



RYNCOR PROPERTIES

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PROPERTY GUIDE



SALE OF RESTRAINED ORDER – WEDDING VENUE / BOUTIQUE HOTEL OPPORTUNITY!

EXTENT SIZE: 12,389 SQM

TENDER CLOSING DATE: Friday, 30 May 2025 @ 12:00

VIEWING: Only by appointment

CONTACT: Cornay Smit – Cell: 082 956 5199 or Tel: (012) 546 8409

ADDRESS: 64 The Oaks Road, White River

CASE NUMBER: 3783/2022

R20,000.00 Refundable Registration Fee (STRICTLY NO CASH)

Bank: ABSA, Branch: Pretoria North, Branch code: 632005, Account Number: 4066462915

Cornay Smit
(082) 956 5199 | info@ryncor.com

HOW IT WORKS

OBTAIN INFORMATION

- Visit our website to view the desired property.
- Communicate any questions you may have with us.
- Schedule a viewing appointment.

SUBMIT OFFER

- Register, create a profile and place your offers on our website.
- Or download the offer to purchase from our website and email it to info@ryncor.com.
- Or drop the tender off at your nearest Ryncor tender box.

CONFIRMATION

- The sale is subject to confirmation by the seller.
- A 10% deposit is paid into the Ryncor Properties trust account.
- If the offer is accepted, guarentees are paid within 30 business days.

REGISTRATION OF TRANSFER

- Congratulations on aqiring your new property.



AERIAL PLAN:



PROPERTY INFORMATION:

A rare opportunity to acquire a $\pm 12,389$ m² corner property with over $\pm 5,213$ m² in improvements – previously operated as a prestigious wedding venue and hospitality destination.

Set in tranquil surroundings with big lawns, mature trees, and a very high boundary wall for added privacy and security. The guardhouse at the entrance controls access to the expansive grounds.

Improvements:

The subject property comprises a wedding and events venue with associated buildings and site improvements. It features **four detached buildings**, a guard house, and extensive site works. Some buildings appear to be incomplete or under construction for an extended period.

Breakdown of Improvements:

- **Building A:**
Conference / Function Venue – ± 884 m²
- **Building B:**
Office Block – ± 464 m²
- **Building C:**
Conference / Function Venue – ± 593 m²
- **Building E:**
Hotel / Overnight Accommodation Facility – $\pm 3,272$ m²
- **Total Building Area:** $\pm 5,213$ m²



Additional Site Features:

- **Guard House:** ± 85 m²
- **IBR Covered Area:** ± 64 m²
- **Paved Areas:** ± 6,000 m²
- **Perimeter Enclosure (Walling/Fencing):** ± 580 linear meters
- **Swimming Pool & Pavilion:** 1 unit

Note: The above measurements are approximate and based on aerial imagery from Google Earth and limited on-site verification.

Main Features:

Conference Centre:

- Grand foyer with folding glass doors, tiled floors, and expanded ceilings
- Main hall with tiled & carpeted floors, chandeliers, and multiple entrances
- Built-in bar area, separate men's & women's bathrooms
- Exterior water feature for a luxurious first impression

Office Building (Fully Tiled):

- Spacious reception with waiting area
- **Ground Floor:** Kitchen, 3 bathrooms, storeroom, boardroom, and large office
- **First Floor:** 7 private offices, open-plan office, store room, 2 bathrooms, balcony

Additional Improvements:

- Separate tiled kitchen
- **Large storeroom** with 4x roll-up garage doors
- **Hotel Facility (Under Construction):**
 - Grand entrance with glass folding doors
 - 3 large halls overlooking landscaped gardens
 - **Ground Floor:** 10 en-suite rooms + 9 additional rooms
 - **First Floor:** 20 bathrooms

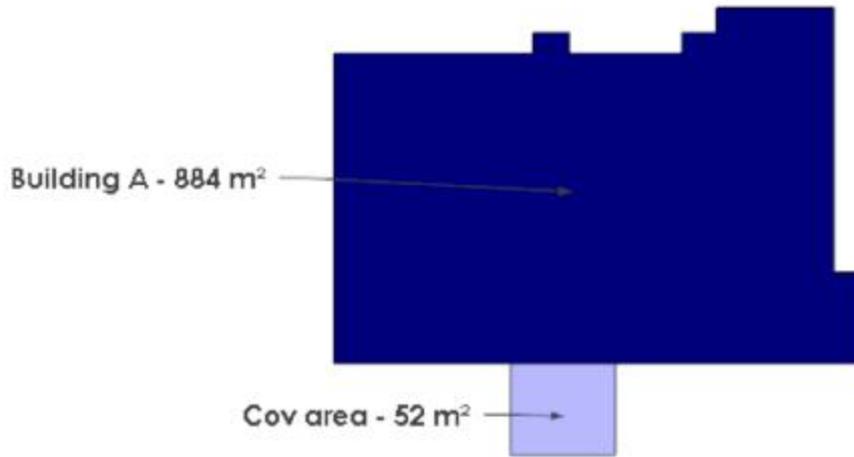
Outdoor Amenities:

- Swimming pool with pavilion and bar area
- 2x exterior bathrooms, boma with firepit, viewing deck
- ±6,000 m² of paving, ample parking, and 580 m of boundary walling

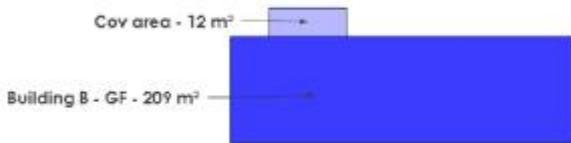
📍 *Excellent location near R40 & R537, just ±3 km from White River Central.*



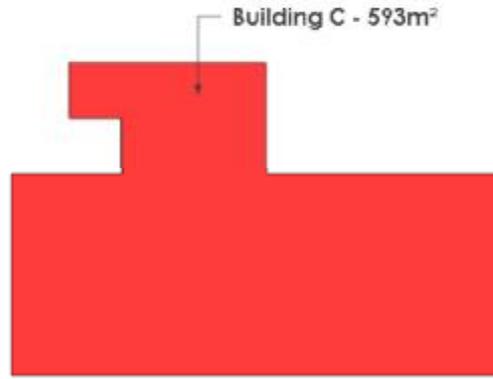
BUILDING A:



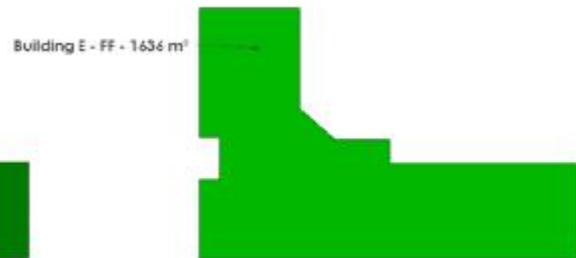
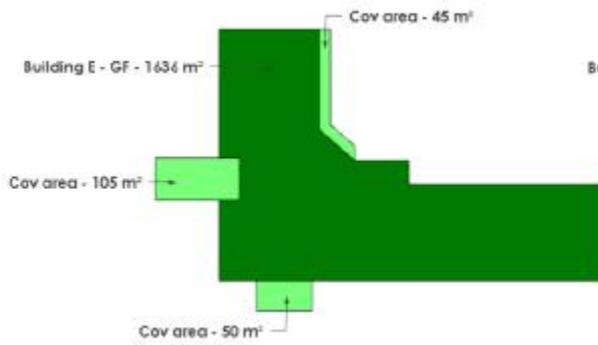
BUILDING B:



BUILDING C:



BUILDING D:



POOL AND PAVILLION:

