

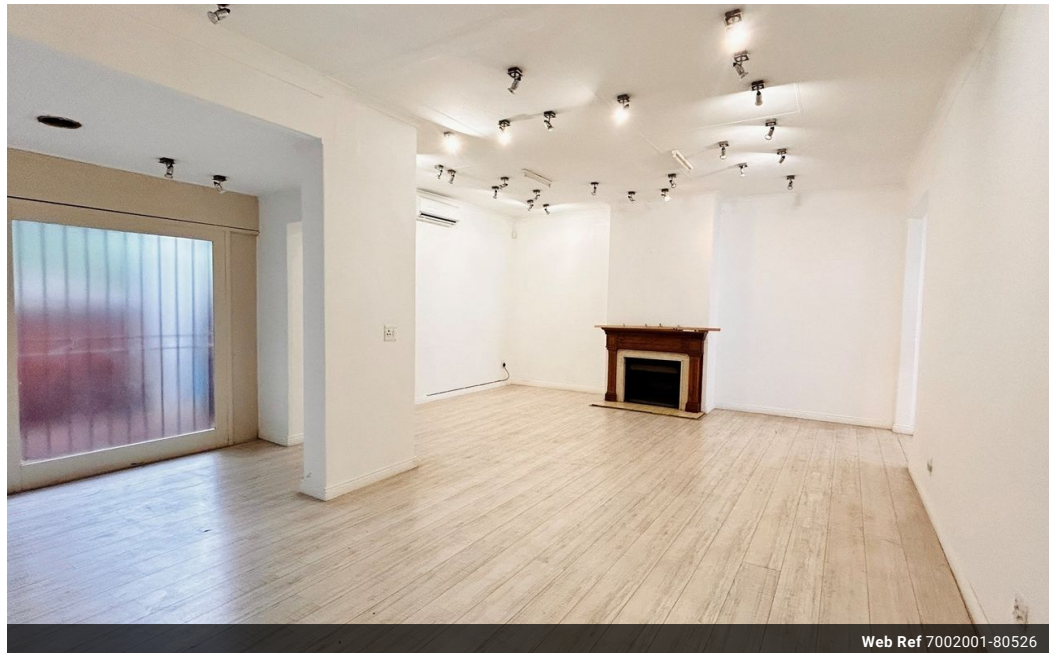


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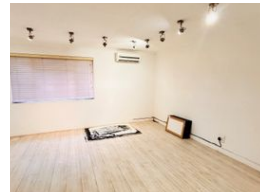
Contact eXp Realty

087 8212575

South Africa



Web Ref 7002001-80526



R3,200,000



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### Versatile Residential Property with Office Potential – Prime Brooklyn Location

Exceptional value in the heart of Brooklyn! This property offers a unique blend of residential comfort and professional workspace—ideal for business owners or investors seeking prime real estate in a sought-after node of Pretoria.

**Office Space Features:** Welcoming reception area with multiple office spaces  
Flexible layout – option for open-plan workspace with a boardroom  
Air-conditioned offices with ample lighting  
Storeroom, kitchenette, and double toilet facility  
Secondary entrance to maximize office space  
Entertainment patio for client meetings or team gatherings  
Additional features: fireplace, built-in safe, modern light fittings, tiled flooring, fibre-ready connectivity, and a monitored alarm system

**Residential Home Features:** 2 spacious bedrooms and 2 living areas  
Modern, well-equipped kitchen  
Large entertainment area with

### Features

**Zoning** Commercial

#### Sizes

Floor Size 410m<sup>2</sup>

#### Extras

Garage