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46 13th Street  
Menlo Park  
Pretoria  
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Web Ref RL36394



R5,400,000

12 3

**Monthly Bond Repayment** R54,822.36

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R451,807.00 **Bond Costs** R65,785.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R4,400

Corner property and stunningly located

This property is zoned as "Special", Ideal for several types of business disciplines.

- \* Special residential (as per zoning certificate)
- \* 10 secure parking area , plus an additional carports
- \* Communal entertainment area and excellent security.
- \* The main office building (224m<sup>2</sup>) encompasses a reception, board room and six offices, two bathrooms, kitchen and storeroom
- \* The second office building (160m<sup>2</sup>) offers a reception, board room, 6 offices, bathroom and kitchen.
- \* Office no. 3 (36m<sup>2</sup>) was utilized as a hair and beauty salon, with a bathroom and kitchenette.
- \* The outer office, no.4 (50m<sup>2</sup>) has two large offices with a bathroom and kitchenette.

The buildings and terrain are well maintained. It is situated close to the Brooklyn Mall, the University of Pretoria, Gautrain station and within quick access to major...

### Features

#### Interior

Bedrooms	12
Bathrooms	3
Kitchens	4
Recep. Rooms	1
Studies	2
Furnished	No

#### Exterior

Carports / Parkings	4
Security	No
Pool	No
Views	False

#### Sizes

Floor Size	460m <sup>2</sup>
Land Size	1,531m <sup>2</sup>