

Optimizing your assets

INFO PACK

TIMED ONLINE AUCTION



ONLINE BIDDING OPENS:

Wednesday, 5 August 2026 @ 12:00

ONLINE BIDDING CLOSES:

Thursday, 6 August 2026 @ 12:00

AUCTION ADMINISTRATOR

Paballo Sethole

pabi@vansauctions.co.za

086 111 8267

2 BEDROOM RESIDENTIAL UNIT IN TINZA LIFESTYLE ESTATE!



How to register:

Bidders to register online (visit our website www.vansauctions.co.za)
or email pabi@vansauctions.co.za

Registration fee of R 50,000 payable via EFT only,
FICA documents required to be able to register.

Please Note:

Online Bidding Opens: 12:00 on Wednesday, 5 August 2026

Online Bidding Closes: 12:00 on Thursday, 6 August 2026

Conditions of sale:

- *Subject to confirmation by the seller.*
- *R 50,000 refundable registration fee to bid online.*
- *10% deposit by way of electronic transfer.*
- *Commission is payable by the purchaser.*
- *Guarantees for balance within 45 days after confirmation.*
- *Occupation on date of registration of transfer of the property.*

SUBJECT PROPERTY

Subject Property:	Section 271 Tina Lifestyle Estate better known as Door 271 Tinza Lifestyle, 26 Forest Drive Lone Hill Ext 89, Gauteng Province.
Total Extent:	± 144 m ²
Rates & Taxes:	TBC
Levies:	± R 3 593.00 p/m

Improvements:

- 2 x bedrooms
- 2 x bathrooms (1 en-suite)
- Open plan dining room/living room
- Kitchen
- Entertainment area
- Large outside braai area
- Patio
- Cover carport

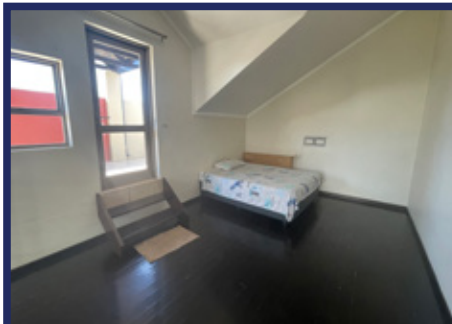
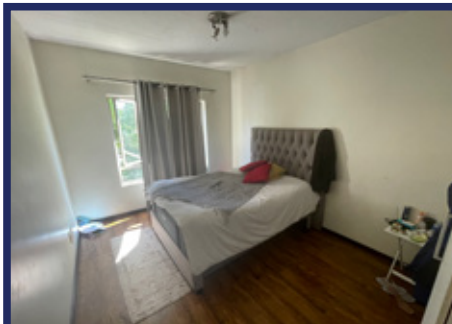
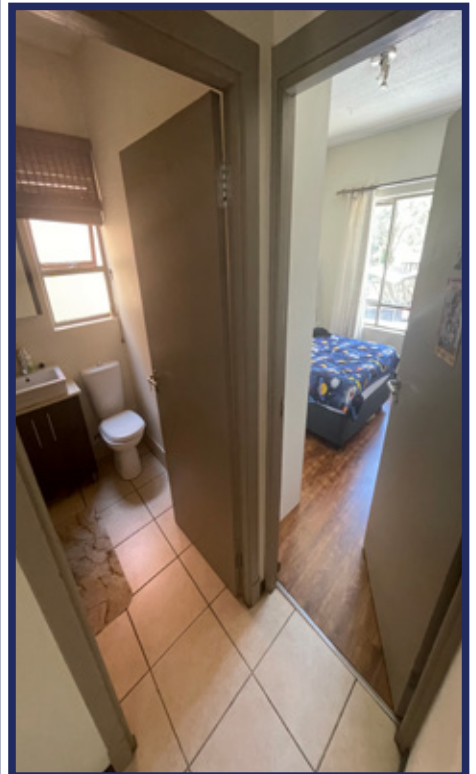
Please note: Movable assets not included in sale of property.

AUCTIONEER'S NOTE:

Great opportunity for first time buyers
Ideal for rental income.



IMAGE GALLERY



ZONING INFORMATION CERTIFICATE PAD FOR APPLICATION SUBMISSIONS



a world class African city

Date: 07/02/2026

Requested by:	Sandy Ngwenya
Town Planning Scheme:	City of Johannesburg Land Use Scheme 2018
Name of Applicant:	VAN'S AUCTIONEERS MARISKA STRASSBURG
Erf/Holding Name/Farm Portion:	Erf 1303
Township/Holding Name/Farm Name:	Lone Hill ext. 89
Street Name and No:	Forest Drive
ZONING INFORMATION	
Use Zone:	Residential 2
Height Zone:	A (D) As per attached annexure
Floor Area Ratio:	As per scheme
Coverage:	As per attached annexure
Density:	As per attached annexure
Building Line:	As per scheme
Parking:	As per scheme
AMENDMENT SCHEME APPLICABLE:	02-4095
Served By:	Sandy Ngwenya

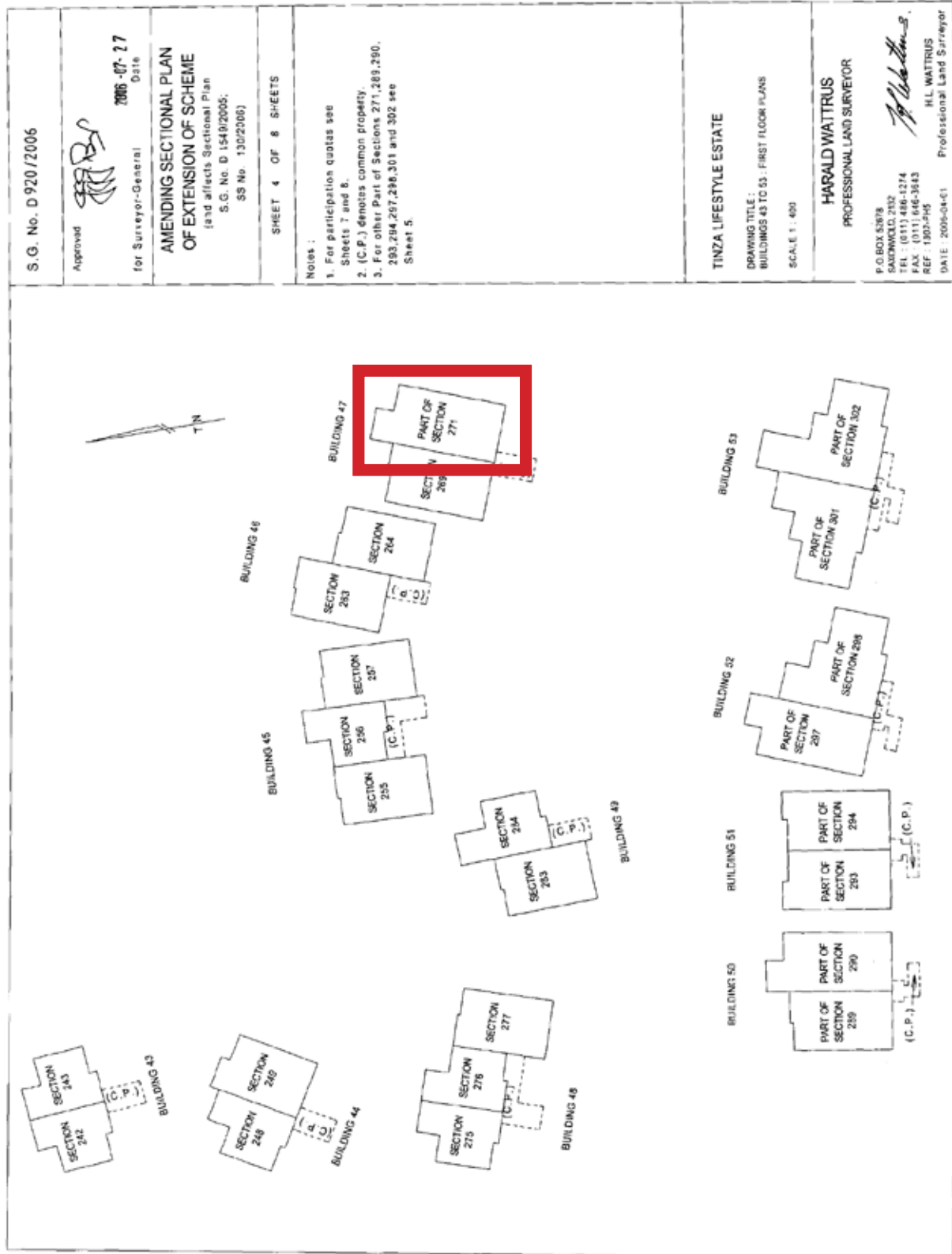
Terms and Conditions:

The Town Planning Scheme is open for inspection on the 8th Floor 158 Loveday Street Braamfontein between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the scheme. Whilst the utmost is done to ensure accuracy the City of Johannesburg does not accept responsibility for any incorrect information given on this form. The applicant's attention is drawn to the general provisions of the Town Planning Scheme. It should be noted that the provisions of the Town Planning Scheme do not override any restrictive conditions that may be contained in the Title Deeds. PLEASE NOTE: No information will be given telephonically due to the technical and interpretive complications.

Corporate Geo-Information 8th Floor, A-Block, Metro Centre 158 Chic Boulevard, Braamfontein

SG DIAGRAM

OFFICE COPY



LOCALITY MAP





Optimizing Your Assets

36 Gembok Street, Koedoespoort Industrial, Pretoria
PO Box 12374, Hatfield, 0028
086 111 8267 • bells@vansauctions.co.za • vansauctions.co.za

Disclaimer:

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