



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

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

# 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

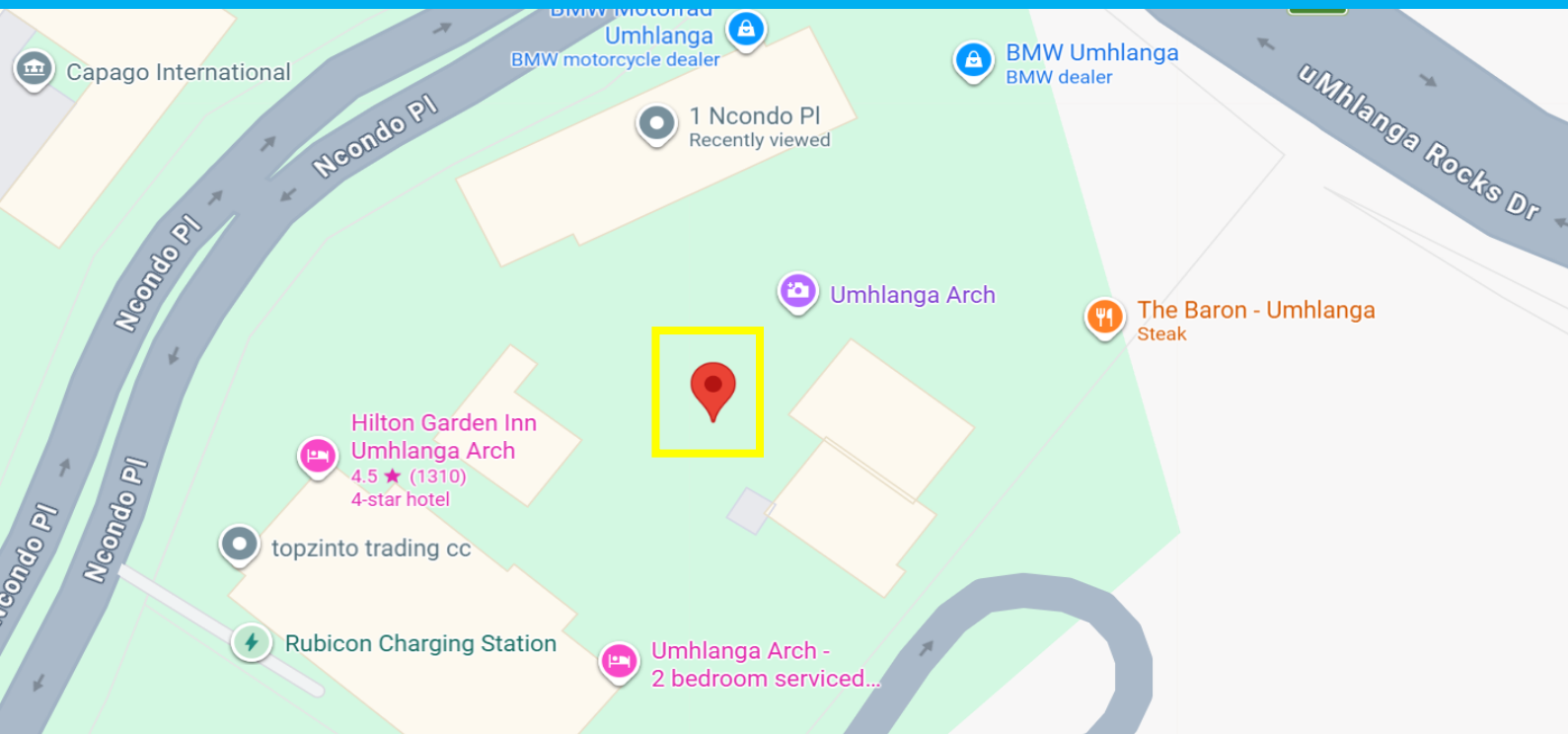
## BANKING DETAILS

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



## 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

<b>General Property Address</b>	1 NCONDO PLACE, SECTION 704, UMHLANGA RIDGESIDE.
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	SECTION 704 OF PLAN 172/2020, UMHLANGA ARCH, PORTION 33, ERF 2405, UMHLANGA ROCKS, KWAZULI NATAL.
<b>Extent</b>	92m <sup>2</sup>
<b>Title Deed Number</b>	ST16902/2021
<b>Municipal Information Zoning</b>	Residential
<b>Monthly Rates &amp; Taxes (incl Water)</b>	R 4700.00
<b>Monthly Levies</b>	R 3 900.00
<b>Lease/ Occupancy</b>	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 <b>R 16 500.00 pm</b>
<b>VAT Status</b>	The seller is NOT a VAT vendor Transfer Duty Applies.
<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.

# 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.

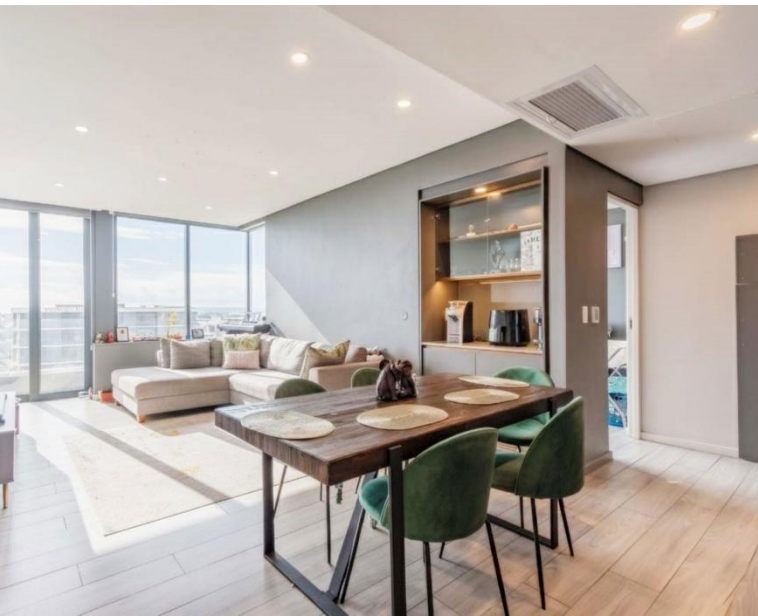
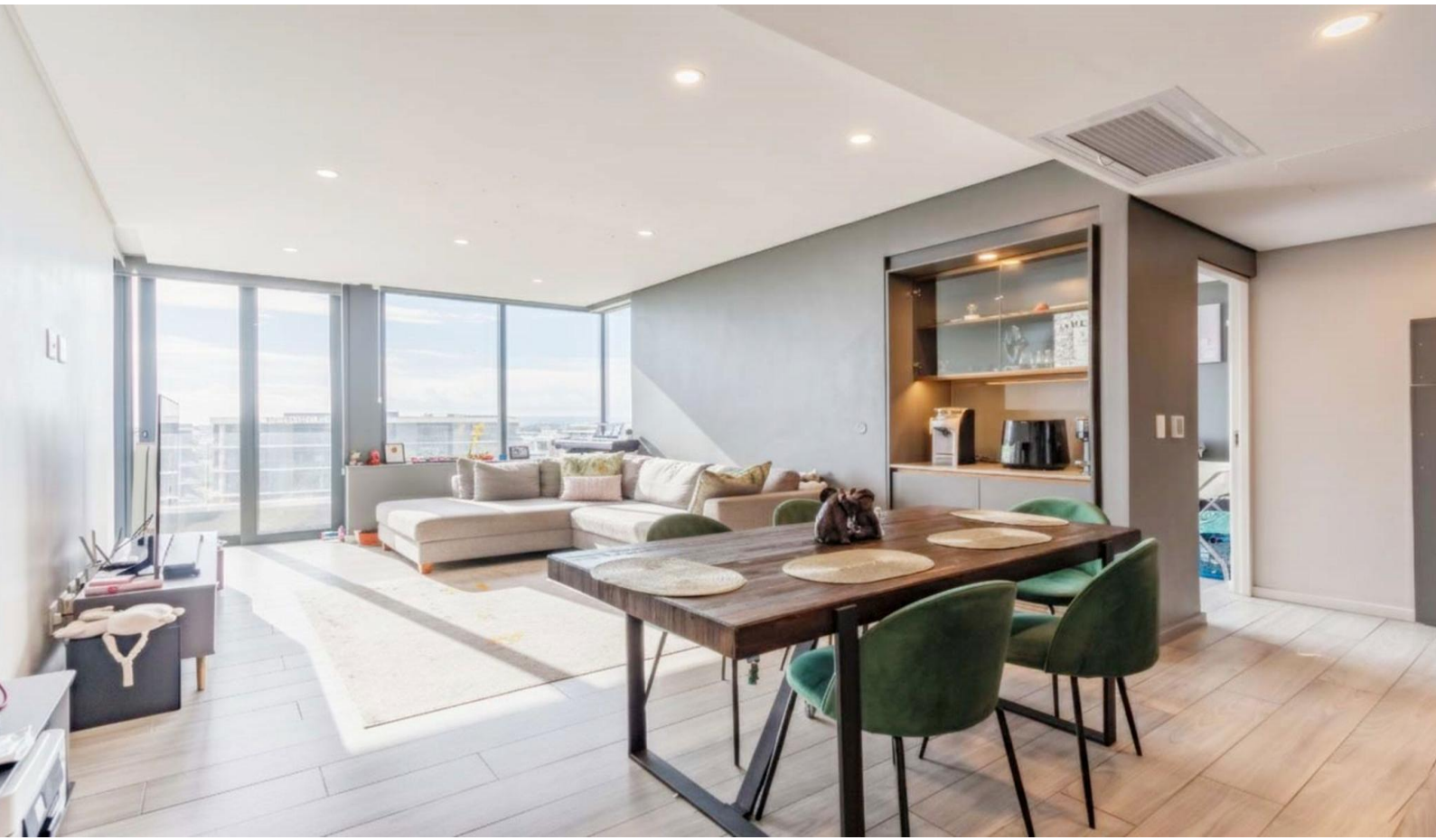
You also have a dedicated coffee/drinks station located seamlessly between the kitchen and lounge area. Both bedrooms are generously sized, each with a luxurious en-suite bathroom and ample cupboard space, comfortably accommodating king-size beds.

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.

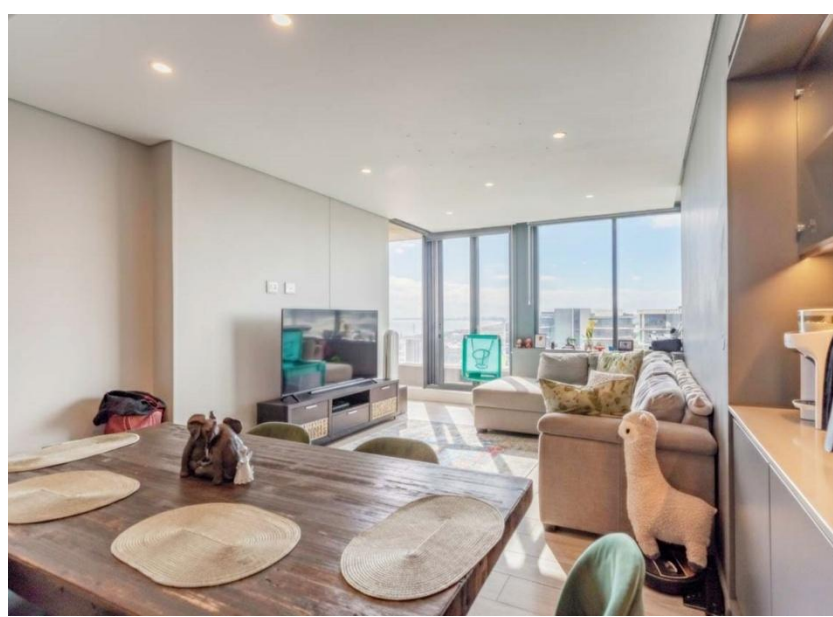
Enjoy the ultimate Umhlanga lifestyle with retail, dining, and shopping options right at your doorstep all just minutes from Umhlanga's beaches and business hub.



# GALLERY



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