

# R3,100,000

Investment Opportunity – Modern and Versatile Property for Sale in Florida Hills, Roodepoort

 **450 m<sup>2</sup>**

Situated on the highly sought-after Ontdekkers Road, this 450m<sup>2</sup> property offers a perfect blend of functionality and contemporary design. Recently refurbished, the space includes a professional reception area, multiple tiled breakaway rooms—some with ensuite bathrooms—and a spacious kitchenette. A welcoming balcony with a built-in braai enhances the appeal, creating an ideal space for entertainment or relaxation. Ample parking ensures convenience for clients or visitors, while the property's excellent visibility and signage opportunities along Ontdekkers Road provide added exposure.

Florida Hills is a vibrant suburb in Roodepoort, known for its central location and accessibility. The property's strategic position offers easy access to key routes, connecting to Johannesburg CBD, West Rand, and beyond. Nearby amenities include shopping centres, schools, and healthcare facilities, adding convenience for tenants or clients. This prime location makes it an excellent choice for businesses seeking visibility and accessibility in a thriving area.

This turnkey property is a sound investment, listed at R3,100,000 excluding VAT. Contact...

**Sale Price** R3,100,000 Ex Vat  
**Lease Period** -  
**Available From** -

<b>Floor Size m<sup>2</sup></b>	450	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker  
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