



## Luxury 3 house, 9 Bed Estate For Sale In Johannesburg South Africa with Great Business Prospects



### Agent Info

Naam:	Niall Madden
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Specialties:	
Property Type:	Apartments
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Languages:	English
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 2,206,157.61

### Locatie

Aanbevolen Auto Onderdelen:	South Africa
Staat/Regio/Pronvincie:	Gauteng
Plaats:	Johannesburg
Adres:	Impala Rd
Postcode:	2053
Geplaatst:	29-01-2025

### Omschrijving:

Luxury 3 house, 9 Bed Estate For Sale In Johannesburg South Africa with Great Business Prospects

Esales Property ID: es5553778aa

66 Impala Road,  
Rispark, Johannesburg,  
South Africa

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, South Africa is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

A magnificent Italian-styled villa placed in breathtaking surroundings. This property offers an exceptional opportunity for various business ventures such as a wedding venue, aib&b accommodation, other commercial purposes. Or plain and simple 3 lavish homes for a large close family with the potential of running their own successful business. It has also been featured in several home magazines and has been



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used in the production of music videos and films. The house is registered with a local film agency offering a superb income opportunity.

Stretching across an elaborate landscape, the villa comprises not one but three luxury houses. The main house boasts a size of 575 square meters including 3 large ensuite bedrooms, a separate toilet, a utility room, a large lounge, a large well-equipped kitchen and a large dining area. The house also includes a wide veranda for entertainment purposes including a traditional pizza oven and gas BBQ with delightful views of distant hills. Additionally, the main house features hydro underfloor heating and 5x automated garages and is being sold including furniture and fittings.

The second house, located adjacent to the main house, boasts a size of 298 square meters, offering three bedrooms, two bathrooms (one en-suite), a comfortable lounge and a spacious kitchen. The house is equipped with underfloor heating, a double carport, pizza oven and gas BBQ.

The third home, in this villa complex, offers a decent floor size of 149 sqm and includes a spacious modern kitchen, living area, three bedrooms, two bathrooms (one en-suite), underfloor heating, and a double carport. In addition, the house boasts a luxury entertainment area out front including an outdoor kitchen.

Also featured on this remarkable property is a business complex including a large hall, offering an impressive 750 sqm of space. This versatile area encompasses offices, a well-equipped kitchen, toilets, and staff accommodation with a canteen. The venue hall boasts an impressive array of amenities, including 20 carports and 72 sqm of workshop and storage space, catering to a wide range of enterprise possibilities.

This incredible property swanks well-groomed landscape gardens. A large entertainment area, which includes a 70 sqm enclosed entertainment space, all furnished, and an 80 sqm open undercover entertainment space, is more than adequate as a setting for wedding functions or any other gathering. A sparkling pool invites a bask in the sun. A nearby cozy fire pit offers warmth and fellowship for those cooler winter evenings. Also available is a well-equipped gym.

This property offers a comprehensive security system including a double-secured wall, palisade fencing, and an advanced Ajax camera system. Twenty-eight acres of land allow you to explore various ventures and immerse yourself in the beauty of nature.

The villa is equipped with a 40 kVA three-phase generator and a 12 kW three-phase solar panel system ensuring uninterrupted power supply and environmental sustainability. Abundant water storage, including a 1,500-litre tank with a filtration system and a bore hole, guarantees a reliable clean water source. The property also features a sprinkler garden system, enabling effortless maintenance of the lush landscape. The property has full fibre connectivity ensuring seamless communication and online connectivity.

Along an impressive 180-meter frontage, this villa borders the renowned Clip River Nature Reserve, the largest nature reserve in Johannesburg. Views from the front of the main house look out over rolling hills.

The outdoor areas are fashioned around an Italian theme including elegant cobble paving and intriguing



walkways. Every moment spent in these gardens offers rich tranquil relaxation.

#### Nearby Amenities:

This property is a 20-minute drive from the city centre of Johannesburg and the prestigious shopping complexes in the north of the city. In addition, there is an elegant shopping mall within a 5-minute drive which includes excellent restaurants. Directly opposite 66 Impala Rd is a magnificent hotel called, Thaba Eco Hotel ([www.thabahotel.co.za](http://www.thabahotel.co.za)) where the Mexican football team stayed during the 2010 World Cup. An exceptional location for meals in a very elegant restaurant.

#### Commercial or Residential:

This property offers both commercial and residential value. It comprises 3 homes, ideal for 3 families or one family and 2 rentals. The office space and warehouse/hall offer great potential for any business operation.

#### No. of Beds:

Main house – 3

Second house – 3

Third house – 3

#### No. of Bathrooms:

Main house – 3

Second house – 2

Third house – 2

#### Floor Space (metres squared):

Main house – 575sqms

Second house – 298sqms

Third house – 149sqms

Large hall – 750 sqms

Workshop and storage space – 72 sqms

The business centre and warehouse/hall offer a great opportunity to generate an income as an business or events venue. The buyer could rent it out to local business people or offer it as a wedding venue, for example. The property is also listed with filming/TV agents as a venue to be used in films. It has already featured in a locally produced film and music video.

#### ABOUT THE AREA

Johannesburg, South Africa's biggest city and capital of Gauteng province, began as a 19th-century gold-mining settlement. Its sprawling Soweto township was once home to Nelson Mandela and Desmond Tutu. Mandela's former residence is now the Mandela House museum. Other Soweto museums that recount the struggle to end segregation include the somber Apartheid Museum and Constitution Hill, a former prison complex.

Johannesburg is South Africa's most diverse, progressive and energetic city, the country's best showcase



for activism and optimism. There's really nowhere better if you want to see the face of modern South Africa and get a sense of how far the nation's come and where it's going next.

Though the city – like the rest of South Africa – is still dealing with the legacy of racial segregation, it has become a truly diverse place. Walk around Johannesburg and you'll hear snatches of Afrikaans, Zulu and Xhosa, but you may also catch some Urdu, Hindi or Chinese.

High-intensity in everything it does, Johannesburg manages not only to be the country's biggest and the continent's richest city but also – at least according to the locals – the world's largest man-made forest. There are some ten million trees dotted around, lending the place a surprisingly fresh and spacious feel.

## MAiN FEATURES:

- 1844m<sup>2</sup> of living space luxury fittings
- 80938m<sup>2</sup> plot room to develop further
- 9 Bedrooms
- 7 Bathrooms
- Private Parking
- Private Garden
- Stunning Views
- 3 Separate houses perfect for Airbnb lets
- Close to essential amenities like 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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### **Algemeen**

Slaapkamers:	9
Badkamers:	7
Afgewerkte vierkante meter:	1844 m <sup>2</sup>
Lot Afmeting:	80938 m <sup>2</sup>

### **Utility details**

Heating:	Ja
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### **Building details**

Number of Garages:	5
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### **Rental details**

Furnished:	Ja
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### **Lease terms**



Date Available:

## **Additionele informatie**

Virtual tour URL: <https://www.youtube.com/embed/vDoRv3lk0y0>

## **Contact information**

IMLIX ID: IX6.626.244

