

INFORMATION MEMORANDUM

224A Beyers Naude Drive, Rustenburg

AUCTION SALE: 06 JUNE, 11:45AM | 224A Beyers Naude Drive, Rustenburg.



**TERMS: 10% DEPOSIT +10% BUYERS COM EXCL VAT, AT THE FALL OF THE HAMMER,
BALANCE CASH OR GUARANTEES, 14 DAYS FROM CONFIRMATION**

Contact : (012) 6534444 / 0825952242

auctions@choprop.co.za



INFORMATION MEMORANDUM

224A Beyers Naude Drive, Rustenburg

AUCTION SALE: 06 JUNE, 11:45AM | 224A Beyers Naude Drive, Rustenburg.

PROPERTY DESCRIPTION

PRIME COMMERCIAL RETAIL CENTER

An exceptional multi-tenanted commercial property situated at 224A Beyers Naude Drive, Rustenburg, offering investors a strong income-generating opportunity in a prime business location and it's zoned for business. Positioned on approximately $\pm 811\text{m}^2$ of land with a built-up area of approximately $\pm 297\text{m}^2$, this commercial asset combines stable rental income with future growth potential.

The property is fully occupied by a mix of tenants each tenant has prepaid electricity meters. The property generating an estimated gross monthly rental income of approximately $\pm \text{R}44,000$ per month. Current tenants include businesses such as CBD Shop, Ons Winkel, Aunic, Future Solar, and JC Craft, and Every Ink .

The current rental structure includes:

CBD Shop – Approx. $\pm \text{R}7,000$ pm
Ons Winkel – Approx. $\pm \text{R}6,500$ pm
Aunic – Approx. $\pm \text{R}5,000$ pm
Future Solar – Approx. $\pm \text{R}6,500$ pm
JC Craft – Approx. $\pm \text{R}3,500$ pm
Ons Winkel – Approx. $\pm \text{R}6,000$ pm
Every Ink -Approx. $\pm \text{R}7000$
Total Gross Income = $\pm \text{R}44000$

It includes electricity rebate of approximately $\pm \text{R}2,500$, contributing to the overall monthly income. Estimated monthly operating expenses are approximately $\pm \text{R}11,000$, which include rates and taxes of around $\pm \text{R}6,500$, electricity costs of approximately $\pm \text{R}3,500$, and other general expenses, making this an attractive investment with solid net income potential.

Located on the busy Beyers Naude Drive, the property enjoys excellent visibility, accessibility, and consistent commercial activity, making it ideal for investors looking to secure a well-positioned commercial asset with existing cash flow and upside potential.

The property will be sold on auction “as is Voetstoots” as it currently stands, to the highest bidder, the end date of the Auction is on Saturday, 6 June 2026 at 11:45 AM.

For more information or to arrange enquiries regarding the auction, contact 082 595 2242.



DEFINITIONS



AGENTS	Choprop Sales & Letting (Pty) Ltd
ADDRESS	224A Beyers Naude Drive, Rustenburg
CA	Confidentiality Agreement
GFA	Gross Floor Area
LGA	Local Government Area
m	Metres
M ²	Square metres
M	Millions
MEMORANDUM	Information Memorandum
NLA	Nett Lettable Area
RECIPIENT	Parties receiving the Memorandum
RELEVANT PERSONS	The Agent, partners, employees, agents and representatives or advisors and the company.
SUBJECT	224A Beyers Naude Drive, Rustenburg

INTRODUCTION

Choprop Sales & Letting (Pty) Ltd is pleased to present this Information Memorandum on behalf of the vendor for 224A Beyers Naude Drive, Rustenburg

This Information Memorandum outlines key information in relation to the property and is being provided to prospective purchasers to assist with the sale due diligence.

On behalf of the Vendor we thank you for taking an interest in the property and trust you will find this Information Memorandum of use.

All enquiries should be directed to our Property Professional Yusuf Essa.



Mobile: | 082 595 2242
Email: | ceo@choprop.com

EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

RIME COMMERCIAL RETAIL CENTER

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PROPERTY LOCATION



BUILDING SIZE:

$\pm 297 \text{ m}^2$

LAND SIZE :

$\pm 811 \text{ m}^2$

ERF:

± 1276

COORDINATES (LAT/LONG):

(<https://maps.app.goo.gl/BjL2A2RhDkUYsYwc7>)

PROPERTY PHOTOS





Choprop
WIERDA PARK
Yusuf Ismail Essa Suliman

E-mail: reception@choprop.co.za
 Cell: 082 595 2242

Tel: 012 653 4444

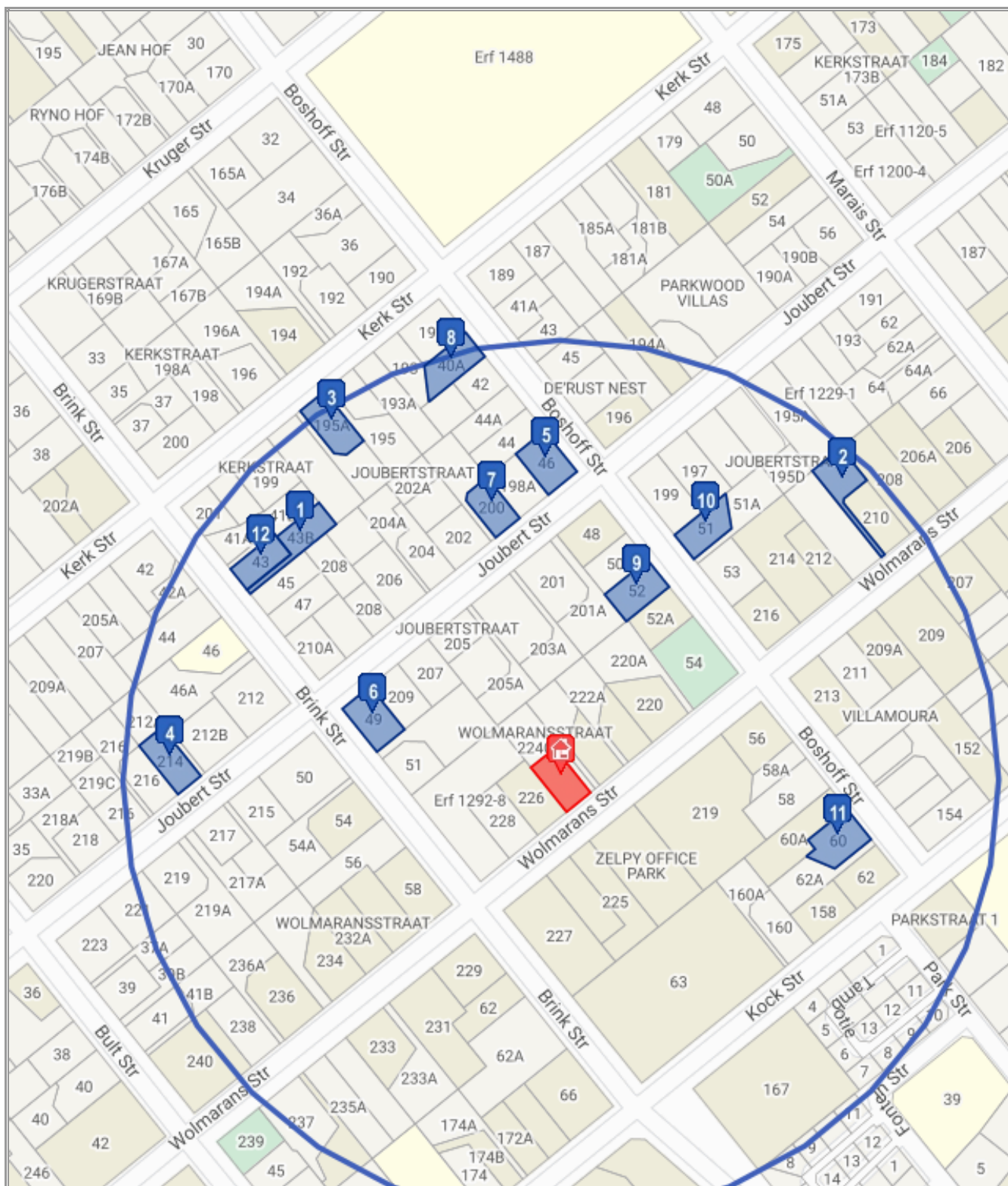


PROPERTY INFORMATION			
Erf	1276	GPS	27.233731°E 25.679431°S
Township	RUSTENBURG	Extent	811 m²
Address	224A BEYERS NAUDE DRIVE	Cadastral extent	809 m²
Suburb	RUSTENBURG	Usage	Business
Municipality	RUSTENBURG	Type	
Province	NORTH WEST	Zoning	RES1
		Zoning Desc	Residential 1

MUNICIPAL VALUATION	
Total Value	R 1 400 000
Valuation Year	2025

ACCOMMODATION							
Condition	Avg	Age		Building Extent	-		
Bed Rooms	-	Reception Rooms	-	Alarm	-	Perim Security	-
Bath Rooms	-	En Suite	-	Pool	-	Tennis Court	-
Study	-	Domestic Accom.	-	Garden	-	Sprinkler System	-
Garages	-	P Bays/C Ports	-	Borehole	-	Outside Accom.	-
Special Features							

Properties included for Comparative Market Analysis





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CMA - Indexed Value

SUBJECT PROPERTY			
Erf Number	Address	Purchase Date	Purchase Price
1276	224A BEYERS NAUDE DRIVE, RUSTENBURG	2019/08/29	R 1 400 000
Indexed Value R 1 719 000 as at 2026/05/11			
Compound Annual Growth Rate: 2.97%			

The **indexed value** of a property is calculated by taking the most recent sale data, and for each year since the last sale date, up until today, adding the average property inflation (price increase) for that particular year to the sale price. This is the same as if we invested our money in the bank and were paid interest at the property inflation rate.

For example, we have a property that sold for R 1,000,000 on 1 January 2012 and want to calculate the indexed value on 1 January 2015. We will **assume** property inflation of 4% for 2012, 3% for 2013 and 5% for 2014:

Sale Price	on 2012/01/01 = Sale Price	= R 1,000,000
Indexed Value	on 2013/01/01 = R 1,000,000 + eg. 4% (property inflation 2012)	= R 1,040,000
Indexed Value	on 2014/01/01 = R 1,040,000 + eg. 3% (property inflation 2013)	= R 1,071,200
Indexed Value	on 2015/01/01 = R 1,071,200 + eg. 5% (property inflation 2014)	= R 1,124,760

Compound Annual Growth Rate (CAGR) is the smoothed annualized gain of an investment over a given time period.

The CAGR on the example above from 2012 to 2015 would then be 4.0%.



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CMA - Comparative Municipal Valuation

	Erf Number	Address	Usage	Property Type	Erf Extent	Building Extent	Municipal Valuation	Valuation Year
SUBJECT PROPERTY								
	1276	224A BEYERS NAUDE DRIVE, RUSTENBURG	Business		811 m ²		R 1 400 000	2025
COMPARATIVE PROPERTIES								
1	1289-10	43B BRINK STREET, RUSTENBURG	Residential		835 m ²		R 830 000	2025
2	1230-4	210B BEYERS NAUDE DRIVE, RUSTENBURG	Residential		859 m ²		R 1 000 000	2025
3	1273-2	195A CHURCH STREET, RUSTENBURG	Residential		894 m ²		R 790 000	2025
4	1318-1	214 JOUBERT STREET, RUSTENBURG	Residential		843 m ²		R 850 000	2025
5	1258-4	46 BOSHOF STREET, RUSTENBURG	Residential		901 m ²		R 1 150 000	2025
6	1291-3	49 BRINK STREET, RUSTENBURG	Residential		922 m ²		R 2 210 000	2025
7	1258-1	200 JOUBERT STREET, RUSTENBURG	Residential		889 m ²		R 1 650 000	2025
8	1257-4	40A BOSHOF STREET, RUSTENBURG	Residential		900 m ²		R 1 530 000	2025
9	1259-2	52 BOSHOF STREET, RUSTENBURG	Residential		892 m ²		R 1 300 000	2025
10	1243	51 BOSHOF STREET, RUSTENBURG	Residential		826 m ²			
11	1262	60 BOSHOF STREET, RUSTENBURG	Residential		965 m ²		R 1 300 000	2025
12	1289-11	43 BRINK STREET, RUSTENBURG	Residential		700 m ²		R 1 050 000	2025



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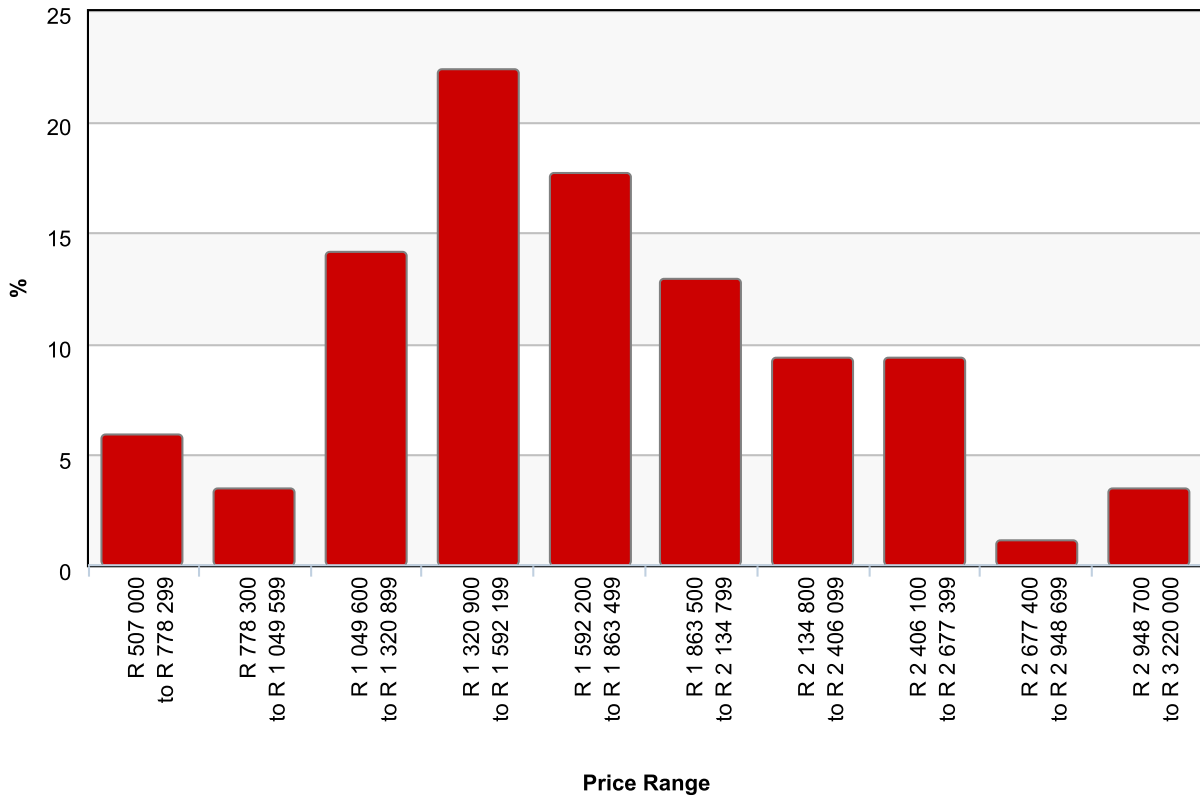
Tel: 012 653 4444



CMA - Comparative Accommodation

	Address	Erf Extent	Build Extent	Age	Cond	Bed Rooms	Reception Rooms	Study	Bath Rooms	En Suite	Domestic Accom	Garages	P Bays / C Ports	Alarm	Perimeter Security	Pool	Tennis Court	Garden	Sprinkler System	Borehole	Outside Accom
SUBJECT PROPERTY																					
	224A BEYERS NAUDE DRIVE, RUSTENBURG	811 m²			Avg																
COMPARATIVE PROPERTIES																					
1	43B BRINK STREET, RUSTENBURG	835 m²			Good																
2	210B BEYERS NAUDE DRIVE, RUSTENBURG	859 m²			Good																
3	195A CHURCH STREET, RUSTENBURG	894 m²			Good																
4	214 JOUBERT STREET, RUSTENBURG	843 m²			Good																
5	46 BOSHOF STREET, RUSTENBURG	901 m²			Avg																
6	49 BRINK STREET, RUSTENBURG	922 m²			Good																
7	200 JOUBERT STREET, RUSTENBURG	889 m²			Good																
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9	52 BOSHOF STREET, RUSTENBURG	892 m²			Good																
10	51 BOSHOF STREET, RUSTENBURG	826 m²			Good																
11	60 BOSHOF STREET, RUSTENBURG	965 m²			Good																
12	43 BRINK STREET, RUSTENBURG	700 m²			Good																

Price Ranges
Within 300 m of "224A BEYERS NAUDE DRIVE, RUSTENBURG"



The "Price Distribution" graph shows where the main area of value occurs. Where two or more peaks are evident, we could be looking at more than one distinct base value, normally the result of older unrenovated house prices on the one hand and newly built house prices on the other. The sample used comprises the most recent free-market, residential sales to a maximum of 100 sales or the year 2000. All sale prices used are at today's indexed values.



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SUBJECT PROPERTY																					
	33 BERRYHEAD LANE, DOORNKLOOF, CORNWALL HILL	9 764 m ²			Avg																
COMPARATIVE PROPERTIES																					
1	98 KELLY BRAY LANE, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	9 684 m ²			Good																
2	164 LONGDOWN ROAD, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	8 160 m ²			Good																
3	90 KELLY BRAY LANE, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	19 800 m ²			Good																
4	156 LONGDOWN ROAD, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	9 176 m ²			Good																
5	41 BERRYHEAD LANE, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	9 635 m ²			Good																
6	34 BERRYHEAD LANE, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	9 604 m ²			Good																
7	74 BERRYHEAD LANE, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	10 016 m ²			Good																



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15 most recent sales in "CORNWALL HILL COUNTRY ESTATE"

Erf Number	Address	Usage	Property Type	Erf Extent	Building Extent	Last Sale Date	Last Sale	R/m²
391-378	169 LONGDOWN ROAD, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	Residential		11 452 m²		2023/03/23	R 11 125 919	R 972
391-488	42 CUTHILL ROAD, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	Residential		9 333 m²		2022/12/26	R 7 500 000	R 804
391-413	82 KELLY BRAY LANE, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	Residential		11 480 m²		2022/11/23	R 20 000 000	R 1 742
391-394	58 BERRYHEAD LANE, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	Residential		8 822 m²		2022/10/06	R 4 750 000	R 538
391-399	98 BERRYHEAD LANE, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	Residential		9 949 m²		2022/08/13	R 13 500 000	R 1 357
391-411	98 KELLY BRAY LANE, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	Residential		9 684 m²		2022/07/19	R 7 000 000	R 723
391-416	58 KELLY BRAY LANE, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	Residential		8 051 m²		2022/04/24	R 6 500 000	R 807
391-437	42 BROADWAY STREET, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	Residential		9 842 m²		2022/04/23	R 11 000 000	R 1 118
391-457	9 MIDDLEHILL ROAD, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	Residential		13 660 m²		2022/04/13	R 8 500 000	R 622
391-407	164 LONGDOWN ROAD, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	Residential		8 160 m²		2022/01/09	R 6 400 000	R 784
391-379	177 LONGDOWN ROAD, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	Residential		9 088 m²		2021/12/07	R 4 900 000	R 539
391-448	44 LONGDOWN ROAD, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL			9 193 m²	587 m²	2021/10/15	R 6 000 000	R 653
391-484	10 CUTHILL ROAD, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	Residential		9 832 m²		2021/06/02	R 6 950 000	R 707
391-503	10 REDMOOR LANE, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	Residential		8 259 m²		2021/05/03	R 9 500 000	R 1 150
391-412	90 KELLY BRAY LANE, CORNWALL HILL COUNTRY ESTATE, DOORNKLOOF, CORNWALL HILL	Residential		19 800 m²		2021/04/28	R 9 400 000	R 475



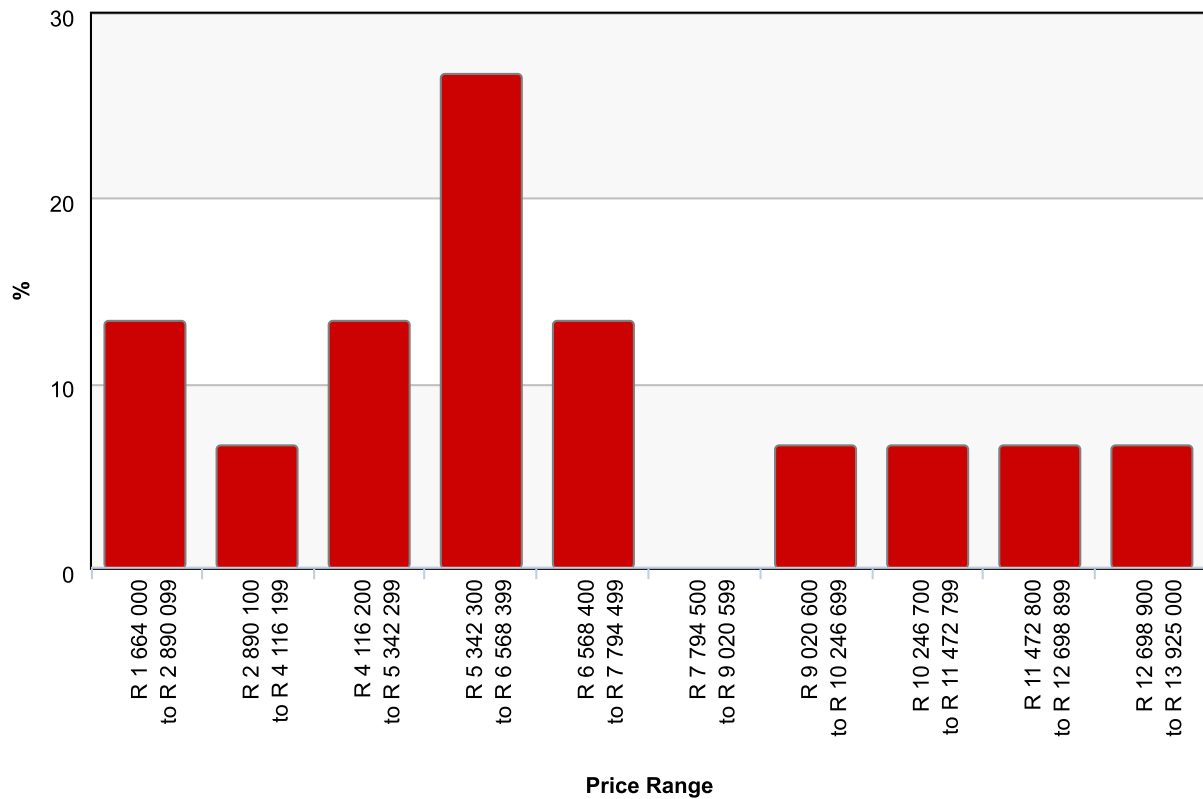
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Price Ranges
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Property Report

224A Beyers Naude Drive, RUSTENBURG, North West



Armaan Essa Suliman

REPORT
AD72CD5E-2CCF-4976-B3BD-FAD8CA0560AF

Property Details

FREEHOLD



224A Beyers Naude Drive, Rustenburg, North West

Suburb: Bodorp

LEGAL

RE of Erf 1276

Township: "RUSTENBURG"

Mun: "RUSTENBURG LOCAL MUNICIPALITY"

Province: "NORTH-WEST"

Coordinates: [-25.679443, 27.233732](#)

[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)

811 m²

LAND SIZE (CADASTRAL)

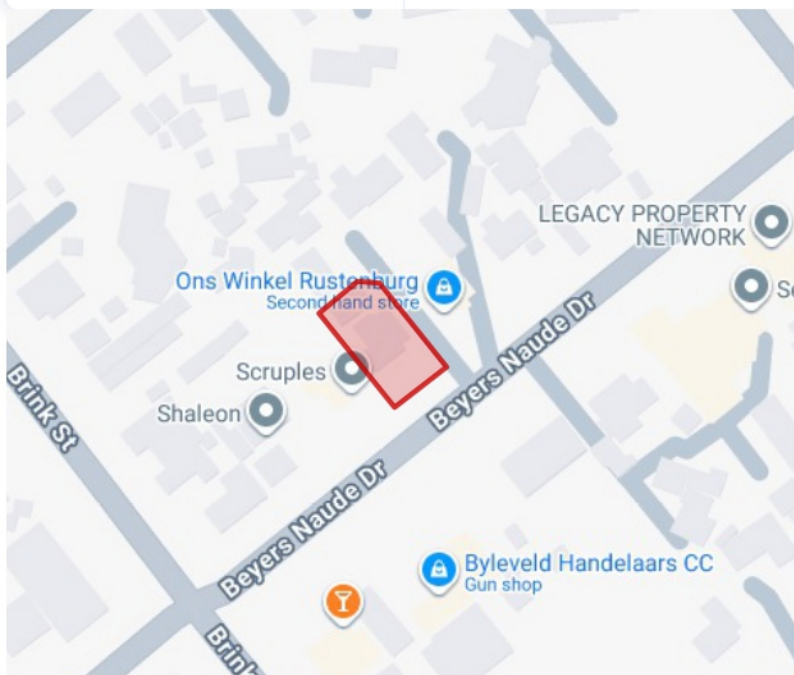
813 m²

LAST SALES PRICE

R1 400 000

LAST SALES DATE

2019/08/29



Owner Details



NAME

K2019529944 (SOUTH AFRICA) PTY LTD

ID

201952994407

TITLE DEED NO

T5133/2020

MARITAL STATUS

SHARE

-

Transfer History

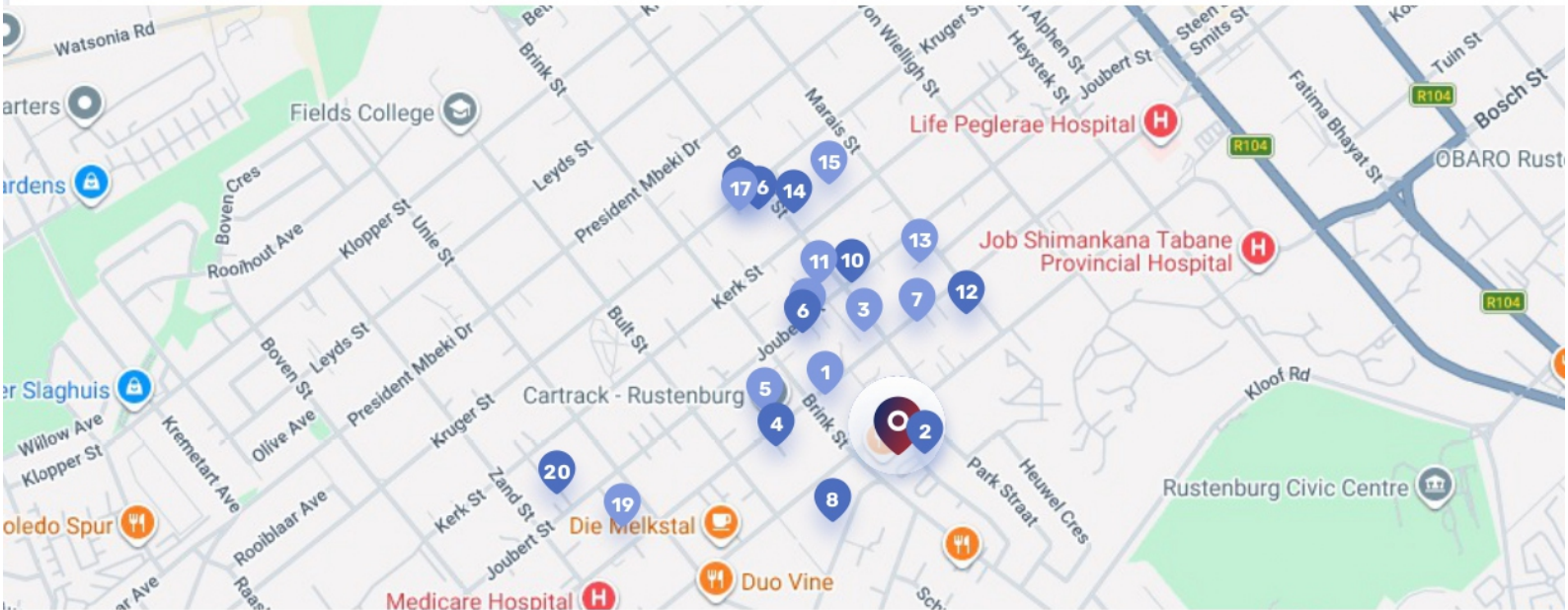
2020	BUYER	REG DATE	PURCHASE DATE
	Legal Entity	2020/02/05	2019/08/29
	SELLER	TITLE DEED NO.	PURCHASE PRICE
	Legal Entity	T5133/2020	R 1 400 000
2011	BUYER	REG DATE	PURCHASE DATE
	Legal Entity	2011/03/09	2010/01/17
	SELLER	TITLE DEED NO.	PURCHASE PRICE
	Natural Person	T14118/2011	R 1 000 000
2005	BUYER	REG DATE	PURCHASE DATE
	Natural Person	2005/11/03	2005/05/13
	SELLER	TITLE DEED NO.	PURCHASE PRICE
	Natural Person	T142408/2005	R 170 000

Street Transfer History

BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	SECTIONAL TITLE UNIT	ERF PORTION	PURCHASE PRICE
Legal Entity	Natural Person	2026/04/22	2025/09/01	ST3440/2026	SS DIE TORINGS 10	1122 4	R 575 000
BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	SECTIONAL TITLE UNIT	ERF PORTION	PURCHASE PRICE
Legal Entity	Legal Entity	2026/03/11	2025/10/28	ST12655/2026	SS DIE TORINGS 3	1122 4	R 875 000
BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	STREET NUMBER	ERF PORTION	PURCHASE PRICE
Natural Person	Legal Entity	2026/03/04	2025/08/15	T11125/2026	Beyers Nau de 210B	1230 4	R 1 450 000

Municipal Valuation

VALUATION AMOUNT	ESTIMATED MONTHLY RATES	YEAR OF VALUATION	RATING PERIOD	USAGE CATEGORY	USAGE
R 1 400 000	R 2 111 .67	2021	2024/2025	COMMERCIAL	COMMERCIAL



224A Beyers Naude Drive, RUSTENBURG, North West

ERF 1276, Rustenburg Municipality

36 m² Estimated Area Under Roof

811 m² ERF Size

3 Bedrooms 0 Bathrooms 0 Garages

Average Sales Price

R 1 710 856

	ADDRESS	ERF PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	ESTIMATED AREA UNDER ROOF	SALES PRICE			
1	209 Joubert Street Bodorp	1291 1	123	2025/04/16	2024/06/03	922 R 2 493/m2	330 R 6 966/m2	R 2 299 000	8	8	
2	160 Kock Street Bodorp	1278 2	180	2024/09/10	2024/06/02	1042 R 2 370/m2	247 R 10 000/m2	R 2 470 000	4		
3	46 Boshoff Street Bodorp	1258 4	218	2025/05/12	2024/11/11	901 R 1 443/m2	-	R 1 300 000	3	2	2
4	219A Joubert Street Bodorp	1319 0	248	2025/11/05	2025/08/05	1667 R 1 170/m2	363 R 5 371/m2	R 1 950 000	3	2.5	2
5	12A Joubert Street Bodorp	1318 1	267	2025/04/10	2024/11/26	843 R 1 898/m2	158 R 10 126/m2	R 1 600 000 cash	3	2	1
6	197 Kerk Street Bodorp	1273 1	271	2025/11/14	2025/05/15	1903 R 257/m2	314 R 1 560/m2	R 490 000 cash	4	1.5	
7	95B Joubert Street Bodorp	1229 3	276	2025/09/09	2025/05/30	1298 R 1 926/m2	-	R 2 500 000 cash			
8	176 Kock Street Bodorp	1322 1	289	2025/11/06	2025/08/18	2855 R 245/m2	-	R 698 126 cash			
9	195A Kerk Street Bodorp	1273 2	291	2025/07/17	2025/05/05	894 R 1 342/m2	175 R 6 857/m2	R 1 200 000	3	1	
10	189 Kerk Street Bodorp	1241 0	349	2025/05/12	2025/02/05	1071 R 1 186/m2	-	R 1 270 000			
11	188 Kerk Street Bodorp	1256 2	366	2025/02/06	2024/11/29	941 R 1 488/m2	347 R 4 034/m2	R 1 400 000 cash	11	10	1

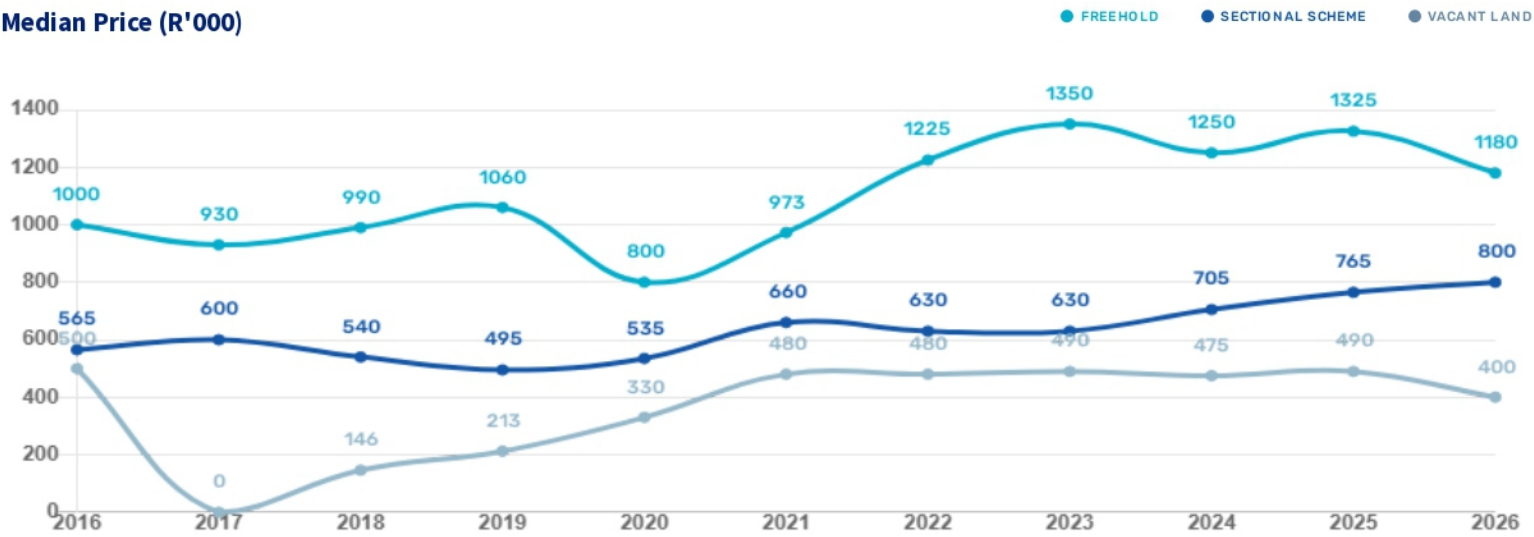
brought to you by

	ADDRESS	ERF PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	ESTIMATED AREA UNDER ROOF	SALES PRICE			
12	66 Marais Street Bodorp	1216 1	370	2025/06/30	2025/01/28	1269 R 1 418/m2	10 R180 000/m2	R 1 800 000 cash			
13	52 Marais Street Bodorp	1214 2	421	Offer to purchase	2026/03/25	1428 R 2 171/m2	341 R9 090/m2	R 3 100 000			
14	168B Kruger Street Bodorp	1240 0	562	2026/02/18	2025/10/14	1239 R 1 211/m2	-	R 1 500 000			
15	164A Kruger Street Bodorp	1226 1	608	2025/09/09	2025/06/30	903 R 2 315/m2	322 R6 490/m2	R 2 090 000	5	3.5	2
16	28 Boshoff Street Bodorp	1253 0	608	2025/11/25	2025/09/09	1249 R 1 241/m2	-	R 1 550 000 cash			
17	191B President Mbeki Drive Bodorp	1253 4	629	2026/03/20	2026/02/05	1428 R 1 261/m2	-	R 1 800 000 cash			
18	191A President Mbeki Drive Bodorp	1253 3	643	2026/01/15	2025/10/06	957 R 1 776/m2	957 R 1 776/m2	R 1 700 000 cash	3	1	3
19	234 Joubert Street Bodorp	1382 2	697	2026/01/27	2025/12/01	1054 R 1 423/m2	-	R 1 500 000 cash			
20	238B Kerk Street Bodorp	1394 1	831	Offer to purchase	2026/03/18	1036 R 1 931/m2	291 R6 872/m2	R 2 000 000	4	3.5	

Offer to purchase

Trends

Median Price (R'000)





Important: The data used in Lightstone's aggregated reports (Town, Suburb, Sectional Scheme and Estate reports) and market analysis tools reflect the trends in developed residential homes. Non-arm's length, non-residential sales, potential vacant land sales, sectional title garage sales and extreme outliers have been removed in order to provide the most accurate indication of true developed home sales. Should you require the full list of transfers in an area with no exclusions, please refer to the Transfer Report

Amenities



FILLINGSTATION

0.25 km Engen Kloof Centre
0.6 km Sasol Rustenburg
1.09 km TotalEnergies



POLICESTATION

0.72 km South African Police Service
 Explosives Section
0.97 km South African Police Service - Beyers
 Naude Drive
1.16 km South African Police Service -
 Kloppe Street



BUS STATION

No bus stations in the proximity



SHOPPINGCENTRE

0.14 km Prop Corner Shopping Centre
0.27 km Kloof Sentrum
0.48 km Lifestyle Square



HOSPITAL/CLINIC

0.03 km Drs Meintjies & Neethling
0.55 km Refinement Clinic
0.55 km Willa Krause Skin Care & Health
 Clinic



EDUCATION

0.25 km Die Boomhuis Kleuterskool
0.3 km Magical Bright Beginnings Early
 Learning Centre
0.31 km Unique Academy

Disclaimer

Please note that Lightstone obtains data from a broad range of 3rd party sources and-despite the application of proprietary data cleaning processes-cannot guarantee the accuracy of the information provided in this report. It is expressly recorded that information provided in this report is not intended to constitute legal, financial, accounting, tax, investment, consulting or other professional advice. This report does not contain any confidential information relating to the property owner or any owners residing in the suburb. All Owner details, bond, home loan and property registration information in the reports is from the Deeds office where information on all property registrations, property transfers as well as all registered bonds/ home loans are kept. This is public domain information and accessible by any person.

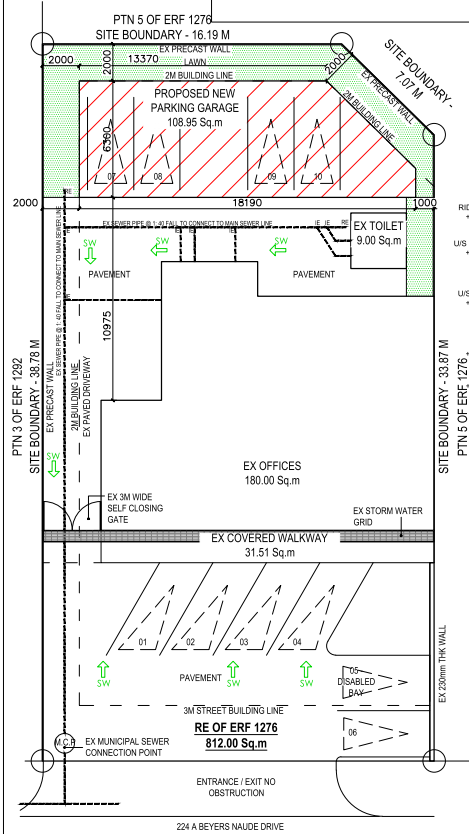
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PARKING CALCULATION			
DESCRIPTION	AREA (Sq.m)	PARKING CALCULATION	PARKING REQUIRED
EX OFFICES	180.00	$180.00 / 100 = 1.80 \times 2$	3.60
TOTAL REQUIRED			3.6000
TOTAL PROVIDED			6 BAYS + 4 BAYS IN PARKING GARAGE - 10 BAYS

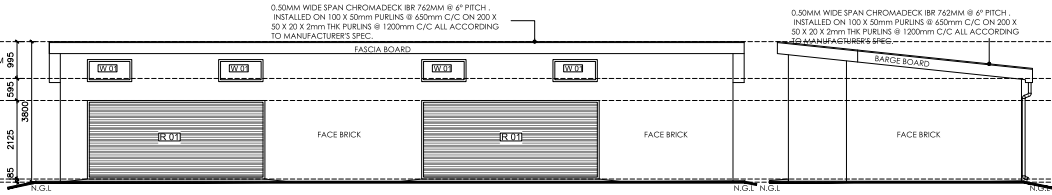
AREA SCHEDULE - COVERAGE (COVERED AREA)	
DESCRIPTION	AREA (Sq.m)
EX OFFICES	180.00
EX COVERED WALKWAY	31.51
EX TOILET	9.00
PROPOSED NEW PARKING GARAGE	108.95
TOTAL	329.4600

AREA SCHEDULE - F.A.R (FLOOR AREA RATIO)	
DESCRIPTION	AREA (Sq.m)
EX OFFICES	180.00
EX TOILET	9.00
PROPOSED NEW PARKING GARAGE	108.95
TOTAL	297.9500

SCHEDULE OF RIGHTS- RE OF ERF 1276		
SITE AREA	812.00 Sq.m	
BUILDING LINE	3M STREET, 2 SIDES AND REAR RESPECTIVELY	
	PERMISSIBLE	ACTUAL
COVERAGE	60.00 % (487.20 Sq.m)	40.57 % (329.46 Sq.m)
F.A.R	0.25 (203.00 Sq.m)	0.36 (297.95 Sq.m)
HEIGHT	2 STOREYS	GROUND

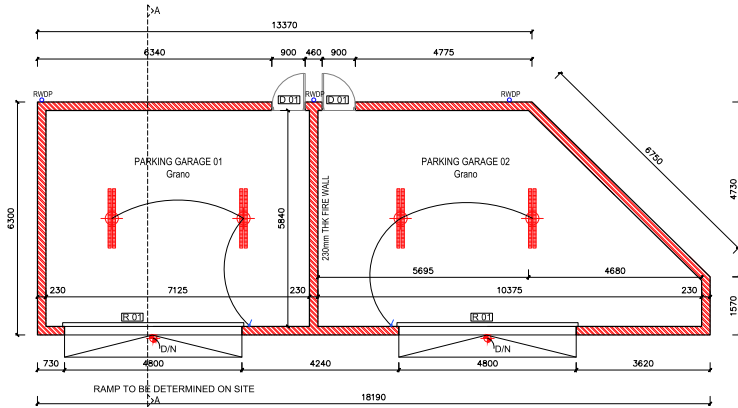


SITE PLAN -
SCALE 1:200



SOUTH EAST ELEVATION -
SCALE 1:100

NORTH EAST ELEVATION -
SCALE 1:100



GROUND FLOOR PLAN -
SCALE 1:100



ARCHITECT	
ZAID AKBAR	15 Collins Street, Zimniviile Rtb - 0300
074 7922 880	archzaid2014@gmail.com
SCAP NO	PRArch 37141307
SIGNATURE	

PROJECT TITLE:	
PROPOSED NEW PARKING GARAGE	ON
RE OF ERF 1276	224 A BEYERS NAUDE DRIVE
RUSTENBURG - 2999	

DRAWING STAGE:		
SITE DEVELOPMENT PLAN		
DRAWING TITLE:		
SITE PLAN, FLOOR PLAN, ELEVATIONS AND CALCULATIONS		
SCALE	DRAWN BY	CHECKED BY
AS SHOWN	Z.A	Z.A
PROJECT No	DRAWING No	REVISION
221-06	SDP 001	000



