

# **V** VENDOR AUCTIONEERS



## **LIQUIDATION | ONSITE AUCTION** **INCOMPLETE APARTMENT BLOCK**

**AUCTION DATE:**

**THURSDAY, 26 MARCH'26 FROM 11:00**

**AUCTION ADDRESS:**

**8 TOTIUS STREET, WITBANK EXT 8, MPUMALANGA**

# V VENDOR

# A U C T I O N E E R S

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### **Disclaimer:**

Whilst all reasonable care has been taken to provide accurate information, neither Venditor Auctioneers (Pty) Ltd nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result or errors or omissions in the information provided, whether due to negligence or other wise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.



# LIGHTSTONE REPORT

# V VENDOR AUCTIONEERS

## Property Details FREEHOLD

**8 Totius Street, Witbank Ext 8, Mpumalanga**

Suburb: Witbank Ext 8

LEGAL

Erf 1275

Town: "WITBANK EXT 8"

Mun: "EMALAHLENI LOCAL MUNICIPALITY"

Province: "MPUMALANGA"

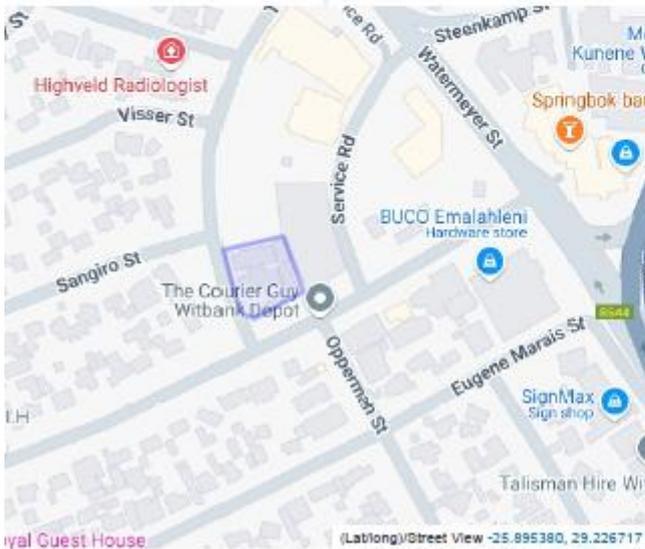
[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)  
2654 m<sup>2</sup>

LAND SIZE (CADASTRAL)  
2662 m<sup>2</sup>

LAST SALES PRICE

LAST SALES DATE



### Amenities



FILLING STATION

**0.23 km**

Nova Motors

**0.24 km**

Witbank Motors

**0.64 km**

TotalEnergies Klipfontein



POLICE STATION

**1 km**

South African Police Service Flying Squad Witbank

**4.03 km**

Police South African Police Service - Lynnville



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

**0.19 km**

Convenience Centre

**0.24 km**

Convenience Centre

**0.3 km**

Convenience Centre



HOSPITAL/CLINIC

**1.39 km**

Life Cosmos Hospital

**1.48 km**

Dr Pieter Harris

**1.72 km**

Marx And Malan Inc



EDUCATION

**0.45 km**

Snckimon Preschool

**0.07 km**

Just For Kids Tutor Centre

**0.44 km**

Lucky



## PROPERTY DETAILS

# V VENDOR

## A U C T I O N E E R S

### PROPERTY DESCRIPTION

Presenting an exceptional investment opportunity in Witbank

An exceptional property with “Business 3” zoning, offering two 3 storey high apartment blocks situated on a stand size of 2654sqm.

These incomplete blocks consist of 70 apartments with their own ensuite bathrooms and are being sold as a complete investment property.

Ideal for investors seeking a stable income stream, this property is centrally located in the heart of Emalahleni within close proximity to the Cosmos Hospital as well as numerous amenities and schools.

Don't miss out on this outstanding opportunity. Contact us today to arrange a viewing and explore the potential of this prime property.

**Viewing is only available by appointment or an hour prior to auction start time, should you wish to view – feel free to contact our offices.**

# V VENDOR

# AUCTIONEERS

## ZONING CERTIFICATE



### EMALAHLENI Local Municipality

P.O. BOX 3  
eMalahleni  
MPUMALANGA  
1035

TEL: 013 390 6911  
FAX: 013 690 6207

[www.emalahleni.gov.za](http://www.emalahleni.gov.za)

eMalahleni, Mandela Street  
Tel.: 013 690 6911

Ga-Nala, Quinlan Street  
Tel.: 017 648 2241

Ogles, Hoofweg Str  
Tel.: 013 643 1027

Refer to: M Hlungwane  
02 October 2024

## Zoning Certificate

This is to certify that Erf 1275 eMalahleni Extension 8 is zoned **Business 3**. Primary uses are: Car Wash, Confectioner, Conference Centre, Drive-Thru Restaurant, Garden Service Establishment, Government Use, Institution, Laboratory, Laundromat, Medical Suites, Office, Place of Instruction, Place of Public Worship, Place of Refreshment, Residential Building, Service Enterprise, Shop, Social Hall, Step Down Facility, Tuck Shop, Veterinary Clinic.

Height : 2  
Coverage : 50%  
FAR : 1.0  
Building Lines : Rear - 2m  
: Street- 5m  
: Side - Multi storey : 3m  
: Single storey : 2m

This zoning certificate is issued in terms of Emalahleni Land Use Scheme 2020.

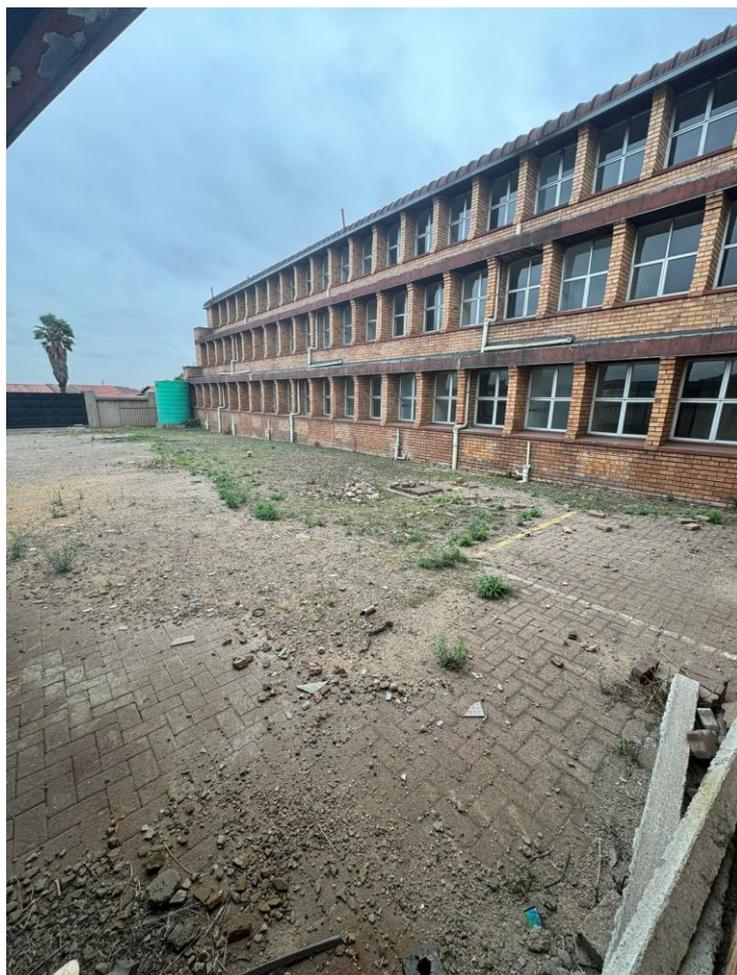
  
MT MABULA  
ASSISTANT MANAGER: SPATIAL PLANNING



Vision: To be a centre of excellence and innovation

# V VENDOR AUCTIONEERS

## PROPERTY PHOTOS



# V VENDOR

## AUCTIONEERS



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# TERMS AND **CONDITIONS**

# V VENDOR

## A U C T I O N E E R S

- R 50 000.00 Refundable registration fee + FICA documents required.
- 5% Deposit and buyers commission plus Vat only on the commission is payable on the fall of the hammer
- The Offer is subject to a 14-Day Confirmation period.
- After written acceptance, the buyer has 45 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:**

Vendor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15698LJ

Proof of payment: leoniej@vendor.co.za



# VENDITOR

AUCTIONEERS



199 Gordon Rd  
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za