



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

SPACE PLAN DEVELOPMENTS (PTY) LTD (IN LIQUIDATION)

“URBAN COVE”

32 SECTIONAL TITLE UNITS IN NELSPRUIT

Stand: Section 55 and 56 Urban Cove, Portion 8 (Portion of Portion 4) of Erf 378 – Blk 4
Section 75, 77, 82, 84, 88, 89 & 90 Urban Cove, Portion 5 of Erf 378 – Blk 5 Section
103 to 120 Urban Cove, 5 of Erf 378 – Blk 6 Section 121, 122, 123 & 124 Urban Cove,
Portion 5 of Erf 378 – Blk 8 Section 96 Urban Cove, Portion 5 of Erf 378 – Blk 7



2 Van Rensburg Street, Sonheuwel
Mpumalanga Province

**TIMED ONLINE AUCTION
STARTS TUESDAY 9 NOVEMBER 2021 @ 10H00**

Auctioneers: Roy Lazarus and Clive Lazarus

Unit Number 10, Ferndale Mews North,
Cnr Oak & Dover Road, Ferndale, Randburg, 2194
Tel: (011) 789-4375 Fax: (011) 789-4369



CONTENTS

- 1. Disclaimer 2
- 2. Conditions of Sale 3
- 3. Property Summary 4
- 4. Location 5
- 5. Property Description..... 6
 - a. The Stand
 - b. The Improvements
 - c. Municipal Information
- 6. Attachments 9 - 15

DISCLAIMER

Whilst all reasonable care has been taken to provide accurate information, neither Park Village Auctions nor the Seller/s guarantee the accuracy of the information and neither will be held liable for any loss or damages resulting from any errors or omissions in the information herein provided, whether due to the negligence or otherwise of Park Village Auctions or the Sellers or any other person.



Whilst all reasonable care has been taken to provide accurate information, neither Park Village Auctions nor the Seller/s guarantee the accuracy of the information

CONDITIONS OF SALE

Deposit:	15% of the Purchase Price payable on submission of Offer
Commission:	Buyer's commission of Six (6%) plus VAT payable on submission of Offer
Confirmation Period:	Fourteen (14) Business Days from date of signature
Occupation:	Date of Registration of Transfer
Risk, Control & Insurance:	The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser on the date of registration of transfer into the Purchaser's name and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges.
Transfer Duty / VAT:	The Seller is a registered VAT Vendor and VAT at 15% on the purchase price is payable.



PROPERTY SUMMARY

TITLE DEED INFORMATION:

Whilst all reasonable care has been taken to provide accurate information, neither Park Village Auctions nor the Seller/s guarantee the accuracy of the information

REGISTERED OWNER:

URBAN COVE APARTMENTS NELSPRUIT PTY LTD

TITLE DEED NUMBERS & REGISTERED EXTENT:

UNIT NUMBER:	NUMBER:	EXTENT:
55 of 792/2007	ST792-55/2007	49 Square Metres
66 of 792/2007	ST792-66/2007	49 Square Metres
75 of 40/2008	ST40-75/2008	42 Square Metres
77 of 40/2008	ST40-77/2008	49 Square Metres
82 of 40/2008	ST40-82/2008	42 Square Metres
84 of 40/2008	ST40-84/2008	53 Square Metres
88 of 40/2008	ST40-88/2008	42 Square Metres
89 of 40/2008	ST40-89/2008	54 Square Metres
90 of 40/2008	ST40-90/2008	53 Square Metres
96 of 8/2008	ST8-96/2008	42 Square Metres
103 of 58/2010	ST58-103/2010	49 Square Metres
104 of 58/2010	ST58-104/2010	49 Square Metres
105 of 58/2010	ST58-105/2010	43 Square Metres
106 of 58/2010	ST58-106/2010	44 Square Metres
107 of 58/2010	ST58-107/2010	48 Square Metres
108 of 58/2010	ST58-108/2010	49 Square Metres
109 of 58/2010	ST58-109/2010	54 Square Metres
110 of 58/2010	ST58-110/2010	54 Square Metres
111 of 58/2010	ST58-111/2010	43 Square Metres
112 of 58/2010	ST58-112/2010	44 Square Metres
113 of 58/2010	ST58-113/2010	54 Square Metres
114 of 58/2010	ST58-114/2010	54 Square Metres
115 of 58/2010	ST58-115/2010	54 Square Metres
116 of 58/2010	ST58-116/2010	54 Square Metres
117 of 58/2010	ST58-117/2010	43 Square Metres
118 of 58/2010	ST58-118/2010	44 Square Metres
119 of 58/2010	ST58-119/2010	54 Square Metres
120 of 58/2010	ST58-120/2010	54 Square Metres
121 of 8/2008	ST8-121/2008	42 Square Metres
122 of 8/2008	ST8-122/2008	42 Square Metres
123 of 8/2008	ST8-123/2008	44 Square Metres
124 of 8/2008	ST8-124/2008	41 Square Metres

DESCRIPTION:

Thirty-Two (32) Sectional Title Residential Apartment Units located within the “Urban Cove” Residential Apartment Complex, all with certain other improvements.

Whilst all reasonable care has been taken to provide accurate information, neither Park Village Auctions nor the Seller/s guarantee the accuracy of the information

LOCATION:

The “**Urban Cove**” Residential Apartment Complex is located at **Number 2 Van Rensburg Street, Sonheuwel, Nelspruit, Mpumalanga Province** at GPS coordinates;

-25.477361, 30.973630

The suburb of Sonheuwel is located to the immediate East of the Nelspruit CBD with all amenities of necessity within a short driving distance.

LAYOUT:

THE COMPLEX:

“**Urban Cove**” comprises Eight (8) three storey residential apartment buildings, with a total of 132 Ground Floor and Upper Level one and two-bedroom Sectional Title residential apartments.

The complex comprises two phases, with access to the entire development from Van Rensburg Street via the entrance and egress main gate with Security Office, situated on the underlying Portion 8 of Erf 378 Sonheuwel

Internal roads and parking areas are brick paved.

Some of the units are utilized for Student Accommodation, with the three apartment buildings located towards the Southern portion of the complex fenced-off from the rest of the complex; also having additional access control measures permitting access to this section for students only.

The complex is bound by plastered and painted brick walling approximately 2.3 Metres in height, topped with electric fencing.

THE RESIDENTIAL UNITS:

Four (4) Units Number 121, 122, 123 & 124 are located on the Ground Level of **Block 8**, with each unit comprising an open plan lounge and kitchen, one (1) bedroom and a bathroom.

The **Eighteen (18) Units** Number 103 – 120 comprise the entire **Block 6** and comprises 6 two-bedroom units on each floor. The units all measuring between 43 Square Metres and 54 Square Metres, each comprising an open plan lounge and kitchen, two (2) bedrooms and a bathroom, with the Upper Level units having the addition of a balcony.

Located in **Block 5** are **Ten (10) Units** Number 75, 77, 82, 84, 88, 89 & 90 with each unit comprising an open plan lounge and kitchen, two (2) bedrooms and a bathroom, with the Upper Level units having the addition of a balcony.

Situated outside of the access controlled “Student Building Areas” are three (3) more apartment units, with **one (1) unit**, Unit 96 located in **Block 7**, comprising an open plan lounge and kitchen, one (1) bedroom and a bathroom. The last **two (2) units**, Unit

Whilst all reasonable care has been taken to provide accurate information, neither Park Village Auctions nor the Seller/s guarantee the accuracy of the information

Number 55 & 66 are located in Block 4, with each unit comprising an open plan lounge and kitchen, two (2) bedrooms, a bathroom and balcony.

Flooring: Ceramic floor tiles
Walling: Plastered and painted, ceramic wall tiles
Ceiling: Reinforced concrete, standard painted ceiling board

INTERNAL FIXTURES AND FITTINGS:

- Kitchens improved with veneer wall and floor units with Formica worktops and a stainless-steel sink unit
- Bathrooms finished with standard white sanitary ware, comprising a shower enclosure, pedestal mounted wash hand basin and toilet bowl

PARKING:

In addition to steel framed parking bays under shade net cover in front of the residential block, there is additional basement parking located on the lower ground level of Block 6 and Block 7, with each allocated at least one parking bay under shade net or basement parking bay.

COMMUNAL FACILITIES:

Leisure facilities are a communal braai area and a roof top social area, temporary “study hall” in basement of Block 5, and a Student Laundry, Storeroom and Tuck Shop in Block 6.

RATEX & TAXES AND LEVIES:

RATES AND TAXES:

Average Current Monthly per Unit: R 500.00

Please Note: The above information was received from the Mbombela Local Municipality and is provided without prejudice to our rights. The amount advised reflects the current arrears according to Municipal records and do NOT constitute clearance figures for transfer purposes.

LEVIES:

Monthly per Unit: R 1 000.00

WINDEED

WinDeed Property Report

windeed
A LexisNexis® Product

Name **SS URBAN COVE**, Number **8/2008**, Unit **122**

REGISTERED PROPERTY DETAILS

Property Type	SECTIONAL TITLE UNIT	Diagram Deed	-
Unit Number	122	Registered Size	42.0000SQM
Scheme Name	SS URBAN COVE	Municipality	-
Scheme Number/Year	8/2008	Province	MPUMALANGA
Situated At	SONHEUWEL , 378 , 8	Registration Division	-
Deeds Office	MPUMALANGA	Coordinates (Lat/Long)	-

OWNER DETAILS

Owner 1 of 1

Person Type	COMPANY	Title Deed	ST8-122/2008
Name	COVE APARTMENTS NELSPRUIT PTY LTD	Purchase Date	-
Registration Number	200504073807	Purchase Price (R)	-
Share (%)	-	Registration Date	2008/01/18

PROPERTY INFORMATION

Address	PIET RETIEF STREET, SONHEUWEL, NELSPRUIT
Primary Use	-
Estate	-



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

PHOTOGRAPHS

Whilst all reasonable care has been taken to provide accurate information, neither Park Village Auctions nor the Seller/s guarantee the accuracy of the information



Whilst all reasonable care has been taken to provide accurate information, neither Park Village Auctions nor the Seller/s guarantee the accuracy of the information



Whilst all reasonable care has been taken to provide accurate information, neither Park Village Auctions nor the Seller/s guarantee the accuracy of the information