

1. FLEURHOF EXT 4

1.1 Erf 1624 Portion 2

The property is known as portion 2 of erf 1624 Fleurhof Ext 4

Title Deed Number: T38951/2020

Title Restrictions and bonds: None

SG Number: SG 613/2018

Property Size: 4679m² (Four Thousand Six Hundred and Seventy-nine Square meters)

Land Use: Vacant

Zoning: Business 1

Primary use:	Shops, offices, medical clinic, restaurants, and drive-through restaurants
Consent uses:	As per Scheme, including dwelling units
Uses not permitted:	Noxious industries, scrap yards, panel beaters, spray painting
F.A.R (or F.S.R)	0.6
Coverage:	40%
Height:	Two (2) storeys
Building Lines:	3m along all other boundaries



Limitations

Electrical capacity limited to 56kVA

Cost

Size (m ²)	Bulk m ²	Price (excl. VAT)	Price (incl. VAT)
4 672	2 803	4 867 270	5 597 360

1.2 Erf 1624 Portion 3

The property is known as portion 3 of erf 1624 Fleurhof Ext 4

Title Deed Number: T38952/2020

Title Restrictions and bonds: None

SG Number: SG 614/2018

Property Size: 8369m² (Eight Thousand Three Hundred and Sixty-Nine Square meters)

Land Use: Vacant

Zoning: Business 1

Primary use:	Shops, offices, medical clinic, restaurants and drive-through restaurants
Consent uses:	As per Scheme, including dwelling units
Uses not permitted:	Noxious industries, scrap yards, panel beaters, spray painting
F.A.R (or F.S.R)	0.6
Coverage:	40%
Height:	Two (2) storeys
Building Lines:	3m along all other boundaries



Limitations

Electrical capacity limited to 105kVA

Cost

Size (m ²)	Bulk m ²	Price (excl. VAT)	Price (incl. VAT)
8 368	5 021	8 717 676	10 025 327

1.3 Erf 1624 Portion 4

The property is known as portion 4 of erf 1624 Fleurhof Ext 4

Title Deed Number: T38953/2020
Title Restrictions and bonds: None
SG Number: SG 615/2018
Property Size: 8639m² (Eight Thousand Six Hundred and Thirty-eight Square meters)
Land Use: Vacant
Zoning: Business 1

Primary use:	Shops, offices, medical clinic, restaurants and drive-through restaurants
Consent uses:	As per Scheme, including dwelling units
Uses not permitted:	Noxious industries, scrap yards, panel beaters, spray painting
F.A.R (or F.S.R)	0.6
Coverage:	40%
Height:	Two (2) storeys
Building Lines:	3m along all other boundaries



Limitations

1. Electrical capacity limited to 105kVA
2. Affected by 4m wide sewer servitude SG no A4579/1992

Cost

Size (m ²)	Bulk m ²	Price (excl. VAT)	Price (incl. VAT)
8 639	5 183	9 000 000	10 350 000

1.4 Erf 1624 Portion 5

The property is known as portion 5 of erf 1624 Fleurhof Ext 4

Title Deed Number: T38954/2020

Title Restrictions and bonds: None

SG Number: SG 616/2018

Property Size: 9 568m² (Nine Thousand Five Hundred and Sixty-eight Square meters)

Land Use: Vacant

Zoning: Business 1

Primary use:	Shops, offices, medical clinic, restaurants and drive-through restaurants
Consent uses:	As per Scheme, including dwelling units
Uses not permitted:	Noxious industries, scrap yards, panel beaters, spray painting
F.A.R (or F.S.R)	0.6
Coverage:	40%
Height:	Two (2) storeys
Building Lines:	3m along all other boundaries



Limitations

1. Electrical capacity limited to 105kVA
2. Affected by 4m wide sewer servitude SG no A4579/1992

Cost

Size (m ²)	Bulk m ²	Price (excl. VAT)	Price (incl. VAT)
9 568	5 741	9 967 820	11 462 993