

**R70,000,000**

5,109m<sup>2</sup> Building For Sale in  
Pretoria Central

Web Ref: FHC32



**LESEGO MASHEGO**

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# Investment Opportunity of a Lifetime

**\*\*Once-in-a-Lifetime Investment Opportunity in Pretoria Central\*\***

Discover a prime property in the heart of Pretoria Central, perfectly positioned for unparalleled returns. This remarkable investment features **\*\*135 rooms, accommodating 250 beds\*\***, with additional space for expansion. **\*\*Strategically located near government departments\*\***, the property enjoys immunity from water and load-shedding disruptions.

Zoned for flexible use, it offers potential for conversion into **\*\*student accommodation\*\***, a **\*\*hotel\*\***, or other high-demand ventures. Within **\*\*5km of TUT's main campus\*\*** and surrounded by a wide array of public and private tertiary institutions, this property is ideally situated to attract a steady stream of tenants. Its **\*\*central location provides access to multiple transport modes\*\*** and essential amenities, enhancing its appeal to both residents and investors.

**\*\*Price: R70 Million (negotiable)\*\***

Don't miss out on this unique opportunity— **\*\*schedule your viewing appointment with us today!\*\***

Contact Mogau or Lesego Mashego at Finehome Ruby to secure your future.



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## Monthly Rates

R217,407.0 Excl. VAT

## Zoning

Commercial

## Exterior

Security Yes

## Sizes

Floor Size 5,109m<sup>2</sup>

Land Size 8,176m<sup>2</sup>