



INFO PACK

TIMED ONLINE AUCTION



ONLINE BIDDING OPENS:

Wednesday, 5 August 2026 @ 12:00

ONLINE BIDDING CLOSES:

Thursday, 6 August 2026 @ 12:00

ADMINISTRATOR

Chanél Tame

chanel@vansauctions.co.za

086 111 8267

LUXURY FULLY FURNISHED UPMARKET APARTMENT THE RAPHAEL IN SANDTON SQUARE



How to register:

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

Registration fee of R 50,000 only 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 for immovable property:

- *Subject to confirmation by the seller.*
- *R 50,000 refundable registration fee to bid online.*
- *5% deposit by way of electronic transfer.*
- *Commission is payable by the purchaser.*
- *Guarantees for balance within 21 days after confirmation.*
- *Occupation on date of registration of transfer of property.*
- *The Seller is a VAT registered vendor.*

SUBJECT PROPERTY



Subject Property:	Lease L 107 (a portion of lease area L1), SI835/05 of Portion 7 of Erf 575, Sandown Ext 49, City of Johannesburg Metropolitan Municipality, Gauteng Province
Area of Leased Property:	± 87 m ²
Rates & Taxes:	± R 2 111.04 p/m
Levies:	± R 9 209.11 p/m
Potential Rental Income:	± R 303,600 p/a (Vat Inclusive)
Leasehold:	99-Year

Improvements:

- Bedroom with en-suite bathroom
- Guest toilet
- Open plan kitchen
- Diningroom
- Lounge
- Patio
- Underground parking.

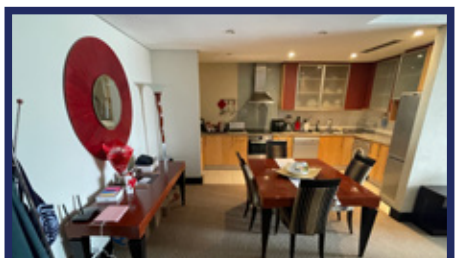
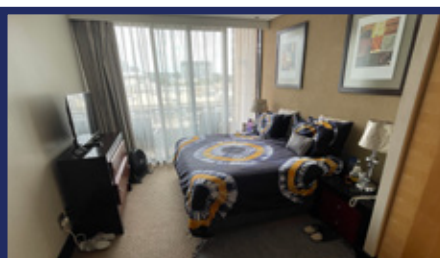
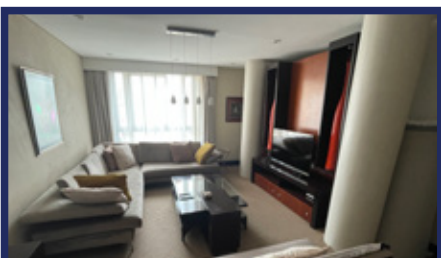
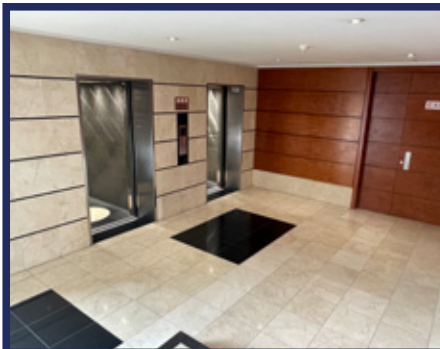
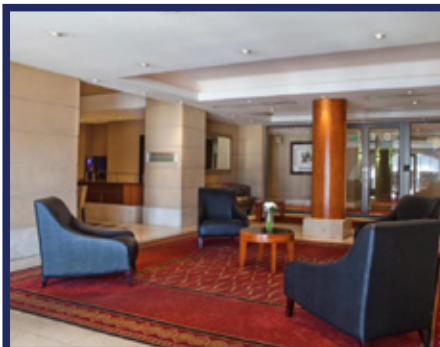
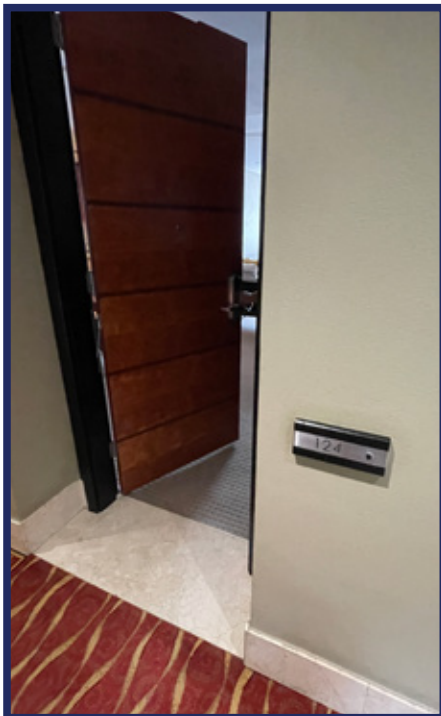
Auctioneers Note:

Perfect income-generating apartment for investors!

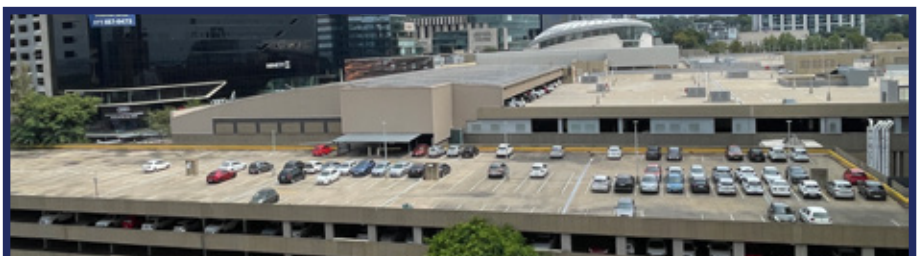
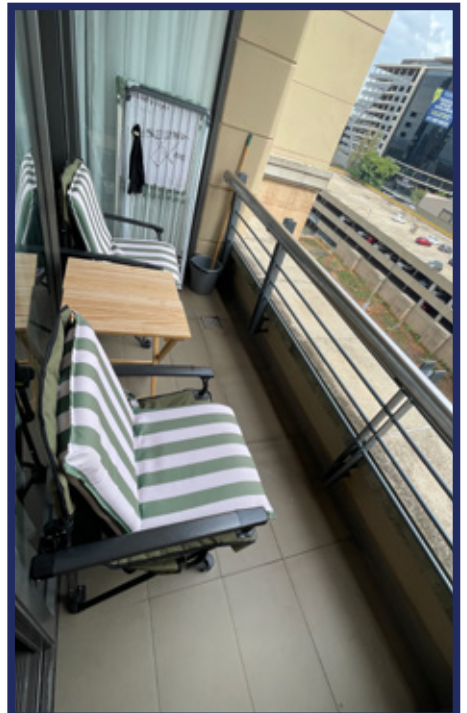
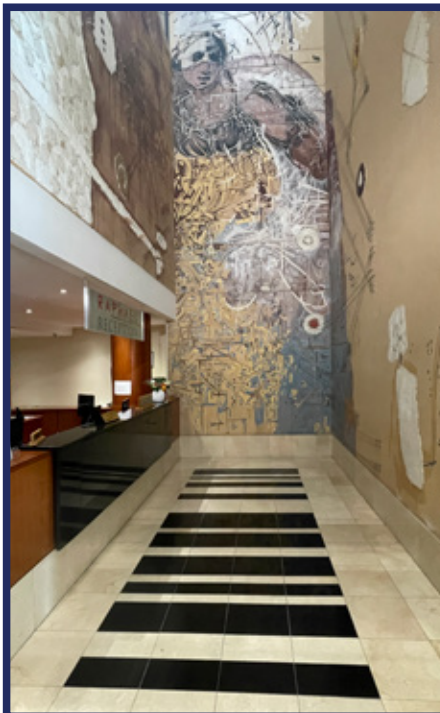
Movable Assets List: (Final List to be Confirmed on Platform)

- L-shape lounge suite with decorative pillows
- Sleeper couch
- Coffee table
- TV stand with TV
- Dining room table & chairs
- Side table with mirror, lamp & coat hanger
- Two door fridge/freezer
- Dishwasher
- Washing machine
- Crockery & cutlery
- Various kitchen appliances
- Queen bed & base
- Bed side table x 2
- Bed side lamps x 2
- 3 Drawer cabinet
- Various wall décor
- Linen, towels etc.

IMAGE GALLERY



PLEASE NOTE: MOVABLES INCLUDED AS PER LIST PROVIDED ON PAGE 2



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SG DIAGRAM

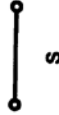
CODE 20 • CITY OF JOHANNESBURG LAND USE SCHEME 2018 • MAP 3 • B SERIES AMENDMENT SCHEME 20-02-0565 • SHEET 1 OF 1 SHEET

SANDOWN EXTENSION 49
PORTION 7 OF ERF 575 AND ERF 580

REFERENCE

AREA BOUNDARY

MARKER



HEIGHT ZONES

DENSITY ZONES

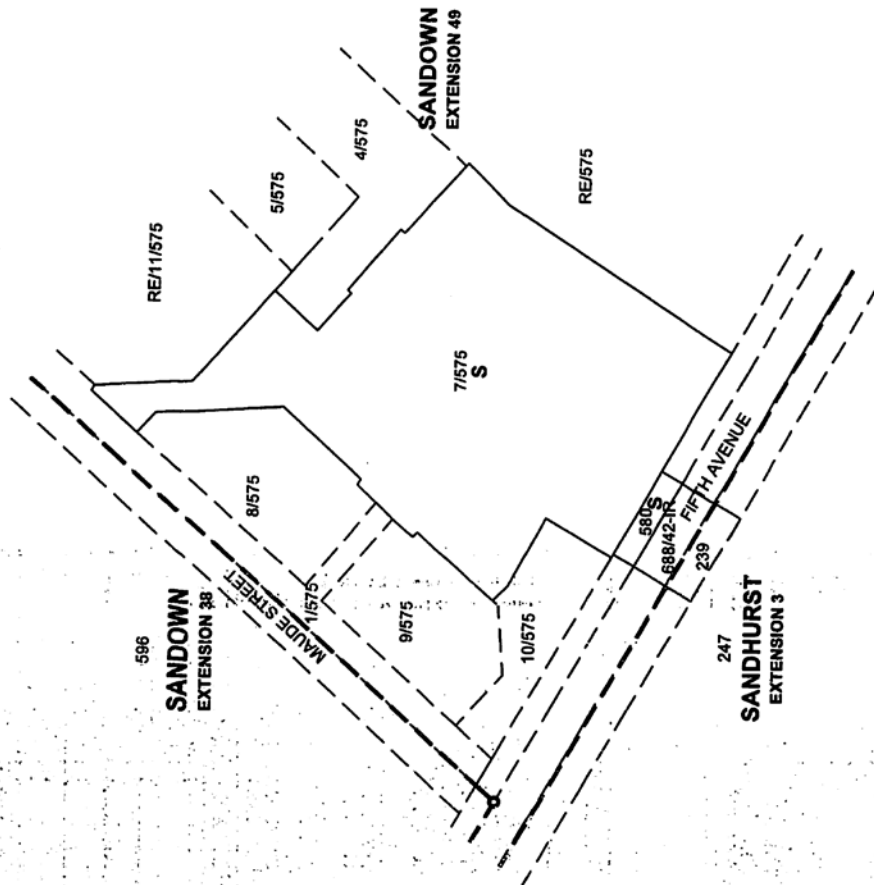
APPROVED

[Signature]

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE

26/3/20



HEIGHT AND DENSITY ZONES

SCALE 1:2 500

ZONING CERTIFICATE

ZONING INFORMATION CERTIFICATE PAD FOR APPLICATION SUBMISSIONS



a world class African city

Date: 07/01/2026

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:	Portion 7 of erf 575
Township/Holding Name/Farm Name:	Sandown ext. 49
Street Name and No:	Maude street
ZONING INFORMATION	
Use Zone:	Special
Height Zone:	A (D) 8 storeys
Floor Area Ratio:	As per attached annexure
Coverage:	As per attached annexure
Density:	As per scheme
Building Line:	As per scheme
Parking:	As per annexure
AMENDMENT SCHEME APPLICABLE:	20-02-0585
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 Civic Boulevard, Braamfontein



Optimizing Your Assets

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Disclaimer:

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