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Web Ref NPP74396

| Current controls | Existing zoning | Proposed zoning |
|--------------------------|---|--|
| Residential 4 | Residential 4 | Residential 4 |
| Development permitted | Development 100m Maximum erf size of 1000 m ² | Block of flats, Commercial 161 Developments per the maximum of 44 dwellings on the erf. |
| Site | 50% | 4 Storers (18 m) |
| Area Ratio | 2 Storers | 1:2 |
| Building Lines | Atterbury Road: 18 m All other streets: 4.5 m | Atterbury Road: 10 m Indiana Avenue: 1.5 m |
| Height Restriction Areas | Rear and side: 2.0 meters Southern: 3m single storey 4m double storey | All boundaries: 4.5 m |

R12,600,000

Monthly Bond Repayment R130,055.74
Calculated over 20 years at 11% with no deposit.

Transfer Costs R1,295,037.00 Bond Costs R96,474.50
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Great Opportunity on Prime Development

This land is located on Atterbury Road in the heart of Faerie Glen, close to various shopping malls and schools. Already zoned and approved for Residential 4. Allowing for 44 units in a 4-storey building. Each unit consists of 55.3m² and there will be 59 parking bays.

A potential buyer may change the layout according to his own specific needs. There is a borehole on the land and it can be utilized for the development. Fiber line is already on hand.

A great investment for the potential buyer. Please call the agent for further assistance and information.

The name of the suburb might conjure up images of faeries resting in mossy, tree filled vales, but in reality Faerie Glen sits on the southern slopes of the Bronberg Mountain, a popular, fairly old, large and developed suburb, in between Lynnwood and Garsfontein in Pretoria's...

Features