



ian wyles

AUCTIONEERS & APPRAISERS

FINANCIAL INSTITUTION INSTRUCTION

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

IAN WYLES

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**20 BRITTLEWOOD CLOSE,
ZIMBALI, KWAZULU-NATAL**

AUCTION

AUCTION TERMS & CONDITIONS

- 10% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- 6% 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

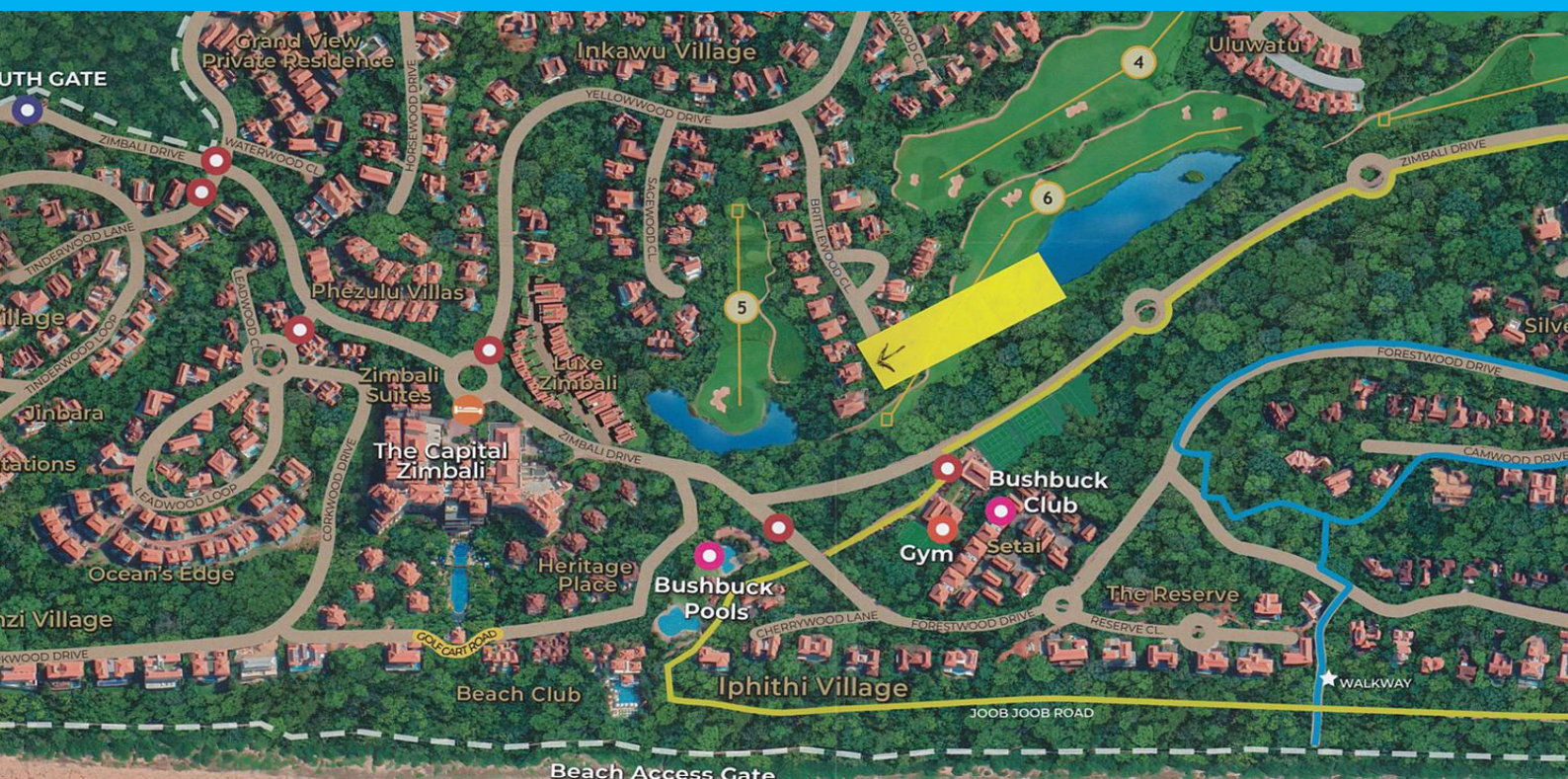
BANKING DETAILS

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



Zimbali Coastal Resort and Estate is a prestigious gated coastal estate located bordering Ballito on the North Coast of KwaZulu-Natal.

It is widely regarded as one of South Africa's premier luxury residential estates, enjoying private beach access and a blend of high-end living, with the prestigious **5-star Golf course** and nature conservation, and resort-style amenities.

Positioned approximately **20–30 minutes from Durban**, the estate offers a unique blend of luxury living, coastal beauty, and secure lifestyle.

Spanning over 370 hectares of indigenous coastal forest, Zimbali is renowned for its exclusivity, world-class amenities, and seamless integration with nature. It appeals to **high-net-worth individuals, investors, and families** seeking a premium lifestyle.

PROPERTY INFORMATION

General Property Address	20 Brittlewood Close, Port Zimbali, KwaZulu- Natal
Title Deed Information	
Title Deed Description	Portion 15, Erf 325, Port Zimbali, KwaDukuza, KwaZulu - Natal.
Extent	1236 m ²
Title Deed Number	T6342/2016
Municipal Information Zoning	Residential
Monthly Rates	R 10 378.74 as of April 2025
Levies	TBA
Lease/ Occupancy	Awaiting documents from the estate manager
VAT Status	The Seller is NOT VAT Registered – Transfer Duty May Apply.
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

Prestigious Zimbali Coastal Estate | Luxury 4-Bedroom Home with Exceptional Entertaining

Situated within the exclusive Zimbali Coastal Estate, this elegant residence offers a seamless blend of luxury, space, and resort-style living.

Ground Floor

Designed for both comfort and entertaining:

- Welcoming entrance hall
- Two spacious lounges, including one with a fitted bar
- Open-plan dining area
- Modern kitchen with separate scullery and laundry
- Guest bedroom with en-suite bathroom
- Double garage
- Landscaped garden

The main living areas flow effortlessly onto an **entertainment space**, featuring a **swimming pool, deck, braai, and jacuzzi**.

Upper Level

- 4 generously sized bedrooms
- All bedrooms feature **en-suite bathrooms**
- Private balcony access from each room

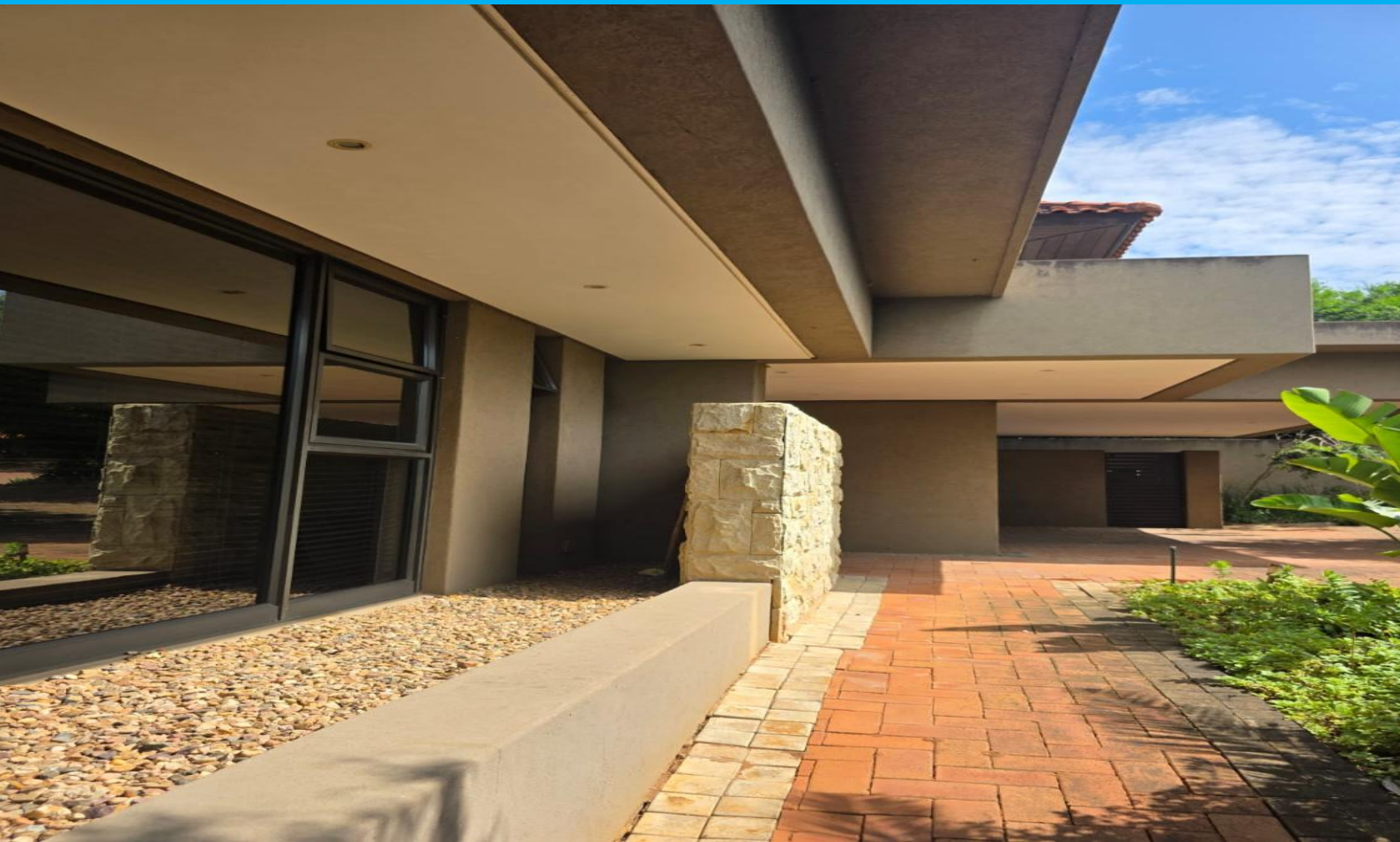
Lifestyle & Estate Features

Residents of Zimbali enjoy world-class amenities, including:

- Private beach access
- Championship 18-hole golf course
- Scenic walking and cycling trails
- Clubhouses, restaurants, and communal pools
- Top-tier 24-hour security.



GALLERY



GROUND FLOOR



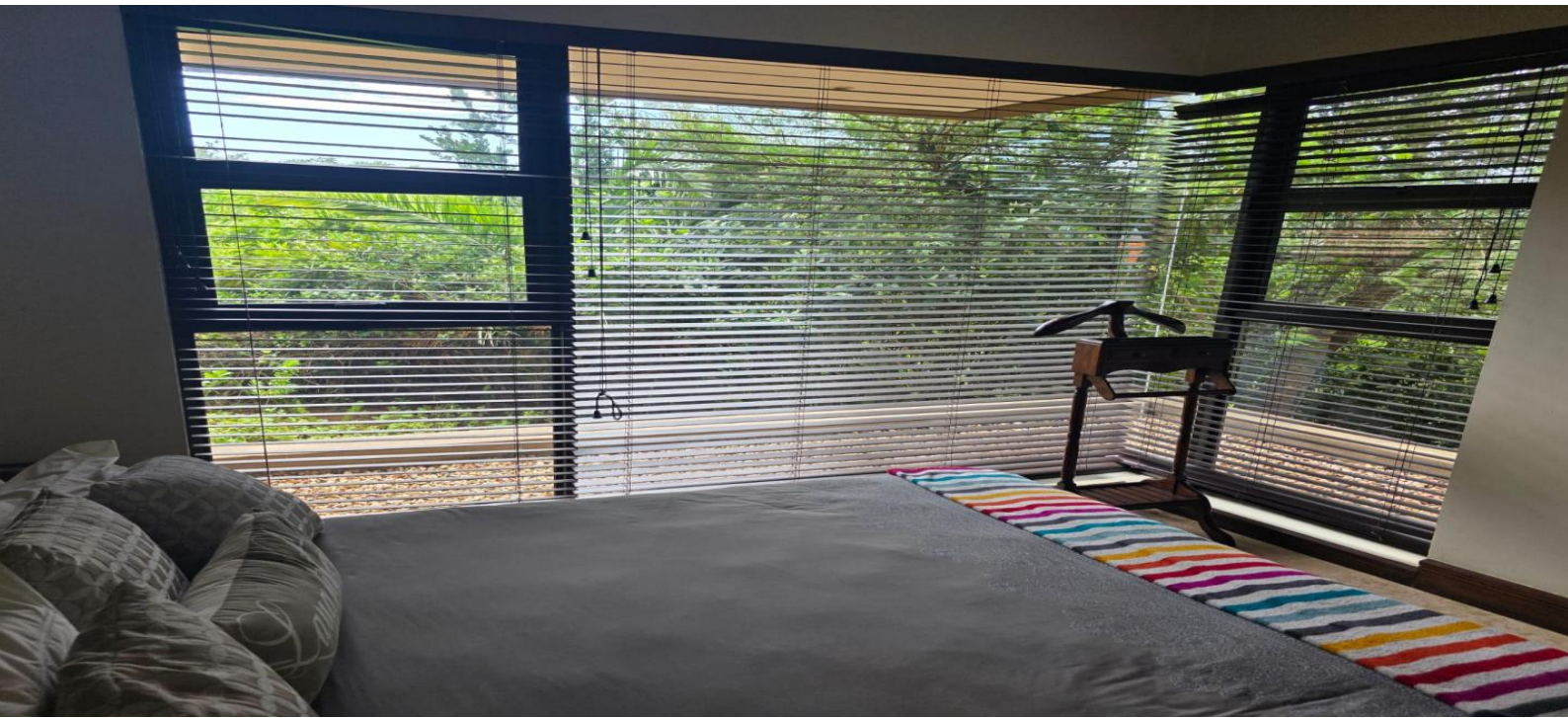
[GROUND FLOOR](#)



GROUND FLOOR



GROUND FLOOR



GROUND FLOOR



TOP FLOOR



TOP FLOOR



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