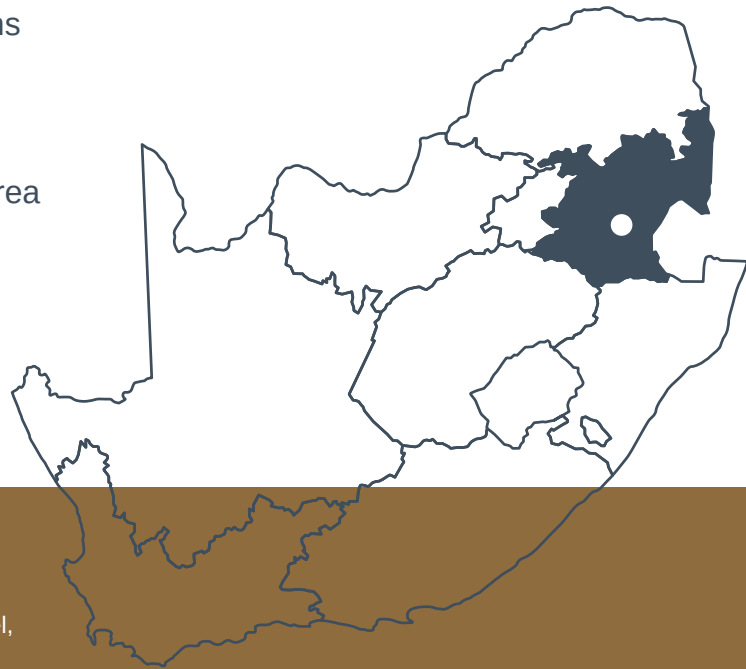


SONHEUWEL

LEASING BROCHURE

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Dr Enos Mabuza and
Johanna Dr, Sonheuwel,
Mbombela, 1201

ABOUT SONHEUWEL

Sonheuwel is one of Mbombela's most established and rapidly expanding residential suburbs, home to a growing number of middle- to upper-income households. The demographic is characterised by professional families, medical personnel, retirees and well-established residents with higher-than-average disposable income and spending power. Its proximity to the city centre, key medical facilities (including Mediclinic Nelspruit) and major arterial roads such as the R40 and N4 makes it an attractive and accessible location for daily convenience retail. As residential estates such as Steiltles, The Rest and Uitkyk continue to grow, so too does the need for localised retail services that reduce travel time and offer high convenience.

Sonheuwel Central functions as a lively commercial-residential hub, with Rob Ferreira Hospital, the Civic Centre, Mediclinic and the TUT satellite campus, schools, churches, and cultural events like the Innibos Festival all within reach.

Sonheuwel Shopping Centre will conveniently be situated on the corner of the busy intersection of Johanna Drive and Dr Enos Mabuza Drive. Johanna Drive is approximately 352 m long and intersects with the major arterial Dr Enos Mabuza Drive, which provides direct connectivity to the CBD and neighbouring suburbs such as West Acres and Riverside Park. Dr Enos Mabuza Drive has been fully upgraded and widened (completed around 2022) and now includes pedestrian walkways and traffic signals, enhancing local traffic flow and improving access for both pedestrians and vehicles alike.

ABOUT MBOMBELA

Mbombela, formerly known as Nelspruit, is the capital of Mpumalanga and serves as the province's primary economic and administrative hub. Beautifully set on the banks of the Crocodile River, the city is strategically positioned near the borders of Mozambique and Eswatini, along the main route to the Kruger National Park. This prime location brings a steady flow of both domestic and international visitors, establishing Mbombela as a natural retail and services hub that caters to local residents, regional tourists, and cross-border consumers alike.

Ongoing urbanisation and strong population growth continue to drive demand for modern, conveniently located retail spaces that meet the needs of this thriving, fast-growing city.



fast facts



CENTRE CLASSIFICATION:
CONVENIENCE, COMMUNITY
SHOPPING CENTER.



**PLANNED
OPENING DATE:**
OCTOBER 2027



DEMOGRAPHIC INFORMATION:
LSM MIDDLE TO HIGH



TRANSPORTATION BACKGROUND:
COMMUTER ROUTE WITH
HIGH TRAFFIC



GLA (GROSS LETTABLE AREA): ±12 000M²
The centre will comprise approximately 12,000m² of GLA, incorporating a carefully curated mix of tenants and amenities. Of this, approximately 2,000m² will be allocated for a medical services facility, allowing for the inclusion of a comprehensive healthcare offering within the precinct.



PARKING RATIO:
4.5/100SQM – 533 PARKING IN TOTAL

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S



macro

LOCATION

POINTS OF INTEREST

01 Mbombela CBD	±3 km
02 Lowveld Botanical Gardens	±5 km
03 Valencia Park suburb	±5 km
04 Nelspruit Airport	±9 km
05 Mbombela Stadium	±10 km
06 University of Mpumalanga	±11 km
07 White River	±20 km
08 KaNyamazane	±26 km
09 Kruger Mpumalanga International Airport	±27 km
10 Kaapsehoop	±28 km
11 Themba Hospital (Kabokweni)	±30 km
12 Sudwala Caves	±35 km
13 Barberton	±45 km
14 Kruger National Park (Malelane Gate)	±60 km

AREA	DISTANCE (KM)	DISTANCE (TIME)
White River	22	26min
Barberton	42	31min
Lydenburg	100	1h42min
Middelburg	187	2h16min
Polokwane	312	4h30min

National Roads

Provincial Roads

Catchment Area

Railway

Railway Station

Radius



micro

LOCATION

POINTS OF INTEREST

Primary Schools		
01 Nelspruit Primary School	±2.5 km	
02 Saint Peters Primary School	±2.7 km	
03 Carpe Diem Primary School	±4.1 km	
04 Laerskool Bergland	±4.5 km	
05 Laerskool Laeveld	xx	

Secondary Schools		
06 Hoërskool Bergvlam	±3.1 km	
07 Louwveld High School	±3.5 km	
08 Nelspruit Private College	±5.1 km	
09 Curro Nelspruit	±10 km	

Tertiary Learning		
10 STADIO Higher Education Mbombela Support Centre	4.1 km	
11 University of South Africa (UNISA)	±4.6 km	
12 Damelin Correspondence College	±4.7 km	
13 Ehlanzeni College	±5 km	
14 Unigrad College	±5.2 km	
15 Rosebank College Mbombela Campus	±5.4 km	
16 Eduvos Nelspruit	±6 km	
17 Tshwane University of Technology	±7 km	

National Roads

Provincial Roads

Railway

Railway Station



micro

LOCATION

POINTS OF INTEREST

Estates		
01 Boulders Estate	±1 km	
02 Sunninghill Estate	±1.1 km	
03 Klapperkruin Estate	±2.3 km	
04 Uitsig Estate	±2.4 km	
05 Noordsig Estate	±2.4 km	
06 Kiaat Security Estate	±2.5 km	
07 Sekelbos Estate	±3 km	
08 Milkwood Estate	±3 km	
09 Avebury Hill Estate	±3.2 km	
10 The Rest Nature Estate	±4.2 km	
11 Steiltes Estate	±4.7 km	
12 The Edge Estate	±5 km	
13 Hoogland Estate	±6.6 km	
14 Oppikoppi Estate	xx	

Medical Facilities		
01 Busamed Lowveld Private Hospital	±3 km	
02 Mediclinic Nelspruit	±6 km	
03 Cure Day Hospitals Mbombela	±6 km	
04 Rob Ferreira Hospital	±7 km	
05 Kiaat Private Hospital	±8 km	

Retail		
01 Matumi Mall	±7 km	
02 i'langa Mall	±7 km	
03 Promenade Shopping Centre	±9 km	
04 Mbombela Centre	±10 km	
05 The Crossing Shopping Centre (Crossing Centre / Nelspruit)	±10 km	
06 Riverside Mall	±12 km	
07 The Grove Riverside Shopping Centre	±13 km	

National Roads

Provincial Roads

Railway

Railway Station



prime trading area

National Roads

Provincial Roads

Railway

Railway Station



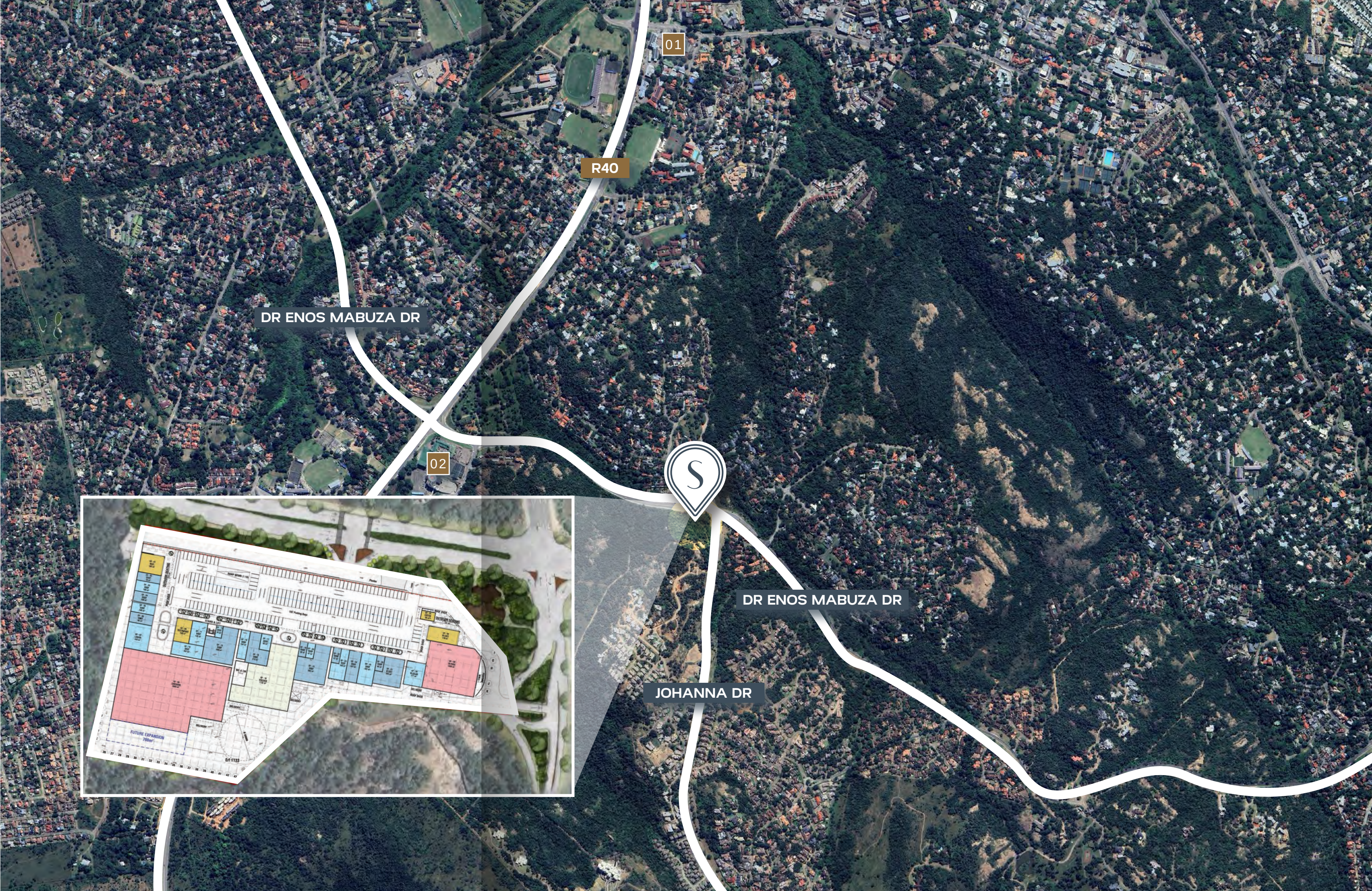
site

LOCATION

POINTS OF INTEREST

01 Westend Shopping Centre	±2.5 km
02 Sonpark Shopping Centre	±2.5 km

- The site is located along Dr Enos Mabuza Drive, with steady, moderate traffic flow throughout the day in both directions.
- A traffic light at the intersection of Dr Enos Mabuza and Johanna Drive naturally slows vehicles, enhancing visibility and top-of-mind awareness of the site.
- Planned development provides for easy access from both Dr Enos Mabuza and Johanna Drive.

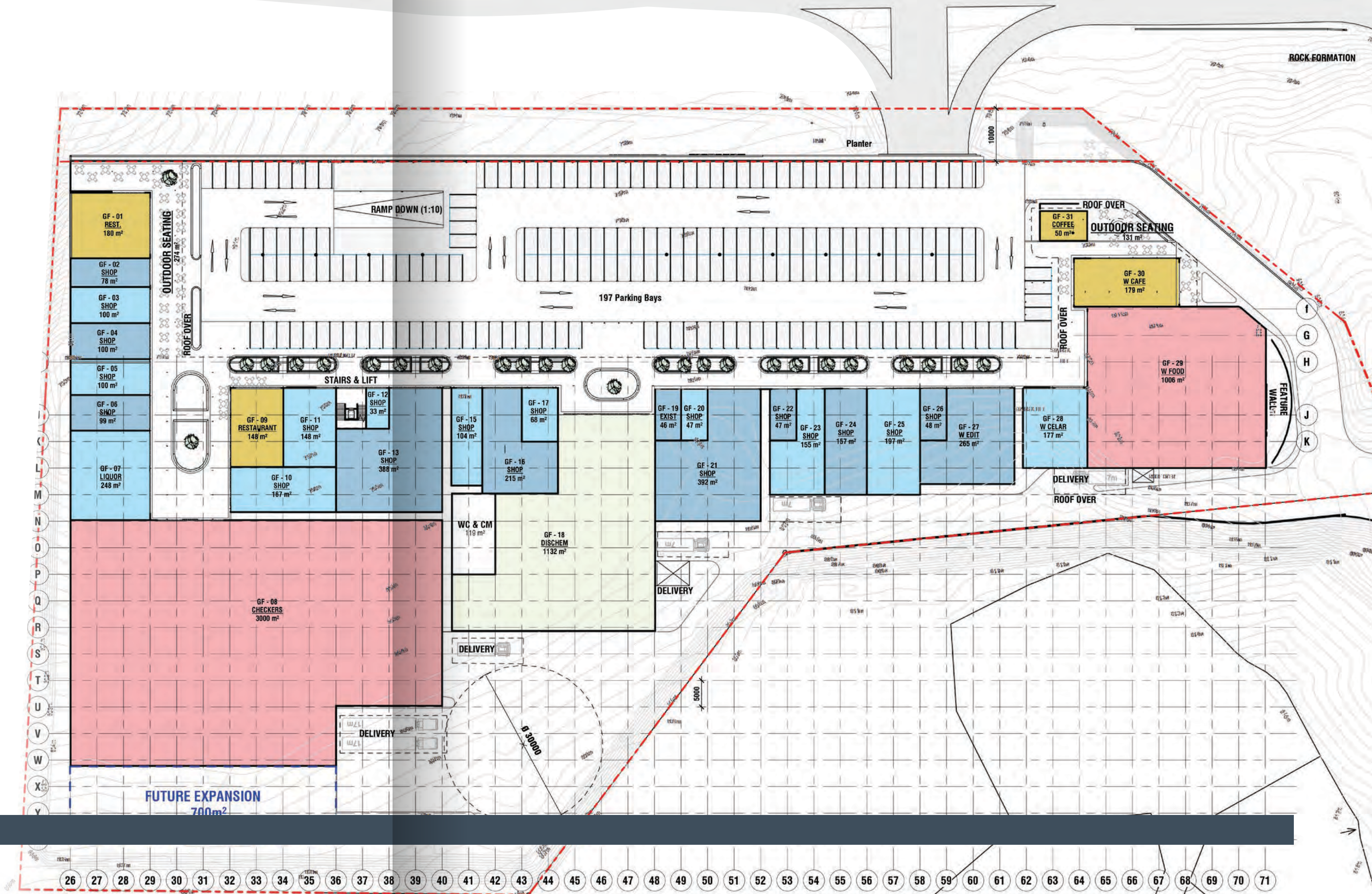


site orientation

SONHEUWEL



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