

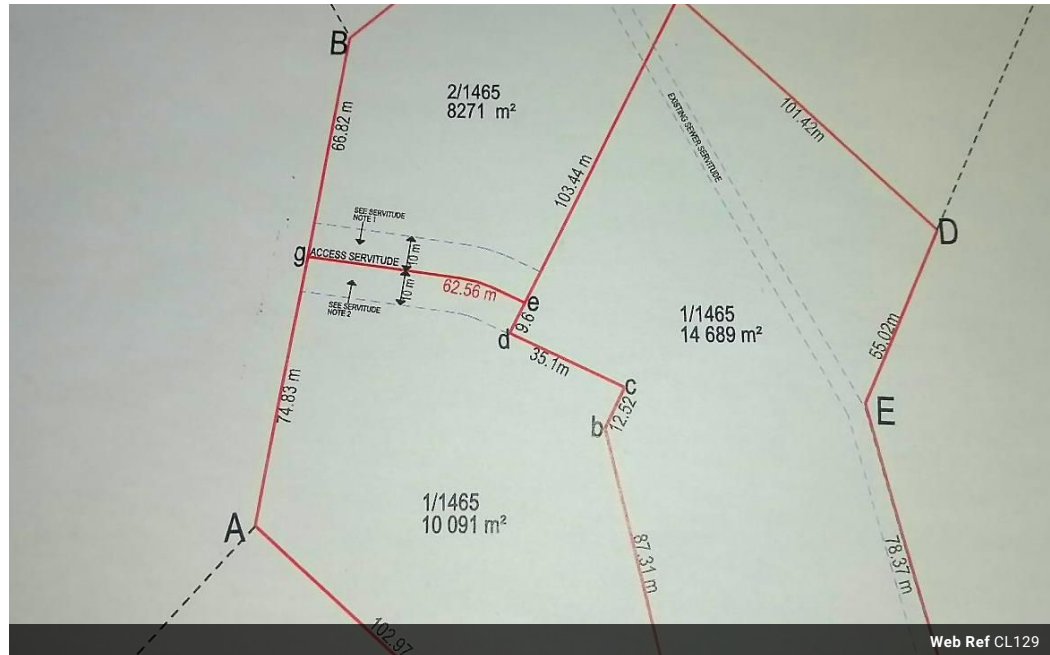


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Shop 26 Pretty Gardens  
Langenhoven Park  
Bloemfontein



## POA

New development opportunity - Prime location in Langenhovenpark.

This valuable developing opportunity, with its ideal location has zoning approved for:

- Offices
- 80 Bed Boutique hotel
- Restaurant
- Coffee shop

Available sub-divisions are:

1/1465: 10 091 sqm of land with Zoning for Offices 7500 sqm GLA.  
Land cost R 2600.00/ sqm Excl VAT.

2/1465: 8 271 sqm of land with Zoning for Offices 2600 sqm GLA  
- 80 Bed Boutique hotel 1970 sqm GLA  
- Restaurant 500 sqm GLA  
- Coffee Shop 150 sqm GLA  
Land cost R 3 000/ sqm Excl VAT

Please note that on the above the Developer should also make provision for infrastructure bulk contribution which would be in the

## Features

