

GAUTENG



SINCE 1966

Optimizing your assets

INFO PACK

AWAITING OFFERS



PRIME INVESTMENT OPPORTUNITY!

OWN ALL 240 RESIDENTIAL UNITS,
- ILLOVO COUNTRY ESTATE, KZN

PROPERTY ADMINISTRATOR

Chanél Tame

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086 111 8267

PRIME INVESTMENT OPPORTUNITY!!

240 Residential Units, Illovo Country Estate



Conditions of sale:

- *Subject to confirmation by the seller.*
- *10% deposit by way of electronic transfer.*
- **NO Commission** is payable by the purchaser.
- *Guarantees for balance within 45 days after confirmation.*
- *The seller is a VAT registered vendor.*



SUBJECT PROPERTY

Property Address:	Illovo Country Estate, 67 Pearce Road, Lower Illovo, Kwazulu-Natal
Extent:	± 5,2136 ha
Gross Potential Rental Income:	± R21,528,000-00 p/a (Vat Incl.)

Improvements:

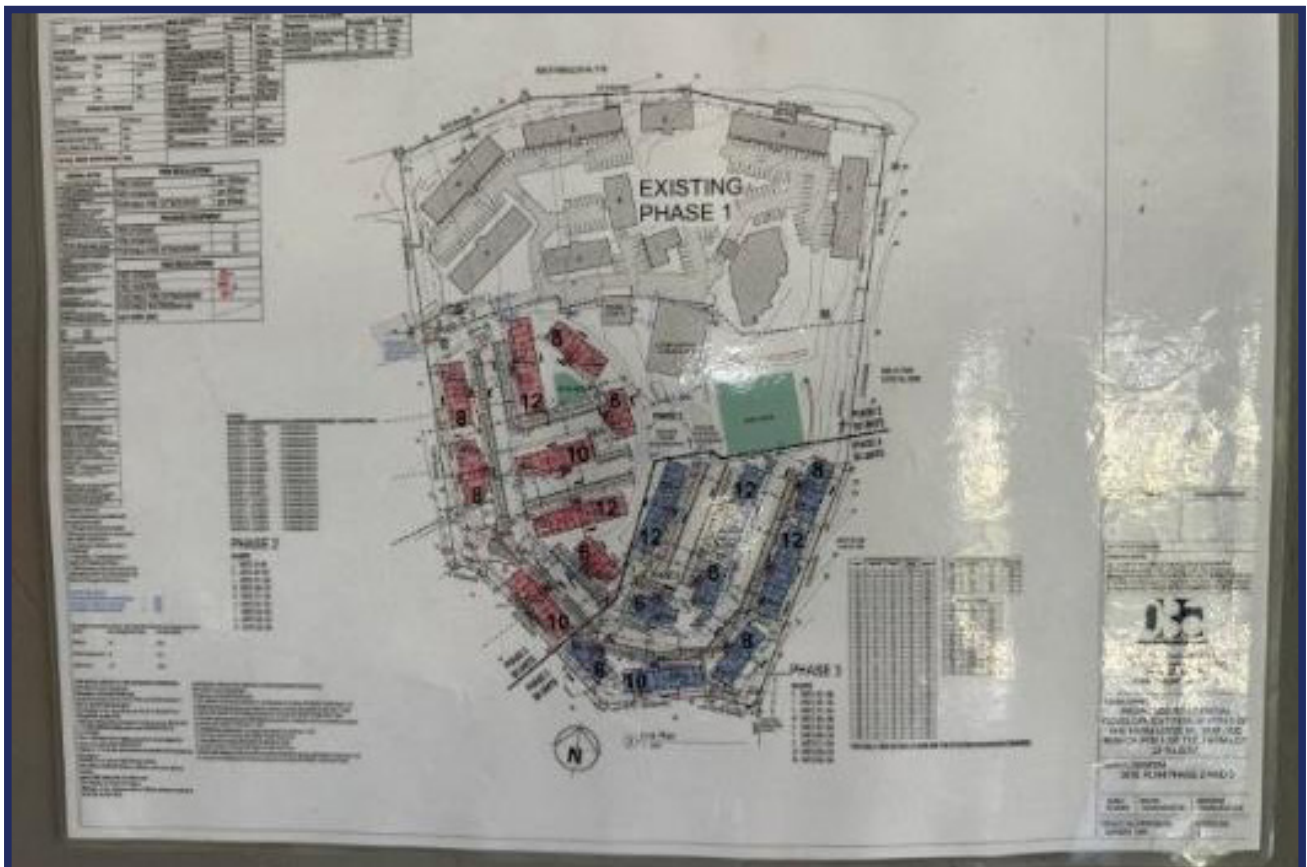
- Guard house (at main gate)
- Solar panel plant
- Clubhouse containing restaurant/conference facility/laundry
- Jungle gym
- Main pool & kiddies pool
- Tennis courts x 2
- 398 parking bays
- 240 Units (±63m² - ±76m²)
 - Each unit consist of:
 - Open plan kitchen with lounge
 - 2 bedrooms
 - 1 bathroom
 - Small covered balcony

Auctioneer's Note:

240-unit residential complex offering outstanding potential for investors and developers! Located in the expanding Lowe Illovo area, this property presents an opportunity to unlock significant rental income and future capital growth.



BUILDING PLANS (MORE AVAILABLE)



KIM DE VILLIERS & ASSOCIATES

CONSOLIDATED DIAGRAM

SERVITUDE NOTES :

- i. The line AB represents the Northern boundary of a Pipeline Servitude 3,00 metres wide vide Diagram S.G.No.409/2001 and Deed of Servitude No.11/2005^S
- ii. The figure Aabdefghmnqrtya1b1d1e1 represents a Pipeline Servitude 3,00 metres wide vide Diagram S.G.No.410/2001 and Deed of Servitude No.12/2005^S

S. G. NO.
931/2014

Approved

Surveyor-General
2014-10-02
ACT 6 OF 2008
CON 01/2014/S

Rem
THE FARM
ILLOVO
No.16946



THE FARM LOWER
ILLOVO No.17126

SCALE : 1 : 2500

The figure A B C D E F G H J K L
represents 5,2136 Hectares

of land, being

THE FARM ILLOVO COUNTRY No.18634

- and comprises :
1. The figure ABCDEg1f1 representing the Remainder of Portion 1 of the Farm Lot 23 No.3253 vide Diagram Sub Vol 90 fol 84 and Deed of Transfer No.891/1892
 2. The figure Af1g1FGHJKL representing the Remainder of Portion 5 of the Farm Lot 22 No.3255 vide Diagram Sub Vol 90 fol 89 and Deed of Transfer No.891/1892

situate in the eThekweni Municipality

Registration Division - ET

Province of KwaZulu - Natal

Compiled in August 2013

S

by me

K. de Villiers - Professional Land Surveyor
Registration No. PLS-0882

This diagram relates to

No.
T42266/2014

Registrar of Deeds

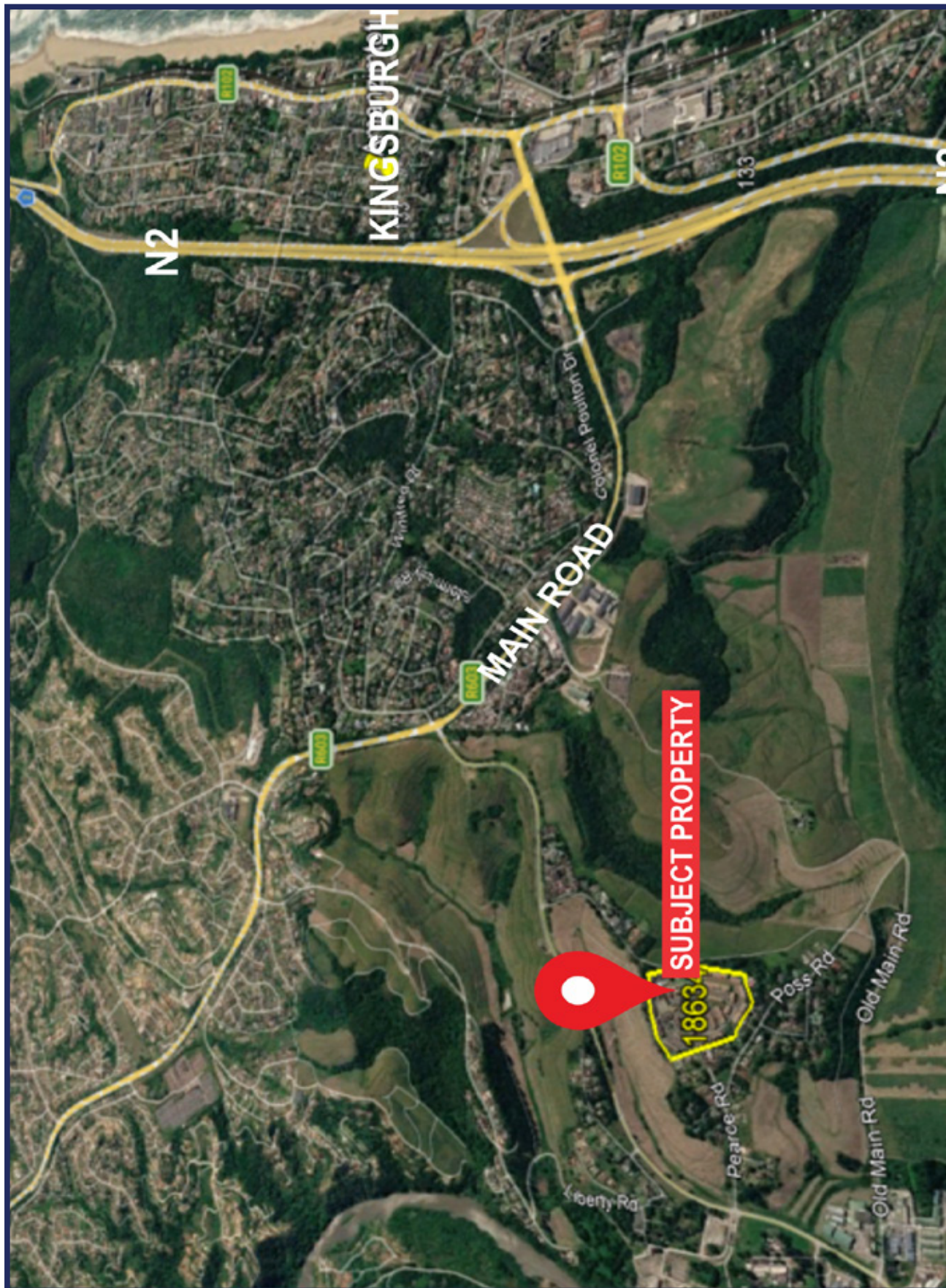
The original diagram is

S.G.No.
Transfer
No.

File No. m. f.

S.R. No. **Compiled**
Comp. **ETNE**

LOCALITY MAP







Optimizing Your Assets



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Disclaimer:

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