

# Investment Land with Multi-Use Infrastructure in Pretoria East (3500000 R)



Location **Gauteng, Pretoria**  
<https://www.freeadsz.co.za/x-155516-z>

11ha of development land available in the fast expanding Pretoria New East. With a prime position against the Magaliesberg, this charming property enjoys sweeping views of the New East and has convenient access to the N4 highway to Pretoria CBD. It is also well positioned for the N1 highway to Johannesburg and the Old Brokhorstpruit Road for Mamelodi and Silverton.

The property borders a newly zoned 134ha development which will comprise of Res 1 - 4 housing, institutional, educational, business and amusement infrastructure.

This region of Pretoria East is in the process of being zoned for several light industrial, commercial, housing, affordable housing and retail developments. Investors purchasing this opportunity early enough will enjoy long term dividends by transforming this multi-use property into one that can cater for the upcoming developments. Possible uses: guesthouse, lodge, religious institution, government facility, retail centre, school, distribution centre, factory, hotel, offices, retail, storage, warehouse – the list is endless with potential.

Infrastructure on offer:

- 3 boreholes
- Eskom 3-phase electricity
- 5 buildings totalling 1,800sqm under roof
- Electric fencing

• 2 hectares of lush tropical gardens with irrigation

• A court

• A well designed house & features

The current buildings are in need of renovation and refurbishment. The property is located on the periphery of expanding Mamelodi and Mandela Village settlements - the potential is enormous as a support hub for the surrounding urban expansion.

Viewings by strict appointment.



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