



# ian wyles

AUCTIONEERS & APPRAISERS

**SECTIONAL TITLE**

**23 JUNE 2026**

11 am

The Oyster Box Hotel  
2 Lighthouse Road  
Umhlanga Rocks

**Live on ZOOM**



**NAA** National  
Auctioneer Auctioneers  
Association

**By Appointment**

Carmen Jesson

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**4 PANORAMA PARADE, UNIT 46 MARGATE  
RONDEVOUX, 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



Situated in the popular coastal town of Margate on the South Coast of KwaZulu-Natal, this property enjoys a sought-after position within a well-established residential and holiday destination area.

Margate is renowned for its beautiful beaches, warm subtropical climate, and vibrant tourism industry, attracting both permanent residents and holidaymakers throughout the year. The area offers a relaxed coastal lifestyle with convenient access to shopping centres, schools, medical facilities, restaurants, entertainment amenities, and popular beachfront attractions.

# PROPERTY INFORMATION

<b>General Property Address</b>	4 PANORAMA PARADE, MARGATE, KWAZULU- NATAL.
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	Sect 46 of plan 209/1998, MARGATE RONDEVOUX, Erf 3691, HIBISCUS COAST, KWAZULU -NATAL.
<b>Extent</b>	136 m <sup>2</sup>
<b>Title Deed Number</b>	ST14488/ 2016
<b>Municipal Information Zoning</b>	Residential
<b>Levies</b>	R2621.77
<b>Monthly Rates</b>	R3400,79
<b>Lease/ Occupancy</b>	The Property is currently vacant.
<b>VAT Status</b>	The seller is NOT VAT registered. Transfer duty may apply.
<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

## Beautiful Sunny Apartment in Margate Rondevoux with Sea Views

Perfectly positioned on the beachfront, this stylish apartment offers the ideal combination of comfortable coastal living and everyday convenience. Situated within a sought-after complex incorporating residential accommodation, restaurants, and commercial outlets, the property enjoys easy access to all essential amenities while offering breathtaking sea views. Residents also benefit from 24-hour security, elevator access, and secure basement parking, ensuring both comfort and peace of mind.

The unit comprises the following features:

- Modern Kitchen
- 3 Bedrooms
- 2 Bathrooms
- Open-plan lounge and dining area
- Large, covered patio with beautiful sea views

This bright and sunny apartment presents an excellent opportunity for permanent coastal living, holiday accommodation, or investment within the popular seaside town of Margate.



# GALLERY









