



## RYNCOR PROPERTIES

**Address:** 456 Jan van Riebeeck Street, Pretoria North, 0182

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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](mailto: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](mailto: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, guarantees are paid within 30 business days.

### REGISTRATION OF TRANSFER

- Congratulations on acquiring your new property.





## AERIAL PLAN:



## PROPERTY INFORMATION:

A rare opportunity to acquire a  $\pm 12,389 \text{ m}^2$  corner property with over  $\pm 5,213 \text{ m}^2$  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* –  $\pm 884 \text{ m}^2$
- **Building B:**  
*Office Block* –  $\pm 464 \text{ m}^2$
- **Building C:**  
*Conference / Function Venue* –  $\pm 593 \text{ m}^2$
- **Building E:**  
*Hotel / Overnight Accommodation Facility* –  $\pm 3,272 \text{ m}^2$
- **Total Building Area:**  $\pm 5,213 \text{ m}^2$



### Additional Site Features:

- **Guard House:** ± 85 m<sup>2</sup>
- **IBR Covered Area:** ± 64 m<sup>2</sup>
- **Paved Areas:** ± 6,000 m<sup>2</sup>
- **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.*

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### 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:

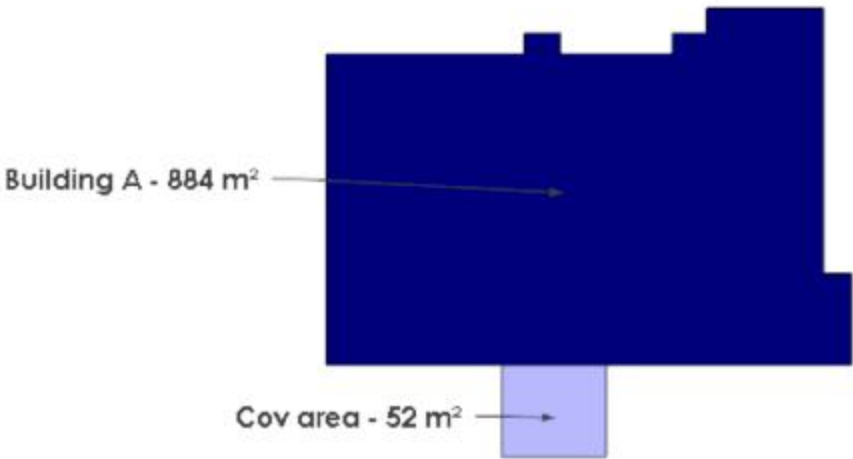
- Swimming pool with pavilion and bar area
- 2x exterior bathrooms, boma with firepit, viewing deck
- ±6,000 m<sup>2</sup> of paving, ample parking, and 580 m of boundary walling

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

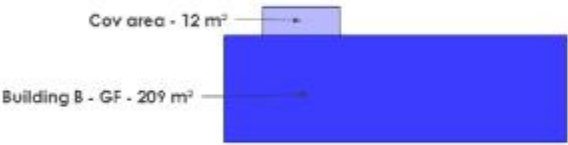




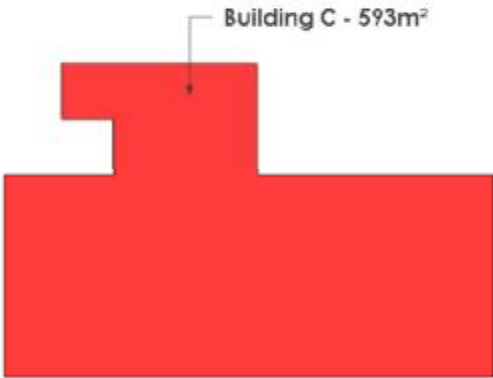
BUILDING A:



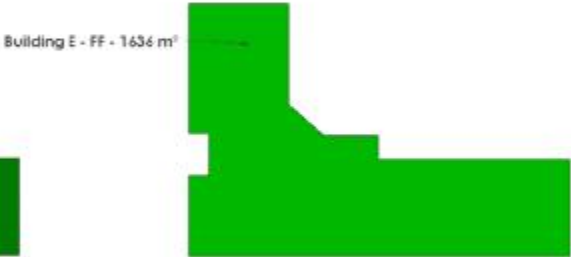
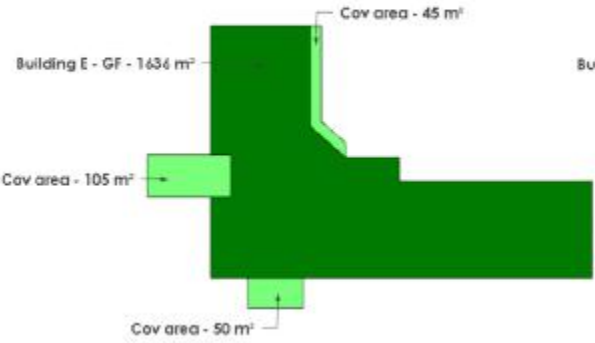
BUILDING B:



BUILDING C:



BUILDING D:





## POOL AND PAVILLION:

