

# INFORMATION PACK

FOR

## MULTI PURPOSE ACCOMMODATION FACILITY 24 SUITE BOUTIQUE HOTEL

32 & 34 SATURN STREET, NELSPRUIT EXT 11, MPUMALANGA



**On Site Auction Date – Tuesday, 23 July 2019 @ 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

#### ERF 1861 NELSPRUIT EXT 11

**Known As:** 34 Saturn Street, Nelspruit Ext 11, Mpumalanga  
**Title Deed:** T138095/2005  
**Extent:** 2200.0000SQM  
**Registered Owner:** MORIAMENG MAUSLEY MODIPANE (7301030325083)

#### AND/OR

#### ERF 1862 NELSPRUIT EXT 11

**Known As:** 32 Saturn Street, Nelspruit Ext 11, Mpumalanga  
**Title Deed:** T17934/2008  
**Extent:** 1400.0000SQM  
**Registered Owner:** IKANENG EPHRAIM PILANE (6702105649086)  
MORIAMENG MAUSLEY PILANE (7301030325083)

**Local Authority:** MBOMBELA LOCAL MUNICIPALITY  
**Registration Division:** JU  
**Province:** MPUMALANGA  
**VAT Status:** The seller IS NOT Registered for VAT  
**Zoning:** Residential

## Property Information

This charming property offers 24 Bedrooms that are all en-suite. The bedrooms fully fitted and finished with an African flare. There is a conference facility which can accommodate 60 guests. The garden is beautiful and well-maintained and there is a pool and a Lapa.

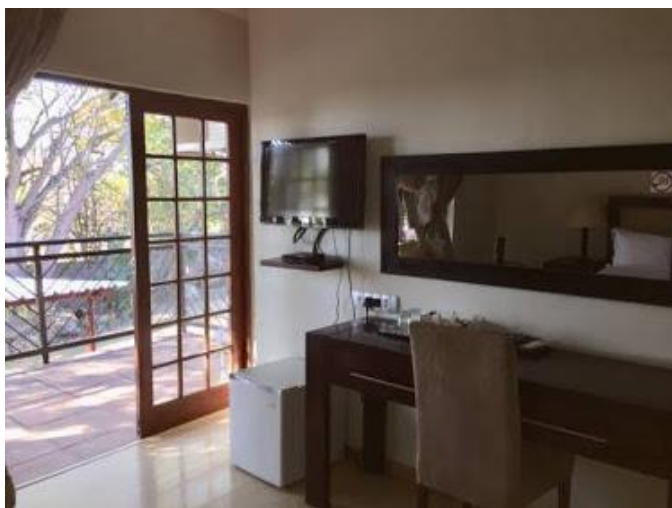
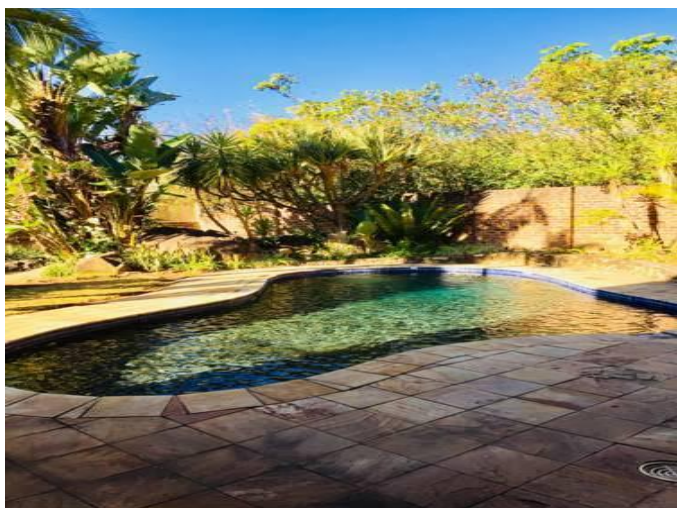
Set in the heart of the Nelspruit. The Kruger National Park and the Panorama Route are a 40-minute drive from the property. Nelspruit's Golf Course is 2 km away.

### This Property Offers:

- 24 Bedrooms (All En-Suite)
- 24 Bathrooms
- Kitchen
- Dining Room
- Entertainment Area / Conference Facility
- Swimming Pool
- Gardens
- Ample Parking



## Photo's



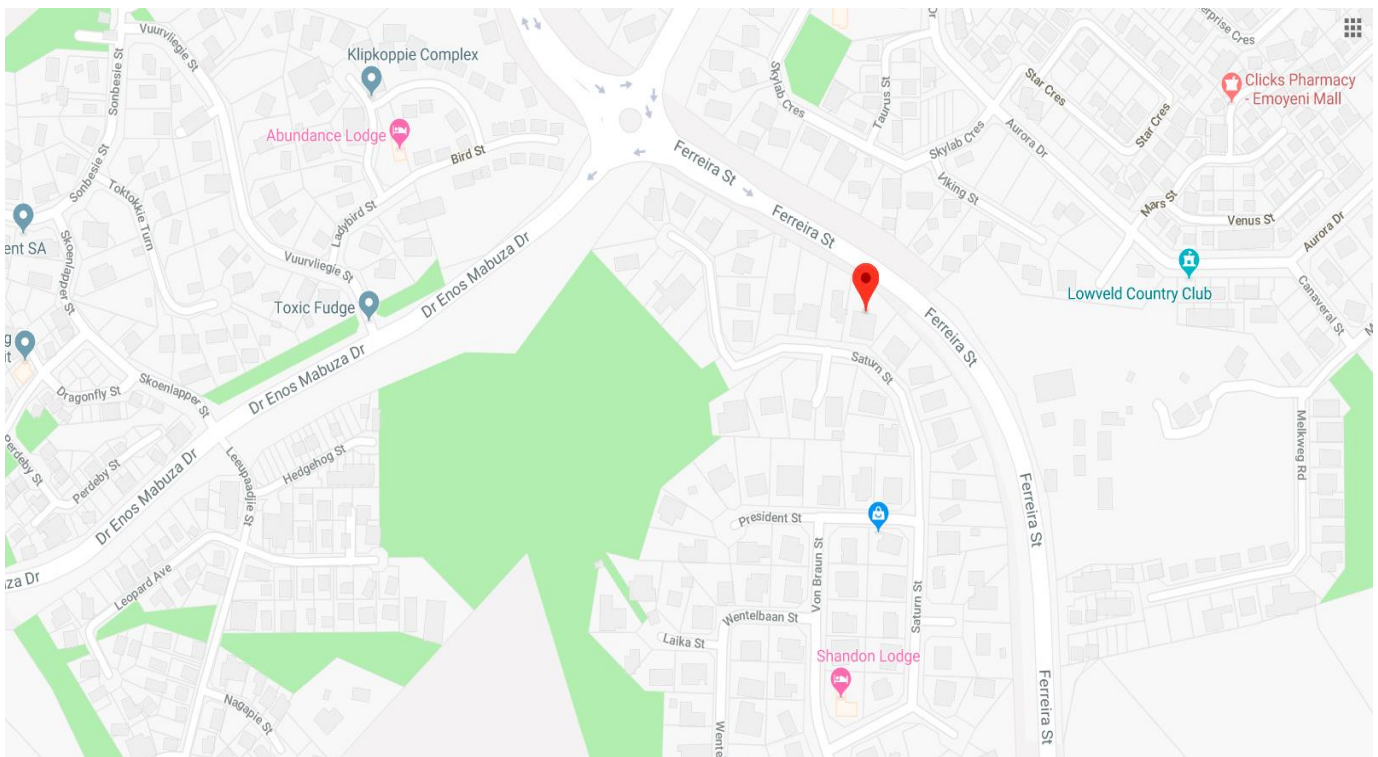




## Map



**GPS Co-Ordinates 25°29'59.4"S 31°00'01.9"E**  
**-25.499837, 31.000521**

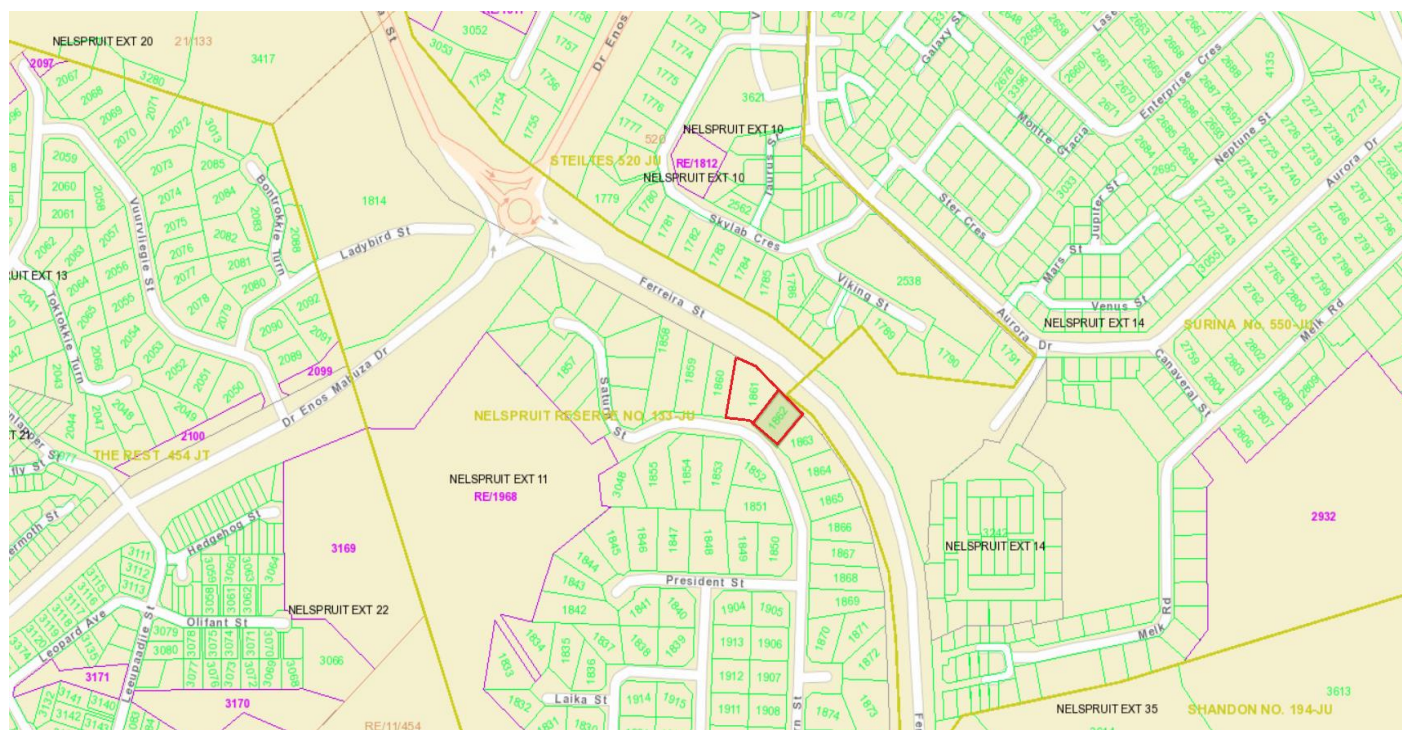




## Aerial View



## 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.

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)**

## Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither BidEasy Auctions, nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of BidEasy Auctions or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction and Conditions of Sale can be viewed at [www.bideasy.co.za](http://www.bideasy.co.za) or at 105 Dely Rd, Ashlea Gardens, Pretoria, 0081.

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 reserves right to remove / add assets / lots without notice before or on auction day.