



Ruane Bester - Mountain View & Mayville  
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UNDER OFFER



SOLE MANDATE

Web Ref RL9918



**R7,800,000**

**Monthly Bond Repayment** R80,510.69  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R727,228.00 **Bond Costs** R75,285.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

 84  29

### Corner stand with prime development options

Danville is a prime located suburb, not only with various school options, shopping centres, and other amenities but also due to its ease of access from major arterial routes via the R55 and N4. A major investment opportunity for this specific location is the Tshwane University of Technology (TUT) located a mere 5km away which makes it perfect for student accommodation!

This property in summary has the following value-adds on offer:

- 1) 2371 square meter main building double storey -
  - \* 84 rooms
  - \* 26 bathrooms and 29 toilets
  - \* 3 bathrooms with large baths
  - \* 3 large staircases + 2 narrow staircases
  - \* elevator and reception area
- 2) 869 square meter single-story building and outbuildings -
  - \* Large kitchen
  - \* Dining hall
  - \* Lounges
  - \* Offices
  - \* Laundry

### Features

Interior		Exterior		Sizes	
Bedrooms	84	Carports / Parkings	17	Floor Size	3,286m <sup>2</sup>
Bathrooms	29	Security	Yes	Land Size	4,553m <sup>2</sup>
Kitchens	1	Dom. Accom.	1		
Recep. Rooms	5	Pool	No		
Studies	2				
Furnished	Yes				

### Extras

Lobby in Building Covered Parking Dining in building Electric Fencing Security Extractor Fan Intercom Guard

