

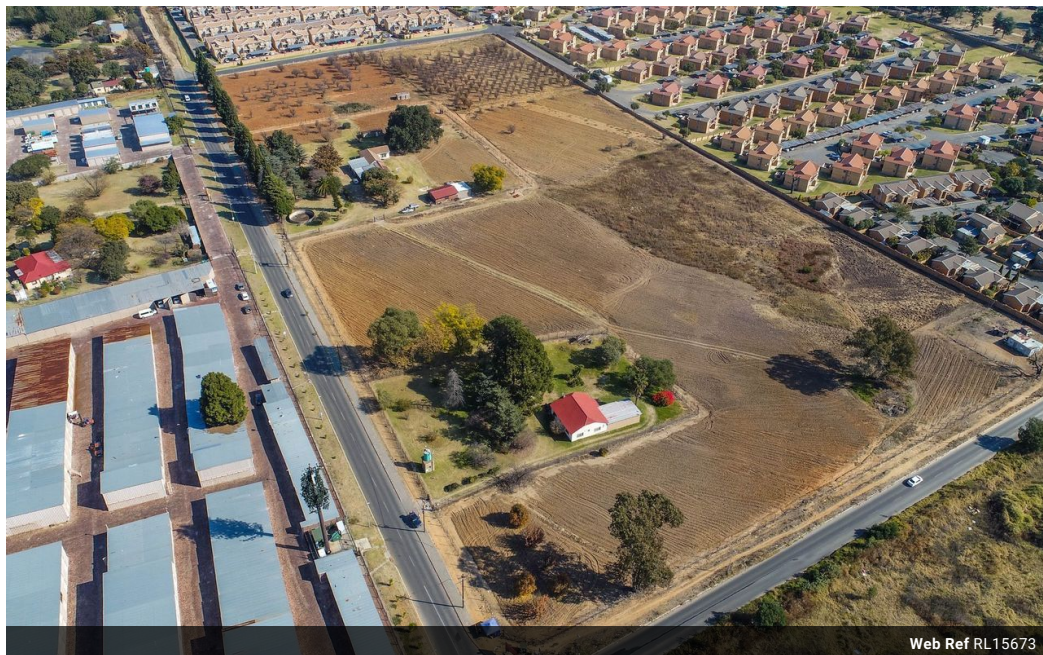


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Web Ref RL15673



**R28,000,000**

**Monthly Bond Repayment** R289,012.75

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R3,312,371.00    **Bond Costs** R132,285.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

### Residential development land for sale with a view of magnificent sunsets. Great potential for a sect

This prime development land is perfectly positioned for a fast-tracked residential project. The stand is already flattened and fully fenced, eliminating the need for extensive earthworks. With zoning allowances for 40 units per hectare, it is ideally suited for sectional title developments. The existing houses on the property can be repurposed as site offices during construction, adding further convenience.

One of the key advantages of this property is that the zoning application process has already begun but was not completed. This means the groundwork has been done, including geotechnical reports and other essential studies, putting any developer in a much stronger position than if they were starting from scratch. The remaining steps in the zoning process will need to be completed by the buyer, but with a significant portion...

### Features