

**BIDDERS INFORMATION PACK**

**UNITS 893, 894 & 899 DE VELDE ESTATE, DE BEERS AVENUE,  
SOMERSET WEST**

**SELECTED 2 BED 2 BATH INVESTMENTS IN DE VELDE ESTATE**

AUCTION DATE: Wednesday, 01 July @ 14:00

REGISTRATION: From 12:00

VENUE: [Online.AuctionInc.co.za](https://Online.AuctionInc.co.za) *Click or tap here to enter text.*

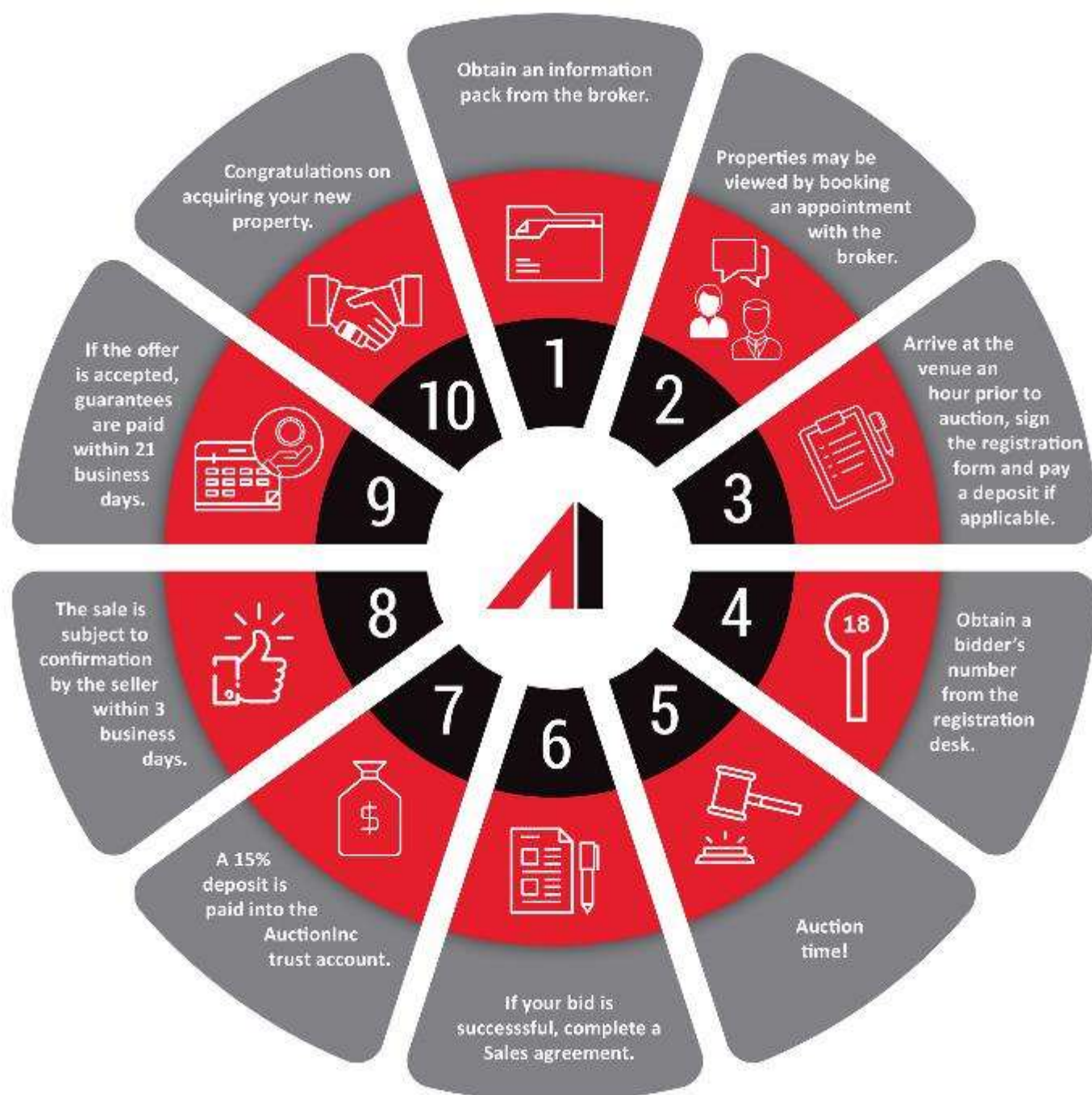
VIEWING: By appointment

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## HOW TO BUY A PROPERTY ON AUCTION





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**PROPERTY INFORMATION**

Number	1
Street Address:	De Beers Avenue
Suburb:	Somerset West
City:	Cape Town
Province:	Western Cape
Sector:	Residential
Sub Sector:	Apartments
Co-Ordinates:	Latitude: -34 09 04 Longitude: 18 82 45
Erf Size m2:	56 588
GLA Size m2:	96, 88 & 99
Title Deed	ST14399/2019
Erf Number	Portion 132 of ERF 794 Somerset West





## PROPERTY DETAILS

### Property Specifications

Land Size/ Erf Size	56 588 m <sup>2</sup>
Under-Roof / GLA Size	96, 88 & 99 m <sup>2</sup>

### Property Description

#### Unit 893 – size is 96m2

2 bed, 2 baths on the 2nd floor with a large balcony

Layout tba

Monthly Council rates are +-R750.00 and Body Corporate levies +-R1 330.00

#### Unit 894 – size is 88m2

2 bed, 2 baths on the top floor Penthouse with a balcony

Layout tba

Monthly Council rates are +-R565.00, Body Corporate levies +-R1 220.00

#### Unit 899 – size is 99m2

2 bed, 2 baths on the 1st floor with a balcony

Layout tba

Council rates are +-R705.00, Body Corporate levies +-R1 370.00

De Velde Estate is an exquisite Balwin Development and offers exceptional quality in a secure and well-designed complex. First Class living, each apartment comes standard with prepaid meters and fibre internet points. This complex offers spacious living with exceptional finishes, plus a world-class, on-site range of leisure, entertainment and sporting facilities, including:

- Lifestyle Centre (Free Wi-Fi)
- Swimming Pool
- Training Science Gym
- Fitness Track
- Multipurpose sports Field
- Squash Facility
- Wine Cellar
- Amici Restaurant & Pizzeria
- Entertainment Area
- Braai Area
- Picnic Pockets
- Cinema room
- Children's Play Area
- Laundromat
- Boardroom
- Study Facilities





## Features

Modern design, large format floor tiles  
Black aluminum doors & windows  
Use of glass brings feel of natural light and airy  
Simple, sleek design lines give feeling of space  
Wooden BIC, bathroom cupboards adds character

## AREA ASSESSMENT

### Area Description

Somerset West is a town bordering on the Strand in the Western Cape, organizationally and administratively it is included in the City of Cape Town, although it is about 50 kilometers east of Cape Town CBD close to Cape Town International airport.

Somerset West was founded in 1822 on part of the historic farm, Vergelegen. The town was named after an English 1800's governor. In the 1830s, Sir Lowry's Pass, named after later governor Sir Lowry Cole, was constructed to link the town with outposts further east over the Hottentots-Holland mountains.

Lying in the Helderberg Basin, the town is surrounded by mountains, between the Cape Winelands and False Bay. The Helderberg Nature Reserve, a 363-hectare natural wildlife preserve opened in 1964, contains a wide variety of smaller fauna and outstanding specimens of indigenous flora such as Protea and fynbos. The historic town of Stellenbosch is approx. 18 km and there are many well-known wine estates and fine examples of Cape Dutch architecture in the area. Somerset West contains several sporting facilities including several golf courses.

The area is popular for local and international tourists alike, and in recent years many guest houses and B&Bs have opened up in Somerset West, due to its proximity to Cape Town, the beaches at the Strand and Gordon's Bay, as well as the Western Cape's numerous wine farms.

Local attractions include top restaurants, pubs and fast food outlets, many art galleries, Strand Golf Club, Saturdays Farmers Market, Flag Stone Winery, The Playhouse Theatre, Strand beach, Trigger Fish Craft Brewery, Somerset & Sanctuary Mall

### Amenities

Lifestyle Centre (Free Wi-Fi)  
Swimming Pool & techno gym  
Fitness Track & multipurpose sport field  
Squash court & entertainment, braai, picnic, children's facilities, pizza etc  
Laundromat, boardroom, study





## PROPERTY MAPS

### Map



### Satellite





## INTERIOR PROPERTY PHOTOS (for design and complex 'look & feel')





**INTERIOR PROPERTY PHOTOS (continued)**





## EXTERIOR PROPERTY PHOTOS





## **ANNEXURES – layouts tba**





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## CONTACT DETAILS

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### Property Broker

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