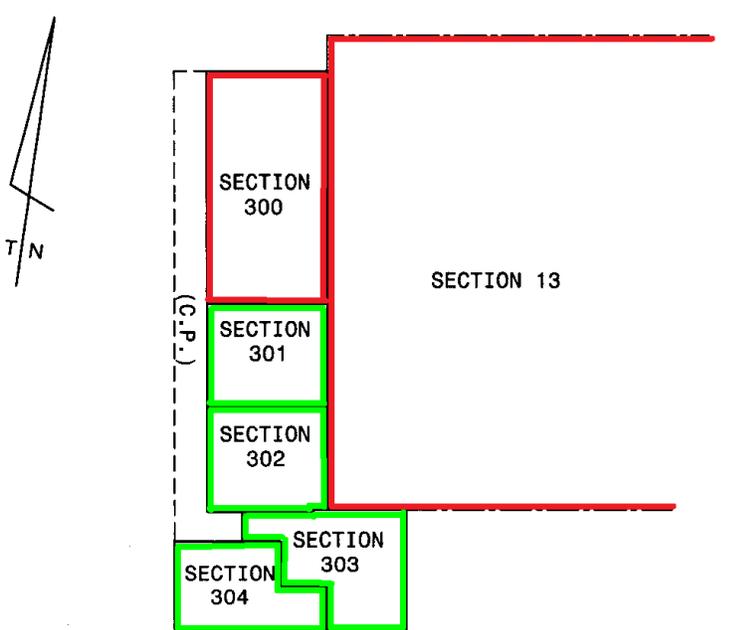
COMMERCIAL UNITS



RESIDENTIAL UNITS



SG DIAGRAM - SECTION 14 SUB-DIVISION

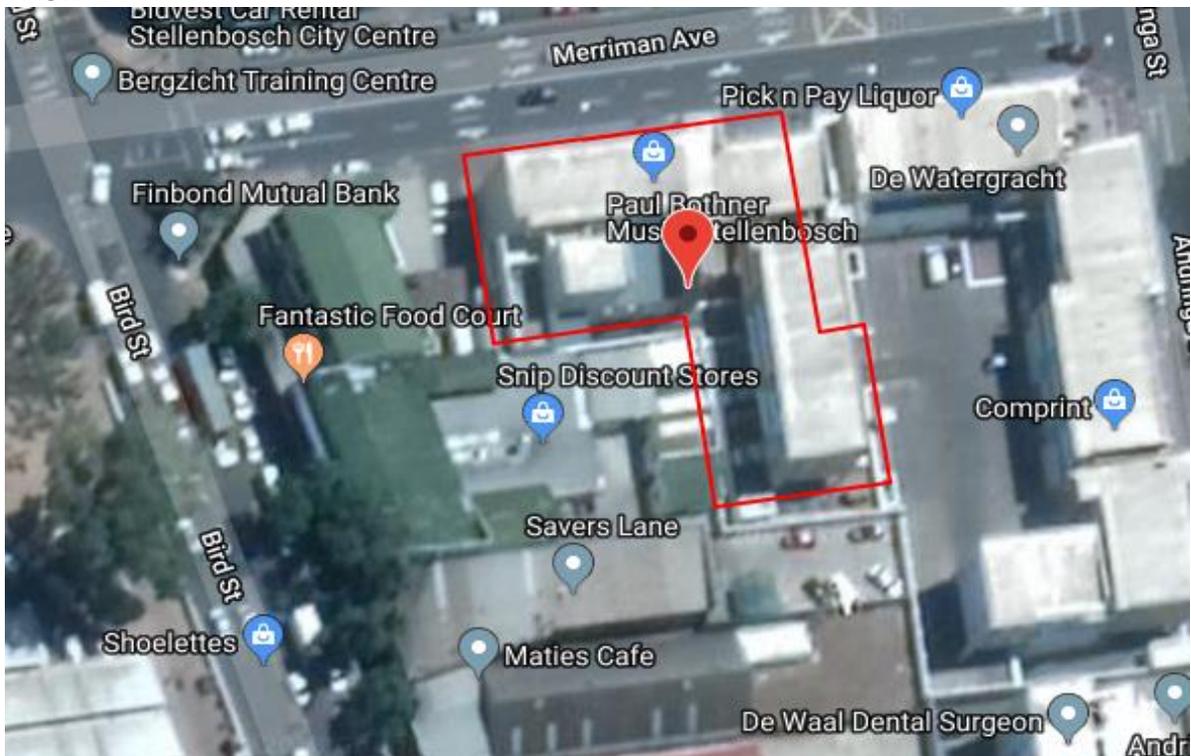
| | |
|--|---|
| SHEET 2 OF 3 SHEETS | S.G. NO. D135/2018 |
| <p>AMENDING SECTIONAL PLAN OF SUBDIVISION OF SECTION 14 IN TERMS OF SECTION 21 OF THE SECTIONAL TITLES ACT, 95 OF 1986 (and affects Sectional Plan S G No D733/2005; SS 75/2006)</p> | <p>Approved <i>N. H. Stone</i> 04.05.2018 for Surveyor-General Date</p> |
|  <p style="text-align: center;">COMMERCIAL UNITS RESIDENTIAL UNITS</p> | |
| <p>NOTES:</p> <ol style="list-style-type: none"> 1. For participation quotas see sheet 3. 2. (C.P.) denotes common property. 3. ——— denotes previous phase. 4. Section 14 subdivided, now known as Sections 300-304. 5. The block plan is not affected by the subdivision of Section 14. | |
| <p>LAND SURVEYOR: A GEIGER Albert Geiger 19 Monte Rosa Building 276 Main Road PAARL 7646 Date: 21 March 2018</p> <p style="text-align: right;"><i>A. Geiger</i> Signed</p> | <p>DE WATERGRACHT WEST DRAWING TITLE: Building 1: Ground floor plan</p> <p>SCALE: 1/250</p> |

Map



GPS Co-Ordinates 33°55'56.9"S 18°51'34.4"E
-33.932474, 18.859547

Aerial View



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.

For more information, please contact:

Pieter Nel

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Disclaimer

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