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46 13th Street
Menlo Park
Pretoria
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R8,500,000

Monthly Bond Repayment R86,294.46

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R810,214.00 **Bond Costs** R80,035.00

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

Adjacent stands with zoning approvals in place

DEVELOPERS, HERE IS YOUR GEM

Two adjacent stands, one golden opportunity.

- Zoning: Res 3 – Approved for 120 units/Ha – that's 41 units in total across both stands.
- Stand 1: 2230sqm | Stand 2: 1231sqm
- Extensions are in place
- Tribunals are done and dusted
- Plans are drawn up
- Bulk services + consolidation + final rezoning – YOUR move to complete.

Bonus: Both stands come with income-producing homes. Tenants in place, and the rental returns are strong. (LOW holding costs)

- Side by side. Perfectly positioned.
- Location, potential, and solid returns from day one.

Lock it in before someone else builds your vision.

Features