



INFO PACK

TIMED ONLINE AUCTION



ONLINE BIDDING OPENS:

Tuesday, 1 September 2026 @ 12:00

ONLINE BIDDING CLOSES:

Wednesday, 2 September 2026 @ 12:00

ADMINISTRATOR

Chanél Tame

chanel@vansauctions.co.za

086 111 8267

LANDMARK SANDHURST APARTMENT!!

3 BED IN THE ICONIC EMBASSY TOWERS!



How to register:

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

Registration fee of R 150,000 only payable via EFT only,
FICA documents required to be able to register.

Please Note:

Online Bidding Opens: 12:00 on Tuesday, 1 September 2026
Online Bidding Closes: 12:00 on Wednesday, 2 September 2026

Conditions of sale for immovable property:

- *Subject to confirmation by the seller.*
- *R 150,000 refundable registration fee to bid online.*
- *5% 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 property.*

SUBJECT PROPERTY

Subject Property:	Unit 401 of Scheme 289/2018 SS Embassy Towers Situated at Erf 262, Sandhurst, Gauteng Province better known as Door 401 Embassy Towers, 4 Galway Place, Sandhurst, Gauteng Province
Unit Measurement:	± 218 m ²
Rates & Taxes:	± R 7 230.00 p/m
Levies:	± R 11 335.94 p/m

Improvements:

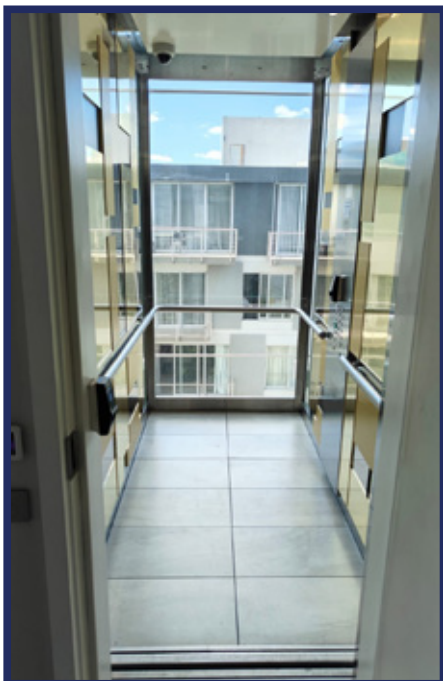
- 3 Bedrooms
- 3 Bathrooms (all en-suite)
- Open plan lounge & dining room
- Kitchen with breakfast nook & four Smeg appliances
- Private elevator & door lock card system
- 2 Basement parking
- The complex has a pool, tennis court, generator & water backup.
- 24/7 access to concierge service, fitness centre, business centre, restaurant & day spa

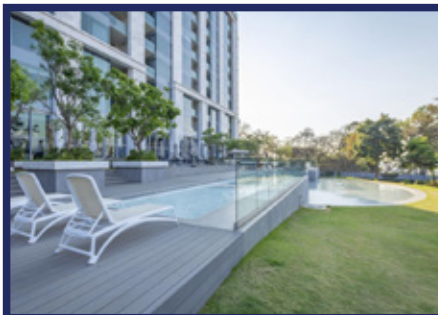
Auctioneers Note:

The property is well located just off Rivonia Road, close to many amenities such as Sandton City, Nelson Mandela Square & more.

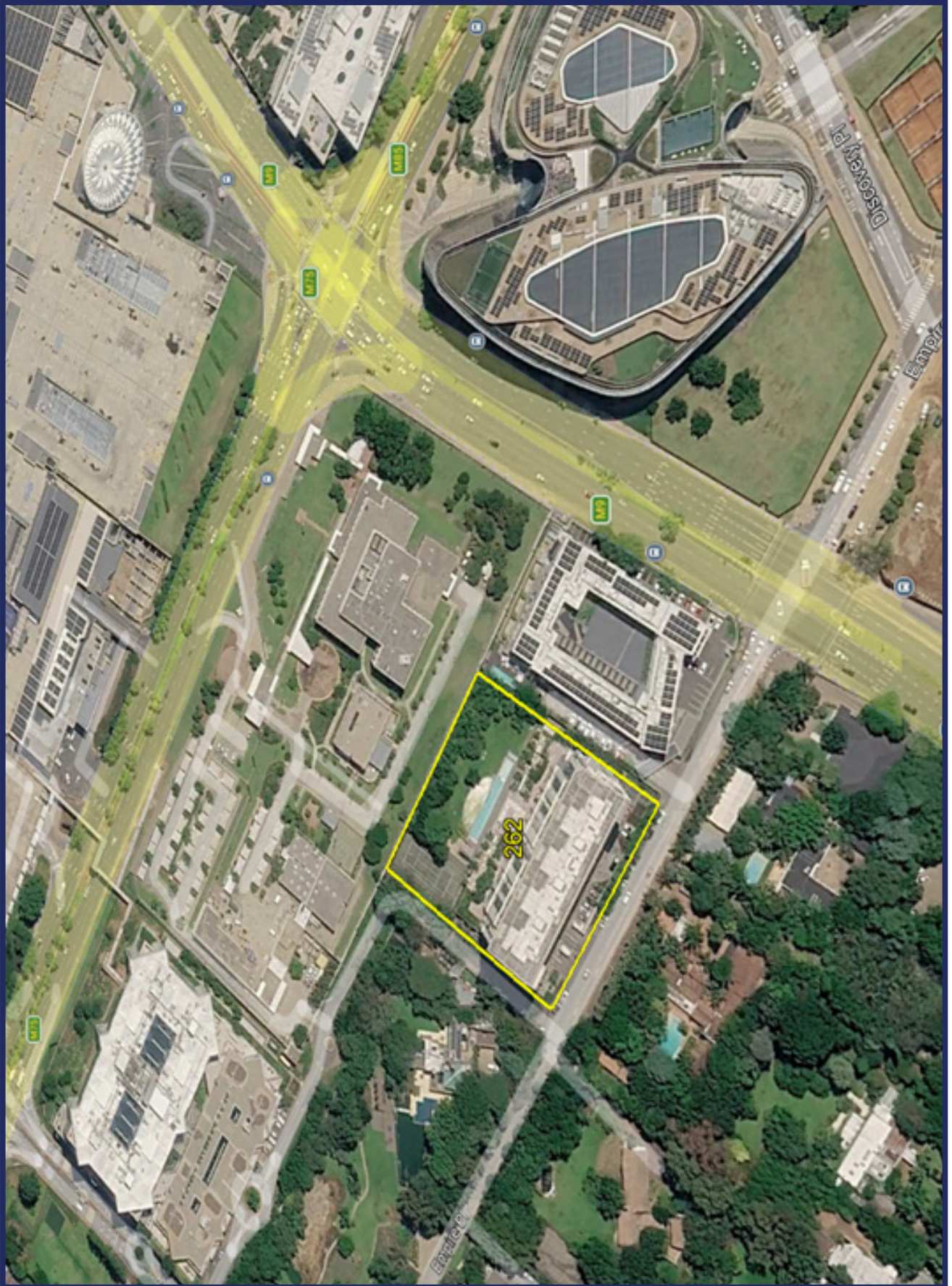


PROPERTY IMAGE GALLERY





LOCALITY MAP



ZONING CERTIFICATE

ZONING INFORMATION CERTIFICATE PAD FOR APPLICATION SUBMISSIONS



a world class African city
Date: 03/18/2026

Requested by:	Lloyd Nkuna
Town Planning Scheme:	City of Johannesburg Land Use Scheme 2018
Name of Applicant:	VAN'S AUCTIONEERS MARISKA STRASSBURG
Erf/Holding Name/Farm Portion:	Erf 262
Township/Holding Name/Farm Name:	Sandhurst
Street Name and No:	Cnr Empire Place and Galway Place
ZONING INFORMATION	
Use Zone:	Residential 3
Height Zone:	As per attached annexure
Floor Area Ratio:	As per attached annexure
Coverage:	As per attached annexure
Density:	As per attached annexure
Building Line:	As per attached annexure
Parking:	As per scheme
AMENDMENT SCHEME APPLICABLE:	02-11822
Served By:	Lloyd Nkuna

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/69 Civic Boulevard, Braamfontein





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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