PARK VILLAGE AUCTIONS
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MULTI PROPERTY MARKETING PACK

MAGOGUDI CONSTRCUTION CC

Timed Online Auction Sale
Starting Monday 9 November 2026 at 10h00 and closing on Thursday 12 November 2026 at 10h00 Contact or Debbie 011 789 4375

For more information please visit our website or email us at
www.parkvillage.co.za / auctions@parkvillage.co.za

INVITATION TO SUBMIT OFFERS:

Deposit: FICA Documentation and Deposit of 10% of the Purchase Price is payable into the Agents FNB Trust Account on acceptance of the offer submitted

Commission: Buyer's Commission of 5% plus VAT payable into the Agents FNB Trust Account on acceptance of offer by the Seller

Offer Acceptance Period: The offer will remain irrevocable and open for acceptance by the Seller for a period of Fourteen (14) Business days from date of submission of the offer. The Seller reserves the right to considered any other offers during the acceptance period. The Seller reserves the right to accept or not accept any offer received .

Occupation: Date of Registration of Transfer

Risk, Control & Insurance: The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser on the date of registration of transfer into the Purchaser's name and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licenses and other official and/or municipal and consumable charges.

VAT: The Seller is a registered VAT Vendor and VAT at 15% on the purchase price is payable.

FOR MORE INFORMATION PLEASE CONTACT:

Debbie 011 789 4375
E-mail: auctions@parkvillage.co.za

DISCLAIMER

Whilst all reasonable care has been taken to provide accurate information, neither the Auctioneer nor the Seller/s guarantee the accuracy of the information and neither will be held liable for any loss or damages resulting from any errors or omissions in the information herein provided, whether due to the negligence or otherwise of Park Village Auctions or the Sellers or any other person.

PROPERTY INFORMATION SHEET

Registered Description:	Erf 1144 Peach Tree Extension 2, District of the City Tshwane Metropolitan Municipality, Gauteng Province
Location:	Number 1144 Ballybunion Place, Copperleaf Golf & Country Estate, Ernie Els Boulevard, Mnandi, Centurion, Pretoria
GPS co-ordinates:	-25.873683, 28.052531
Property Type:	Partly constructed dwelling
Land Size:	1 201m²
GBA (on completion):	724m²
Zoning:	Residential
Municipal Value:	R 1 950 000.00
Rates & Taxes:	R7 049.25
Basic Levy:	R 3 650.00
Building Penalty:	R 6 434.00
Comments:	Copperleaf is a middle- to upper-income residential estate constructed around an Ernie Els signature, 18-Hole Championship Golf course. The subject property is **situated adjacent to the 11th fairway** and improved with a partly constructed, free-standing dwelling **approximately 35% complete**.

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"SOUND ADVICE, TURNKEY AUCTIONS AND RELATED ASSET MANAGEMENT SERVICES PERFECTED BY EXPERIENCE GAINED OVER 41 YEARS"

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We are registered members of the South African Institute of Auctioneers (S.A.I.A) and members of the Estate Agency Affairs Board with valid Fidelity Fund certificates

and proudly moving forward as
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NOTES:

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