

INFO PACK

TIMED ONLINE AUCTION



ONLINE BIDDING OPENS:
Tuesday, 10 November 2026 @ 12:00
ONLINE BIDDING CLOSES:
Wednesday, 11 November 2026 @ 12:00

ADMINISTRATOR
Mariska Strassburg
mariska@vansauctions.co.za
086 111 8267

2-BEDROOM UNIT IN FLORIDA CABANAS, SECURE COMPLEX WITH POOL

FLORIDA (JHB)



How to register:

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

Registration fee of R 30,000 only payable via EFT only,
FICA documents required to be able to register.

Please Note:

Online Bidding Opens: 12:00 on Tuesday, 10 November 2026
Online Bidding Closes: 12:00 on Wednesday, 11 November 2026

Conditions of sale for immovable property:

- *Subject to confirmation by the seller.*
- *R 30,000 refundable registration fee to bid online.*
- *20% deposit by way of electronic transfer.*
- **No 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 53 and Exclusive Use Area B53 of Scheme 94/1989 SS Florida Cabanas Situated on Erf 2346 Florida, Gauteng Province, better known as Unit 53 Florida Cabanas, 4, 2nd Avenue, Florida, Johannesburg
Unit Measuring:	± 70 m²
Exclusive Use Area:	± 25 m²
Rates & Taxes:	± R 393.66 p/m
Levies:	± R 2 794.00 p/m

Improvements:

- Kitchen
- TV room & office space/ dining room (Open-plan layout)
- Small hallway
- 2 bedrooms
- Family bathroom
- Tiled patio
- Gated single covered carport
- Access to communal pool
- kids play area

Auctioneers Note:

Lovely unit in secure complex!

An excellent investment and ideal for a first time buyer!

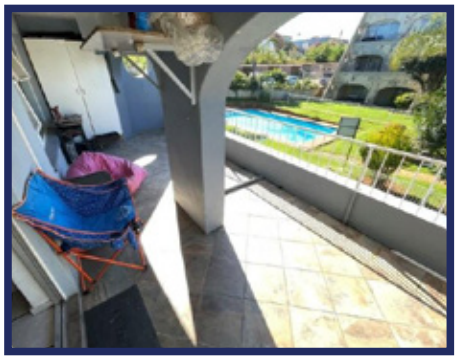


Image Gallery















PLEASE NOTE: ALL MOVABLE ASSETS ARE EXCLUDED FROM SALE

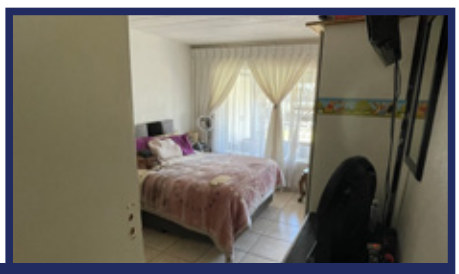










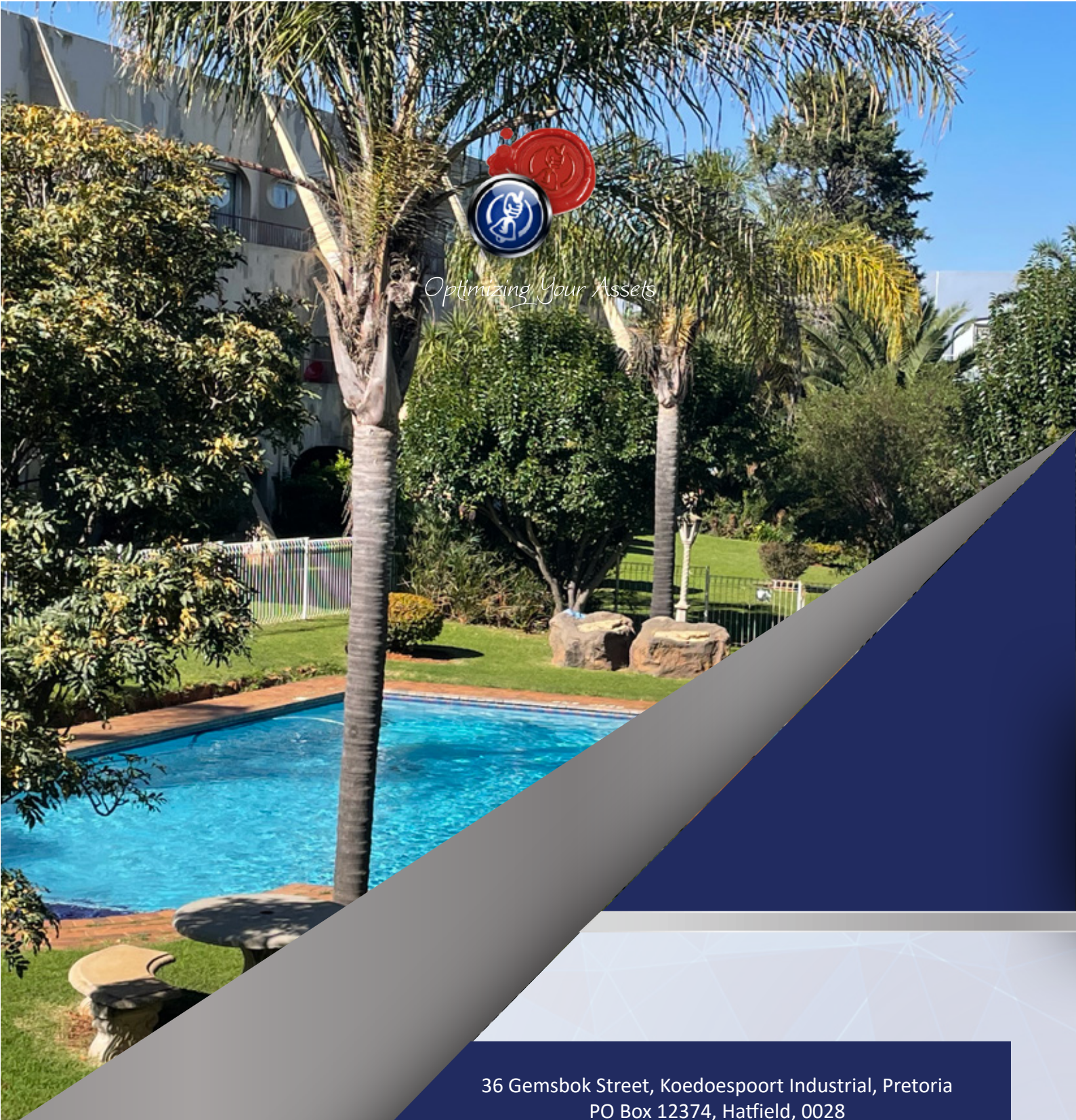


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Locality Maps




Hull St
Hull St
2nd Ave
Ivan St
Hull St
Lake St
Hull St
1st Ave
Image © 2026 Airbus



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