



**Insolvent Estate**

# Auction

**Unit No 16 San Te Fe  
56 Umvoti Drive  
Blythedale Beach**

**Auction Venue**

**The Oyster Box Hotel  
2 Lighthouse Road  
Umhlanga Rocks  
KwaZulu-Natal**

**Live on ZOOM**

**29 October 2025  
11 AM**

**Kolene Moodley**

071 133 2251 | 031 579 4403

[www.ianwyles.co.za](http://www.ianwyles.co.za)

**By Appointment Only**



**National  
Auctioneers  
Association**



# TABLE OF **Contents**

**AUCTION TERMS  
& CONDITIONS**

**LOCALITY**

**PROPERTY  
OVERVIEW**

**PICTURE  
GALLERY**

**SG DIAGRAM**

## **DISCLAIMER**

Whilst all reasonable care has been taken to provide accurate information, neither IAN WYLES AUCTIONEERS Ltd nor the Seller/s guarantee the correctness of the information provided herein, and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or otherwise of IAN WYLES AUCTIONEERS or the Sellers or any other person.



# Auction

## TERMS AND CONDITIONS

### Approval Prior Bidding

- Please note that in order to be approved for bidding, you are required to send us: Proof of Payment & Original Proof of FICA Documents.
- R 40 000.00 Refundable Registration Deposit by EFT/ Cash must be paid. All bids are exclusive of Commission + VAT.
- Ian Wyles Auctioneers may bid up to the reserve on behalf of the sellers.
- The above is subject to change without prior notification.
- Auctioneer: Ian Wyles

### The Property Terms

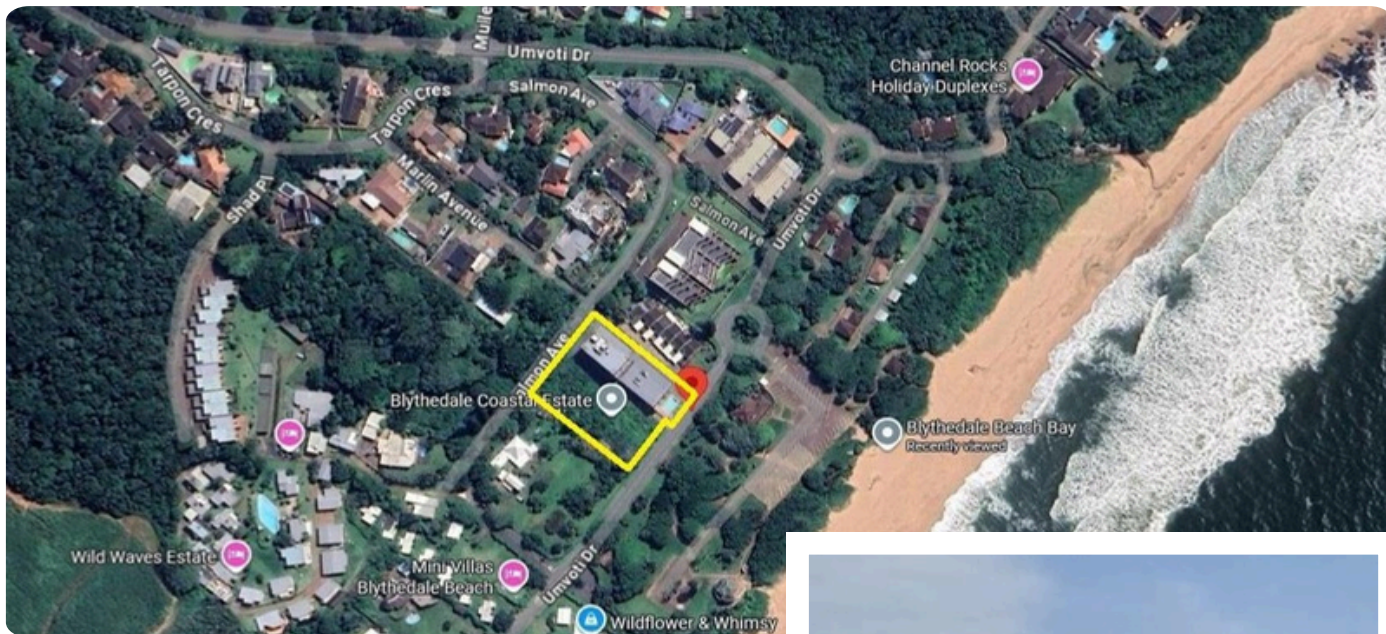
- 5% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- 6% Auctioneer's Commission plus VAT payable by the Purchaser on the fall of the hammer
- 14 Days Confirmation Period
- 45-Day guarantee Period from confirmation of sale by the Seller
- Possession & Occupation of Property is on Registration of Transfer
- Electrical, Entomologist, and Gas Compliance Certificate for the Purchaser's account (including electric fencing), if applicable

### Banking Details

Name of Bank:	ABSA Bank Limited
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)
Account Number:	40-9642-2381
Branch Name:	ABSA Bank Durban North
Swift Code:	ABSA ZA JJ
Branch Code:	632005
Reference:	Your Name and Property Address

# Locality

OF PROPERTY



## Unit no.16 San Te Fe 56 Umvoti Drive Blythedale Beach KwaZulu-Natal

San Te Fe is an apartment complex in Blythedale Beach, a coastal town in KwaZulu-Natal, offering beachfront living with properties just 50 metres from the beach.

Blythedale Beach itself is known for its tranquil setting, natural beauty, and increasing popularity as a coastal lifestyle destination.

It is approximately 50 minutes drive to Durban, 35 minutes drive to King Shaka International Airport, 20 minutes drive to Ballito and has good accessibility to major roads like the N2 freeway.



# Property

## INFORMATION

### General

<b>General Property Address</b>	Unit no.16 San Te Fe, 56 Umvoti Drive, Blythedale Beach, KwaZulu-Natal
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	Section no.16 of plan 158/2009, known as San Te Fe situated at Erf 353, Blythedale Beach, KwaDukuza, KwaZulu-Natal
<b>Extent</b>	112 m <sup>2</sup>
<b>Title Deed Number</b>	ST21995/2023
<b>Municipal Information Zoning</b>	Residential
<b>Monthly Rates</b>	R 653.07
<b>Monthly Levies</b>	R 1,568.47 + R 21.37 (CSOS) + R 212.01 (Insurance) = R 1,801.85
<b>Lease / Occupancy</b>	The property is currently vacant
<b>VAT Status</b>	The Seller is not a VAT Vendor. Transfer Duty Applicable
<b>General Comments</b>	The subject property is in fair condition. Please note that we have not undertaken a structural survey, nor have we arranged for tests or inspections of the service installations.

# Property

## OVERVIEW

### Property Features

**This 1st Floor Corner Unit in Block B has exceptional investment potential and features the following:**

- 3 Bedrooms (2 with Built-in Cupboards)
- 2 Ensuites (Shower, Hand Wash Basin and Toilet)
- 1 Bathroom (Bathtub, Hand Wash Basin and Toilet)
- Open-Plan Lounge, Dining Area and Fitted Kitchen
- Balcony interleading from the Lounge with Partial Sea Views
- Fully Tiled
- Communal Swimming Pool and Braai Area
- Secure Complex with Automated Gate and Remote Access
- 1 Allocated Covered Parking and Visitors Parking Available

### Additional Information

#### **Seaside Bliss: Prime Apartment Just 50m from Blythedale Beach**

Discover the charm of seaside living with this apartment in prime location at San Te Fe, located just 50 metres from the golden sands of Blythedale Beach.

Whether you're looking for a forever home or a coastal getaway, this apartment combines comfort, convenience, and excellent investment value. Its prime position puts you just steps from the beach, with local amenities and main routes easily within reach.

# Picture

GALLERY





# Outdoor & Parking





# Open Living Space





# Bedrooms





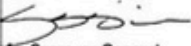
## Baths

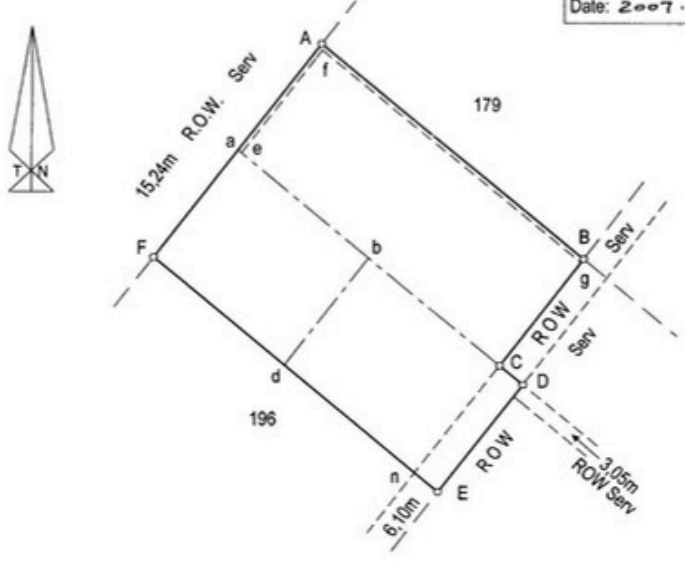


# SG Diagram

**CONSOLIDATION DIAGRAM**

**Servitudes:**  
 1. The figure A B g f e a represents a Pipeline Servitude 0,91 metres wide vide diagram S.G. No. 945/1956 and Deed of Transfer 7803/1956.  
 2. The figure C D E n represents a Right of Way Servitude 6,10 metres wide vide diagram Sub Vol 294 fol 102 and Deed of Transfer No 2693/1905.

S.G.No.  
**1362/2007**  
Approved :  
  
for Surveyor-General  
Date: 2007-06-29



SCALE 1 : 1000


The figure represents **A B C D E F**  
 4046 Square Metres of land, being

**ERF 353 BLYTHEDALE BEACH**

and comprises:

- The figure A B C a representing Erf 181 Blythedale Beach, vide diagram S.G. No. 945/1956 and Deed of Transfer No. 7803/1956.
- The figure b D E d representing Erf 182 Blythedale Beach, vide diagram Sub Vol 294 fol 102 and Deed of Transfer No. 2693/1905.
- The figure a b d F representing Erf 183 Blythedale Beach, vide diagram Sub Vol 905 fol 78 and Deed of Transfer No. 1336/1934.


situate in the Kwadukuza Municipality, Dolphin Coast Entity  
 Registration District - FU : Province of Kwazulu-Natal


Compiled in May 2007  
 by me 

B. Haselau Professional Land Surveyor PLS 0812

This diagram relates to <i>C.C.T. 54865/2007</i> Registrar of Deeds	The original diagrams are as quoted above	File No. /2 S.R. No. COMPILED Comp. FU-3B-22D FU-3B-23C
---	---	--

1362/2007

Sectional Plan No. 1362/2007	
Name: B. Haselau	
Signature: 	

Reg. No. Act 57	
Sectional Plan No. 1362/2007, of 15/6/2007	
Name: B. Haselau	
Date: 11-06-2007	Signature: 



## Kolene Moodley

---

071 133 2251 | 031 579 4403

[kolene@ianwyles.co.za](mailto:kolene@ianwyles.co.za)

[www.ianwyles.co.za](http://www.ianwyles.co.za)

