DYNAMIC
AUCTIONEERS

3-BED | 2-BATH APARTMENT IN SS ERICA

SUNNYSIDE PRETORIA

5 NOV 2026



ON-SITE INSOLVENCY AUCTION

LOCATION DETAILS

Physical Address:

Unit 19 - Erica Flats

11 Erica Street, Sunnyside,

Pretoria, Gauteng

Legal Address:

Sect 19 of plan 222/1991

known as "ERICA"

Situated at Erf 1103

Township: Sunnyside, Pretoria

Province: Gauteng

Zoning: Residential

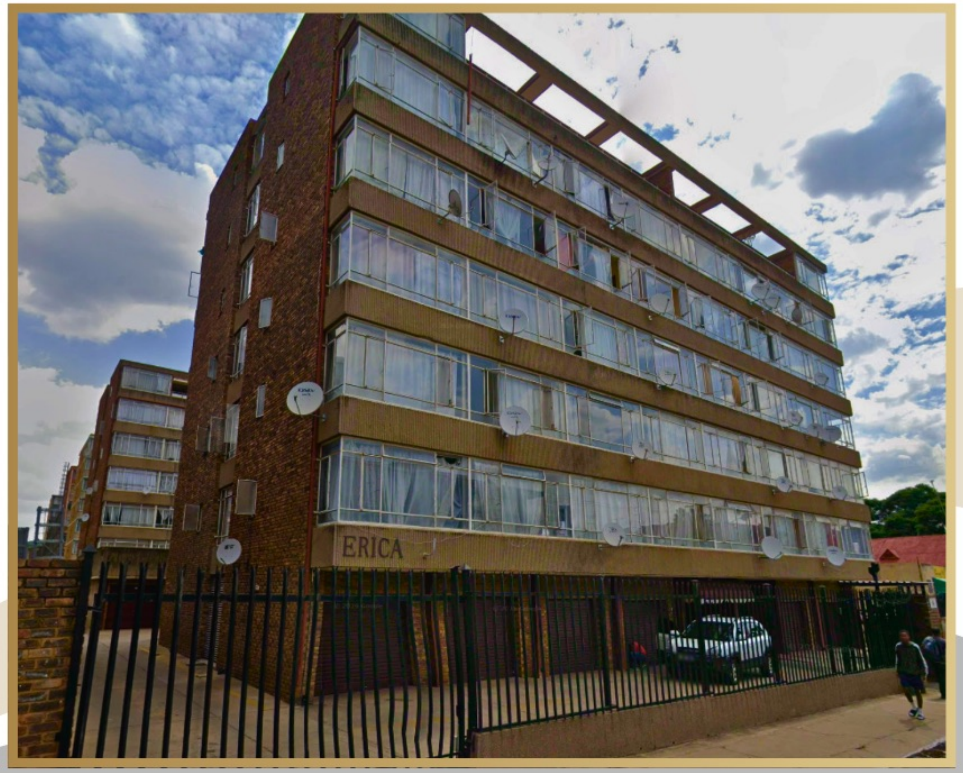
Municipality: City of Tshwane Metropolitan Municipality

Extent of Unit: ± 101 m²

Extent of Mother Erf: ± 2 513 m²

VIEWING:

5 NOV 2026 FROM 10:00 - 11:00



Rates & Taxes:
± R 621,00

Levies:
± R2 200

All Outstanding Fees, if any, to be Settled by the Seller.

10% deposit payable on the fall of the hammer.

5% commission and **VAT** on the commission payable by the **Seller**.

Guarantee for balance within **45 days** after confirmation.

Occupation on date of registration of transfer of the property.

Subject To 30 days Confirmation By Seller

PROPERTY DESCRIPTION

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± 101 m² UNIT

KITCHEN

DINING ROOM

LIVING ROOM

MOTORIZED VEHICLE GATES

3 BEDROOMS
MAIN EN-SUITE WITH WALK-IN CLOSET

2 BATHROOMS
1 SHOWER-TUB COMBO
1 BATH TUB

PEDESTRIAN TURNSTILE

3RD FLOOR APARTMENT

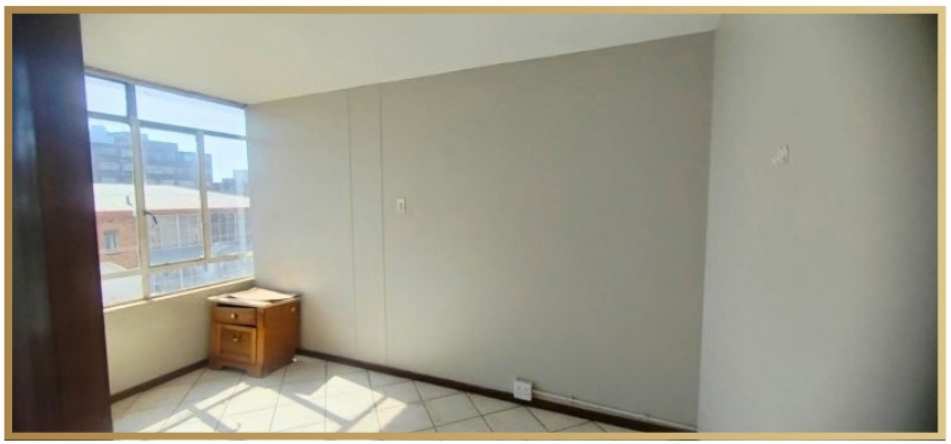
SS ERICA

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GALLERY









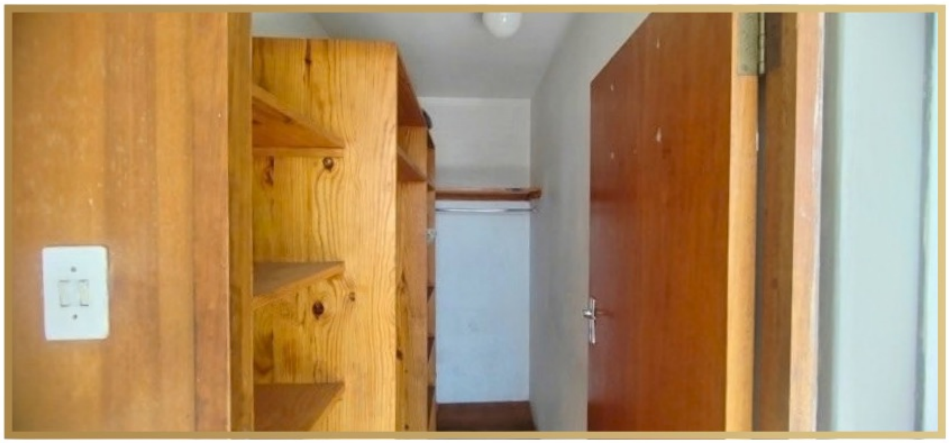




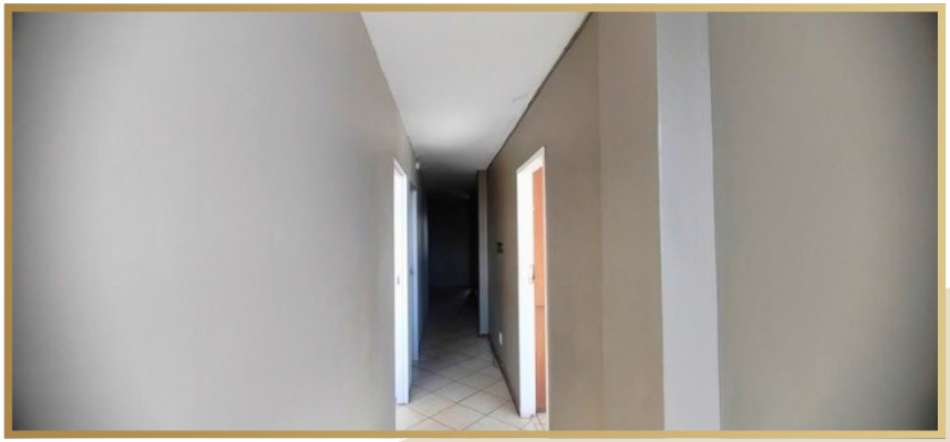
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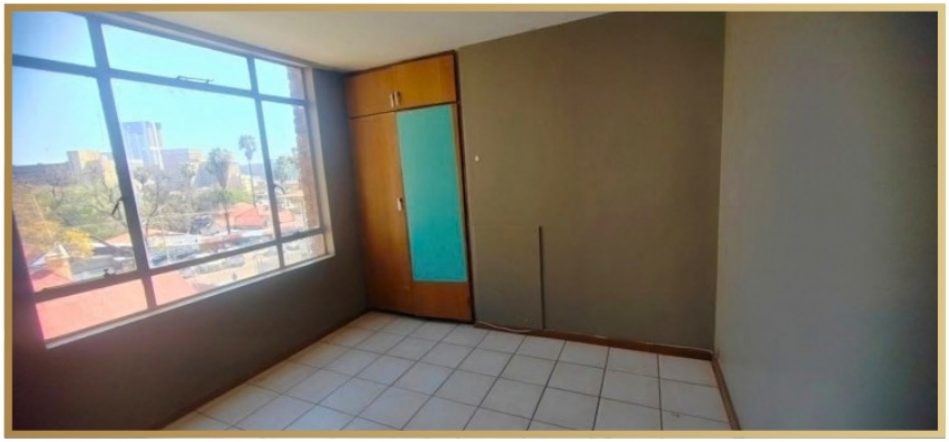




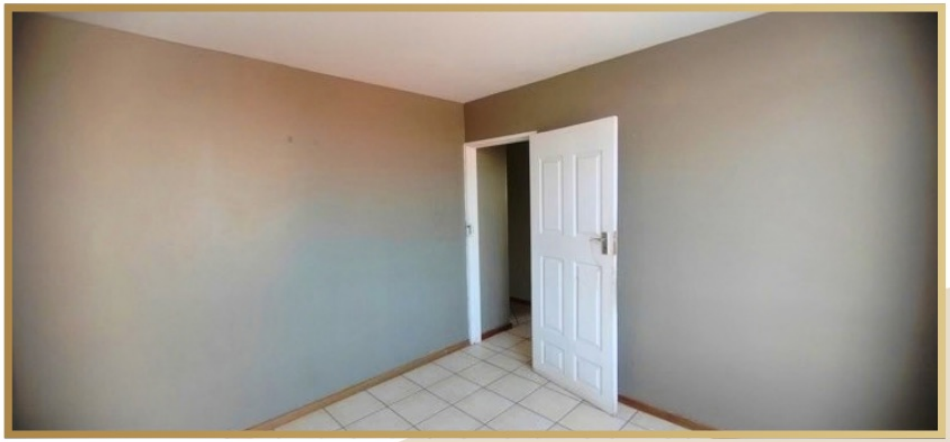
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GALLERY













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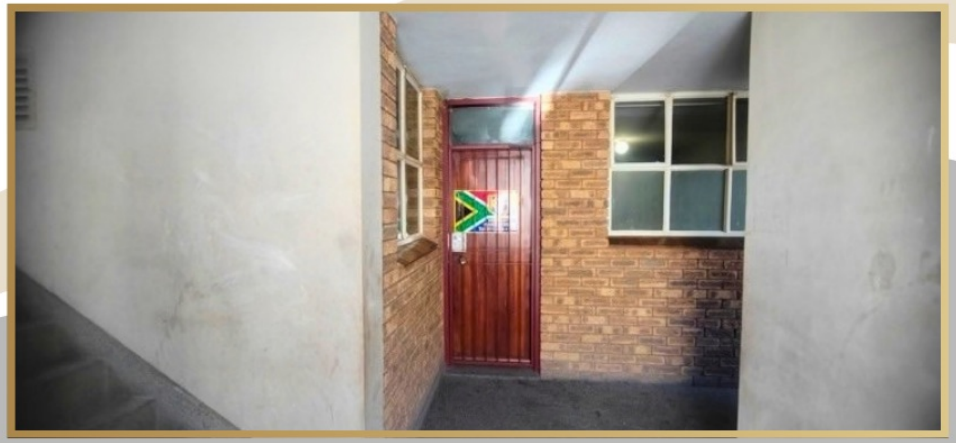












INVESTMENT HIGHLIGHTS

Spacious ±101 m² Sectional Title Unit	Generously sized apartment offering approximately 101 m² of internal space, providing a substantial residential footprint for a three-bedroom unit.
3-Bedroom, 2-Bathroom Configuration	Practical family-sized layout comprising three bedrooms and two bathrooms, including a main en-suite bedroom with a walk-in closet.
Central Sunnyside Location	Situated at 11 Erica Street in the established suburb of Sunnyside, Pretoria, within the City of Tshwane Metropolitan Municipality.
Excellent Rental Investment Potential	The three-bedroom configuration and central Pretoria location make the property well suited to investors seeking a residential unit with multi-occupant or long-term rental potential.
Secure Controlled Access	Erica Flats features motorised vehicle gates and a pedestrian turnstile, providing controlled access to the residential complex.
Functional Residential Layout	The unit provides the essential accommodation required for everyday residential living, including a dedicated kitchen, living room, three bedrooms and two bathrooms.
Established Sectional Title Scheme	Located within the established Erica sectional title scheme on a mother erf measuring approximately 2,513 m².
Insolvency Auction Opportunity	Offered by on-site insolvency auction, presenting buyers and investors with an opportunity to acquire a sizeable sectional title property through a competitive auction process.



AFFORDABLE, SECURE, AND INVESTMENT-READY.
DON'T MISS THIS AUCTION!

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