



ian wyles
AUCTIONEERS & APPRAISERS

SECTIONAL TITLE

27 MAY 2026

11 am

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

Live on ZOOM



NAA National
Auctioneers
Association

By Appointment

**WESLEY
JOHNSTON**

069 249 3242

031 579 4403

www.ianwyles.co.za

**1 NCONDO PLACE, SECTION 704, UMHLANGA
ARCH, UMHLANGA RIDGESIDE,
KWAZULU-NATAL.**

A U C T I O N

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

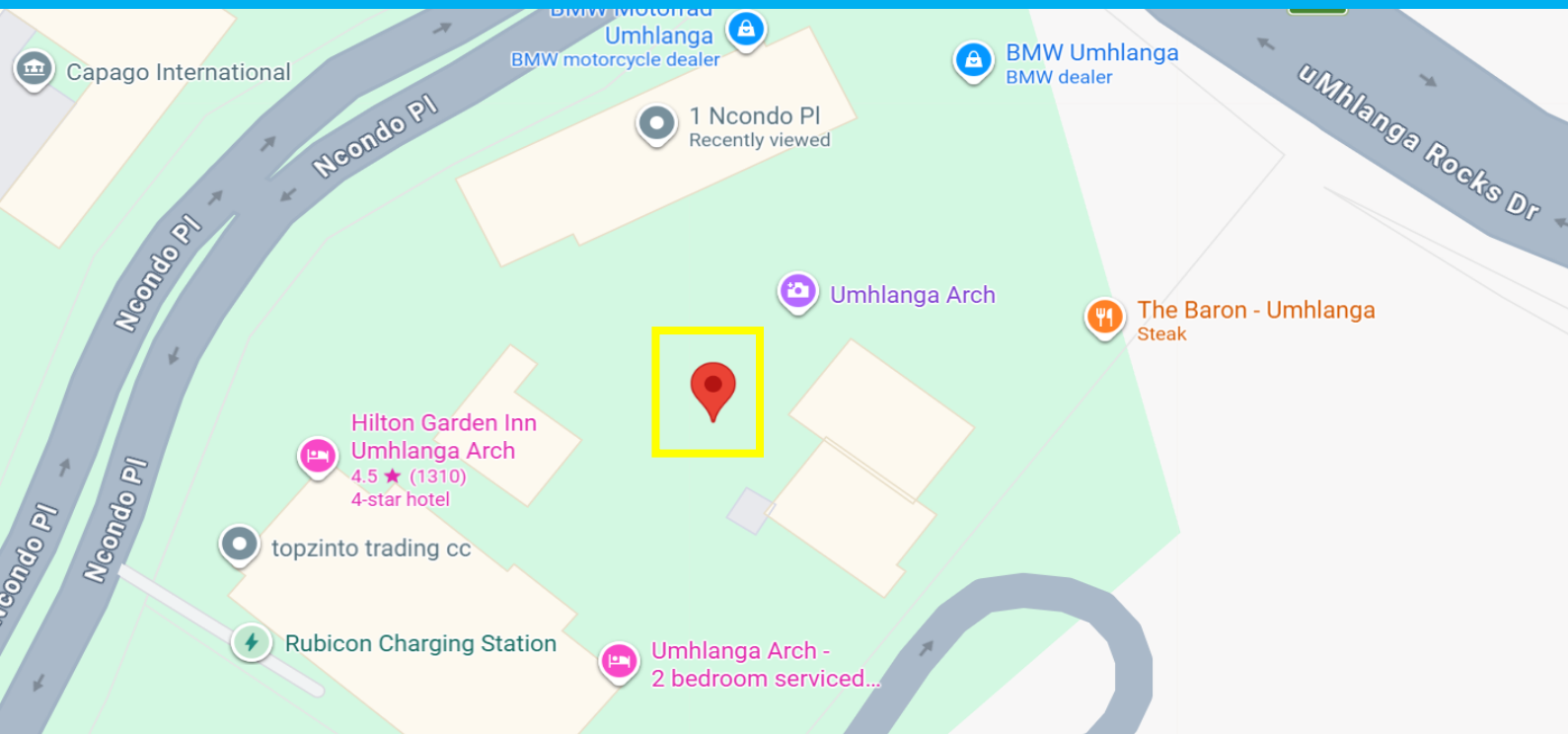
BANKING DETAILS

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



Elevated Living at Its Finest | The Iconic Umhlanga Arch.

Step into a world of sophistication at Umhlanga Arch, where contemporary design meets effortless luxury in the heart of **Umhlanga**.

This landmark development redefines modern urban living with its seamless blend of high-end residences, curated retail, and premium business spaces.

Designed for the discerning buyer, **Umhlanga Arch** offers an exclusive **live-work-play lifestyle**, where everything you need is right on your doorstep.

Perfectly positioned near the **Gateway Theatre of Shopping** and just a short drive from **King Shaka International Airport**.

PROPERTY INFORMATION

General Property Address	1 NCONDO PLACE, SECTION 704, UMHLANGA RIDGESIDE.
Title Deed Information	
Title Deed Description	SECTION 704 OF PLAN 172/2020, UMHLANGA ARCH, PORTION 33, ERF 2405, UMHLANGA ROCKS, KWAZULI NATAL.
Extent	92m ²
Title Deed Number	ST16902/2021
Municipal Information Zoning	Residential
Monthly Rates & Taxes (incl Water)	R 4700.00
Monthly Levies	R 3 900.00
Lease/ Occupancy	There is no lease in place. The tenant is on a month to month with a 3-month notice period from either side with a rental income of R 16 500.00 pm
VAT Status	The seller is NOT a VAT vendor Transfer Duty Applies.
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

Modern Coastal Luxury in the Heart of Umhlanga.

Stunning 2-bedroom, 2.5-bathroom modern apartment offering beautiful sea and distant harbor views, perfectly positioned in the vibrant heart of Umhlanga.

Step into a bright, elegant living space flooded with natural light through expansive glass windows that frame breathtaking ocean views from every room. The open-plan layout flows seamlessly to a lovely balcony, ideal for morning coffee or evening sundowners while enjoying the coastal breeze. The contemporary kitchen is a chef's delight, featuring Caesarstone countertops, a SMEG oven and gas hob, and space for two appliances.

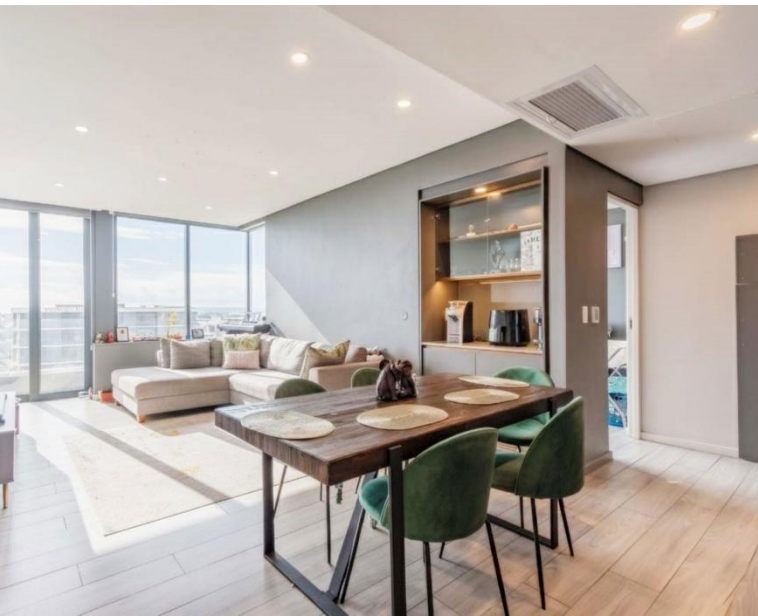
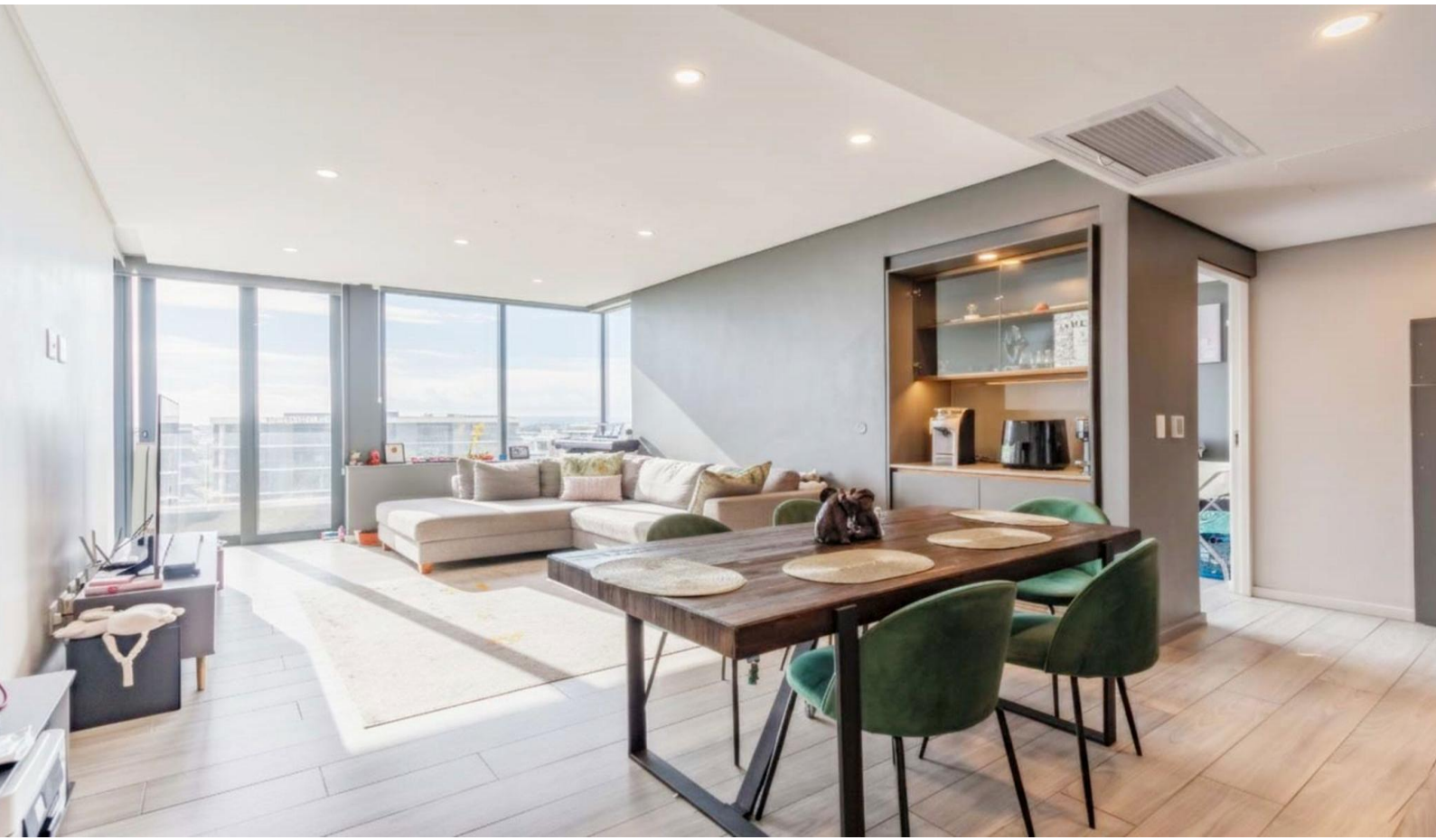
You also have a dedicated coffee/drinks station located seamlessly between the kitchen and lounge area. Both bedrooms are generously sized, each with a luxurious en-suite bathroom and ample cupboard space, comfortably accommodating king-size beds.

Designed for convenience and modern living, this lock-up-and-go apartment is ideal for professionals or young executives seeking style, security, and location. The apartment includes two undercover parking bays, while the building provides facial recognition access, a 24-hour concierge, and top-tier security.

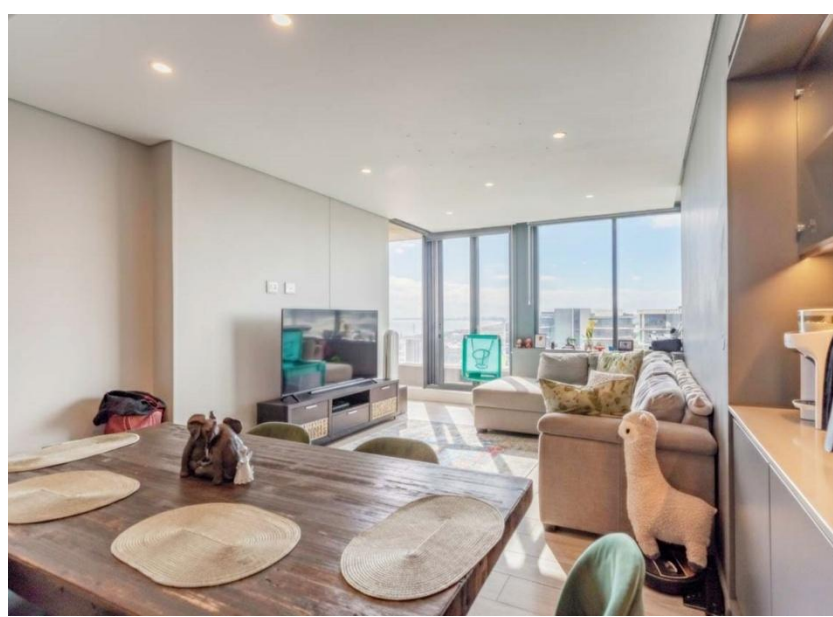
Enjoy the ultimate Umhlanga lifestyle with retail, dining, and shopping options right at your doorstep all just minutes from Umhlanga's beaches and business hub.



GALLERY



GALLERY



GALLERY



