



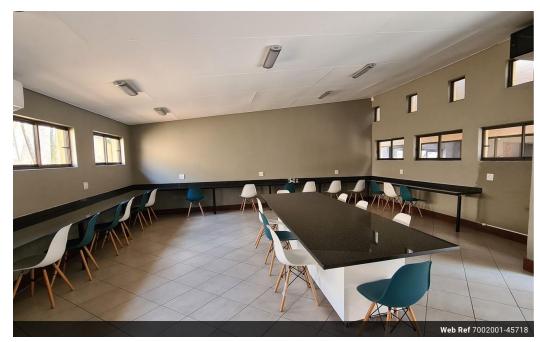
Pierre Kotze

084-870-8342 pierre.kotze@expsouthafrica.co.za

Contact eXp Realty

087 8212575

South Africa











R27,000,000





Investment Gem West Acres: Prime Student Accommodation Apartment Block - No Vat - No Transfer Duty

NO VAT - NO TRANSFER DUTY PAYABLE.

Unlock a golden opportunity with this meticulously maintained student accommodation block in the heart of West Acres. Boasting 29 units, each independently registered as sectional title, this property is a savvy investor's dream. The well-appointed apartments cater to 145 students, offering a modern and secure living experience.

Key Features 29 Units with 3 Bedrooms Each

Kitchen, Study Area, and Bathroom in Each Unit

Communal Study/Meeting Room.

Communal Spacious Dining Area and Kitchen

On-Site Laundry Facility

Manager and Reception Office Guard House with Controlled Access Additional Amenities: Bakkie, 2 Small Busses, Study Hall, and More

All the Furniture and Vehicles are included in the sale.

100Kw Generator.

## **Features**

Zoning Commercial

Exterior

Yes Floor Size 1,750m<sup>2</sup> Security 1,958m² Land Size

## **Extras**

 $Security-System\ Near\ Public\ Transportation\ Air\ Conditioning\ Unit\ Washing\ Facilities (in$ building) Near Bus Lift-Elevator Brick Common Areas Near Shopping Mall Appliances Included Concrete Built in Wardrobes Fibre Electrical generator Restaurant area Pets Not Allowed On Quiet Road Safe Location Closed Circuit TV

Sizes