



PONTAC PARC

Paarl, Western Cape

PONTAC.CO.ZA



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LOCATION



The property market in the Western Cape has shown exponential growth in recent years, owing to the massive amounts of semigrants seeking property within its borders. With numerous developments springing up in the areas surrounding Paarl, this phenomenal market is showing no signs of any significant slow-down.

Pontac Parc offers buyers the opportunity to acquire serviced commercial, retail or light industrial erven, along with the opportunity to design and construct purpose-built units according to their personal specifications.

It is this flexibility, along with its ideal location near the N1, ensuring maximum visibility and easy access to key metropolises, that sets Pontac Parc apart.

PONTAC PARC

-33.786189, 18.937946



SITE DEVELOPMENT PLAN



PONTAC PARK

PONTAC PARK - AREAS SCHEDULE			
SITE	AREA	INFO	COLOUR KEY
SITE 01	5 027m ²		
SITE 02	2 074m ²		
SITE 03	3 909m ²		
SITE 04	4 141m ²		
SITE 05	3 794m ²		
SITE 06	3 755m ²		
SITE 07	3 385m ²		
SITE 08	2 304m ²		
SITE 09	5 126m ²		
SITE 10	5 542m ²		
SITE 11	3 400m ²		
SITE 12	2 768m ²		
SITE 13	2 322m ²		
SITE 14	1 497m ²		
SITE 15	3 678m ²		
SITE 16	3 564m ²		
SITE 17	1 911m ²		
SITE 18	2 538m ²		
SITE 19	3 189m ²		
SITE 20	9 296m ²		
SITE 21	ENG. SERVICE	725m ²	
SITE 22	ENG. SERVICE	1 471m ²	
SITE 23	ROAD	4 341m ²	
SITE 24	ENG. SERVICE	1 767m ²	
SITE 25	GREEN SPACE	10 894m ²	
SITE 26	GREEN SPACE	13 321m ²	
SITE 27	ENG. SERVICE	628m ²	
SITE 28	ROAD	20 588m ²	
TOTAL	73 220m ²		

SALES SCHEDULE



JULY 2019

Erf No	Erf Size	Description	Permissible Bulk	Permissible Coverage	Parking per 100m ² of Floor Area	Maximum Permissible Height	Selling Price Excluding VAT
1	5027.00	Light Industrial/Commercial/Retail Erf	1.00	75.00%	4	2 Stories	R 11 813 000
2	2074.00	Light Industrial/Commercial/Retail Erf	1.00	75.00%	4	2 Stories	R 5 289 000
3	3909.00	Light Industrial/Commercial/Retail Erf	1.00	75.00%	4	2 Stories	R 9 968 000
4	4141.00	Light Industrial/Commercial/Retail Erf	1.00	75.00%	4	2 Stories	R 10 560 000
5	3794.00	Light Industrial/Commercial/Retail Erf	1.00	75.00%	4	2 Stories	R 9 675 000
6	3755.00	Light Industrial/Commercial/Retail Erf	1.00	75.00%	4	2 Stories	R 9 575 000
7	3385.00	Light Industrial/Commercial/Retail Erf	1.00	75.00%	4	2 Stories	R 8 632 000
8	2304.00	Light Industrial/Commercial/Retail Erf	1.00	75.00%	4	2 Stories	R 5 875 000
9	5126.00	Light Industrial/Commercial/Retail Erf	1.00	75.00%	4	2 Stories	R 12 046 000
10	5542.00	Light Industrial/Commercial/Retail Erf	1.00	75.00%	4	2 Stories	R 13 024 000
11	3400.00	Light Industrial/Commercial/Retail Erf	1.00	75.00%	4	2 Stories	R 8 670 000
12	2768.00	Light Industrial/Commercial/Retail Erf	1.00	75.00%	4	2 Stories	R 7 058 000
13	2322.00	Light Industrial/Commercial/Retail Erf	1.00	75.00%	4	2 Stories	R 5 921 000
14	1497.00	Light Industrial/Commercial/Retail Erf	1.00	75.00%	4	2 Stories	R 3 817 000
15	3678.00	Light Industrial/Commercial/Retail Erf	1.00	75.00%	4	2 Stories	R 9 379 000
16	3564.00	Light Industrial/Commercial/Retail Erf	1.00	75.00%	4	2 Stories	R 9 088 000
17	1911.00	Light Industrial/Commercial/Retail Erf	1.00	75.00%	4	2 Stories	R 4 873 000
18	2538.00	Light Industrial/Commercial/Retail Erf	1.00	75.00%	4	2 Stories	R 6 472 000
19	3189.00	Light Industrial/Commercial/Retail Erf	1.00	75.00%	4	2 Stories	R 8 132 000
20	9296.00	Light Industrial/Commercial/Retail Erf	1.00	75.00%	4	2 Stories	R 19 522 000

USP's:

- 1 Optic Fibre Connectivity to the Property
- 2 IP Cameras Securing the Boundary of the Property
- 3 Electric Fence Securing the Boundary of the Property