



ian wyles

AUCTIONEERS & APPRAISERS

SECTIONAL TITLE



NAA National Auctioneers Association
Auctioneer

By Appointment

ANDREW GIDDY

082 601 9278

031 579 4403

www.ianwyles.co.za

**DOOR NO 303, MILLENNIUM TOWERS,
8 SOLSTICE ROAD, GATEWAY**

AUCTION

AUCTION TERMS & CONDITIONS

- 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

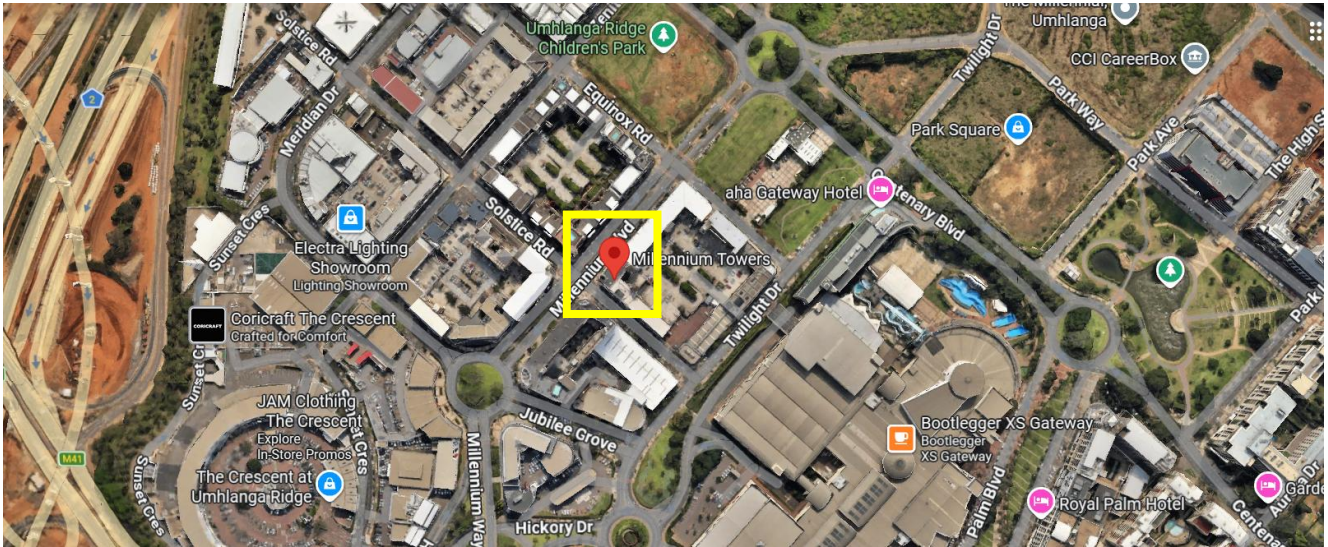
BANKING DETAILS

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

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.

PROPERTY LOCALITY



Positioned in the heart of **Umhlanga Ridge**, **Millennium Towers** situated at **8 Solstice Road** occupies a premier location within a dynamic and rapidly developing mixed-use precincts. This vibrant node is widely recognised as a commercial and residential hub, making it a highly sought-after location for professionals, corporate , tenants, investors and residents seeking an upscale, connected lifestyle.

Millennium Towers benefits from immediate access to a broad range of amenities within walking distance or a short commute. The area is served by a comprehensive selection of high-end retail centres, including Gateway Theatre of Shopping, The Crescent Shopping Centre, and Cornubia Mall. These commercial facilities offer extensive retail, dining, entertainment, and lifestyle options that meet the demands of urban living. In addition to shopping, the locality provides convenient access to reputable medical facilities such as Umhlanga Private Hospital and Gateway Private Hospital.

Educational needs are well-catered for in this established community, with several respected institutions located nearby. These include Crawford College Umhlanga, Reddam House Umhlanga and Atholton Primary School.

The Precinct enjoys direct access to major national roads, including the N2 freeway and the M41 arterial route. These key transport links provide seamless connectivity to Durban, King Shaka International Airport, and Surrounding business districts such as La Lucia Ridge, Durban North, and the broader northern corridor.

Millennium Towers locality within Umhlanga Ridge places it at the nexus of commerce, healthcare, education, and leisure, while it's connectivity to major transport infrastructure further enhances its long-term value and desirability. With its central position in one of the most affluent and economically active regions of the province, this location continues to show strong growth potential, offering both lifestyle convenience and enduring investment ap

PROPERTY INFORMATION

General Property Address	8 Solstice Road, Umhlanga Ridge, New Town Centre
Title Deed Information	
Title Deed Description	Section 303 of plan 23/2007 known as Millenium Towers situated at Ptn 14 Erf 2487 Umhlanga Rocks, KwaZulu Natal
Extent	40 m ²
Title Deed Number	ST3139/2022
Municipal Information Zoning	Residential
Monthly Rates	R 1 074.00
Monthly Levies	R 1 286.00
VAT Status	The seller is NOT VAT registered. Transfer Duty Applicable.
Lease/ Occupancy	The property is currently Vacant.
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.

ADDITIONAL INFORMATION

This sophisticated one bedroom apartment, situated within the esteemed Millenium Towers development, presents a prime opportunity to acquire a strategically positioned property in one of KwaZulu-Natal's most sought-after urban precincts.

Positioned on the third-floor, the apartment boasts an open plan layout that seamlessly combines the lounge, dining area and kitchen. The interior features sleek porcelain tiles in the living areas and laminated flooring in the bedroom, with each space presented in excellent condition.

The modern kitchen is fully fitted and includes built-in cupboards, granite countertops, frosted glass finishes, a built-in oven, hob, extractor fan, and breakfast bar.

The bedroom features an air-conditioning unit and built-in cupboards, and enjoys direct access to a private balcony. This outdoor space is ideal for a small patio set, serves as a peaceful and intimate extension of the interior living area.

The en-suite bathroom comprises a shower, wash basin, and toilet all maintained in a neat and orderly condition.

Security at Millenium Towers is a top priority, with residents benefiting from 24-hour manned security at the main entrance, controlled access to the building, CCTV surveillance throughout communal areas, and secure undercover parking facilities.

Adding to the convenience of this property is the ground-floor mixed-use retail component, featuring a carefully curated selection of convenience stores and essential service providers, which further enhances the overall appeal of the building.

Section 303 Millenium Towers presents an excellent opportunity as a stylish urban home or lucrative investment, situated in a rapidly growing precinct with strong rental demand and promising capital growth. Featuring secure living, contemporary design, and a prime location in Umhlanga Ridge, this apartment is a sound and attractive acquisition.



GALLERY







