

SECTION B

ANNEXURE 05

YACHT CLUB: PORTION 5 OF ORANJEMUND TOWNLANDS NR 165

1. Objective

The purpose of the enquiry is for interested parties to provide Namdeb with Proposals for the sale of property detailed herein.

2. Specification of property

The property is situated close to the beach and the Orange River Mouth. Currently it is used for:

- Team building sessions
- Short term accommodation
- 1 x flat for long term accommodation

The interested parties should note that there are no pumps currently which pump water to the pond.

a. Characteristics

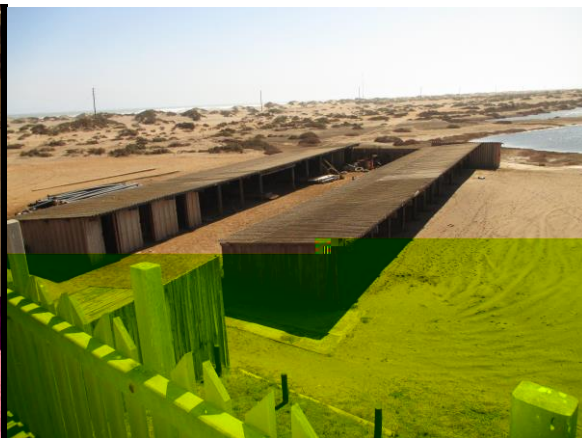
NUMBER	DESCRIPTION	SIZE
1	Dining area	58m ²
1	Bedroom (En-Suite shower/toilet)	21m ²
1	Kitchen	16m ²
1	Ladies' Toilet and Shower	6m ²
1	Men's Toilet with Urinal	6m ²
1	Storeroom in kitchen	4m ²
1	Bedroom	12m ²
1	Bar area	12m ²
1	Inside fire place	
2	Parkhomes used as bedrooms	
1	Upstairs room (En-suite toilet/shower) & Balcony	26m ²
1	Braai Area with 2 build-in braais	
1	Self-contained flat (1 bedroom, kitchen, bathroom)	32m ²
2	Rows of boat sheds	

Adjacent to the building is a large salt water pond.

b. Suggested Intended usage

- Hospitality and Leisure Activities
- The establishment can also be utilized partly as an outdoor restaurant area

c. Photo's





CURRENT VALUE

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The underneath table indicates the current value.

ERF NUMBER	LAND SIZE M²	LAND VALUE N\$	IMPROVEMENT SIZE M²	IMPROVEMENT VALUE N\$ (MUNICIPAL)	IMPROVEMENT VALUE N\$ (MARKET)	TOWN PLANNING COST N\$	ZONING	LAST VALUATION DATE
PORTION 5 OF FARM ORANJEMUND TOWNLAND NO 165	13 841	723,882.00	-	604,600.00	-	-	PRIVATE OPEN SPACE	1 Jul 2013