



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

3 BEDROOM TOWNHOUSE

UNIT 11 THE SQUARE

2 PELICAN PLACE

SANDTON KOPPIES

FOURWAYS, SANDTON

The logo features a large, stylized red 'V' with a smaller red 'A' nested within its upper right arm.

VENDITOR

A U C T I O N E E R S

INDEX

Lightstone Report	4
Property Details	6
Terms & Conditions	8

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

LIGHTSTONE

Property Details

2 Pelican Place, Fourways, Gauteng

Sectional Title: SS THE SQUARE (193/1987)

Unit: 11

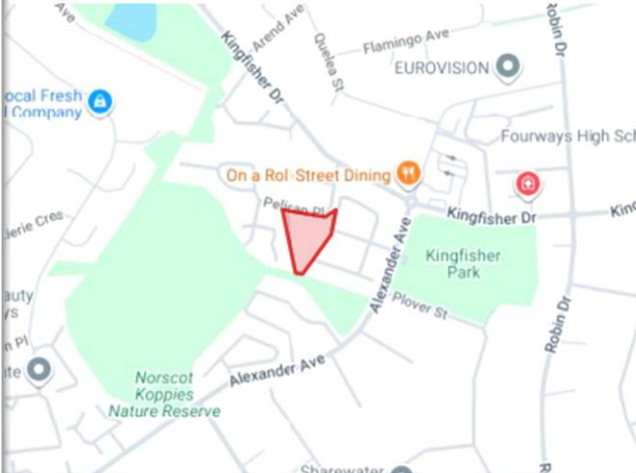
Estate: Sandton Koppies

Suburb: Fourways

UNIT SIZE (REGISTERED)
132 m²

SECTIONAL TITLE

LEGAL
Sect 11 of plan 193/1987
known as "THE SQUARE"
Situated at Ptn 10
Erf 2
Township: "FOURWAYS"
Mun: "CITY OF JOHANNESBURG"
Province: "GAUTENG"
Coordinates: [-26.029213, 27.999036](#)
[Google maps](#) | [Street View](#)



Amenities

 FILLING STATION 0.23 km Kingfisher Drive 0.78 km Sasol Witkoppen 0.82 km Shell	 BUS STATION 1.08 km Gautrain Bus Stop - William Nicol Drive - 17 1.11 km Gautrain Bus Stop - William Nicol Drive - 15 1.27 km Gautrain Bus Stop - William Nicol Drive - 18	 HOSPITAL/CLINIC 0.7 km Johannesburg Animal Eye Hospital 1.01 km Nu Angle Medical 1.38 km Dr B Dyke
 POLICE STATION 0.9 km South African Police Service Douglasdale Police Station 1.44 km South African Police Service Douglasdale Police Station	 SHOPPING CENTRE 0.28 km Kingfisher Centre 1 km Cedar Square Shopping Centre 1.09 km The Hub	 EDUCATION 0.17 km Fourways Academy Pre-School And Primary School 0.31 km Bright Ivory Drama 0.33 km Kumon Fourways



PROPERTY DETAILS

PROPERTY DESCRIPTION

Property Report – Description

The property consists of:

- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Lounge
- Dining Room
- TV Room
- Single Garage
- Private Atrium
- Patio

Unit Size: 132 m²

Location:

The property is situated in Sandton Koppies, Fourways, with easy access to shopping centres, schools, medical facilities, public transport and other amenities. The area also offers convenient access to major roads and surrounding areas, making the property suitable for residential or investment purposes.

**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 sellers for possible consideration**



TERMS AND CONDITIONS

VENDITOR AUCTIONEERS

- 10% Deposit upon signing of the agreement.
- The Seller appears not to be VAT registered.
- The Offer is subject to the acceptance of the seller.
- 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:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16221LJ/Name and Surname

Proof of payment: leoniej@venditor.co.za



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