



## The Hamlet Estate For Sale In Ruimsig Johannesburg South Africa



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 3,988,595.35

### Posizione

Nazione:	South Africa
Indirizzo:	The Hamlet Fairway St
Cap:	1724
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Descrizione:

The Hamlet Estate For Sale In Ruimsig Johannesburg South Africa

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The Hamlet

1518 Fairway St, Ruimsig, Roodepoort,

1724, South Africa

The Hamlet: A Unique Residential Complex with Business Zoning in Prime Ruimsig, Johannesburg

This exceptional property, The Hamlet, presents a rare and compelling investment opportunity in the sought-after Ruimsig Ext 95 area of Johannesburg, South Africa. This unique residential complex, comprising 24 modern, high-end apartments, sits on a substantial 12,653 sq. meter erf, offering not only luxurious living but also significant commercial and business potential. Zoned for hotel, conference, and



wellness facilities, The Hamlet is perfectly positioned for future development and expansion, making it an ideal investment for discerning buyers.

#### A Collection of Modern, High-End Apartments:

The Hamlet features a variety of uniquely designed apartments, each offering modern comforts and stylish living spaces. The complex provides a range of amenities designed to enhance residents' lifestyles, including barbecue facilities for social gatherings and an on-site Pilates studio for health and wellness. The 2,591 sq. meters of built structures (excluding carports) house these well-appointed apartments, creating a comfortable and sophisticated residential community.

#### Comprehensive Security and Infrastructure:

Security is paramount at The Hamlet. A dedicated guardhouse, equipped with a high-performance security system, featuring the latest full-color perimeter cameras with both on-site and off-site monitoring, ensures resident safety. Access control is managed through a keypad entrance system with SMS code-enabled exits, providing secure and convenient access. The complex also includes an administration office for efficient management.

#### On-Site Management and Maintenance:

The Hamlet features an on-site manager's office, complete with a fiber room and electric meter room, ensuring smooth day-to-day operations. A dedicated handyman's apartment further supports efficient maintenance and quick resolution of any issues.

#### Sustainable Utilities and Advanced Technology:

The complex boasts a comprehensive utility infrastructure. A water supply ring, served by a dual water source (Council and borehole), with individual water meters for each unit, ensures efficient water distribution and accurate usage tracking. An automated underground water storage system, connected to the borehole, serves as a reliable backup water supply. All apartments are equipped with individual prepaid electricity meters, providing residents with control over their energy consumption. A solar room, complete with inverters and backup batteries, promotes sustainable energy use. A gas supply ring, with a centralized gas source and individual gas meters for each unit, ensures efficient and cost-effective gas distribution. The complex is fiber-ready, providing high-speed internet access for all residents. A centralized TV switch, connected to a single TV access point, ensures streamlined and reliable TV signal quality for all apartments.

#### Prime Location: Serenity and Convenience:

The Hamlet's prime location, nestled between the prestigious Ron Kirby and Gary Player-designed Ruimsig Golf Course and the Ruimsig Athletics Stadium (a training venue for teams during the 2010 FIFA World Cup), offers a unique blend of tranquility and convenience. Residents enjoy a serene, country-like ambiance while remaining close to essential amenities.



## Points of Interest: A Wealth of Activities and Attractions:

The surrounding area offers a wealth of activities and attractions. Multiple shopping centers cater to everyday needs, while private schools and a university provide educational opportunities. Private hospitals ensure access to quality healthcare. Nature enthusiasts can explore the nearby Walter Sisulu Botanical Gardens, while the world-renowned Cradle of Humankind and the Bothongo Rhino & Lion Nature Reserve offer unique experiences for those interested in history and wildlife. The Lion & Safari Park provides further opportunities for wildlife encounters.

## Excellent Connectivity: Easy Access to Lanseria Airport and the N14 Highway:

The Hamlet is conveniently located approximately 15km from Lanseria Airport, providing easy access for air travel. The property also offers seamless connectivity to the N14 highway, facilitating travel to other parts of Johannesburg and beyond.

## Development Potential: A Vision for the Future:

This strategically positioned property offers significant development potential. With planned sports facilities set to enhance the area, The Hamlet is ideally suited for an expanded residential development. Its business zoning also opens up exciting possibilities for a sports-themed hotel, a wellness retreat, or a rehabilitation resort, complete with premium conference amenities. This is a rare opportunity to capitalize on the growing demand in this vibrant and up-and-coming destination.

## Ruimsig: A Desirable Suburb in Johannesburg:

Ruimsig, located in the West Rand of Johannesburg, is a highly desirable suburb known for its tranquil atmosphere, spacious properties, and abundance of green spaces. The area offers a high quality of life, with a strong sense of community and convenient access to amenities. Ruimsig is a popular choice for families and professionals seeking a peaceful and convenient lifestyle.

## Johannesburg: A City of Opportunity:

Johannesburg, South Africa's largest city, is a dynamic and vibrant metropolis, offering a wealth of opportunities in business, culture, and entertainment. The city is a major economic hub, attracting investment and talent from around the world. Johannesburg's rich history and diverse culture contribute to its unique character and make it a fascinating place to live and work.

## An Exceptional Investment: Seize the Opportunity:

The Hamlet represents an exceptional investment opportunity, combining luxurious living spaces with significant business potential in a prime location. With its comprehensive amenities, advanced technology, and future development possibilities, this property is poised to deliver substantial returns for discerning investors. Don't miss this chance to acquire a unique and valuable asset in one of Johannesburg's most sought-after suburbs.



## ABOUT THE AREA

Ruimsig is a beautiful suburb located in the West Rand of Johannesburg, South Africa. It's known for its tranquil atmosphere, spacious properties, and abundance of green spaces, making it a popular choice for families and professionals alike. Here's a glimpse into what makes Ruimsig so special:

- \* **Natural Beauty:** Ruimsig is surrounded by nature, with the Walter Sisulu National Botanical Garden nearby, offering residents easy access to stunning landscapes, hiking trails, and diverse flora and fauna. The suburb itself is also well-maintained with parks and gardens, creating a peaceful and serene environment.
- \* **Community Focus:** Ruimsig has a strong sense of community, with residents actively involved in local events and initiatives. This creates a welcoming and friendly atmosphere, making it easy to connect with neighbors and build lasting relationships.
- \* **Amenities and Convenience:** Ruimsig offers a wide range of amenities, including shopping centers, restaurants, schools, and healthcare facilities. Residents have everything they need within easy reach, contributing to a convenient and comfortable lifestyle.
- \* **Activities and Recreation:** There's no shortage of things to do in and around Ruimsig. From exploring the botanical garden and enjoying outdoor activities to visiting the nearby Silverstar Casino for entertainment, residents have plenty of options for leisure and recreation.

When it comes to the nearest airport, Ruimsig is conveniently located close to:

- \* **Lanseria International Airport (HLA):** This is the closest airport to Ruimsig, making it easy for residents and visitors to travel to and from the area. It offers both domestic and international flights, connecting Ruimsig to various destinations.

While Lanseria is the closest, Johannesburg's OR Tambo International Airport (JNB) is also within reasonable driving distance and offers a wider range of international flights.

Overall, Ruimsig is a desirable suburb offering a high quality of life with its natural beauty, strong community spirit, and convenient access to amenities and transportation.

Today, Little Falls is just down the road from Ruimsig and accompanying suburbs like Allen's Nek, Wilgeheuwel, Radiokop and other places that have mushroomed here as Jo'burg spreads its boundaries. Ruimsig manages, thankfully, to retain much of that countryside feel and is home to the Roodepoort Country Club, said to be one of the most challenging championship golf courses in the country, with no fewer than 72 bunkers and seven water hazards, designed by Gary Player.

As its name suggests, Ruimsig (a mixture of the Afrikaans 'uitsig' and 'ruim,' playing on the idea of views and space) has superb views over the west of Johannesburg and manages to retain a wonderful bird life, possibly because of the presence of the greens of the golf club.

Staying here brings you but a stone's throw from the Walter Sisulu National Botanical Garden, one of the



most beautiful and popular green spaces in the city, with a backdrop of the beautiful Witpoortjie waterfall, which not only draws people to its shallows but is also home to a breeding pair of Verreaux's eagles on the cliffs alongside. If you can get there during the week, rather than over the weekend when everyone else heads out here, then exploring the gardens and paths is a wonderful way to wile away hours. You can also venture up alongside the waterfall onto the Roodekrans Ridge.

Just a little further back towards town are the Clear Water Mall and Hillfox, whilst following your nose further along the M47 takes you on towards the Cradle of Humankind and the Magaliesberg.

## MAiN FEATURES:

- \* 2591m2 of living space
- \* 12653m2 plot
- \* 38 Bedrooms
- \* 36 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of South Africa
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Comune

Camere da letto:	38
Bagni:	36
Finito piedi quadrati:	2591 mq
Dimensione del lotto:	12653 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.687.610

