



**ian wyles**  
AUCTIONEERS & APPRAISERS

**SECTIONAL TITLE**

**26 MARCH 2026**

**11 am**

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

**Live on ZOOM**



**NAA National  
Auctioneers**

**By Appointment**

**IAN WYLES**

**082 490 3517**

**031 579 4403**

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

**SECTION 27(FLAT 212) SS MEDITERRANEAN,  
16 NORTH AVENUE, RIVIERA, GAUTENG**

**AUCTION**

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## 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

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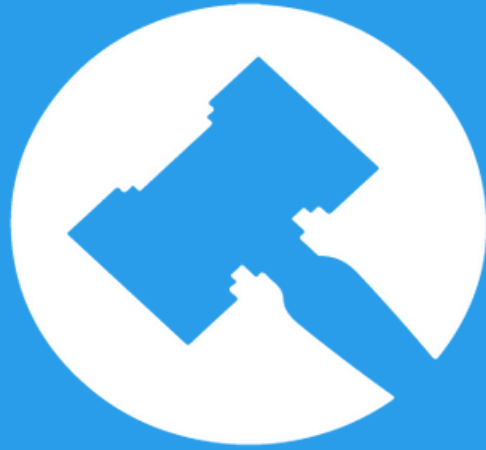


# AUCTION

- ◆ 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
- ◆ 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

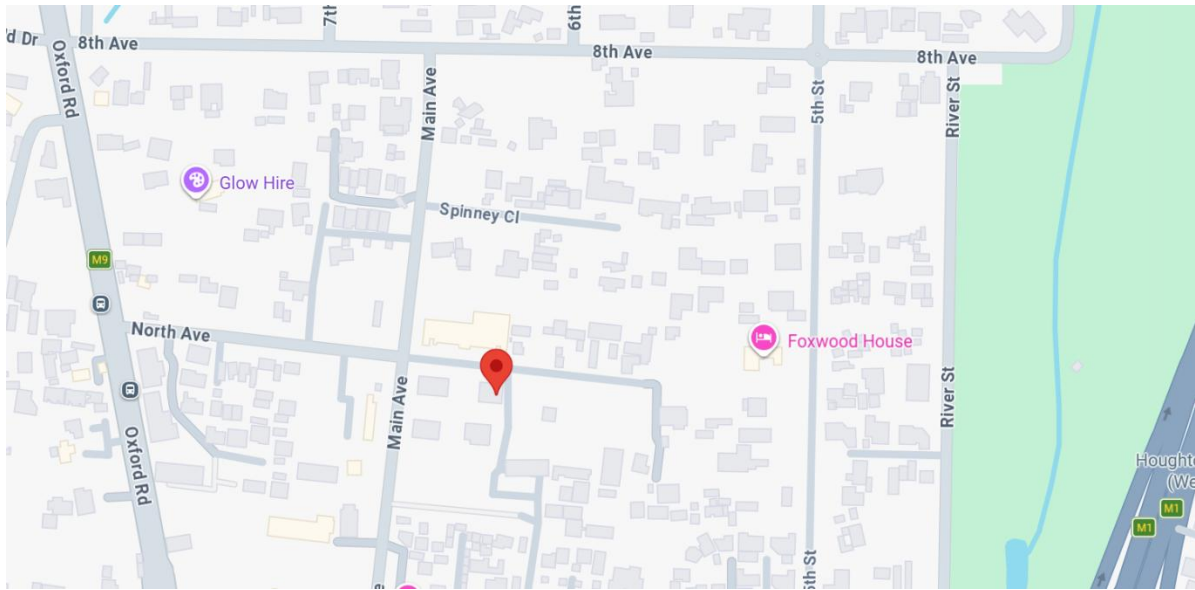
## BANKING DETAILS

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

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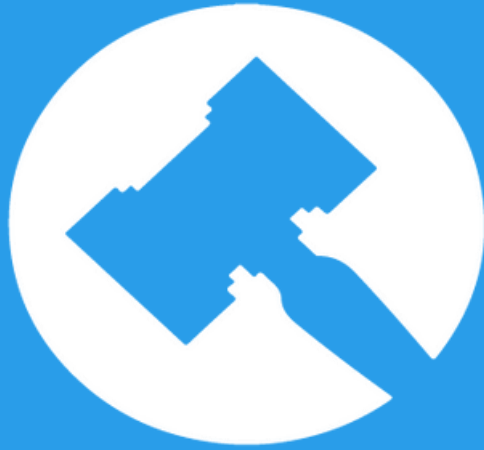


## Prime Location with Short Commute Times

DESTINATION	KM
Hospitals & Healthcare Centers	0.36 km – 0.86 km
Shopping & Entertainment	0.08 km – 0.43 km
Education	0.5 km – 0.16 km

The suburb of Riviera, situated within the City of Johannesburg Metropolitan Municipality, forms an integral part of the historically established and highly esteemed Northern Suburbs of Gauteng. Positioned strategically to the northeast of Johannesburg’s Central Business District (CBD), Riviera enjoys a location bordered by the prominent and affluent suburbs of Killarney, Houghton Estate, and Parktown. Riviera is characterised by its low-density residential zoning, which preserves the area’s tranquil, suburban atmosphere while offering a high quality of life. A notable property within this suburb, located at 16 North Avenue, exemplifies the area’s locational advantages.

The property benefits from exceptional connectivity to Johannesburg’s primary transport infrastructure. Its close proximity to the M1 freeway—a major arterial route running north to south through Gauteng, affords rapid access to key commercial and business nodes, including Sandton, Rosebank, Braamfontein, and the Johannesburg CBD. In addition, the N1 Western Bypass and N3 Eastern Bypass, both integral components of the national road network, can be reached within 15 to 20 minutes via a series of efficient and well-maintained connector roads. Complementing this connectivity, the property also lies within easy reach of Oxford Road (M9) and Jan Smuts Avenue (M27), two significant metropolitan routes facilitating direct travel to surrounding suburbs and public transportation corridors. This accessibility enhances the suburb’s appeal to residents who prioritize mobility and convenience within a calm and refined setting.

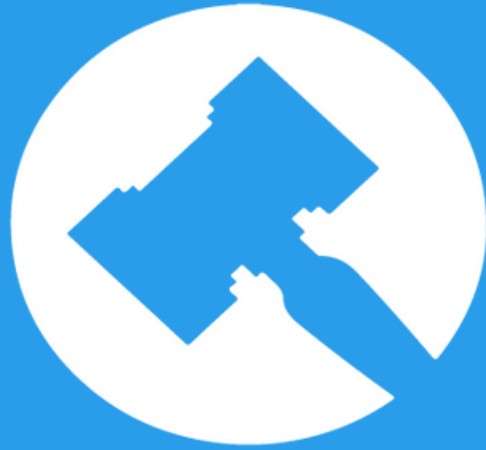


# GENERAL PROPERTY INFORMATION

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# PROPERTY INFORMATION

<b>General Property Address</b>	Section 27 (Flat 212) SS Mediterranean, 16 North Avenue, Riviera, Gauteng
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	Section 27 of plan 16/1980, known as "MEDITERRANEAN" situated at Erf 6, Riviera, Gauteng
<b>Extent</b>	106 m <sup>2</sup>
<b>Title Deed Number</b>	ST38983/2023
<b>Municipal Information Zoning</b>	Residential
<b>Monthly Rates</b>	R 1 007.55
<b>Monthly Levies</b>	R 6 218.99
<b>Lease/ Occupancy</b>	The property is currently occupied by a tenant on a month- to-month basis with a rental of R11 000.00 per month
<b>VAT Status</b>	The seller is a VAT Vendor. VAT Applicable over and above the purchase price.
<b>General Comments</b>	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 FEATURES

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## PROPERTY FEATURES

Feature	Details
Bedrooms	2
Bathrooms	1
Kitchen	1
Living Room	1
Lounge	Open plan
Communal Garden	1
Communal Swimming Pool	1
Parking Bay	1

# ADDITIONAL INFORMATION

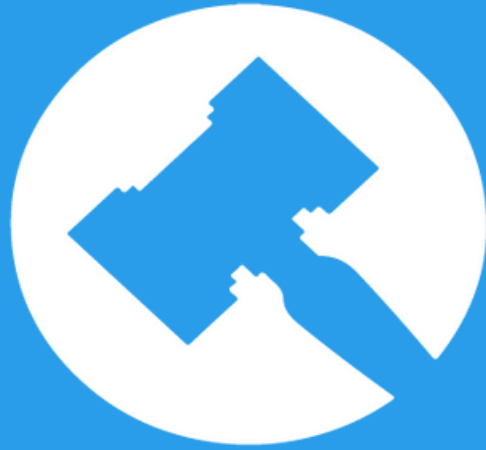
The subject property constitutes an exquisitely appointed two-bedroom residential apartment, harmoniously integrating classical design features with contemporary functionality. The apartment is situated within a secure, access-controlled complex, and is distinguished by its meticulous interior finishes and generous spatial configuration. A spacious open-plan lounge and dining area forms the heart of the residence. This living space extends effortlessly through sliding doors to a covered balcony.

The modern, semi-enclosed kitchen is fitted with granite countertops, ample built-in cupboards, and is fully equipped with an extractor fan, built-in oven, and stove top. The apartment comprises two bedrooms, both with extensive built-in cupboards. The main bedroom enjoys direct access to the covered balcony. The unit includes a full main bathroom, complete with bathtub, separate shower, toilet, and washbasin.

The Mediterranean is renowned for its manicured gardens and tranquil outdoor environment, fostering a sense of peace and aesthetic pleasure for all residents. Residents have the benefit of access to a pristine communal swimming pool, ideal for recreational use, entertaining guests, or quiet relaxation.

The complex offers 24-hour manned security, electronic access control, and secure perimeter fencing. The unit includes one designated basement parking bay. A centrally located elevator provides seamless access to all levels of the building.



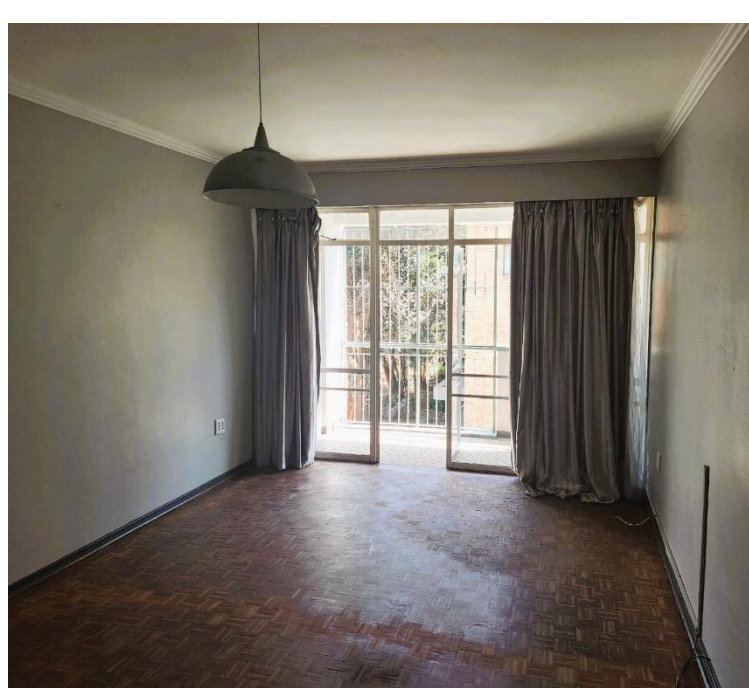


# PICTURE GALLERY

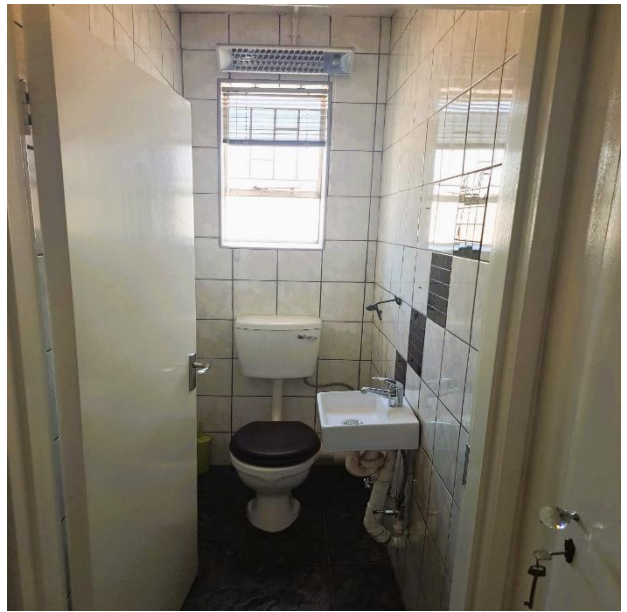
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Exterior



[Open Plan Kitchen & Dining Room](#)



[Bedroom & Bathroom](#)



Exterior