



ian wyles

AUCTIONEERS & APPRAISERS

RESIDENTIAL LAND

22 April 2026

11 am

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

Live on ZOOM



**NAA National
Auctioneers
Association**

By Appointment

**NAWAZ
CHINNILALL
084 333 6752
031 579 4403**

**13 ENIGMA STREET,
ENIGMA PRIVATE ESTATE,
UMHLANGA RIDGE, 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



Located in **Umhlanga Ridge**, one of the **most upmarket and fastest-growing nodes** in KwaZulu-Natal.

The area is known for, High-end estates and luxury developments Strong capital growth and investment appeal, Close proximity to business hubs (La Lucia Ridge & Umhlanga Ridge office parks)

Positioned **±15–20 minutes from Durban CBD** and **±15 minutes from King Shaka International Airport** Umhlanga is a residential, commercial and resort town north of Durban on the coastal of KwaZulu-Natal, South Africa. It is part of the eThekweni Metropolitan Municipality, which was created in 2000 and includes the greater Durban.

Easy access to

N2 highway (north/south connectivity), M41 & Umhlanga arterial routes, Airport: ±15 min
Durban CBD: ±20 min & Ballito: ±20–25 min

PROPERTY INFORMATION

General Property Address	13 Enigma Street, Umhlanga Ridge, KwaZulu- Natal
Title Deed Information	
Title Deed Description	Plot 176, 13 Enigma Street, Enigma Private Estate, Umhlanga Ridge, KwaZulu -Natal
Extent	879m ²
Levies	R4800
Title Deed Number	T26664/2019
Municipal Information Zoning	Residential
Monthly Rates	Estimated +- R25 000
Lease/ Occupancy	The Property is currently vacant
VAT Status	The seller is VAT registered. VAT Applicable over and above the purchase price.
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

Elevated Plot with sea views in Umhlanga Ridge.

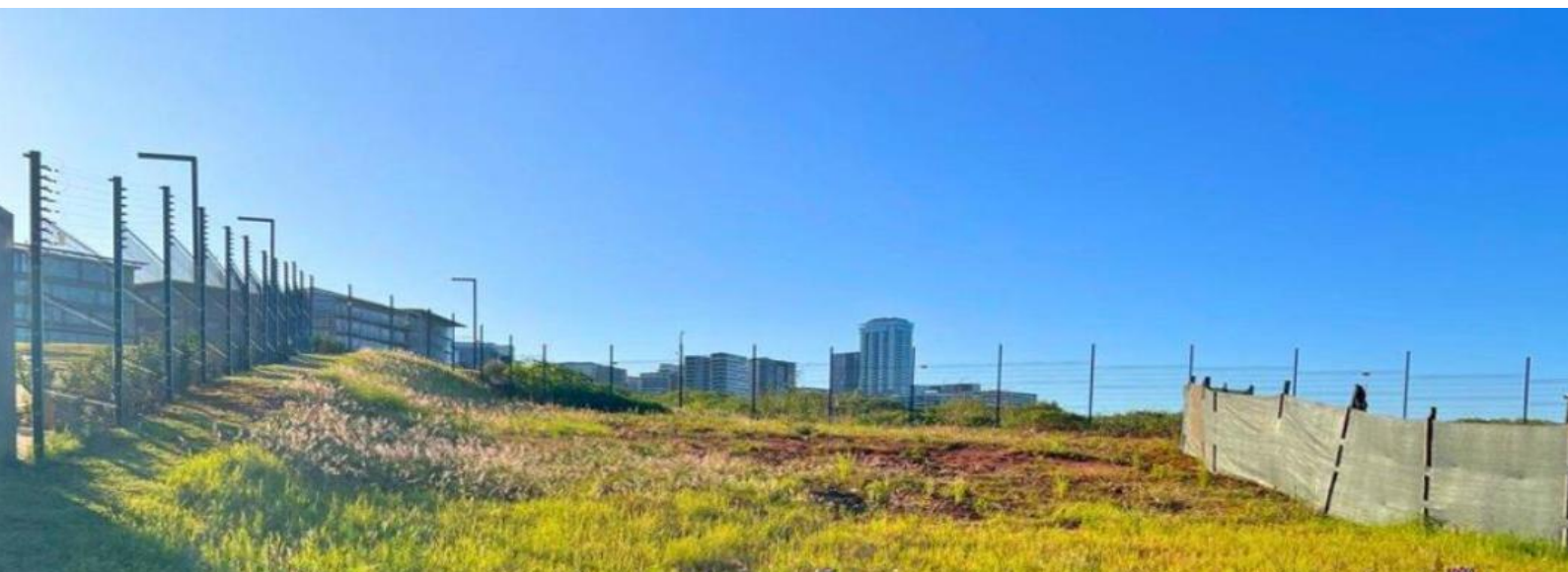
This 879sqm Vacant Land for Sale in Enigma Private Estate, Umhlanga Ridge.

Build the home of your dreams on this 879sqm prime plot situated in the exclusive Enigma Private Estate. Renowned for its prestige and security, this gated estate offers the perfect setting for your future family haven.

Property Highlights:

- **Sea Views:** Enjoy uninterrupted, panoramic sea views that provide a stunning backdrop to your dream home.
- **Spacious Plot:** With 879sqm of land, this property offers ample space to design a home that suits your lifestyle, whether it's for relaxed family living or lavish entertaining.
- **Prestigious Location:** Nestled in the heart of Umhlanga Ridge, Enigma Private Estate is celebrated for its tranquil environment, top-tier security, and proximity to premier amenities.

Why Enigma Private Estate? This sought-after estate offers an unparalleled lifestyle, combining luxury living with peace of mind. Enigma is perfectly positioned near Umhlanga's finest shopping centers, top schools, pristine beaches, and major transport routes. Don't miss the chance to secure this exclusive plot and create a bespoke family home that reflects your vision.



GALLERY





[Plot 176](#)



[Exterior](#)