CHOPROP™

INFORMATION MEMORANDUM

2257 Zest Placevalley View Estate

AUCTION SALE: 28 AUGUST 2026, 17:00PM | 2257 ZEST PLACEVALLEY VIEW ESTATE



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

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AUCTION SALE: 28 AUGUST 2026, 17:00PM | 2257 ZEST PLACEVALLEY VIEW ESTATE

LUXURY 5-BEDROOM FAMILY HOME

Experience the perfect balance of luxury, comfort, and modern living in this exceptional five-bedroom residence, ideally situated in the highly sought-after Valley View Estate, directly opposite the prestigious Blue Valley Golf Estate. Designed for families who appreciate elegant finishes, generous living spaces, and premium lifestyle features, this remarkable home offers everything you need to enjoy secure estate living at its finest.

Set on a 731m² stand with an impressive 441m² of living space, the home welcomes you with spacious open-plan living areas that create a seamless flow between the lounge, dining room, and an expansive gourmet kitchen complete with ample cupboard space and a large scullery. The covered patio extends effortlessly from the living area, providing the ideal setting for entertaining guests or enjoying relaxed family gatherings while overlooking the sparkling swimming pool.

The home offers five generously sized bedrooms, including a magnificent main suite that serves as a private retreat. Featuring a luxurious en-suite bathroom, two additional private lounge areas, and a balcony, the master bedroom provides the perfect space to unwind in complete comfort. The remaining bedrooms are equally

spacious, with beautifully appointed bathrooms designed to accommodate family and guests with ease. Adding to the home's appeal are a dedicated study for those working from home, a comfortable PJ lounge, a fully equipped gym room, and a stylish entertainment bar that creates the perfect atmosphere for hosting family and friends. Integrated air conditioning throughout the home ensures year-round comfort, while the staff accommodation offers added convenience for modern family living.

Parking is effortless with three automated garages and additional secure parking available. Every aspect of this home has been thoughtfully designed to combine functionality with sophistication, creating a residence that is both practical and luxurious.

Valley View Estate is renowned for its exceptional security and peaceful surroundings, offering 24-hour access-controlled security, electrified perimeter fencing, advanced surveillance systems, and regular security patrols. Residents also enjoy beautifully landscaped parks, walking paths, an elegant clubhouse, and a welcoming gatehouse that enhances the estate's exclusive lifestyle.

AUCTION DETAILS

Start Date: 28 July 2026 - End Date: 28 August 2026
Time: 17:00 PM

Head Office: +27 12 653 4444
Email auctions@choprop.co.za
Postal Address: P.O. Box 77460, Eldoraigne, 0171, South Africa
Head Office Physical Address: CHOPROP House, 146 Willem Botha Avenue, Wierda Park, Centurion, 0157

DEFINITIONS



AGENTS	Choprop Sales & Letting (Pty) ltd
ADDRESS	**2257 Zest Placevalley View Estate**
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	**2257 Zest Placevalley View Estate**

Disclaimer
Whilst all reasonable care has been taken to provide accurate information, neither Choprop Nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or other wise of or the Seller/s or any other person.

INTRODUCTION

Choprop Sales & Letting (Pty) Ltd is pleased to present this Information Memorandum on behalf of the vendor for 2257 Zest Placevalley View Estate

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 Sona Ramlal.



Mobile: | 073 755 9312
Email:| sona@choprop.co.za

PROPERTY DESCRIPTION

LUXURY 5-BEDROOM HOME FOR SALE IN VALLEY VIEW ESTATE

Step into a lifestyle of elegance, space, and security with this stunning 5-bedroom family home in the prestigious Valley View Estate, perfectly positioned opposite Blue Valley Golf Estate.

Designed for modern living, this exceptional residence offers expansive open-plan living areas, a stylish kitchen with a separate scullery, a private study, PJ lounge, gym, entertainment bar, and five spacious bedrooms, including a luxurious main suite with a private balcony and en-suite bathroom. The covered patio overlooks a sparkling swimming pool, creating the perfect setting for entertaining and relaxed family living.

Complete with three automated garages, staff accommodation, air conditioning, and premium finishes throughout, this home delivers comfort and sophistication in every detail.

Enjoy secure estate living with 24-hour security while being conveniently located close to top schools, shopping centres, medical facilities, and easy access to the N1.Luxury, comfort, and exceptional value come together in one remarkable home.

Contact us today to arrange your exclusive private viewing.

PROPERTY LOCATION



FLOOR SIZE:	± 441 m²
LAND SIZE :	± 731 m²
ERF:	± 2577 m²
COORDINATES (LAT/LONG):	https://maps.app.goo.gl/XB2HGTjsDGJhYqsJ9

2026/07/23

Property Report

6805 Zest Place, KOSMOSDAL EXT 13, Gauteng

Property Details

FREEHOLD

6805 Zest Place, Kosmosdal Ext 13, Gauteng

Estate: Valley View Estate

Suburb: Valley View Estate

LEGAL

Erf 2577

Township: "KOSMOSDAL EXT 13"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

Coordinates: -25.932812,28.132501

Google maps | Street View

LAND SIZE (REGISTERED)	LAND SIZE (CADASTRAL)	LAST SALES PRICE	LAST SALES DATE
731 m^2	732 m^2		2013/12/11





Owner Details

	NAME	ID	TITLE DEED NO	MARITAL STATUS	SHARE
RU			T24924/2014	FOREIGN MARR	50%
RV			T24924/2014	FOREIGN MARR	50%

Transfer History

2014

BUYER
Natural Person

SELLER
Natural Person

REG DATE
2014/04/07

TITLE DEED NO.
T24924/2014

PURCHASE DATE
2013/12/11

PURCHASE PRICE

2006

BUYER
Natural Person

SELLER
Legal Entity

REG DATE
2006/01/17

TITLE DEED NO.
T5290/2006

PURCHASE DATE
2005/11/01

PURCHASE PRICE

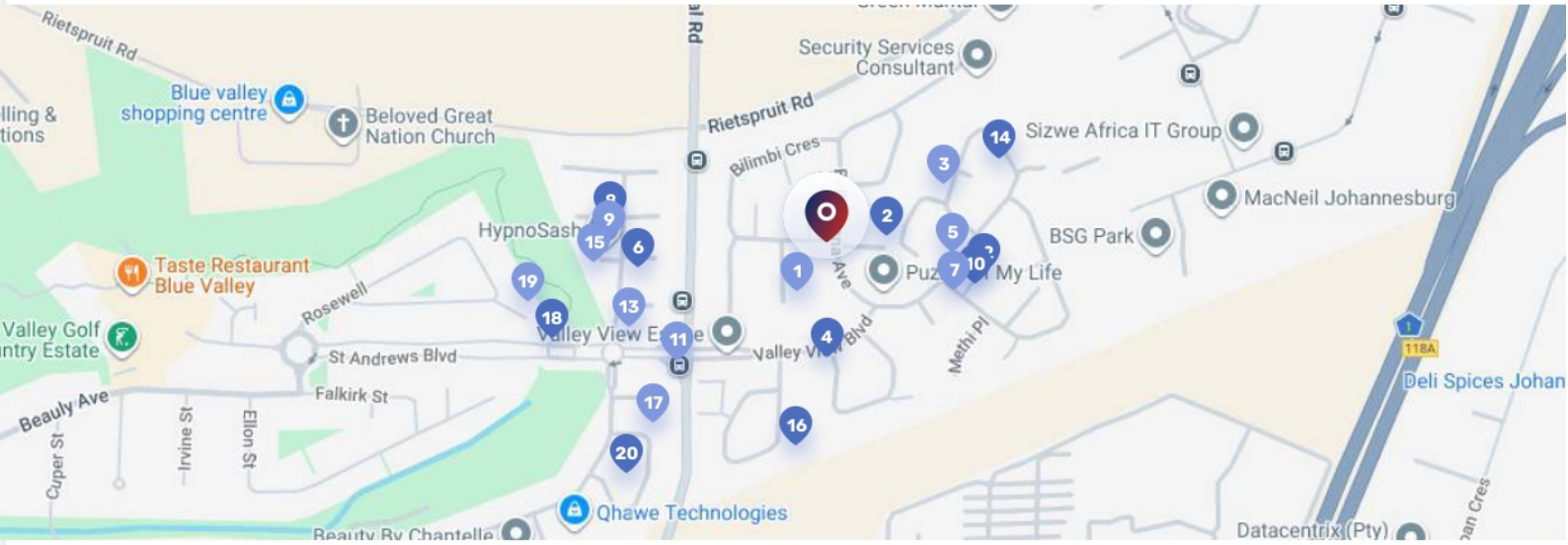
Municipal Valuation

VALUATION AMOUNT	ESTIMATED MONTHLY RATES	YEAR OF VALUATION	RATING PERIOD	USAGE CATEGORY	USAGE
		2025	2025/2026	RESIDENTIAL	RESIDENTIAL

Servitudes

SERVITUDE TYPE	AREA/LINE	TAG VALUE	GEOMETRY
Unclassified Urban	Area	2960/2004005	67640 m^2

Comparable Analysis



6805 Zest Place, KOSMOSDAL EXT 13, Gauteng

ERF 2577, City of Tshwane Municipality

441 m^2 Estimated Area Under Roof

731 m^2 ERF Size

4 Bedrooms | 4.5 Bathrooms | 3 Garages

Average Sales Price

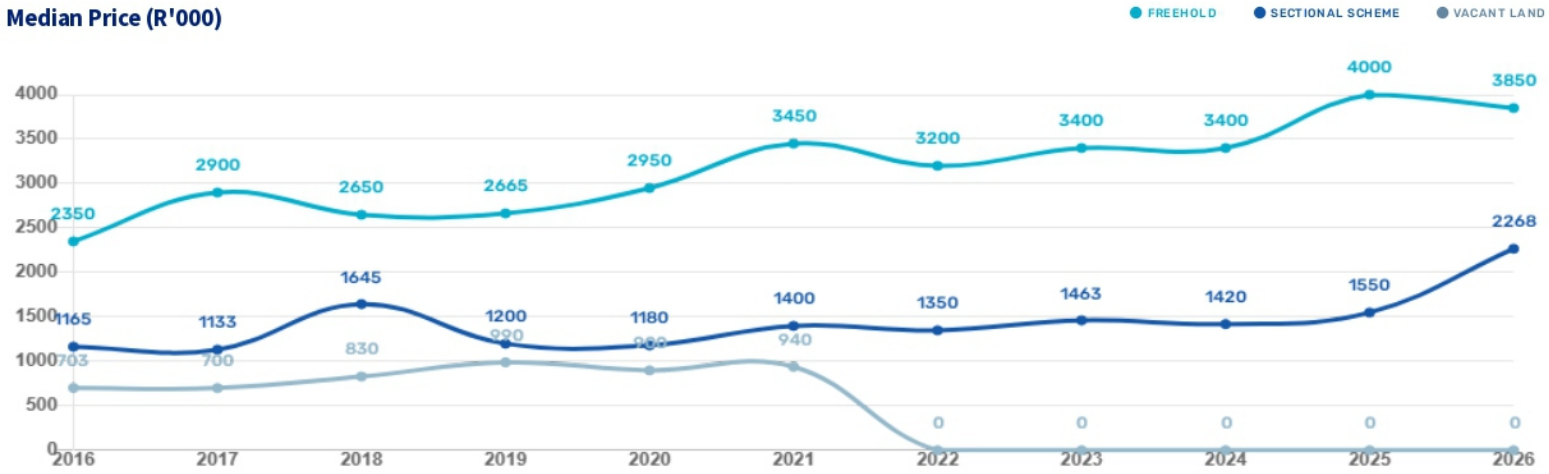
	ADDRESS	ERF|PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	ESTIMATED AREA UNDER ROOF	SALES PRICE			
1	6806 Anise Place Valley View Estate	2430|0	122	2025/07/14	2025/04/25	**717** R 4 672/m 2	**247** R13 562/m 2	**R 3 350 000**	3	2.5	
2	6826 Belladonna Avenue Valley View Estate	2475|0	135	2025/02/04	2024/11/01	**750** R 5 333/m 2	**384** R10 416/m 2	**R 4 000 000**	4	3.5	

	ADDRESS	ERF|PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	ESTIMATED AREA UNDER ROOF	SALES PRICE			
3	6833 Catnip Crescent Valley View Estate	2469|0	216	2024/11/25	2024/09/25	**750** R 4 933/m 2	**346** R10 693/m 2	**R 3 700 000**	4	3	2
4	6825 Anise Place Valley View Estate	2424|0	222	2025/06/05	2025/03/12	**784** R 3 954/m 2	**500** R6 200/m 2	**R 3 100 000**	3	2.5	1
5	6818 Burdock Crescent Valley View Estate	2491|0	235	2025/11/19	2025/03/10	**872** R 6 193/m 2	**-**	**R 5 400 000** cash			
6	13 Alexandria Close Blue Valley Golf and Country Estate	2365|0	250	2025/09/11	2025/06/02	**527** R 5 759/m 2	**408** R7 438/m 2	**R 3 035 000**	3	4	2
7	6900 Belladonna Avenue Valley View Estate	2485|0	258	2025/03/19	2024/12/06	**887** R 3 044/m 2	**710** R3 802/m 2	**R 2 700 000**	4	2	2
8	21 Bathgate Street Blue Valley Golf and Country Estate	2375|0	277	2025/08/20	2025/04/30	**634** R 5 521/m 2	**400** R8 750/m 2	**R 3 500 000**	4		
9	22 Alexandria Close Blue Valley Golf and Country Estate	2370|0	281	2025/08/13	2025/05/22	**516** R 6 977/m 2	**-**	**R 3 600 000**			
10	6910 Belladonna Avenue Valley View Estate	2487|0	282	2025/12/18	2025/06/17	**750** R 6 000/m 2	**804** R5 597/m 2	**R 4 500 000**	5	3.5	
11	5 Tain Close Blue Valley Golf and Country Estate	2406|0	284	2026/05/18	2026/03/04	**805** R 5 280/m 2	**365** R11 643/m 2	**R 4 250 000**	6	6	4
12	6914 Belladonna Avenue Valley View Estate	2488|0	287	2026/06/09	2026/03/12	**750** R 5 200/m 2	**420** R9 285/m 2				2
13	21 Roybridge Road Blue Valley Golf and Country Estate	2359|0	301	2026/05/19	2025/11/24	**756** R 5 284/m 2	**313** R12 763/m 2	**R 3 995 000**			
14	6846 Burdock Crescent Valley View Estate	2497|0	303	2026/03/25	2025/11/20	**747** R 5 154/m 2	**-**	**R 3 850 000**			
15	25 Alexandria Close Blue Valley Golf and Country Estate	2368|0	309	Offer to purchase	2026/04/01	**671** R 8 495/m 2	**550** R10 363/m 2	**R 5 700 000**	4	3.5	
16	6890 Chamomile Close Valley View Estate	2641|0	347	2025/11/10	2025/07/09	**770** R 4 286/m 2	**580** R5 689/m 2	**R 3 300 000**	4	4	2
17	14 Aberdeen Close Blue Valley Golf and Country Estate	2297|0	379	2026/04/08	2025/11/03	**545** R 6 422/m 2	**416** R8 413/m 2	**R 3 500 000**	4	3.5	1
18	62 Rosewell Crescent Blue Valley Golf and Country Estate	1097|0	409	2026/05/14	2025/10/15	**851** R 6 287/m 2	**100** R53 500/m 2	**R 5 350 000**			
19	50 Rosewell Crescent Blue Valley Golf and Country Estate	1094|0	417	2025/10/21	2025/08/05	**880** R 5 619/m 2	**495** R9 989/m 2	**R 4 945 000**	4	4	3
20	22 Guardbridge Road Blue Valley Golf and Country Estate	2347|0	463	2025/10/17	2025/03/20	**749** R 6 275/m 2	**-**	**R 4 700 000** cash			

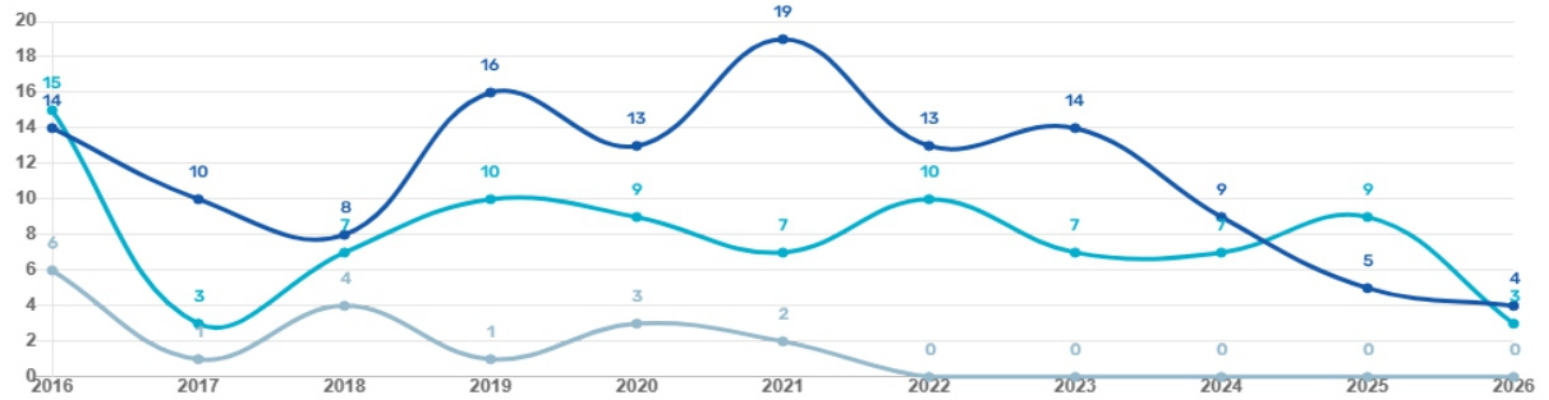
Offer to purchase

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

1.07 km	Service Station
1.36 km	Shell Ultra City - Big Ben North Golden City
1.45 km	Shell Ultra City - Midrand Jacaranda

POLICE STATION

1.31 km	South African Police Service - Call Centre - Sage Corporate Park North
4.07 km	South African Police Service Olievenhoutbosch Police Station

BUS STATION

3.15 km	Gautrain Bus Stop
3.29 km	Gautrain Bus Stop
3.49 km	Gautrain Bus Stop

SHOPPING CENTRE

1.66 km	Mall@Kosmos
1.92 km	Corporate Park Corner Shopping Centre
2.28 km	Noordwyk Shopping Centre

HOSPITAL/CLINIC

1.46 km	Midoc
4.01 km	Cresset House
4.03 km	Wellness Spa The

EDUCATION

1.24 km	Morakoma Primary School
1.24 km	Mosaledi Primary School
1.1 km	Engineering 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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