

Exceptional Service from Exceptional People

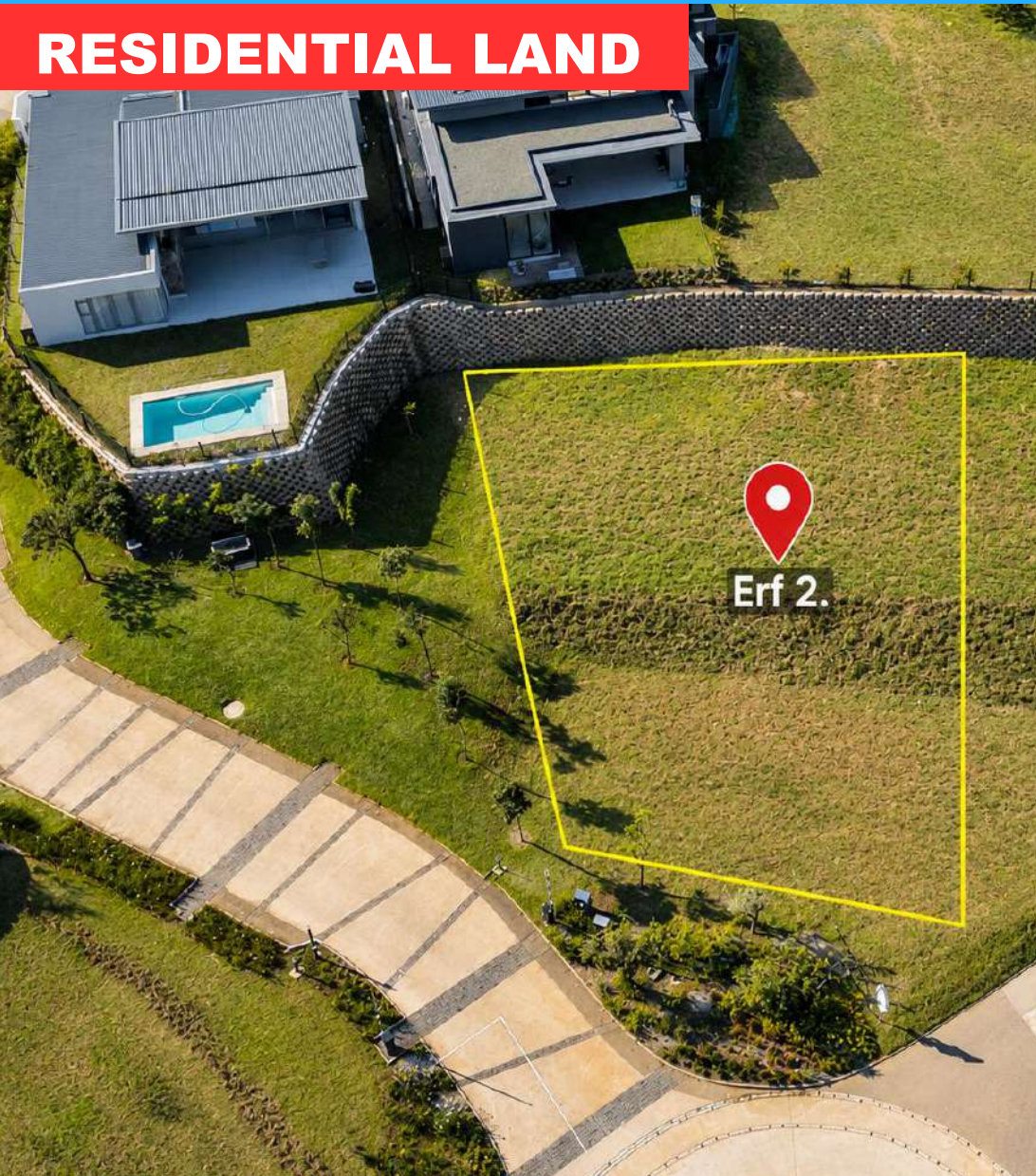
RESIDENTIAL LAND

27 AUGUST 2026

14:00 pm

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

Live on ZOOM



By Appointment

ROB

GRIFFITHS

073 264 0358

031 579 4403

www.ianwyles.co.za

**1 1ST AVENUE, GOLD COAST ESTATE,
SIBAYA COASTAL PRECINCT, KZN.**

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:	Standard Bank
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)
Account Number:	050078038
Branch Name:	Standard Bank Kingsmead
Swift Code:	SBZA ZA JJ
Branch Code:	051001
Reference:	Your Name and Property Address
Account type:	Property Practitioners Trust

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



Sibaya is one of KwaZulu-Natal's most prestigious and fast-growing coastal lifestyle destinations, ideally situated between Umhlanga and Umdloti on Durban's sought-after North Coast. Renowned for its luxury residential estates, breathtaking ocean views, and modern architecture, Sibaya offers an exceptional blend of coastal living, convenience, and investment potential.

PROPERTY INFORMATION

General Property Address	1 1 ST AVENUE, GOLD COAST ESTATE, SIBAYA, DURBAN, KWAZULU-NATAL.
Title Deed Information	
Title Deed Description	Ptn 163, Erf 2 Sibaya, Durban, eThekwini, KwaZulu-Natal.
Extent	737 m ²
Title Deed Number	T44896/2022
Municipal Information Zoning	Residential
Levies	R 6119.40
Monthly Rates	R 21 796.66
Lease/ Occupancy	The land is vacant.
VAT Status	The seller is NOT VAT registered. Transfer duty applicable.
General Comments	The subject property is in fair 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

Build Your Dream Home in Prestigious Gold Coast Estate.

This exceptional vacant stand in the exclusive Gold Coast Estate offers the perfect opportunity to create your dream home in one of KwaZulu-Natal's most sought-after coastal estates. Ideally positioned to enjoy abundant natural light throughout the day, the property provides the ideal canvas for a contemporary home designed around seamless indoor-outdoor living.

Imagine soaring ceilings, spacious open-plan living areas, expansive glass sliding doors opening onto your entertainment patio and private pool, all thoughtfully designed to suit your unique lifestyle.

Situated within the prestigious Sibaya Coastal Precinct, between Umhlanga and Umdloti, Gold Coast Estate combines luxury, security, and convenience in an unrivalled location.

Residents enjoy access to premium lifestyle amenities including:

- State-of-the-art gym
- Clubhouse
- Children's play areas
- Scenic walking and jogging trails
- Beautifully landscaped gardens
- 24-hour gated security

Conveniently located just minutes from King Shaka International Airport, Umhlanga, Ballito, pristine beaches, top-rated schools, shopping centres, restaurants, and major transport routes, this estate offers an exceptional lifestyle for families, professionals, and investors alike.

Don't miss this rare opportunity to secure a prime piece of land and design a bespoke home in one of Durban's premier coastal estates.

Build your future. Live the lifestyle. Welcome to Gold Coast Estate.



GALLERY

