

**business**  
for sale



Date: **4th April 2025**

Business Reference: **BFS11179**

About the Business:

## **Well Established Game Farm with Spa & overnight Cottages**

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Nestled in a stunning nature reserve just east of Pretoria, this highly rated spa offers a unique escape from the everyday hustle. With its breathtaking gardens and a variety of accommodation, it's the perfect opportunity to "work from home"!

Included is:

- 21.4ha of farm situated inside a nature reserve
- A fully equipped Spa
- A house with a flatlet
- 3 Beautiful Rustic Cottages

Indulge in Spa Excellence:

The Spa has a 5-star rating on Trip Advisor and is well loved by many regular guests. With a 142m2 flatlet & 3 luxury tents dedicated to spa treatments with 13 fully trained therapists & 9 support staff, guests can enjoy a full range of luxurious treatments. From soothing massages to invigorating facials, the spa is equipped with everything needed to deliver unparalleled relaxation.

Accommodation:

The property features a main house with three bedrooms and two bathrooms, Additionally, there are three charming self-catering cottages on the reserve which are available for rent, ensuring a steady income stream and a variety of experiences for guests. Bookings are conveniently managed through popular platforms like Lekkeslaap and other BnB platforms.

Eco-Friendly and Self-Sufficient

This farm & spa isn't just about luxury; it's also about sustainability. Equipped with a bio-serve grey and black water system, solar and a powerful 20KVA diesel generator, and a strong borehole with 2 tanks (20,000-liters), this property is designed to be eco-friendly and self-sufficient.

An Invitation to Experience Bliss

If you're looking to own a piece of paradise and enjoy a profitable income from the spa and self-catering cottages, then don't miss this opportunity!  
Call now to book your viewing!

## Well Established Game Farm with Spa & overnight Cottages



Sector: **Accommodation**

Asking Price:

**R 6,500,000**

Monthly Profit:

**R 0**

Asset Value:

**R 5,500,000**

Stock Value:

**R 0**

Yearly Net Profit :

**R 0**



# Business Report

## Background and History

A well reputed and highly rated spa established 17 years ago. Just 30 minutes from Pretoria east. 3 Beautiful, rustic cottages are rented out for overnight accommodation.

## Assets

All spa equipment, treatment beds, towels, clothing, washing machines, tumble dryers, fans, heaters etc. Outside umbrellas, garden chairs, and 2 large tents also used for treatment areas. A large deck and fully furnished cottages.

## Employees

13 Fully trained therapists, plus 9 support staff for kitchen, cleaning and a gardener.

## Financials and Forecasts

Ave of R2,8M/annum. Average monthly expenditure of R179 520

## Reason for Sale

Owners retiring