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Master Plan	Masterplan
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PHASE 1: GANYMEDE PRECINCT - FULLY LET / SOLD OUT (118,346m²)

PHASE 2: LAND SALES/TENANT DRIVEN LEASES

PHASE 2A: AMALTHEA PRECINCT: JUPITER EXT.28

Erf No	Stand Area (m ²)	F.A.R	G.B.A (m ²)	Coverage	*Permitted height	Zoning	Rate p/m ²	Purchase Price Exc. VAT	Est. Park Levy (2023/24)	Status
258	12 980	0,6	7 788	60%	20m	Industrial 1			SOLD	
259	13 626	0,6	8 176	60%	20m	Industrial 1			SOLD	
260	34 568	0,6	20 741	60%	20m	Industrial 1			LET	
261	23 619	0,6	14 171	60%	20m	Industrial 1			LET	
262	26 937	0,6	16 162	60%	20m	Industrial 1			LET	

PHASE 2B: AMALTHEA PRECINCT: JUPITER EXT. 27

Erf No	Area (m ²)	F.A.R	G.B.A (m ²)	Coverage	*Permitted height	Zoning	Rate p/m ²	Price Exc. VAT	Est. Park Levy (2023/24)	Status
252	10 348	0,6	6 209	60%	20m	Industrial 1			SOLD	
253	11 390	0,6	6 834	60%	20m	Industrial 1			SOLD	
254	13 657	0,6	8 194	60%	20m	Industrial 1			UNDER OFFER	
255	10 000	0,6	6 000	60%	20m	Industrial 1			UNDER OFFER	
256	12 009	0,6	7 205	60%	20m	Industrial 1			SOLD	

PHASE 2C: AMALTHEA PRECINCT: JUPITER EXT.26

Erf No	Area (m ²)	F.A.R	G.B.A (m ²)	Coverage	*Permitted height	Zoning	Rate p/m ²	Price Exc. VAT	Est. Park Levy (2023/24)	Status
245A	6 810	0,6	4 086	60%	20m	Industrial 1			SOLD	
Remainder 245	4 273	0,6	2 564	60%	20m	Industrial 2			UNDER OFFER	
246	11 294	0,6	6 776	60%	20m	Industrial 1	R1 250,00	R14 117 500,00	R5 308,18	Available
247	13 203	0,6	7 922	60%	20m	Industrial 1			MIDI UNIT DEVELOPMENT	
248	12 237	0,6	7 342	60%	20m	Industrial 1	R1 250,00	R15 296 250,00	R5 751,39	Available
249	11 101	0,6	6 661	60%	20m	Industrial 1			UNDER OFFER	
250	10 000	0,6	6 000	60%	20m	Industrial 1			SOLD	

PHASE 2D: AMALTHEA PRECINCT: JUPITER EX.25

Erf No	Area (m ²)	F.A.R	G.B.A (m ²)	Coverage	*Permitted height	Zoning	Rate p/m ²	Price Exc. VAT	Est. Park Levy (2023/24)	Status
243	32 065	0,6	19 239	60%	20m	Industrial 1			MIDI UNIT DEVELOPMENT	
244	13 585	0,6	8 151	60%	20m	Industrial 1	R1 250,00	R16 981 250,00	R6 384,95	Available

PHASE 3: LAND SALES/TENANT DRIVEN LEASES (HIGHWAY FRONTAGE)

PHASE 3: CALLISTO PRECINCT: JUPITER EXTENSIONS 31, 32, 34, 37 & 38

Erf No & Phase	Area (m ²)	F.A.R	G.B.A (m ²)	Coverage	*Permitted height	Zoning	Rate p/m ²	Price Exc. VAT	Est. Park Levy (2023/24)	Status
266 (3A)	14 529	0,6	8 717	60%	20m	Industrial 1			UNDER OFFER	
267 (3A)	28 535	0,6	17 121	60%	20m	Industrial 1			UNDER OFFER	
230 (3B)	30 957	0,6	18 574	60%	20m	Industrial 1	R1 250,00	R38 696 250,00	R14 549,79	Available
231 (3B)	28 337	0,6	17 002	60%	20m	Industrial 1			UNDER OFFER	
233 (3C)	54 274	0,6	32 564	60%	20m	Industrial 1			SOLD	
234 (3C)	48 333	0,6	29 000	60%	20m	Industrial 1			SOLD	
268 (3D)	32 741	0,6	19 645	60%	20m	Industrial 1			UNDER OFFER	
269 (3D)	38 026	0,6	22 816	60%	20m	Industrial 1	R1 250,00	R47 532 500,00	R17 872,22	Available
270 (3D)	25 760	0,6	15 456	60%	20m	Industrial 1	R1 250,00	R32 200 000,00	R12 107,20	Available
240 (5A)	28 107	0,6	16 864	60%	20m	Industrial 1	R1 250,00	R35 133 750,00	R13 210,29	Available
241 (5A)	27 936	0,6	16 762	60%	20m	Industrial 1	R1 250,00	R34 920 000,00	R13 129,92	Available

FUTURE PRECINCTS CAN BE CONSOLIDATED FOR LARGE SINGLE USER REQUIREMENTS (50,000m² GLA) UPWARD