



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

**UNIT 97 VIA FIRENZA
15 AIRDLIN ROAD, PAULSHOF
SANDTON, GAUTENG**



VENDITOR

A U C T I O N E E R S

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LIGHTSTONE REPORT

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Property Details

SECTIONAL TITLE

15 Airdlin Road, Paulshof Ext 72, Gauteng

Sectional Title: SS VIA FIRENZA (662/2003)

Unit: 97

Suburb: Paulshof

LEGAL

Sect 97 of plan 662/2003

known as "VIA FIRENZA"

Situated at Erf 1054

Township: "PAULSHOF EXT 72"

Mun: "CITY OF JOHANNESBURG"

Province: "GAUTENG"

Coordinates: [-26.025654,28.059153](#)

[Google maps](#) | [Street View](#)

UNIT SIZE (REGISTERED)

49 m²

MOTHER ERF

13056 m²

LAST SALES DATE

2015/09/15

Amenities

FILLING STATION

- 0.86 km Sasol Square
- 1.48 km Astron Energy Cambridge
- 2.07 km Zenex Bryanston

BUS STATION

- 0.8 km Gautrain Bus Stop
- 2.28 km Gautrain Bus Stop
- 2.69 km Gautrain Bus Stop - Wessel Road - 13

HOSPITAL/CLINIC

- 0.84 km Sunninghill Medical Centre - One Care Medical
- 1.63 km Dr Preddy Diane
- 1.8 km Dr A Maharaj

POLICE STATION

- 2.9 km Police South African Police Service - Edenburg
- 4.25 km Business Againsts Crime
- 4.59 km South African Police Service Gallo Manor Police Station

SHOPPING CENTRE

- 0.36 km Chilli Lane Shopping Centre
- 0.44 km Chilli Lane Shopping Centre
- 0.63 km The Core Shopping Centre

EDUCATION

- 0.28 km Kildrummy Pre Primary
- 0.41 km Bluegum Hill Pre-Primary
- 0.5 km Rivonia Riding Club



PROPERTY DETAILS

PROPERTY DESCRIPTION

Perfect Lock-Up & Go Unit in a Secure Complex, within Paulshof, Sandton.

This neat and modern unit offers comfortable living in a well-maintained and secure complex.

Features Include:

- Open-plan lounge and kitchen creating a spacious, welcoming feel.
- Lounge with laminated flooring, ceiling lights, and a sliding glass door leading out to a private balcony.
- Kitchen with tiled floors, built-in cupboards, an electric stove and oven, a single sink, and space for a washing machine.
- 1 Bedroom with laminated flooring, ceiling lights, and built-in cupboards.
- 1 Bathroom with tiled floors, a shower, toilet, and single washbasin.
- Carport and visitors' parking.
- Clubhouse, Communal Pool & Tennis Court

The complex offers excellent security, well-kept communal areas, and is conveniently located close to major routes, shopping centres, and amenities.

Extent:	49 m ²
Monthly Rates:	± R 770 .00 (Estimated)
Monthly Levies:	± R 1 600.00 (Estimated)

Viewing is only available by appointment, should you wish to view – feel free to contact our offices.

Any offers received will be submitted to the Insolvency Practitioner and Creditor for consideration.



PROPERTY PHOTOS

VA VENDOR

AUCTIONEERS





TERMS AND CONDITIONS

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- 10% Deposit is payable upon signing of the agreement
- The Seller is Not VAT Registered. Transfer Duty Applies.
- The Offer is subject to the Acceptance of the Seller.
- After written acceptance, the buyer has 30-days to deliver guarantees.
- The property is sold voetstoots, "as is".
- Occupation is on Registration.
- All arrear Rates & Taxes & Levies are payable by the Seller, not the Purchaser.

KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16051NDB | Your name

Proof of payment: natasha@venditor.co.za



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199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za