



<b>Business Profile :</b>	<b>Business for Sale Listed on:</b> 22/03/24 <b>Broker</b> <b>+2782 (082) 583 4851</b>		
<b>Main Business Activity:</b>	<b>INVESTMENT PROPERTY OR EXCLUSIVE LIFESTYLE LOCATION</b>		
<b>FBi Reference Number:</b>	<b>Pro111-2</b>		
<b>Industry Sector:</b>	<b>Property and Real Estate</b>		
<b>Business Description:</b>	<p><b>BRIEF OVERVIEW -</b></p> <ul style="list-style-type: none"> <li>• Situated in a secured Golf and Beach estate with facilities such as a golf course, tennis courts, a clubhouse, swimming pools and entertainment areas. Stunning views of the mountain range of Gordon’s Bay, the Cape Peninsula and the dunes of Strand beach. A quiet and tranquil environment is positioned on a prime corner position on the 3rd floor within the estate. There is no road between the apartment and the beaches so you can stroll right to the beach and no traffic around you! The apartment complex offers elevators to each floor for your convenience.</li> <li>• The apartment has been consolidated from 2 apartments into one large apartment , resulting in spacious rooms and five veranda's to enjoy the outdoors. This 300m2 apartment however can be easily reverted into two apartments, (two sectional title units already approved) if the buyer prefers.</li> <li>• The buyer has two options – purchase the property only, or acquire the shares in the property company with all the tax benefits.</li> </ul>		
<b>Location:</b>			
<b>Country and Province:</b>	<b>Country:</b>	<b>South Africa</b>	
	<b>Province</b>	<b>Western Cape</b>	
<b>City / Town:</b>	<b>Strand (Cape Town Metropolitan Area)</b>		
<b>Location / Area:</b>	<b>Beach front/Secure Estate</b>		
<b>Asking Price:</b>			
<b>Currency:</b>	<b>ZAR – South African Rand</b>		
<b>Asking Price:</b> <i>There are two options</i>	<b>Purchase of Property only</b>	<b>R 7,8 million</b>	<b>Acquiring shares/tax benefits</b> <b>R 9,5 million</b>
<b>Movables:</b>	<b>R 600,000 (excluded <input type="checkbox"/> or included <input type="checkbox"/>)</b>		
<b>Flexibility about Price/Negotiability:</b>	<b>The asking price is marginally negotiable and the buyer has an option to acquire the movables at a negotiated price with the Seller.</b>		



<b>Financial Information:</b>						
Turnover:	Annual:	R		Monthly ave per month:	R	
Gross Profit %/Mark-up %:	Gross Profit %		%	Mark-up %		%
Owner/s Profit: EBITDO – before owner/s drawings	Annual:	R		Monthly ave per month:	R	
ROI %:	10	% per annum				
<b>Other Information :</b>						
Total Number of staff:	TOTAL STAFF		Monthly Staff:	Weekly Staff:	Casual Staff:	
	-		-	-	-	
Year Established/Acquired by present owner:	Year Established	Unknown	Acquired by present owner	1996		
Ownership:	Sole Proprietor	Partnership	Pty Ltd	Close Corporation		
	-	-	X	-		
Potential to Relocate:	<p><b>Level of relocation</b></p> <p>High <input type="checkbox"/> <b>Highly portable. Business not bound to any area.</b></p> <p>Medium <input type="checkbox"/> <b>Can be relocated with very little disruption</b></p> <p>Low <input type="checkbox"/> <b>Relocation is possible, but not advised.</b></p> <p>Zero <input checked="" type="checkbox"/> <b>Business cannot be relocated</b></p>					
<b>Additional Information :</b>						
<p><b>DETAILED INFORMATION -</b></p> <ul style="list-style-type: none"> <li>The secured estate <b>Emerald Bay</b> is located 20 minutes from the Cape Town International Airport and only 35 minutes from Cape Town centre, close proximity to wine areas.</li> <li>The apartment has been completely renovated according to high-quality standards by the current owner and is in excellent condition. You feel like you are on holiday each day in five-star accommodation.</li> <li>The kitchen, bathrooms, cupboards, flooring are all completed with high-quality finishes. The apartment offers 2 covered parking bays in the basement of the complex.</li> <li>The owner however has an extra parking bay, one garage and one storage room to offer for a very reasonable price to a potential buyer.</li> </ul>						

- When entering the property you are already taken by surprise because of the large entrance hall. This leads you to the lounge, the dining area, and the TV room. An open-plan kitchen with granite tops opens up to the lounge and dining area. This is all very airy and has a spacious layout.
- There are 4 bedrooms in the apartment plus a study. All with views on the mountains and False Bay. For your convenience, there is a laundry room for your washing machine and tumble dryer is hidden away next to the kitchen. Large veranda's around all the rooms are inviting to enjoy the views every moment of the day.
- The property has 3 bathrooms of which two are en-suite. The master bedroom has a large bathroom with a jacuzzi/bath/steam room/shower/double basin and toilet. The guest bedroom has also a bathroom en-suite. This spacious apartment would be your ideal holiday home or permanent home as it offers so much convenience and comfort that you do not want to leave.
- The owner is willing to offer all furniture/ appliances and art in the apartment to a potential client for a reasonable offer.

#### **FINANCIAL INFORMATION -**

- In the event that the Buyer elects to acquire the shares, then detailed financials will be made available to approved buyers in terms of the signed confidentiality agreement (NDA) and all the information can be verified via the auditors.
- Assuming that the Buyer wishes to use the property for investment purpose, the income above illustrates the potential rental income the property could derive.

#### **POTENTIAL -**

- The options for a new Buyer includes – own occupancy of the property; or
- Generating an income by renting the property for short-term or long-term, either during in or out of season.
- The property forms part of a company and is, therefore, VAT registered. Investing in this property is a very attractive opportunity for business people who continue commercial VAT activities. The owner has more detailed information on requests for property Investors/Companies.
- The owner is willing to rent the property from the new owner for a medium /long-term lease and details can be discussed.

#### **REASON FOR SELLING -**

- The owner wishes to retire and realise certain of his investments.

#### **CONFIDENTIALITY AND ARRANGEMENTS TO VIEW THE PROPERTY -**

- **FULL DETAILS WILL ONLY BE PROVIDED BY THE APPOINTED BROKER SUBJECT TO SIGNING A CONFIDENTIALITY AGREEMENT (NDA), COMPLETING A BUYER PROFILE FORM AND SUBMITTING THE REQUIRED FORMS TO THE BROKER.**

**Please contact me (Fred Broom) for a viewing appointment and I will also inform you in more detail about this stunning property. Telephone no: +2782 (082) 583 4851**

**PROOF OF FUNDING REQUIREMENT -**

- Interested parties **MUST** be able to demonstrate that they have access to the required funds to finance a cash transaction purchase.
- In terms of the Broker's mandate, the Seller will not entertain any discussions, or consent to provide any details or documentation; or accept any offer unless you first meet this criteria. The Potential Buyer will need to provide proof of these financial requirements in your initial enquiry.

**DISCLAIMER REGARDING INFORMATION -**

- No representation or warranty, express or implied, is given as to the accuracy or completeness of the contents of this profile.
- The only representations and warranties that will be made are those that may eventually be included in a definitive agreement to the proposed sale of the vendors' interests in the business.
- Neither this profile nor any of the information contained in it shall form the basis of any contract for such sale, nor does it constitute an offer, invitation or inducement to purchase or acquire any shares in the business or any interest in it.

**Gallery/Collage:**

**Note: The images and the content therein, may be provided as examples in terms of the level of confidentiality, requested by the Seller.**

**The Slide-show of the property can be viewed by clicking on the [LINK](#).**

