



**VENDITOR**  
AUCTIONEERS



## **INSOLVENT ESTATE**

**3 BEDROOM APARTMENT  
IN AN UPMARKET ESTATE**

**UNIT 6, RIVERSIDE ESTATE  
EMNOTWENI AVENUE  
RIVERSIDE PARK, NELSPRUIT  
MPUMALANGA**



# VENDITOR

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

### INDEX

Lightstone Report	4
Property Details	6
Property Photos	8
Terms & Conditions	10

**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 SECTIONAL TITLE

**4 Emnotweni Avenue, Riverside Park Ext 3, Mpumalanga**

Sectional Title: SS RIVERSIDE ESTATE (346/2002)

Unit: 6

Suburb: Riverside Park

LEGAL

Sect 6 of plan 346/2002

known as "RIVERSIDE ESTATE"

Situated at Erf 41

Township: "RIVERSIDE PARK EXT 3"

Mun: "MBOMBELA LOCAL MUNICIPALITY"

Province: "MPUMALANGA"

Coordinates: [-25.442042 30.966057](#)

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

UNIT SIZE (REGISTERED)

146 m<sup>2</sup>

MOTHER ERF

12191 m<sup>2</sup>

LAST SALES DATE

2002/08/12



### Amenities



#### FILLING STATION

- 0.19 km Riverside Convenience Centre
- 0.42 km Riverside R Filling Station
- 0.9 km Industrial Park



#### POLICE STATION

- 3.23 km South African Police Service Nelspruit Police Station
- 3.29 km Nelspruit
- 3.75 km Nelspruit Police Station



#### BUS STATION

No bus stations in the proximity



#### SHOPPING CENTRE

- 0.35 km Riverside Junction
- 0.45 km The Grove - Weir Crescent
- 0.45 km The Grove Shopping Centre - Madiba Cerscent



#### HOSPITAL/CLINIC

- 3.34 km Rob Ferreira Hospital
- 3.35 km Prime Cure Medi Centre
- 3.43 km Africa Safe-T



#### EDUCATION

- 1.42 km Ump Building 6
- 1.62 km Trinity College
- 1.69 km Curro Academy Mbombela High School



**PROPERTY DETAILS**

## PROPERTY DESCRIPTION

Riverside Estate is situated in the vibrant and well-established precinct of Riverside Park in Nelspruit (Mbombela), a sought-after residential and mixed-use suburb known for its convenient location, modern amenities, and quality lifestyle. Riverside Park itself has evolved from agricultural roots into a thriving township anchored by major developments such as government offices, Riverside Mall and Emnotweni Casino, creating a dynamic urban node with strong appeal to homeowners and investors alike.

Residents benefit from the estate's central location, with easy access to major shopping centres, schools, medical facilities, entertainment, and major transport routes connecting the area to the rest of the Lowveld and surrounding regions. Properties in Riverside Park are equally popular with long-term residents and first-time buyers, contributing to a stable and appealing residential market.

The subject Unit comprises:

- Open Plan Kitchen
- Spacious Living Areas
- Practical and well-planned layout
- 3 Bedrooms
- 2 Bathrooms
- Loft / Pyjama Lounge (up-stairs)
- Balcony
- Under Cover Parking

---

<b>Extent:</b>	146 m <sup>2</sup>
<b>Monthly Rates:</b>	± R 975.00 (Estimated)
<b>Refuse:</b>	± R 270.00 (Estimated)
<b>Monthly Levy:</b>	± R 2 068.00 (Estimated)
<b>Maintenance Levy:</b>	± R 365.00 (Estimated)
<b>CSOS Levy:</b>	± R 40.00 (Estimated)

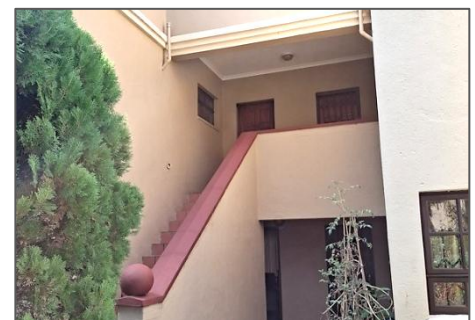
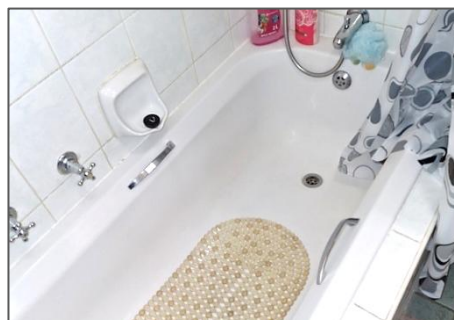
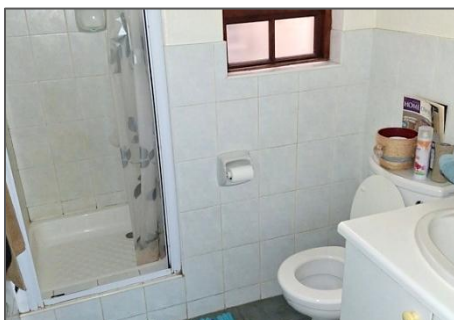
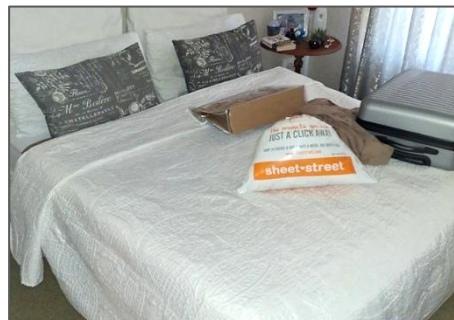
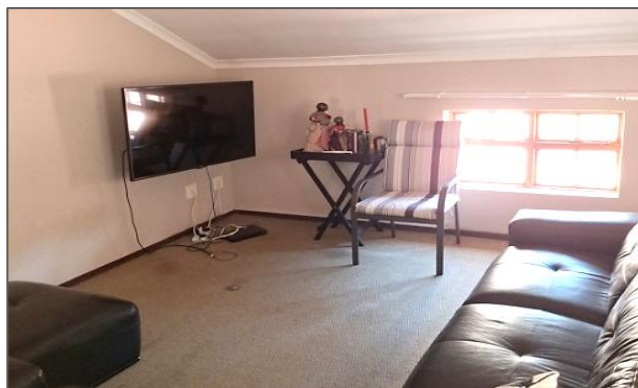
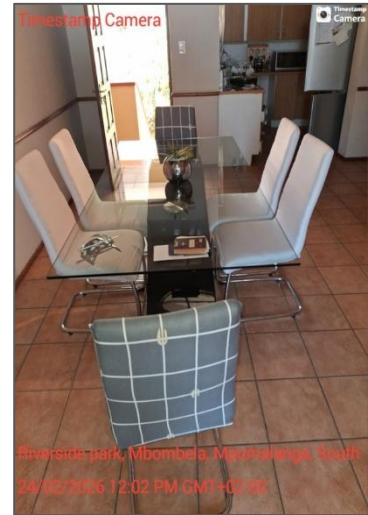
---



**PROPERTY PHOTOS**

# V VENDOR

## AUCTIONEERS





**TERMS AND CONDITIONS**



# VENDITOR

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

- 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: 16090NDB | Your name

Proof of payment: [natasha@venditor.co.za](mailto:natasha@venditor.co.za)



# VENDITOR

## AUCTIONEERS



199 Gordon Rd  
Queenswood, Pretoria



+27 (0)12 403 8360



[monique@venditor.co.za](mailto:monique@venditor.co.za)



[venditor.co.za](http://venditor.co.za)