



Auction

**3 Ncondo Place
Unit 1104
Umhlanga Arch
Umhlanga**

Auction Venue

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

Live on ZOOM

**19 November 2025
11 am**

Nawaz Chinnilal

084 333 6752 | 031 579 4403

www.ianwyles.co.za

By Appointment Only



**National
Auctioneers
Association**



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DISCLAIMER

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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
- 10% 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

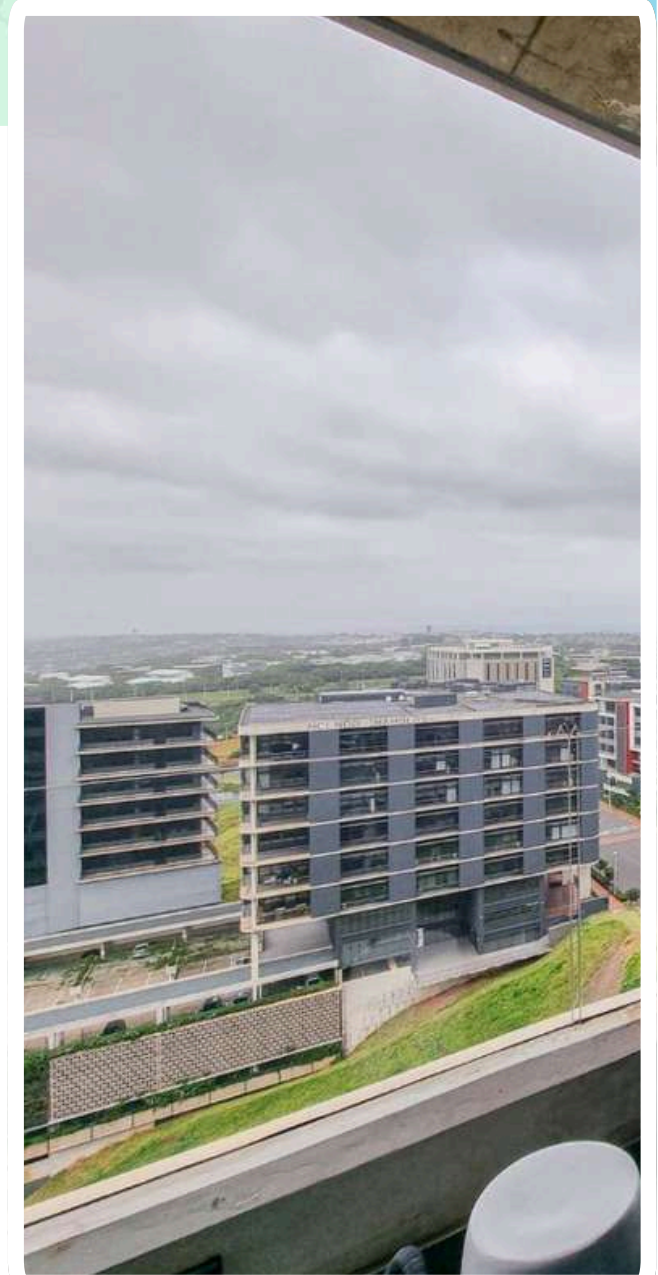
OF PROPERTY



3 Ncondo Place Unit 1104 Umhlanga Arch Umhlanga

Located in the vibrant heart of Umhlanga Ridge, The Arch offers more than just modern living, it's a complete lifestyle experience. With chic restaurants, boutique stores, and premium facilities right on your doorstep, there's always something new to enjoy (and plenty of picture-perfect moments to share).

Just a few minutes from Umhlanga Beach, Gateway Theatre of Shopping, and key business districts, this sought-after address perfectly blends coastal charm with urban convenience.



Property

INFORMATION

General

General Property Address	3 Ncondo Place, Unit 1104, Umhlanga Arch, Umhlanga
Title Deed Information	
Title Deed Description	Sect 1104 of plan 172/2020, Umhlanga Arch, Ptn 33 Erf 2405, Ethekewini, KwaZulu-NATAL"
Extent	92 m ²
Title Deed Number	ST30517/2020
Municipal Information Zoning	Residential
Monthly Rates	R 3,420.00
Monthly Levies	R 3,600.00
Lease / Occupancy	The property is currently tenanted and receives a month-to-month rental of R 26,000.00 pm
VAT Status	The Seller is NOT VAT registered. Transfer duty may apply.
General Comments	The subject property is in good 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

The subject property is in good condition.

- 2 x Spacious Bedrooms
- 2.5 x Luxurious Bathrooms
- Gourmet Kitchen Featuring high-end appliances, ample storage, and a breakfast nook.
- Open-Plan Living room and dining room
- Private Balcony
- 2 Secure Parking bays.
- 24-Hour Security & Access Control

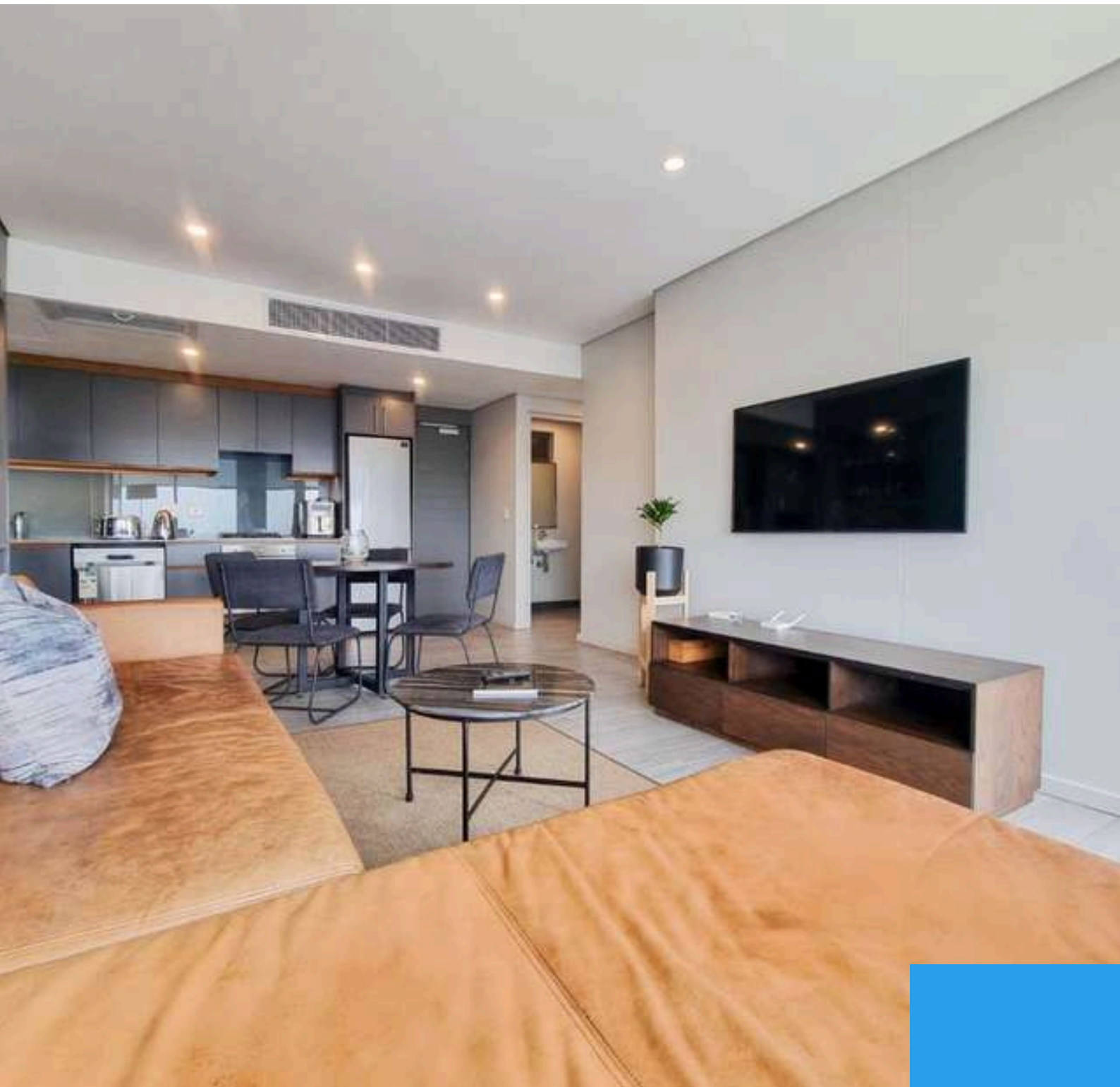
Additional Information

Experience Modern Elegance at The Arch

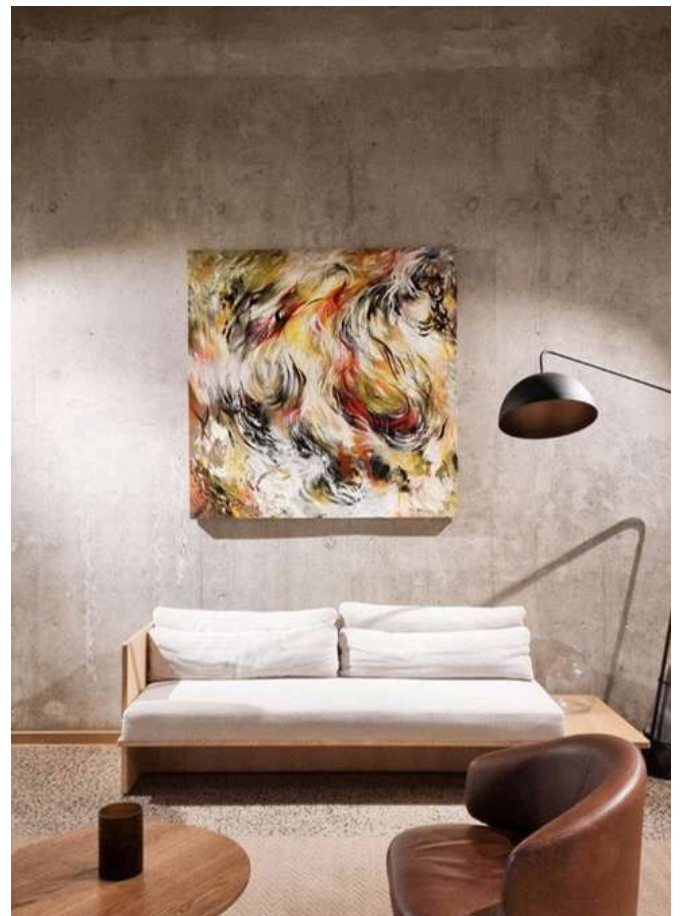
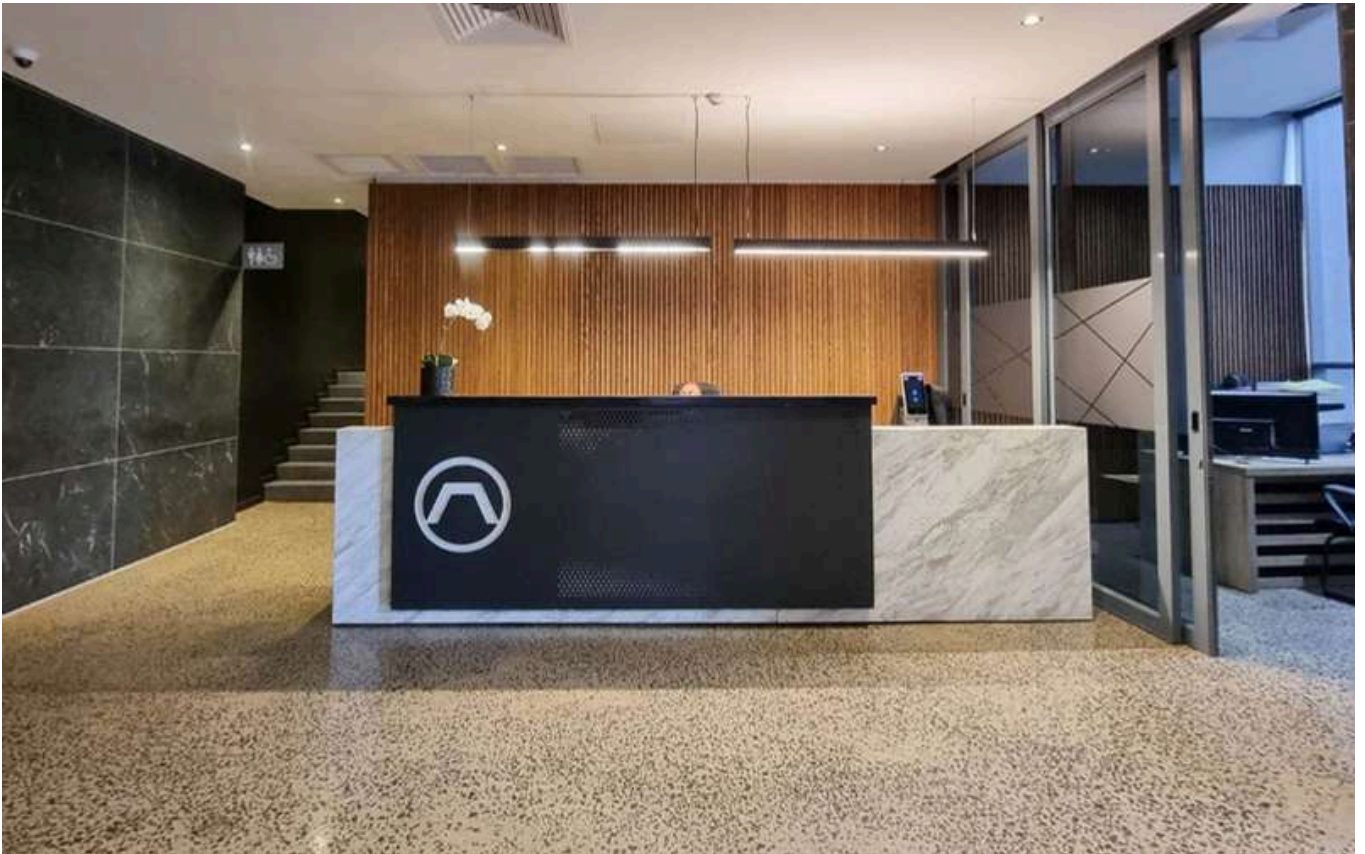
If you're looking for stunning sea views, exceptional amenities, and the convenience of resort-style living every day, this apartment delivers it all.

Picture

GALLERY

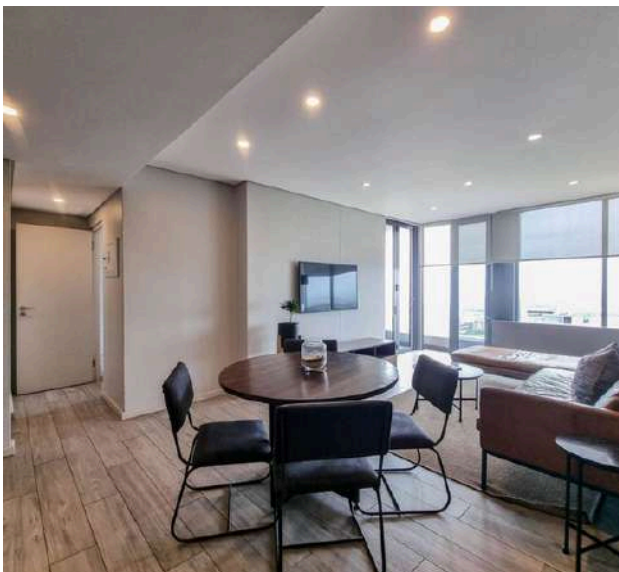


Lobby





Open Plan





Main Bed and Bath





Guest Bed and Bath



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