

# 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**

**[pieter@bideasy.co.za](mailto:pieter@bideasy.co.za) / [www.bideasy.co.za](http://www.bideasy.co.za)**

## 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.

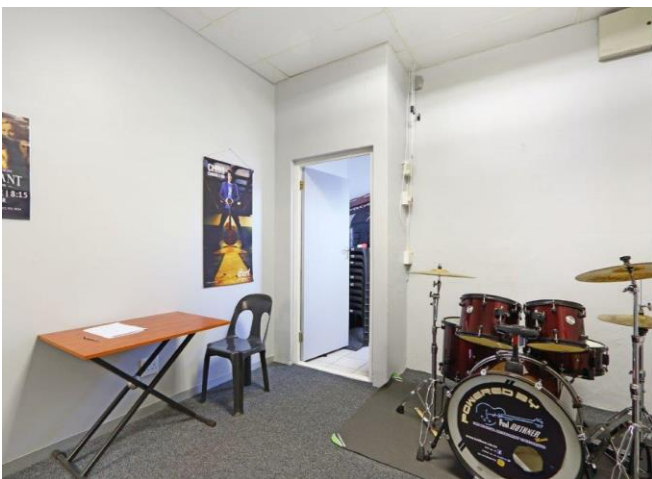
### This Property Offers:

- 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

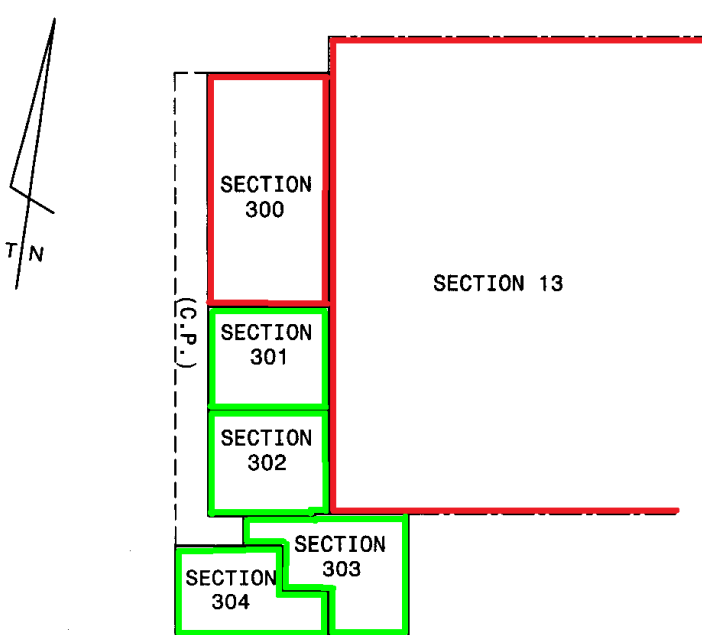


## RESIDENTIAL UNITS





## SG DIAGRAM - SECTION 14 SUB-DIVISION

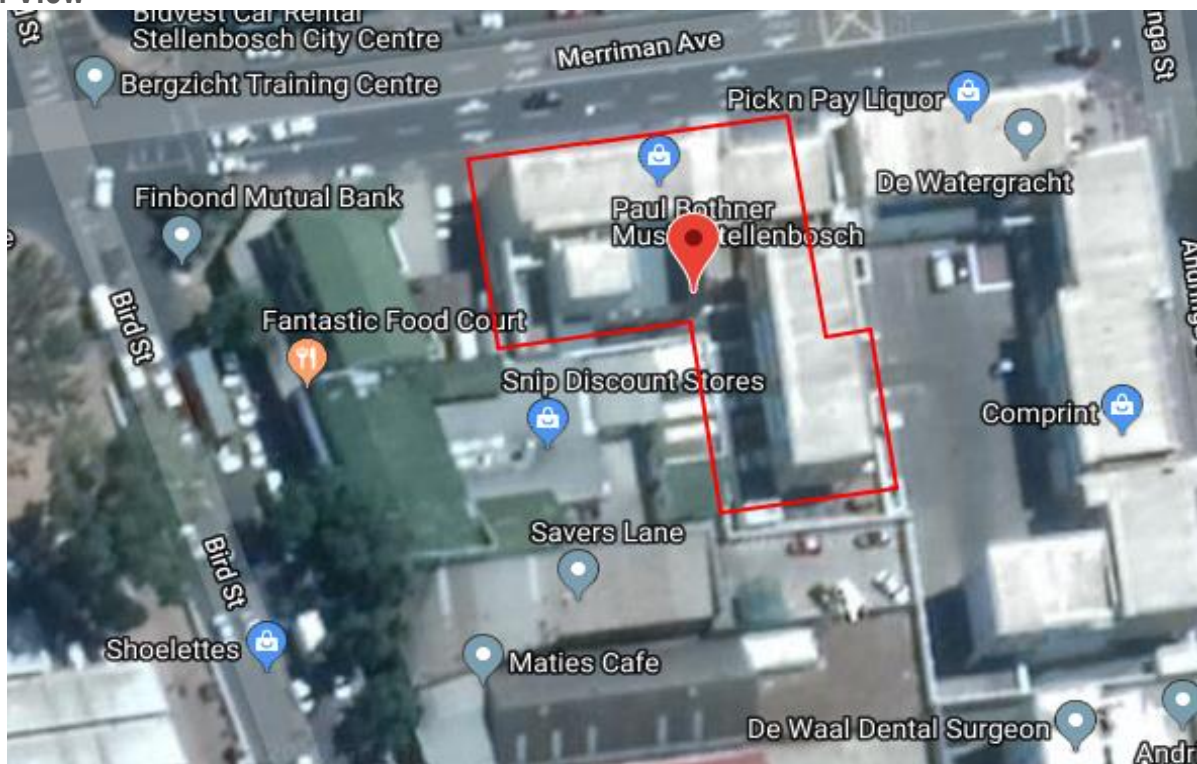
SHEET 2 OF 3 SHEETS	S.G. NO. D135/2018
AMENDING SECTIONAL PLAN OF SUBDIVISION OF SECTION 14 IN TERMS OF SECTION 21 OF THE SECTIONAL TITLES ACT, 95 OF 1986 (and affects Sectional Plan S G No D733/2005; SS 75/2006)	Approved <i>Ntshone</i> for Surveyor-General 04-05-2018 Date
 <p style="text-align: center;">SECTION 13</p> <p style="text-align: center;"><b>COMMERCIAL UNITS</b> <b>RESIDENTIAL UNITS</b></p>	
<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>For participation quotas see sheet 3.</li> <li>(C.P.) denotes common property.</li> <li>— denotes previous phase.</li> <li>Section 14 subdivided, now known as Sections 300-304.</li> <li>The block plan is not affected by the subdivision of Section 14.</li> </ol>	
<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**

**Cell: 084 8800 165**

**Email [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**

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