VENDITOR
AUCTIONEERS



LOT 01



LOT 02



ONLINE LIQUIDATION AUCTION

VACANT RESIDENTIAL STAND & BOATHOUSE STORAGE UNIT
(TO BE SOLD INDIVIDUALLY)

AUCTION DATE:

WEDNESDAY, 20 JANUARY 2027 @ 11AM

ONLINE: www.venditoronline.co.za

PROPERTY ADDRESS:

ERF 39 LOWER PROMENADE DRIVE, VILLE D 'AFRIQUE

ERF 226 PORT D 'AFRIQUE STREET, PORT D 'AFRIQUE

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INDEX

Lightstone Report	4
Property Details	6-7
Terms & Conditions	9
How to Register for the Auction	11
Auto Bid Function	12

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.

PROPERTY DETAILS

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LIGHTSTONE:

Property Details

Freehold

39, Lower Promenade Drive, Ville D' Afrique Development, Estate D' Afrique, Hartbeespoort, Madibeng, North West, 0216

Get Directions

-25.772479,27.897545

Legal Description

Erf	39
Portion	0
Estate	Ville D' Afrique
Suburb	Estate D' Afrique
Township	Ville D'afrique
Municipality	Madibeng
Province	North West

Land Size (Registered)	Land Size (Cadastral)	Last Sales Date
1155 m^2	1157 m^2	05/03/2020



Property Details

Freehold

226, Port D'afrique Street, Port Provence Development, Estate D' Afrique, Hartbeespoort, Madibeng, North West, 0216

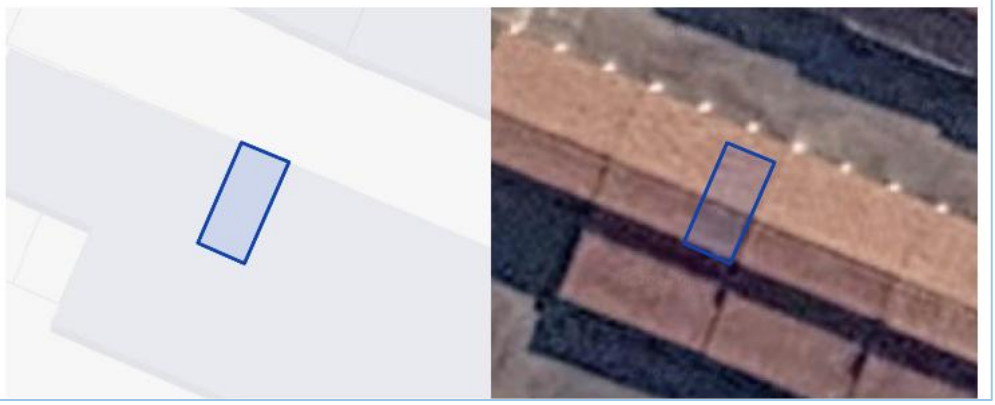
Get Directions

-25.768132,27.897525

Legal Description

Erf	226
Portion	0
Estate	Port Provence
Suburb	Estate D' Afrique
Township	Port D'afrique Ext 2
Municipality	Madibeng
Province	North West

Land Size (Registered)	Land Size (Cadastral)	Last Sales Date
26 m^2	26 m^2	10/03/2020



PROPERTY DETAILS

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IMPROVEMENTS:

ESTATE D'AFRIQUE
FRENCH-INSPIRED LIVING IN THE HEART OF HARTBEESPOORT

Discover the unique charm of Estate d'Afrique, an exclusive lifestyle estate nestled in the picturesque surroundings of Broederstroom, Hartbeespoort, in the North West Province.

Inspired by the timeless elegance of French Provençal architecture, Estate d'Afrique offers a distinctive blend of European charm and African natural beauty. Surrounded by breathtaking mountain scenery, lush landscapes and the tranquil waters of the Crocodile River, this sought-after estate offers a lifestyle that is both peaceful and sophisticated.

The estate comprises three distinctive residential villages – **Ville d'Afrique, Port Provence and Beau Rivage** – *each offering its own character and appeal.*

Residents can enjoy a range of lifestyle amenities, including a clubhouse, restaurant facilities, recreational spaces, boating facilities and access to the beautiful surrounding waterways.

Whether you are looking for a permanent family residence, a peaceful retirement destination, a weekend escape or an investment opportunity, Estate d'Afrique offers an exceptional setting in which to enjoy the best of country living.

Conveniently positioned within reach of both Johannesburg and Pretoria, the estate combines the tranquillity of a country lifestyle with accessibility to major urban centres.

Estate d'Afrique – where French-inspired elegance meets the beauty of African living.

A lifestyle worth discovering. A place worth calling home.

39 LOWER PROMENADE DRIVE, VILLE D 'AFRIQUE, ESTATE D' AFRIQUE, NORTH WEST

The subject property is a 1155 m² vacant residential stand without any infrastructure.





226 PORT D 'AFRIQUE STREET, PORT D 'AFRIQUE EXT 2, ESTATE D' AFRIQUE, NORTH WEST

This is a 26m² lock-up boathouse storage unit for boats and water sports equipment.
The storage unit is not in use.





TERMS & CONDITIONS

- R 20 000.00 Refundable registration fee + FICA documents required. Upload your proof of payment and FICA documents on the online platform: www.venditoronline.co.za
- 5% Deposit + 10% Commission plus VAT on commission payable on the fall of the hammer.
- The Seller is VAT Registered; VAT is payable over and above the Purchase Price.
- The Offer is subject to 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:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16036NDB | Your Name

Proof of payment: natasha@venditor.co.za

HOW TO REGISTER ON

www.venditoronline.co.za

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Go to the online portal: **www.venditoronline.co.za**. If you have not registered before on the website, please click on REGISTER ACCOUNT (top right-hand corner). If you have registered before, please go to LOGIN.

Complete your details and ensure that the information you have entered is correct. Once you have completed the form, click submit. You will receive an email to verify your account. Please go to your email and verify your account.

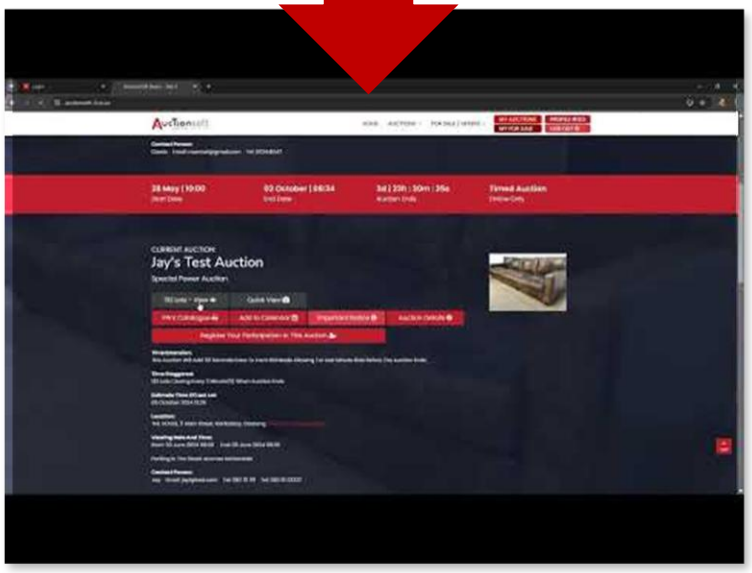
Once you have verified your email, go back to the online platform and login. **Go to Your Profile and upload the necessary information as required by the system. You must upload the following documents:**

Click on the buttons below to update

- Outbid - Notification Alerts
- Profile Details
- Password
- ID Document Photo
- FICA Document
- Banking Details
- Proof of Bank Account
- Proof of Payment (POP)
- TV Licence *

*Only Required if you purchase a TV

Click on the image below to watch the video on how to register



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Auto-Bid Function

Auto-Bid Function Explanation:
The auto-bid function allows the system to bid on your behalf.
It doesn't automatically place your highest bid but follows certain rules.

Example Scenario:
If a Lot is priced at 50(amount) and your auto-bid is set at 450(amount):
- The system won't immediately bid 450(amount).
- Instead, it will start by bidding the next available increment, which is 60(amount).
- If the bid closes at 60(amount) and you're the highest bidder, you win the Lot.
- If someone outbids you at 70(amount), the system will raise your bid to 80(amount).
- This process continues until the system reaches your auto-bid amount.
- If your bid is 450(amount), and someone else's bid is also 450(amount), the system will raise your bid to 450(amount).

Higher Auto-Bid:
If another user sets a higher auto-bid (e.g., 800(amount)), the system will ignore your 450(amount) auto-bid.
The system always favours the user with the highest auto-bid for a specific Lot.

No Consecutive Auto-Bids:
The system won't automatically outbid someone if your auto-bid amount is the same as theirs.
Example 1:
Your auto-bid is 450(amount), and a user bids 350(amount). Your auto-bid raises it to 400(amount). If the next bid is 450(amount), the system takes the user's bid.
Example 2:
If a user bids 400(amount), and your auto-bid is 450(amount), you will be awarded the Lot because your auto-bid is the highest.

Important Note:
Regardless of the item's reserve price, you're responsible for your auto-bid.
If your auto-bid is 5000(amount), and the system reaches that amount through active bids, it will be considered the highest bid.

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