



FOR SALE

Combined erf size: 7002 m²

PLUS 710 m²

to still be transferred
from municipality.



C/O MELK & MAIN STREET • NIEUW MUCKLENEUK • PRETORIA

SHOPPING CENTRES IN CLOSE PROXIMITY

Brooklyn Mall • Waterkloof Corner • Hillcrest Boulevard • Groenkloof Plaza

RESTAURANTS IN CLOSE PROXIMITY

Crawdaddy's • Wood & Fire • Kream • Mythos • Tashas • PortuGalo

46 KM TO OR TAMBO AIRPORT • 47 KM TO SANDTON, JHB



Contact: Dr Bambi Heiberg - Principal Heiberg Estates

Cell: 083 654 3773 / Office: 012 362 4628



3 BACK-UP GENERATORS

(40KVA, 200KVA and 160KVA) supplying:
 400 Melk Street • 154 Main Street
 156 Kleine Street • 160 Main Street
 380 Melk Street • 157 Lange Street



BACK-UP WATER

supplying:
 400 Melk Street • 154 Main Street
 156 Kleine Street • 160 Main Street
 380 Melk Street • 157 Lange Street

ADDITIONAL INFORMATION

(Annexure L):

1. Registration details, surveyor general diagrams and zoning information
2. Title deeds and diagrams.
3. Zoning map



ERF NO: R/1/316

Address:
400 Melk Street
Annexure A
Erf size: 1557 m²



BACK-UP
GENERATOR

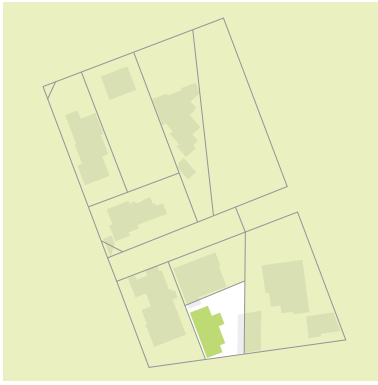


BACK-UP
WATER

FACILITIES ON PROPERTY

- Pastry kitchen (A1) - Kitted out with fridges, freezer, oven, ice cream machine, croissant roller, dough mixer, stainless tables and kitchen utensils.
- Boardroom (A2)
- Entrance hall (A3)
- Outside dining and lounge (A4)
- 6 en suite rooms (A5)
- Sitting area before rooms (A6)





ERF NO: R/6/316

Address:
154 Main Street
Annexure B
Erf size: 424 m²



BACK-UP
GENERATOR

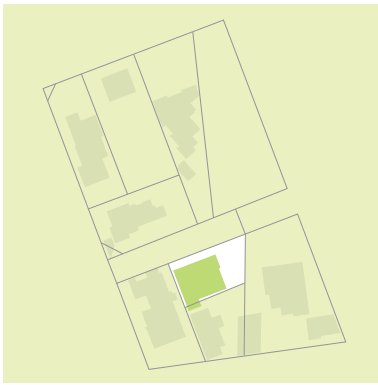


BACK-UP
WATER

FACILITIES ON PROPERTY

- Bar (B1) - Glass dishwasher, Coffee machine, fridges, ice machine and utensils and such.
- Boardroom (B2) - 12 seater boardroom table with chairs.
- Business centre (B3) - Desks and chairs
- Office (B4) - Desk and chairs
- 3 en suite rooms (B5)





ERF NO: 7/316

Address:
156 Kleine Street
Annexure C
Erf size: 577 m²



BACK-UP
GENERATOR

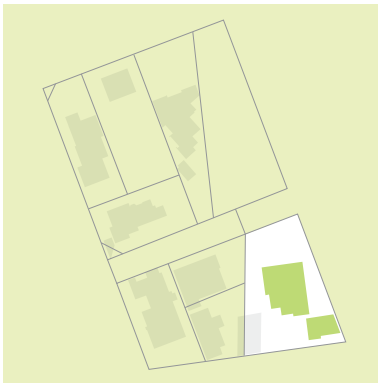


BACK-UP
WATER

FACILITIES ON PROPERTY

- Boardroom (C1)
- Fine dining area (C2)
- Server room (C3)
- Kitchen (C4) - Washup area with dishwasher, 2 large stoves, extractors, oven, undercounter fridges, large walk in fridge, fridges, stainless table
- Office (C5)
- Open seating area (C6)
- Outside dining and lounge (C7)
- Reception (C8)
- 3 en suite rooms (C9)
- Store room (C10)





ERF NO: R/316

Address:
160 Main Street
Annexure D
Erf size: 1567 m²



BACK-UP
GENERATOR

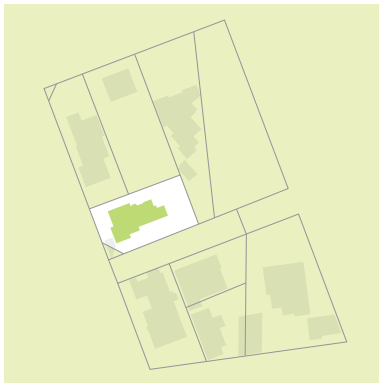


BACK-UP
WATER

FACILITIES ON PROPERTY

- Boardroom (D1)
- Container (D2)
- Duncheon (D3)
- Gym (D4)
- Bar (D5)
- Kitchen on outside deck (D6)
- Laundry (D7)
- Outside dining and lounge area (D8)
- Pizza oven (D9)
- Pool (D10)
- Outside bathrooms (D11)
- Retail space (D12)
- 4 en suite rooms (D13)
- Sauna (D14)
- Spa (D15)
- Wine Cellar (D16)





ERF NO: 3/270

Address:
380 Melk Street
Annexure E
Erf size: 743 m²



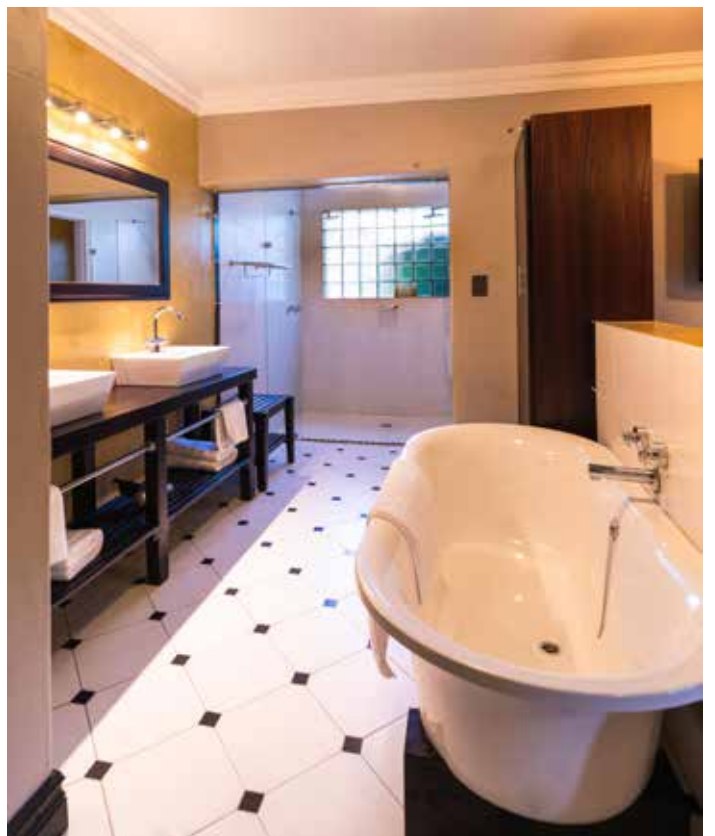
BACK-UP
GENERATOR



BACK-UP
WATER

FACILITIES ON PROPERTY

- Entrance hall (E1)
- Maintenance office (E2)
- 4 en suite rooms (E3)
- Security office (E4)





ERF NO: 1/271

Address:
157 Lange Street
Annexure F
Erf size: 1058 m²



BACK-UP
GENERATOR



BACK-UP
WATER

FACILITIES ON PROPERTY

- Common area (F1)
- 7 en suite rooms (F2)





ERF NO: 1/270

Address:
153 Lange Street
Annexure G
Erf size: 757 m²

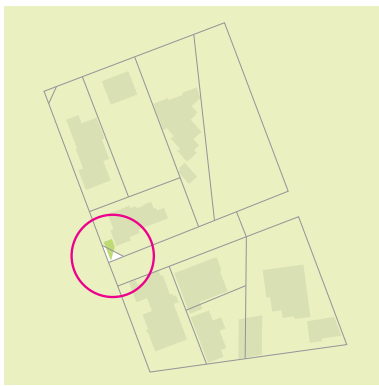
PROCURED FOR:
Development and future growth purposes.
Ready for demolition and construction of the new owner's expansion plans.



ERF NO: 2/270

Address:
151 Lange Street
Annexure H
Erf size: 1030 m²

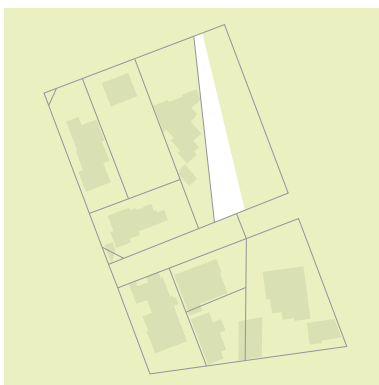
PROCURED FOR:
Development and future growth purposes.
Ready for demolition and construction of the new owner's expansion plans.



ERF NO: R/270

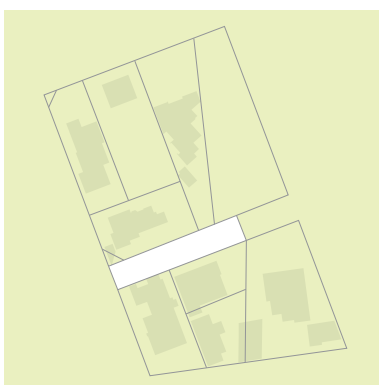
Address:
c/o 380 Melk Street
Annexure I
Erf size: 11.06 m²

Process is nearing completion for these portions to be transferred from the Municipality to Living Waters Properties (the current owners).



ERF NO: R/271

Address:
River area
Annexure J
Erf size: 199.12 m²



ERF NO:

Address:
Part of Kleine Street
Annexure K
Erf size: 500 m²