

Exceptional Service from Exceptional People

COMMERCIAL

30 SEPTEMBER 2026

11:00 am

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

Live on ZOOM



NAA National
Auctioneer Auctioneers
Association

By Appointment

ANDREW GIDDY

082 601 9278

031 579 4403

www.ianwyles.co.za

**337 IPAHLA ROAD, AMANZIMTOTI,
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

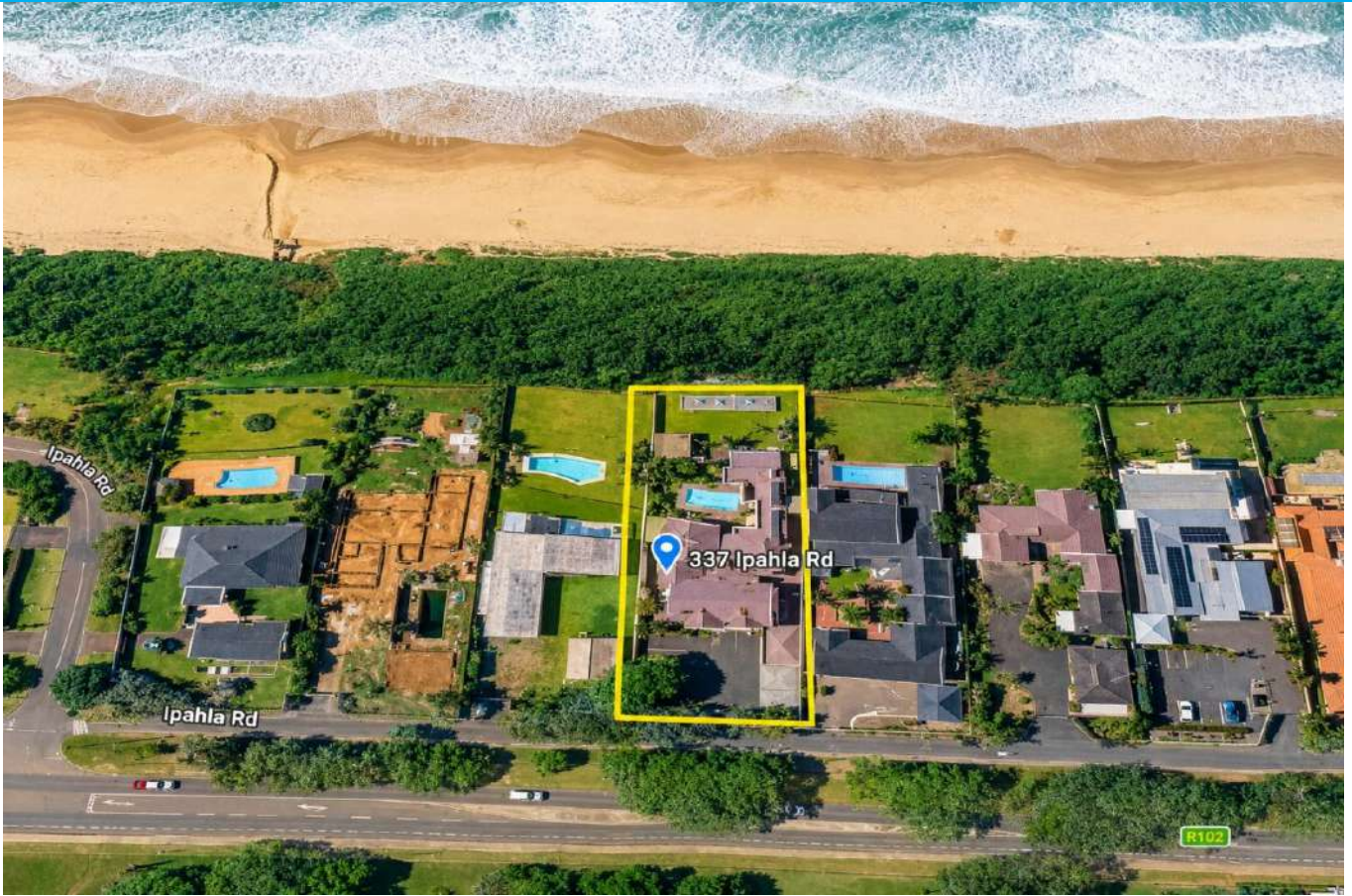
BANKING DETAILS

Name of Bank:	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



Amanzimtoti is a sought-after coastal suburb on KwaZulu-Natal's South Coast, known for its beautiful beaches, relaxed seaside lifestyle and convenient access to a range of amenities. The area offers an excellent mix of residential, holiday and investment properties, making it popular with families, retirees, holidaymakers and investors.

Residents enjoy easy access to shopping centres, restaurants, schools, medical facilities and recreational amenities, while the beachfront provides opportunities for swimming, surfing, fishing and scenic coastal walks. With convenient access to major transport routes and Durban, Amanzimtoti combines coastal living with everyday convenience.

PROPERTY INFORMATION

General Property Address	337 Ipahla Road, Amanzimtoti, KwaZulu -Natal.
Title Deed Information	
Title Deed Description	Erf 2600, Amanzimtoti, KwaZulu-Natal.
Extent	1860 m ²
Title Deed Number	T6471/2016
Municipal Information Zoning	Commercial
Monthly Rates	R15 500 pm
Lease/ Occupancy	The property is currently operating as an established Bed & Breakfast (B&B)
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

Perfectly positioned along Amanzimtoti's sought-after beachfront, this established guesthouse presents an exceptional opportunity to acquire a thriving hospitality business with breathtaking Indian Ocean views, an excellent reputation and strong repeat clientele.

Sold as a fully operational going concern, this remarkable property combines luxury coastal living with a proven income-generating investment.

Designed to cater for both corporate and leisure travellers, the guesthouse offers elegant accommodation, inviting entertainment spaces and a relaxed coastal atmosphere that keeps guests returning time and again. Its prime seafront location and well-established operation make it an outstanding addition to any investment portfolio.

✦ Property Features:

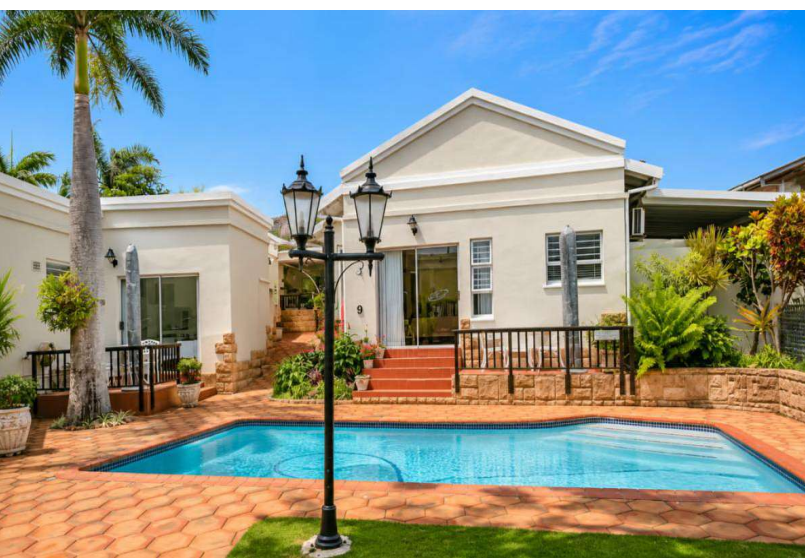
- 10 stylish, air-conditioned guest suites
- 3 self-catering units
- Reception area and office
- Fully equipped kitchen
- Indoor and outdoor dining areas
- Conference and entertainment venue with rooftop deck
- Ocean-facing entertainment deck and splash pool
- Secure off-street parking
- Staff accommodation with bathroom
- CCTV and alarm system
- Backup water supply and solar geysers
- Established staff complement included
- Excellent occupancy history and loyal clientele
- Sold fully furnished and equipped

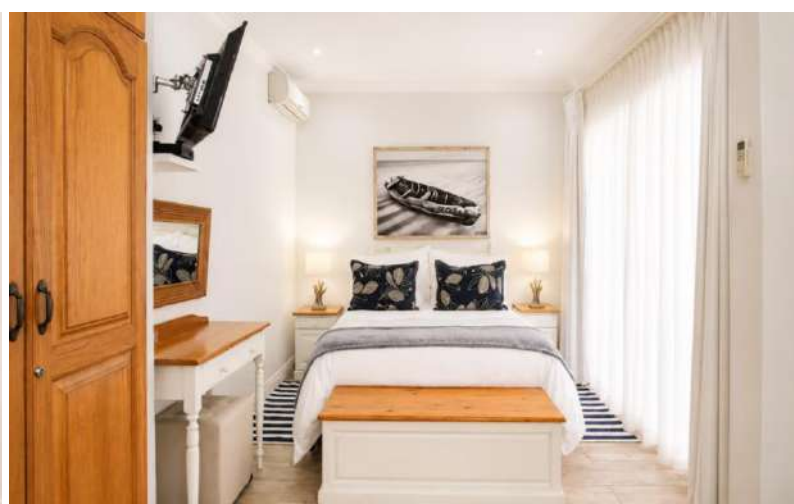
Situated on Amanzimtoti's prestigious beachfront, this exceptional property offers the perfect blend of location, lifestyle and investment potential — truly one of the South Coast's standout hospitality opportunities.

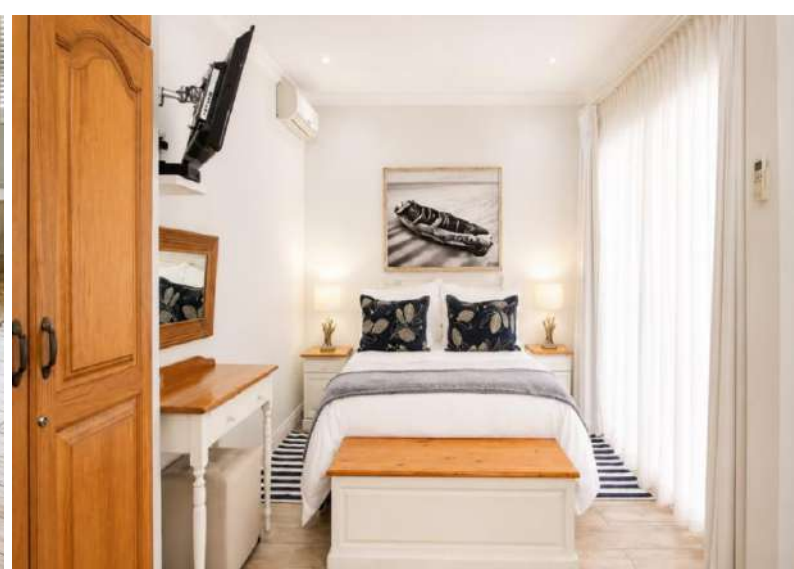


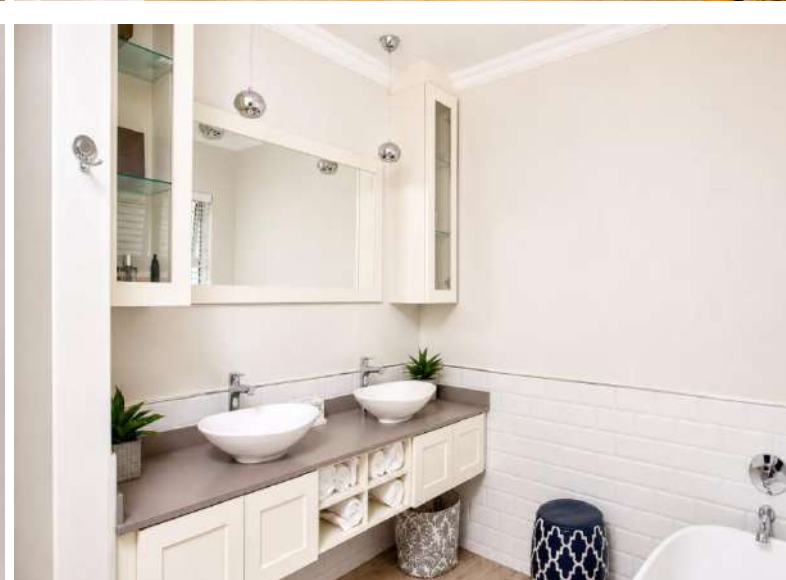
GALLERY













Room Occupancy Report from 09/01/2025 to 08/31/2026

Room Type	Room	Rooms	Max Available Rooms	Sold	Unsold	Occupancy Percentage
Room 1	Room 1	1	365	189	176	52.00
Room 2	Room 2	1	365	197	168	54.00
Room 3	Room 3	1	365	181	184	50.00
Room 4	Room 4	1	365	168	197	46.00
Room 5	Room 5	1	365	275	90	75.00
Room 6	Room 6	1	365	251	114	69.00
Room 7	Room 7	1	365	249	116	68.00
Room 8 Sea Facing	Room 8	1	365	273	92	75.00
Room 9	Room 9	1	365	177	188	48.00
Room 10	Room 10	1	365	161	204	44.00

10.00	3 650.00	2 121.00	1 529.00	58.11
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