

business
for sale



Date: **5th May 2026**

Business Reference:**BFS00304**

About the Business:

Townhouse Complex For Sale - Andeon - Pretoria West - ALL COSTS INCLUDED - TRANSFER FEES INCLUDED!!!

Registered as Guest house but qualifies as Townhouse Property for Sale in Andeon Ah

Exclusive Mandate - Kingdom Property Group

Turn-Key 12-Unit Guesthouse / Townhouse Investment on ±1ha Freehold Land

Macadamia Valley Guesthouse Complex | Andeon AH, Pretoria West

Asking Price: R13,950,000

This is not an ordinary rental property. This is a fully operational, income-producing 12-unit townhouse-style guesthouse complex on approximately 1.0007 hectares of freehold land, with established tenants, 22 lock-up garages, prepaid utility systems, approved plans, compliance documentation, agricultural income upside and further expansion potential.

The property currently produces a documented rental income of approximately R70,700 per month, with a realistic rental reset projection of around R82,800 per month based on the existing unit sizes, current below-market rentals and the lease structure. Most tenants are already established, with leases intentionally kept on shorter 6-month cycles, giving a new owner flexibility to review rentals, improve lease terms or reposition parts of the asset after takeover.

The unit mix is highly practical and tenant-friendly, offering mostly spacious 2-bedroom, 2-bathroom units, several with studies, private patios, built-in braai areas and lock-up garages. The smaller converted units and owner/caretaker unit add flexibility for staff accommodation, rental income, office use or future operational requirements. All units are fitted with prepaid systems, allowing for cleaner utility recovery and better control of monthly operating costs.

Serious investors are invited to request the due-diligence pack. Viewings by appointment only. Proof of funds or finance capability required before detailed information is released.

Townhouse Complex For Sale - Andeon - Pretoria West - ALL COSTS INCLUDED - TRANSFER FEES INCLUDED!!!



Sector: **Property**

Asking Price:

R 13,950,000

Monthly Profit:

R 76,750

Asset Value:
R 22,000,000

Stock Value:
R 0

Yearly Net Profit :
R 921,000



Business Report

Fully describe this property and its income earning activities.

Why This Asset Stands Out - PRICE INCLUDES ALL FEES - TRANSFER INCLUDED!!!

This investment combines four value drivers in one purchase:

1. Existing Income

A fully operational multi-let complex with a current rent roll already in place.

2. Rental Upside

Several rentals are below current market expectations for the unit sizes and layout, giving the purchaser a clear path to increased monthly income over time.

3. Land and Expansion Potential

The ±1ha stand is flat, serviced and fenced, with approved plans for the existing improvements and scope for further optimisation, subject to municipal approval.

4. Additional Agricultural Income

The pecan component provides an additional annual income stream, with documented harvest proof and established off-taker arrangements.

Investment Snapshot

- 12 townhouse-style rental units
- ±1.0007 ha freehold land
- 22 lock-up garages
- Current gross rental income: **±R70,700 per month**
- Projected rental potential: **±R82,800 per month**
- Guesthouse / multi-let operation
- Pecan harvest income upside
- Prepaid utility recovery
- 3-phase power infrastructure
- Fibre to units
- CCTV, beams and access control
- Water reserve infrastructure
- Approved building plans available
- Fire and safety documentation available
- Seller not VAT registered
- Company / business acquisition structure may be considered, subject to legal, tax and lender approval

Unit Layout Summary

The complex offers a strong rental mix designed for long-term occupancy and practical tenant demand:

- Multiple 2-bedroom, 2-bathroom units
- Several larger units with study areas
- Private patios and built-in braai areas
- Lock-up garages allocated across the property
- Smaller converted units suited to rental, staff, office or operational use
- Owner/caretaker accommodation option with additional garage capacity

This layout makes the asset attractive for tenants wanting space, privacy and secure parking, while giving the investor multiple income lines rather than relying on one single tenant.

Infrastructure and Operating Features

The property is already set up as a managed income-producing site, with key systems in place:

- 22 lock-up garages
- Prepaid water/electricity/waste token structure
- Fibre connectivity
- CCTV and perimeter security
- Access control
- 3-phase electrical infrastructure
- Rand Water supply records
- Municipal account history available
- Fire safety documentation
- Approved plans and supporting documentation
- Maintenance equipment included, subject to final agreement

This reduces the typical uncertainty that buyers face when considering larger multi-let properties. A proper data room is available to serious qualified buyers.

Expansion and Upside

The seller has not fully exploited the site's longer-term potential. A purchaser can consider future optimisation such as additional rental units, garages, storage, staff accommodation or other income-producing improvements, subject to zoning, consent use, building lines, parking, engineering and municipal approvals.

This is where the opportunity becomes more interesting: the property is already producing income, but still has clear strategic upside.

Location

Macadamia Valley is positioned in Andeon AH, Pretoria West, with access to key routes and surrounding commercial/residential demand nodes.

Approximate access points:

- Close to the N4 Platinum Highway
- Convenient access to Quagga Mall
- Practical distance to Pretoria CBD
- Accessible to surrounding Pretoria West and Andeon demand areas

The location supports rental demand from tenants needing secure, spacious accommodation with good road

access and private parking.

Transaction Notes

Qualified buyers may request access to the due-diligence pack after initial screening.

A company / business acquisition structure may be considered, but all tax, VAT, Transfer Duty, lender and conveyancing implications must be independently confirmed by the buyer's professional advisors before any offer is accepted.

Viewing and Offers

- Viewings are strictly by appointment.
- Due to the nature of the asset and the operating tenants on site, only serious buyers with proof of funds or finance capability will be considered.
- Written offers only.
- Proof of funds or bond/pre-approval required before detailed due-diligence release.

Are there building plans available?

Yes All plans Up To date and Available, Fire, Health, Safety, Building.

What is the erf size and the size of the buildings?

Approximately 1.0007 hectares of freehold land

Is the business VAT Registered?

No.

What is the monthly rates and taxes payable to local authority?

R2099

How many employees?

2

Give a breakdown of staff/ functions?

Clean and maintain

How involved is the Owner in running the business?

Active

When does the current lease end?

Buildings and Land all owned By Seller, All being Sold together.

All teh Unites there have 6 Month Leases and are renewed every 6 Months.

What is the annual escalation %?

They were happy with Rental Income and have not Escilated in last 7 Years, Escliation will need to be reset.

Is a copy of the lease available?

Yes

Do you require a licence?

No

What are the main assets of the business?

Land And Buildings

What is the reason for the sale?

Owner Wanting to Retire.

Why is this property a good investment?

A rare income-producing opportunity in Andeon AH, Pretoria West. Macadamia Valley offers 12 townhouse-style rental units, 22 lock-up garages, established tenants, prepaid utility systems, 3-phase infrastructure, fibre, security systems, approved plans, compliance documentation and additional pecan income upside.

Current documented rental income is approximately **R70,700 per month**, with a realistic rental reset projection of approximately **R82,800 per month** over time. The asset is already operational, but still offers clear upside through rental review, improved lease structures and possible future expansion, subject to municipal approval.