



PROPERTY PROSPECTING NOTICE

– *Residence* –

This notice is intended to inform property market participants as well as any other interested economic operators about the property needs of the Delegation of the European Union to the Republic of South Africa - in Pretoria, South Africa - and to collect information on properties within a defined perimeter.

The Delegation is looking for a property located in Pretoria to serve as official Residence for the EU Ambassador. The preferred main characteristics of the property are specified below:

- Location – diplomatic area of Waterkloof
- Size – interior usable surface¹ of max. 600m², excluding exterior surfaces (balconies, terraces, etc.), underground areas without natural light, technical rooms, guard houses and garages;
- Providing areas for:
 - representational activities (for at least 14 guests for seated dinner events and 50 guests for standing events) and
 - private use (minimum 4 bedrooms (ideally 5), ideally with family room and access to kitchen);
- **Available for occupation from 15 October 2025**

We accept candidatures for lease. The lease contract should be for a minimum period of 4 years, renewable for the same period.

Information about the property (address, floorplans, pictures and copy of title deed) and offer table signed by both agent and landlord should be sent to the following e-mail address: DELEGATION-SOUTH-AFRICA-PROCUREMENT@eeas.europa.eu

Would you have problems with attaching photos, these can be hand deliver within the deadline in a closed envelope with reference to your email to the Delegation premises at 134 Muckleneuk Street, Nieuw Muckleneuk.

Deadline for submission of candidatures: **30 June 2025 @ 12h00 [South Africa time zone]**

If, on the basis of the information collected, the Delegation considers that all or part of the properties offered can effectively meet its needs, it will launch a negotiated procedure in accordance with Article 167(1)(d) of Regulation (EU, Euratom) 2024/2509 of the European Parliament and of the Council of 23 September 2024 on the financial rules applicable to the general budget of the Union (the 'Financial Regulation') and Point 11.1(g) of Annex I to the Financial Regulation.

This publication does not constitute, nor should it be construed as, a commitment on the part of the EEAS in its procurement procedures.

¹ Measured along the inner line of external walls of the house or apartment, excluding structural elements (walls above 15 cm, columns above 0.5 m²). Internal staircases counted only once.