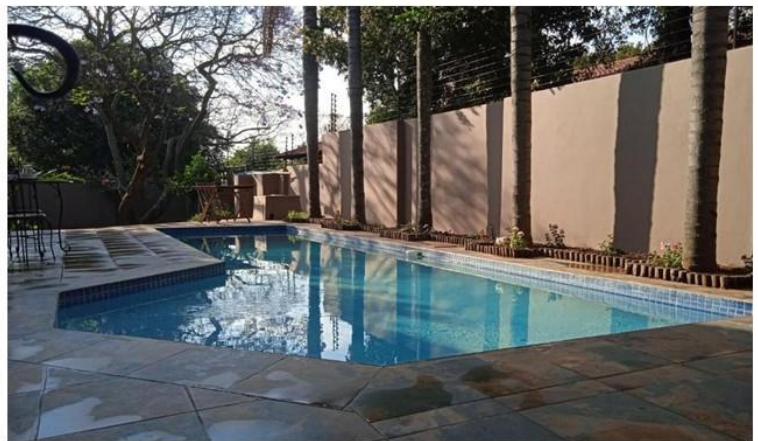


# INFORMATION PACK

FOR

## LUXURY BROOKLYN RESIDENCE EXECUTIVE APARTMENTS **INVESTMENT OPPORTUNITY**

252 OLIVIER STREET, BROOKLYN, PRETORIA



**ON SITE AUCTION – Tuesday, 7 May 2024 @ 11h00**  
Pieter 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)

## Property Information

### Title Deed Information –

**PORTION 1 OF ERF 608, BROOKLYN, GAUTENG - JR**

**Known As: 252 OLIVIER STREET, BROOKLYN, PRETORIA**

**Title Deed: T24605/2004**

**Extent: 1250m<sup>2</sup>**

**Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**Registration Division: JR**

**Province: GAUTENG**

**VAT Status: The seller is not registered for VAT**

**Zoning: RESIDENTIAL**

## Property Description

This large property is situated in a very secure and boomed-off area of the popular Brooklyn neighborhood close to Brooklyn Mall, Brooklyn Primary School, Waterkloof Primary School, and close to embassies. The **area is boomed off, patrolled and has 24 Hour access control**. Situated within the secure area and within walking distance is a park enjoyed by the residents.

The property is surrounded by Diplomatic Residences, adding to the security in the area, and offers the diplomatic community **medium to long term housing accommodation**.

There are 8 luxury apartments and 1 double storey 3 bedroom / 3 bathroom / full kitchen home with separate entrance. All apartments have separate access and shared use of the pool and gardens. All the bedrooms are ensuite. The finishes are excellent, with imported tiles and bathroom fittings.

**Live on site and run your business from home.** The various configurations of the property allow for 3 of the units to easily be combined to create a **luxury 3-bedroom home** with 3 en-suite bedrooms, kitchen, lounge, private garden & 2 carports. Other configurations are also possible. This gives an **owner operator** the benefit of living on the property and running a business from home.

The apartments are currently let on a medium to long term basis, with the rental income ranging from R9 000.00pm to R22 000.00pm.

There is a separate laundry on site as well as ample parking, a garden, and a pool. The property is neat and well-maintained.

### Features include:

- 8 Apartments – Self Catering
- 1 double storey 3 bedroom / 3 bathroom / full kitchen home
- Lounge
- 3 Vehicle Gates
- 2 Covered parking
- Porte Cochere
- Patio / braai (barbecue) area
- Swimming Pool
- Electric Fence

**Rates & Taxes: ± R3 873.34 per month**



## Photos







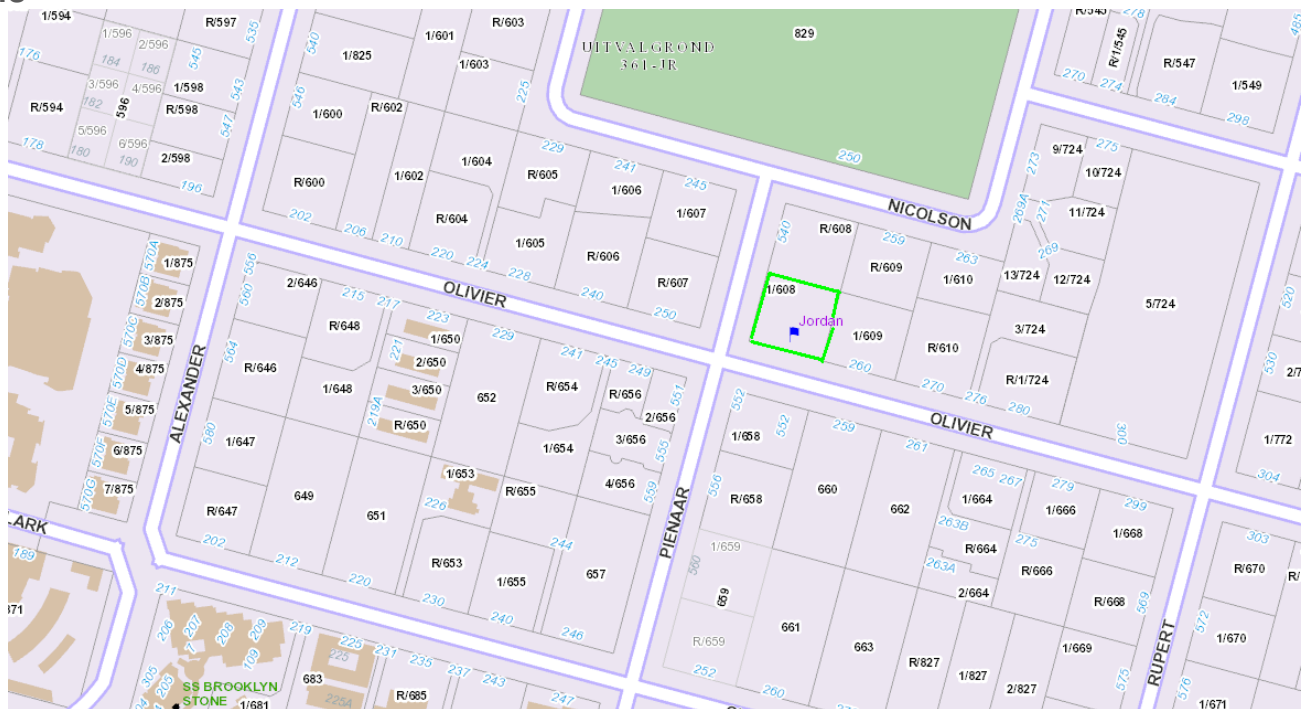




## Aerial View



## GIS



# SG Diagram

## SUBDIVISIONAL DIAGRAM

S.G. No. A 2070 / 75

SIDES Metres		ANGLES OF DIRECTION
AB	36,84	A 90.00.00
BC	33,93	B 90.00.00
CD	36,84	C 90.00.00
DA	33,93	D 90.00.00

Approved

*[Signature]*  
for Surveyor General.

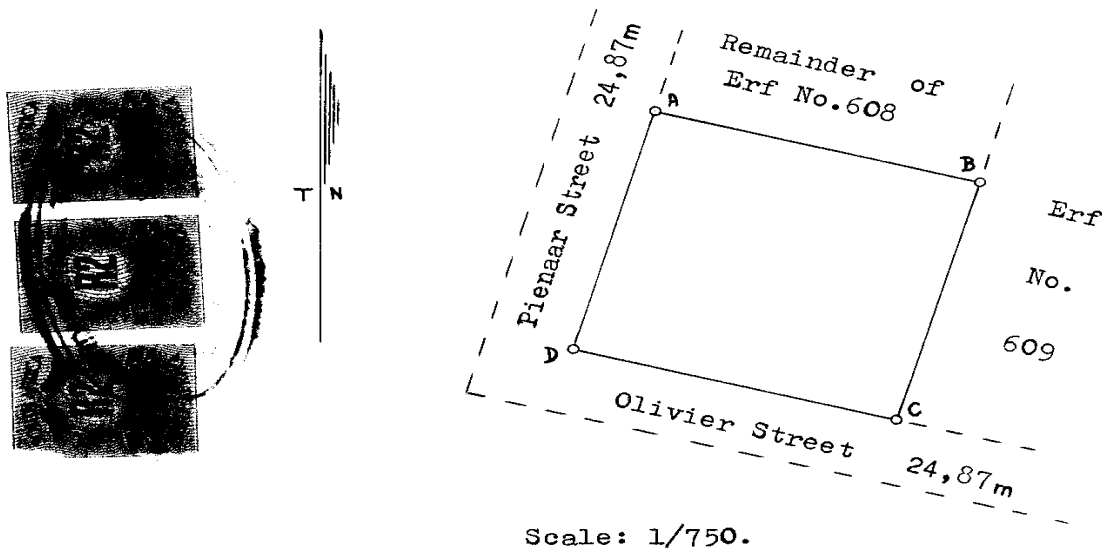
30 -4- 1975

### Description of Beacons.

A B D.....12mm. x 450mm. Iron pegs.  
C.....12mm. x 450mm. Iron peg at Rail  
section fence post.

ORD. No. 25/1965

Sec. 42 (2)  
13/7/250.



Scale: 1/750.

The figure A B C D A

represents 1 2 5 0 Square Metres

PORTION 1 of \* ERF No. 608 in the Township of  
B R O O K L Y N

Province of Transvaal

Surveyed in March 1975

\* Now known as Portion.....  
of Erf No. 608

by me.

*[Signature]*

S.L.Fine Land Surveyor.

This diagram is annexed to

No. 22659/75  
d.d.  
i.f.o.

Registrar of Deeds

The original diagram is

No. A 5070 / 10

Transfer 570 / 14  
Grant

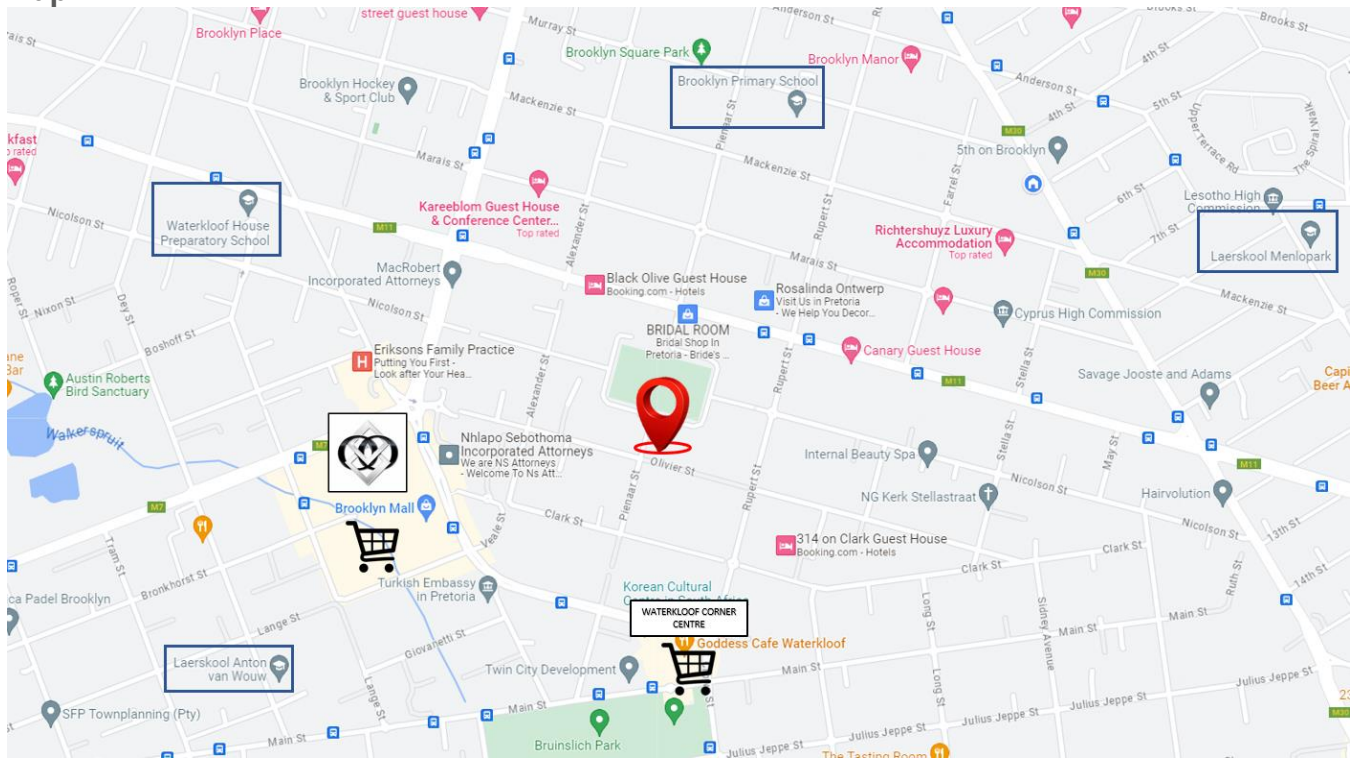
File

S.R. No. 549 / 75

Comp. JR 7A5  
D4  
TP 927



## Map



**GPS Co-Ordinates 25°46'14.9"S 28°14'25.3"E**  
**-25.770795, 28.240365**





### Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction.

Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.

5% Deposit payable on the fall of the hammer.

10% Commission, + VAT on Commission, payable on the fall of the hammer.

45 Days for Guarantees.

7 Days Confirmation Period.

**For more information, or to pre-register for the auction, please contact:**

**Pieter Nel**

**084 8800 165 / [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**

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