

INFORMATION MEMORANDUM

GREENHILLS, RANDFONTEIN, GAUTENG

AUCTION SALE: 25 JULY 2026, 11:45AM | GREENHILLS, RANDFONTEIN, GAUTENG



**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

GREENHILLS, RANDFONTEIN, GAUTENG

AUCTION SALE: 25 JULY 2026, 11:45AM | GREENHILLS, RANDFONTEIN, GAUTENG

LANDMARK INVESTMENT OPPORTUNITY **MULTI-PURPOSE HOSPITALITY & ACCOMMODATION ESTATE**

Greenhills, Randfontein, Gauteng A rare opportunity to acquire a substantial accommodation estate offering exceptional versatility, scale and future income potential. Situated on an expansive 8,223m² stand with approximately 2,466m² of improvements, this property features approximately 48 rooms accommodating up to 96 residents, making it ideal for a wide range of commercial, educational, healthcare and hospitality applications.

Property Highlights

- * Approx. 48 Rooms / Up to 96 Beds
- * Improvements of approximately 2,466m²
- * Large 8,223m² landholding
- * Multiple accommodation blocks and communal facilities
- * Ample parking and operational infrastructure
- * Established location within the West Rand growth corridor
- Ideal Uses**
- * Student Accommodation Residence
- * Rehabilitation & Wellness Centre
- * Boutique Hotel or Guest Lodge
- * Conference & Training Facility
- * Private School or Educational Campus
- * Religious Retreat Centre
- * Retirement or Assisted Living Facility
- * Corporate Staff Accommodation
- * Wedding & Events Venue

Investment Potential

Properties offering this combination of accommodation capacity, infrastructure and flexibility seldom become available. The property's existing layout allows for immediate operational use while offering significant scope for future expansion, redevelopment or repositioning.

Whether utilised as a student residence, hospitality destination, rehabilitation centre, educational facility or mixed-use accommodation estate, the asset presents multiple income-generating opportunities and strong long-term growth potential.

A Landmark Opportunity

For investors, operators and institutions seeking a scalable property with substantial accommodation capacity and diverse commercial applications, this represents a unique opportunity to acquire a landmark estate in the heart of the West Rand. 48 Rooms | Up to 96 Beds | 2,466m² Improvements | 8,223m² Land



DEFINITIONS



AGENTS	Choprop Sales & Letting (Pty) ltd
ADDRESS	Greenhills, Randfontein, Gauteng
CA	Confidentiality Agreement
GFA	Gross Floor Area
LGA	Local Government Area
m	Metres
M²	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	Greenhills, Randfontein, Gauteng

INTRODUCTION

Choprop Sales & Letting (Pty) Ltd is pleased to present this Information Memorandum on behalf of the vendor for **Greenhills, Randfontein, Gauteng**.

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

Greenhills, Randfontein, Gauteng A rare opportunity to acquire a substantial accommodation estate offering exceptional versatility, scale and future income potential. Situated on an expansive 8,223m² stand with approximately 2,466m² of improvements, this property features approximately 48 rooms accommodating up to 96 residents, making it ideal for a wide range of commercial, educational, healthcare and hospitality applications.

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PROPERTY LOCATION



BUILDING SIZE:

± m²

LAND SIZE :

±3 5694 m²

ERF:

±2249m²

COORDINATES (LAT/LONG):

<https://maps.app.goo.gl/pWbMeQYw1G3Sfa3L6>

Property Report

2 Darter Road, GREENHILLS EXT 7, Gauteng



Armaan Essa Suliman

REPORT
CE50E24B-72C2-4470-9D2E-1A93DF2943D0

Property Details

SECTIONAL TITLE

2 Darter Road, Greenhills Ext 7, Gauteng

LEGAL

Sect 1 of plan 207/2008

Sectional Title:

Unit: 1

Suburb: Greenhills

Situated at Erf 2249

Township: "GREENHILLS EXT 7"

Mun: "RAND WEST CITY LOCAL MUNICIPALITY"

Province: "GAUTENG"

Coordinates: [-26.167259, 27.702758](#)

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

UNIT SIZE (REGISTERED)

1971 m²

MOTHER ERF

35808 m²

LAST SALES PRICE

LAST SALES DATE



Owner Details

GM	NAME	ID	TITLE DEED NO	MARITAL STATUS	SHARE

brought to you by

Lightstone
We simplify the complex

Transfer History

2025	BUYER	REG DATE	PURCHASE DATE
	Natural Person	2025/12/03	---/--/--
	SELLER	TITLE DEED NO.	PURCHASE PRICE
	Natural Person	ST37679/2025	R 0
2022	BUYER	REG DATE	PURCHASE DATE
	Natural Person	2022/07/01	2022/03/18
	SELLER	TITLE DEED NO.	PURCHASE PRICE
	Legal Entity	ST25773/2022	R 3 100 000
2008	BUYER	REG DATE	PURCHASE DATE
	Legal Entity	2008/10/22	2008/07/28
	SELLER	TITLE DEED NO.	PURCHASE PRICE
	Legal Entity	ST47672/2008	R 2 500 000

Municipal Valuation

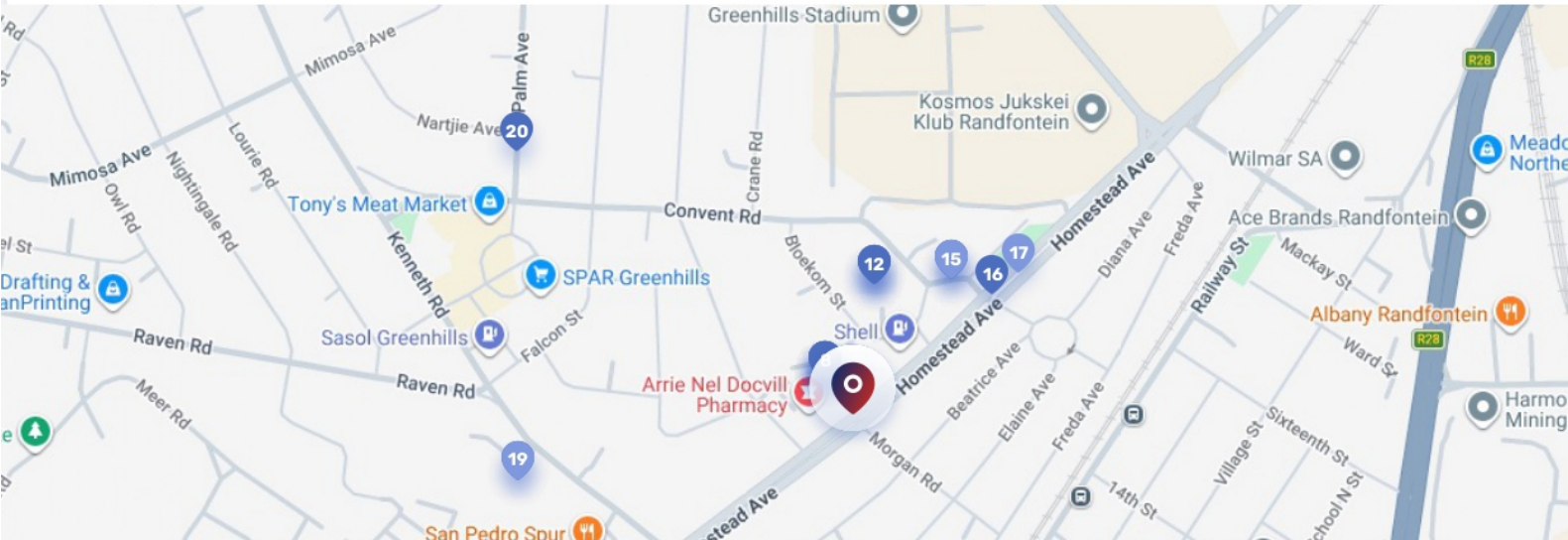
VALUATION AMOUNT	ESTIMATED MONTHLY RATES	YEAR OF VALUATION	RATING PERIOD	USAGE CATEGORY	USAGE
R 3 020 000	na	2026		COMMERCIAL	COMMERCIAL

Servitudes

SERVITUDE TYPE	AREA / LINE	TAG VALUE	GEOMETRY
Unclassified Urban	Area	4315/2009001	214 m ²

Other Endorsements

ENDORSEMENT NUMBER	DOCUMENT TYPE
SK2630/2008S	Contracts (Servitudes and Real Rights over Sectional Titles)



2 Darter Road, GREENHILLS EXT 7, Gauteng

ERF 2249, Rand WestCity Municipality

0 m² Estimated Area Under Roof

1971 m² Unit Size

3 Bedrooms 2 Bathrooms 0 Garages

Average Sales Price
R 564 775

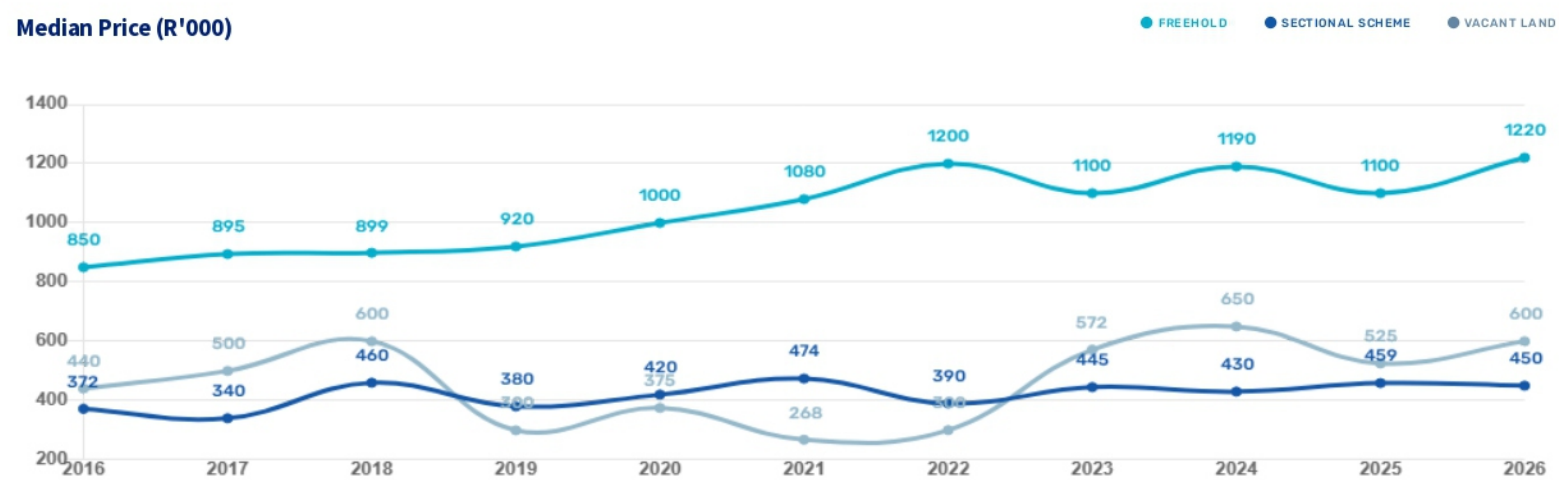
	ADDRESS	UNIT SECTIONAL SCHEME	ERF PORTION	DISTANCE	REG DATE	SALES DATE	UNIT SIZE	ESTIMATED AREA UNDER ROOF	SALES PRICE			
1	2 Darter Road Greenhills	38 SS ZE-BALI SECURITY LODGE	2249 0	0	2026/03/26	2025/11/14	77 R 8 182/m 2	77 R8 181/m 2	R 630 000	2	2	
2	2 Darter Road Greenhills	13 SS ZE-BALI SECURITY LODGE	2249 0	0	2025/11/27	2025/07/02	81 R 9 136/m 2	81 R9 135/m 2	R 740 000 cash	2	3	2
3	2 Darter Road Greenhills	7 SS ZE-BALI SECURITY LODGE	2249 0	0	2025/06/18	2025/03/04	81 R 10 000/m 2	81 R10 000/m 2	R 810 000 cash	2	3	2
4	2 Darter Road Greenhills	26 SS ZE-BALI SECURITY LODGE	2249 0	0	2025/07/22	2025/04/07	71 R 9 577/m 2	71 R9 577/m 2	R 680 000	2	1	
5	2 Darter Road Greenhills	19 SS ZE-BALI SECURITY LODGE	2249 0	0	2025/03/14	2024/10/15	81 R 9 463/m 2	113 R6 783/m 2	R 766 500 cash	2	2	2
6	2 Darter Road Greenhills	21 SS ZE-BALI SECURITY LODGE	2249 0	0	2025/01/28	2024/10/07	81 R 9 259/m 2	81 R9 259/m 2	R 750 000 cash	2	2.5	1
7	2 Darter Road Greenhills	23 SS ZE-BALI SECURITY LODGE	2249 0	0	2024/12/13	2024/09/17	82 R 8 537/m 2	70 R10 000/m 2	R 700 000	2	2.5	2
8	2 Darter Road Greenhills	29 SS ZE-BALI SECURITY LODGE	2249 0	0	2024/12/10	2024/06/04	70 R 7 429/m 2	-	R 520 000	2	1	
9	11 Convent Road Greenhills	2 SS CONVENT GARDENS	1941 0	154	2026/03/10	2025/07/28	63 R 7 778/m 2	297 R1 649/m 2	R 490 000	3	3	2
10	11 Convent Road Greenhills	16 SS CONVENT GARDENS	1941 0	154	2025/09/15	2025/06/13	63 R 6 349/m 2	-	R 400 000			
11	11 Convent Road Greenhills	1 SS CONVENT GARDENS	1941 0	154	2025/07/23	2025/06/04	63 R 6 349/m 2	63 R6 349/m 2	R 400 000 cash	2	1	
12	11 Convent Road Greenhills	7 SS CONVENT GARDENS	1941 0	154	2025/07/07	2025/05/05	63 R 3 984/m 2	63 R3 984/m 2	R 251 000	2	1	
13	4 Convent Road Greenhills	5 SS PANORAMA	2200 0	236	2026/06/01	2025/11/14	115 R 4 174/m 2	115 R4 173/m 2	R 480 000 cash	2	1	1
14	4 Convent Road Greenhills	4 SS PANORAMA	2200 0	236	2025/11/21	2025/09/05	115 R 4 165/m 2	115 R4 165/m 2	R 479 000	2	1.5	1

	ADDRESS	UNIT SECTIONAL SCHEME	ERF PORTION	DISTANCE	REG DATE	SALES DATE	UNIT SIZE	ESTIMATED AREA UNDER ROOF	SALES PRICE			
15	4 Convent Road Greenhills	1 SS PANORAMA	2200 0	236	2025/12/15	2025/04/13	115 R 4 000/m 2	115 R 4 000/m 2	R 460 000 cash	2	2	1
16	15 Akker Avenue Greenhills	6 SS OAK LODGE	2218 0	273	2025/11/14	2025/05/20	71 R 7 028/m 2	71 R 7 028/m 2	R 499 000	2	1	
17	17 Akker Avenue Greenhills	4 SS VOLARE	1 0	321	2026/03/31	2025/12/04	92 R 6 522/m 2	92 R 6 521/m 2	R 600 000	2	1.5	1
18	Not Available	32 SS GREEN MILE	3 0	473	2026/05/29	2026/01/17	58 R 7 241/m 2	58 R 7 241/m 2	R 420 000	2	1	
19	Not Available	19 SS GREEN MILE	3 0	473	2026/01/19	2025/09/27	62 R 9 032/m 2	62 R 9 032/m 2	R 560 000 cash	2	1	
20	2 Nartjie Avenue Greenhills	3 SS RANDPALM	663 0	560	2026/04/15	2025/10/14	79 R 8 354/m 2	79 R 8 354/m 2	R 660 000	2	1	1

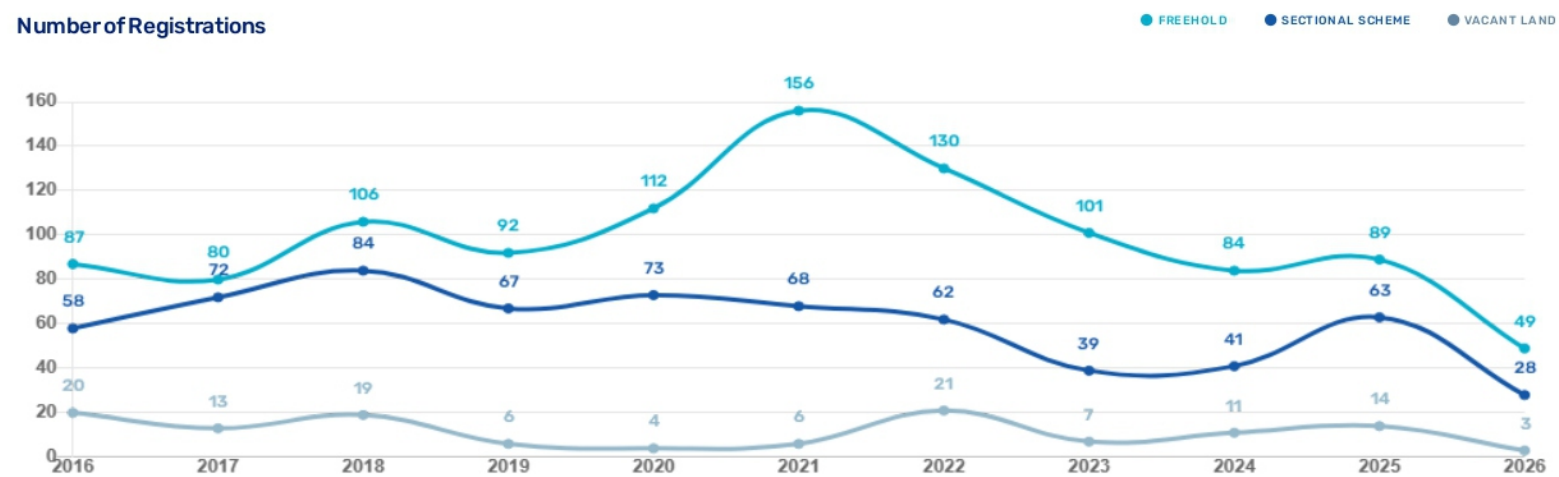
Offer to purchase

Trends

Median Price (R'000)



Number of Registrations



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



FILLING STATION

- 0.16 km Adlem Auto
- 0.44 km Sasol Greenhills
- 0.96 km Total Rand



POLICE STATION

- 1.52 km South African Police Service Randfontein Police Station
- 3.95 km South African Police Service Toekomsrus Police Station



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

- 0.45 km Elite Shopping Centre
- 0.49 km Convenience Centre
- 1.14 km Village Square



HOSPITAL/CLINIC

- 0.76 km Hold Consulting
- 0.94 km Dr RJ Labuschagne
- 0.94 km Life Robinson Private Hospital



EDUCATION

- 0.22 km The Baby Daycare
- 0.34 km From Playing To Einstein Preschool
- 0.45 km Melktandjies Kleuterskool

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.

This report was purchased by Armaan Essa Suliman, who is the Responsible Party under POPIA for the use of any personal information herein. Here's our [Privacy Policy](#).

1075

LOUISE TONKIN INCORPORATED
484 ONTDEKKERS ROAD
FLORIDA HILLS
1709

Page No.	228160
Date	
Time	

Prepared by me

getal

CONVEYANCER
NANETTE ODENDAAL (26080)

ST 000037619 / 2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT:

ROMANA BLIGNAUT (19587)

appeared before me, REGISTRAR OF DEEDS: SOUTH GAUTENG at JOHANNESBURG, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

JOHN MICHAEL GROBLER
Identity Number 6505045066083
Divorced

[Handwritten mark]

which said Power of Attorney was signed at ^{Randfontein} ROODEPOORT on 20 MARCH 2025

AND the said Appearer declared that:

WHEREAS the property hereinafter described is registered in the name of JOHN MICHAEL GROBLER (hereinbefore more fully described);

AND WHEREAS the said JOHN MICHAEL GROBLER was married out of community of property to MARITA GROBLER (hereinafter more fully described);

AND WHEREAS the said marriage was dissolved by virtue of an Order of COURT GRANTED IN THE HIGH COURT OF SOUTH AFRICA GAUTENG LOCAL DIVISION HELD IN JOHANNESBURG on 12 DECEMBER 2024;

AND WHEREAS in terms of an Agreement of Settlement dated 16 September 2024 between the said JOHN MICHAEL GROBLER and the said MARITA GROBLER, the said MARITA GROBLER is entitled to the property;

NOW THEREFORE I do hereby authorise and empower my said attorney and agent to pass transfer in full and free property to and on behalf of:

MARITA GROBLER
IDENTITY NUMBER 6611020021083
Divorced

A Unit consisting of

- (a) Section No. 1 as shown and more fully described on Sectional Plan No SS 207/2008 in the scheme known as ZE-BALI SECURITY LODGE in respect of the land and building or buildings situated at GREENHILLS EXTENSION 7 TOWNSHIP : LOCAL AUTHORITY : RAND WEST CITY LOCAL MUNICIPALITY, of which section the floor area, according to the said sectional plan is 1971 (One Thousand Nine Hundred and Seventy One) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Deed of Transfer Number ST 25773/2022

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 26 of the Sectional Titles Act, 1986 (Act 95 of 1986), and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

WHEREFORE all the rights, title and interest which the Transferor/s heretofore had to the unit aforesaid is renounced and, in consequence it is also acknowledged that the Transferor/s is entirely dispossessed of, and disentitled to, the same, and that by these presents the aforesaid Transferee/s is now entitled thereto, the State, however reserving its rights and finally acknowledging the value of the property to be the sum of R2 500 000.00 (TWO MILLION FIVE HUNDRED THOUSAND RAND).

SIGNED, EXECUTED AND SEALED at the Office of the REGISTRAR OF DEEDS:
SOUTH GAUTENG at JOHANNESBURG on

2025-12-03

q.q.

In my presence

310f
REGISTRAR OF DEEDS



**DEPARTMENT:
ECONOMIC DEVELOPMENT & PLANNING**

RAND WEST CITY
LOCAL MUNICIPALITY

Date/Datum/Usuku: 2022/08/15

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE: ERF 2249 GREENHILLS EXTENSION 7, RANDFONTEIN
(SS NAME: ZE-BALI SECURITY LODGE)

Erf Number:	Erf 2249 Greenhills Extension 7, Randfontein
Size:	3.5694 hectares
Zoning:	"Business 1"
Primary uses permitted:	Shops, offices, hotels dwelling units, residential buildings, places of public worship, places of instruction, social halls, places of refreshment, dry-cleaners
Height Restriction:	2 storeys
Coverage:	60%
Floor area ratio:	N/A
Building line:	6m along street boundary
Parking:	As per the relevant Town Planning Scheme

If any of the above-mentioned conditions are contradictory to any of the conditions stipulated in the Title Deed of the property, such conditions shall be applicable to the erf.

Yours faithfully,

G. MAKHUBO
EXECUTIVE MANAGER:
ECONOMIC DEVELOPMENT, HUMAN SETTLEMENT & PLANNING

Rand West City Local Municipality

Cnr Pollock & Sutherland Streets, Randfontein 1759 / P O Box 218, Randfontein 1760

Tel: 011 411 0000, Fax 011 693 1736 Website: www.randwest.gov.za





Rand West City Local Municipality

Tax Invoice / Statement

Account Number 0001400214
MS M GROBLER
UNIT 1 ZE-BALI SECURITY LODGE
GREENHILLS EXT 7
1759

Vat Registration No. 4790274619
Rand West City Local Municipality
PO Box 218
RANDFONTEIN
1760
Tel: (010) 496 5555

Email: customerservice@randwestcity.gov.za

Account Date	Erf No.	Market Value
23 FEB 2026	0105-000002249-000000-0001	2,880,000.00
Street Address	Land Area	DEPOSIT
UNIT ZEBALI SECURITY LODGE (RESTAURANT)	1971.0000	0.00
Tax Invoice No.	Vat Registration No.	
00014002142602		

Meter Readings

Meter No.	Meter type	Old Reading	New Reading	Consumption	Levied Amount	Meter Reading Period
00000525000212.	ELECTRICITY	5926	5926		0.00	09/12/2025 - 09/12/2026
00000585025585.	ELECTRICITY	9818	9818		0.00	09/12/2025 - 09/12/2025

DATE	CODE	DESCRIPTION	UNITS	TARIFF	VALUE
		OPENING BALANCE			13,833.08
09/02/2026	008888	PAYMENT - THANK YOU			14,000.00-
23/02/2026	019504	DN DISCONNECTIO 0120386101			14,439.60
23/02/2026	010125	ASSESMENT BUSINESS AND COMMERC	2880000	.0477	11,448.00
23/02/2026	010210	ELECT BASIC COMMERCIAL	1	851.21	851.21
23/02/2026	010400	SEWERAGE(SIZE OF STAND)	1971	272.03	272.03
23/02/2026	010403	BUSINESS ADDITIONAL LEVY	1	193.93	193.93
23/02/2026	010510	REFUSE BUSINESS	1	476.32	476.32
23/02/2026	020392	WATER BASIC SMALL BUSINESS	1	353.07	353.07
	019100	INTEREST			0.00

	009000	VAT			2,487.92
				Total Subsidy	0.00
				Sub Total	30,355.16
120 DAYS +	90 DAYS	60 DAYS	30 DAYS	CURRENT	Total
0.00	0.00	0.00	0.00	30,355.16	30,355.16

NB : It is mandatory that you quote your Municipality Bill Account number in the reference field when submitting your payment.

Remittance Advice

Account Number	0001400214
Name	MS M GROBLER
Total Due	30,355.16
Total Due on or before	07/03/2026

Banking Details

Bank Name	FNB
Account Number	62738744045
Branch Code	210554

easypay
a better way to pay

>>>>>>> 91 4400 0014 0021 48



99516005855074648000140021400000

M GROBLER
8 Fir Rd
Greenhills
RANDFONTEIN
1759

Enquiries should be addressed to SARS

Contact Detail

SARS 0800 00 7277
Alberton Website: www.sars.gov.za
1528

Details

Taxpayer Reference No: 0040396152

Always quote this reference
number when contacting SARS

Date: 2026-02-27



Dear Taxpayer

NOTICE OF REGISTRATION

The South African Revenue Service (SARS) confirms registration of the following taxpayer:

Name and Surname: MARITA GROBLER
ID number: 6611020021083
Taxpayer reference number: 0040396152
Date of Registration: 2003-12-23

Your tax obligation

Depending on your circumstances, you may be required to submit an annual income tax return. Should you be a provisional taxpayer, returns and payments will be required every six months. More details can be obtained from the SARS website.

Any person who derives by way of income any amount which does not constitute remuneration or an allowance or advance contemplated in section 8(1) of the Income Tax Act is regarded as a Provisional Taxpayer and may be required to submit provisional returns.

Kindly notify SARS of any change to your registered particulars within 21 business days of such change.

Should you have any queries please call the SARS Contact Centre on 0800 00 7277. Remember to have your taxpayer reference number at hand when you call to enable us to assist you promptly.

Sincerely

ISSUED ON BEHALF OF THE COMMISSIONER OF THE SOUTH AFRICAN REVENUE SERVICE



M GROBLER
0040396152
RFDREG
RFDREG

4964988
2026
01/01
RFDREG