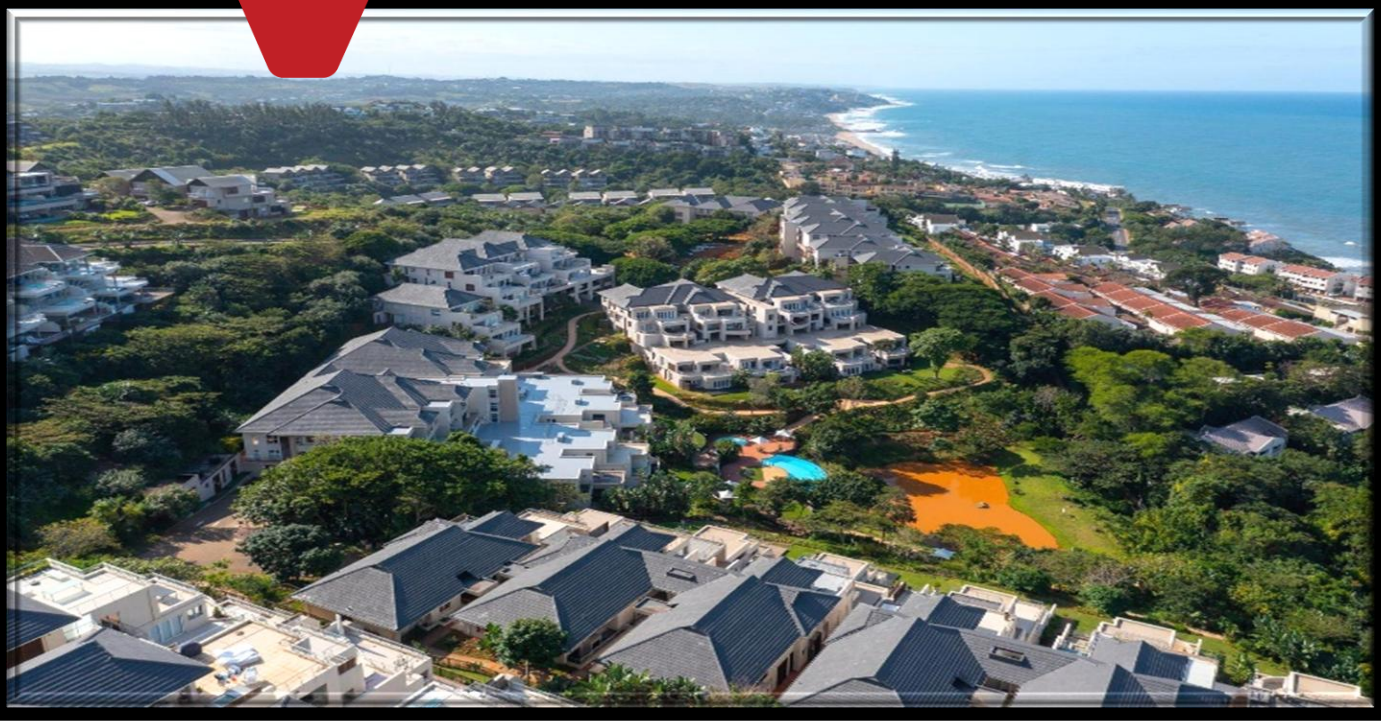
VENDITOR
AUCTIONEERS



ONLINE LIQUIDATION AUCTION

AUCTION DATE:

THURSDAY 7 JAN'27 @ 11:00

(Bidding will open prior to the auction)

AUCTION ADDRESS:

UNIT 196, DOOR 185 SABUTI

SIMBITH ECO ESTATE

4 SICKLEBUSH LANE | BALLITO

KWAZULU-NATAL

VENDITOR
AUCTIONEERS

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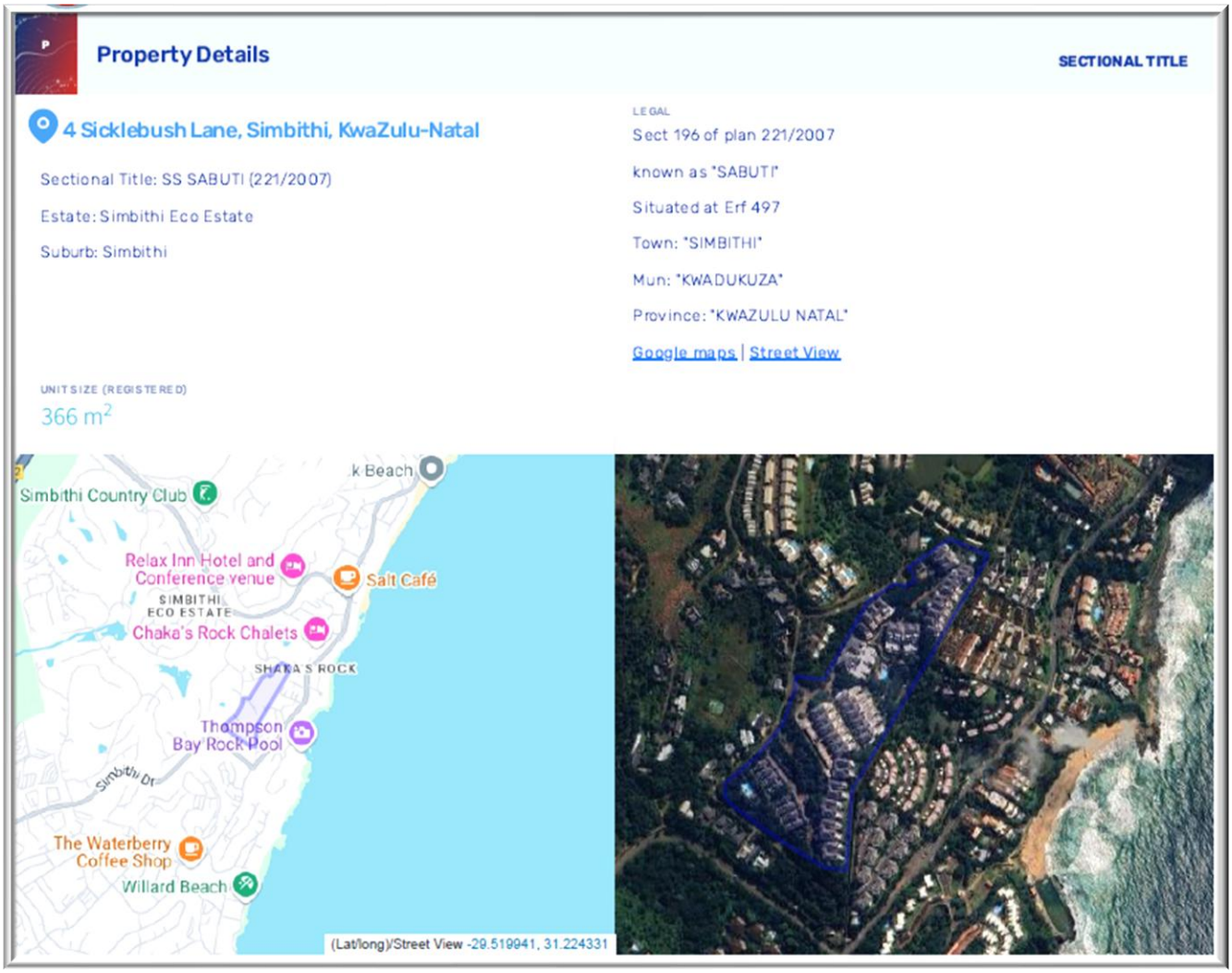
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LIGHTSTONE REPORT

VENDITOR
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LIGHTSTONE



PROPERTY DETAILS

VENDITOR AUCTIONEERS

DESCRIPTION

UNIT 196 (DOOR 185), SS SABUTI, SIMBITHI ECO ESTATE, BALLITO

3-BEDROOM APARTMENT WITH BUILT-IN JACUZZI & DOUBLE BASEMENT PARKING

PROPERTY DESCRIPTION

This spacious 366m² apartment is situated within the prestigious Simbithi Eco Estate in Ballito, KwaZulu-Natal. The apartment offers comfortable living with beautiful ocean views, two balconies and a built-in Jacuzzi.

The property comprises the following:

- Kitchen: Functional kitchen.
- Main Bedroom: Main bedroom with en-suite bathroom.
- Additional Bedrooms: Two additional bedrooms.
- Bathrooms: Two bathrooms in total.
- Living Areas: Stackable glass doors opening onto two balconies, offering beautiful views of the ocean.
- Additional Features: Built-in Jacuzzi.
- Parking: Basement parking for two vehicles.

AMENITIES & LOCATION

Simbithi Eco Estate is a secure, 430-hectare eco-friendly residential estate, combining modern estate living with indigenous coastal forests, wetlands and free-roaming wildlife, including bushbuck, reedbuck and a variety of bird species. Residents have access to an 18-hole executive golf course, five walking and cycling trails, multiple communal swimming pools, adventure playgrounds and the Simbithi Country Club, which offers family-friendly restaurants and fitness facilities.

The estate is conveniently located near essential amenities, with healthcare facilities approximately 5–7 minutes away and Ashton International College approximately 10 minutes away. Ashton offers an English-medium Christian education with both IEB and Cambridge International curriculum option

Unit Size: 366m²

Rates: Approximately R2,086 per month.

Levies: Approximately R3,590 per month.

Viewing is only available by appointment, should you wish to view – feel free to contact our offices.

SIMBITHI ECO ESTATES
DOCMENTS & ESTATE RULES

Final Addendum to Sectional Title: https://rb.gy/vvln2d

Legal Entities Authorisation: https://tinyurl.com/33246s22

Resolution Letter: https://tinyurl.com/2em8ykzx

Homeowners Security Access Application: https://tinyurl.com/3mwys4kj

Memorandum of Incorporation: https://tinyurl.com/4xv8w5x5

Rules of the SEEHOA: https://tinyurl.com/2j4yrt5e

Constitution: https://tinyurl.com/5n6e5zu2

SEEHOA Debit Order Form: https://tinyurl.com/mt9st4cp

SEEHOA Requirements: https://tinyurl.com/bdx8286d

Simbithi Country Club Rules: https://tinyurl.com/3hbazkmx



TERMS & CONDITIONS

- R 50 000.00 Refundable registration fee + FICA documents required. This is a requirement for all clients wanting to bid on auction. Pre-registration is required.
- The successful bidder on auction, will be liable for the payment of 10% deposit and buyer commission plus VAT on the commission only, which is payable on the fall of the hammer.
- The Offer is subject to a Confirmation period.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots – as is.
- Occupation is on Registration.
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.

KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15737LJ/Name and Surname

Proof of payment: leoniej@venditor.co.za

HOW TO REGISTER ON

www.venditoronline.co.za

VENDITOR
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Go to the online portal: **www.venditoronline.co.za**. If you have not registered before on the website, please click on REGISTER ACCOUNT (top right-hand corner). If you have registered before, please go to LOGIN.

Complete your details and ensure that the information you have entered is correct. Once you have completed the form, click submit. You will receive an email to verify your account. Please go to your email and verify your account.

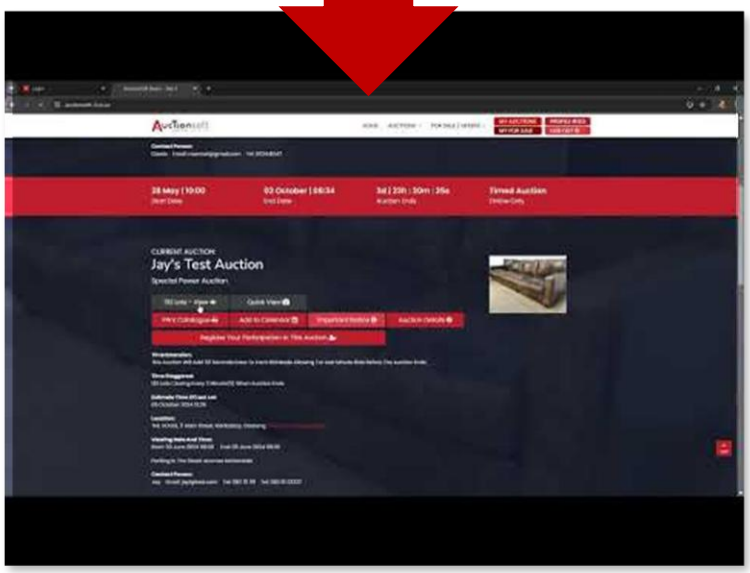
Once you have verified your email, go back to the online platform and login. **Go to Your Profile and upload the necessary information as required by the system. You must upload the following documents:**

Click on the buttons below to update

- Outbid – Notification Alerts
- Profile Details
- Password
- ID Document Photo
- FICA Document
- Banking Details
- Proof of Bank Account
- Proof of Payment (POP)
- TV Licence *

*Only Required if you purchase a TV

Click on the image below to watch the video on how to register



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Auto-Bid Function

Auto-Bid Function Explanation:
The auto-bid function allows the system to bid on your behalf.
It doesn't automatically place your highest bid but follows certain rules.

Example Scenario:
If a Lot is priced at 50(amount) and your auto-bid is set at 450(amount):
- The system won't immediately bid 450(amount).
- Instead, it will start by bidding the next available increment, which is 60(amount).
- If the bid closes at 60(amount) and you're the highest bidder, you win the Lot.
- If someone outbids you at 70(amount), the system will raise your bid to 80(amount).
- This process continues until the system reaches your auto-bid amount.
- If your bid is 450(amount), and someone else's bid is also 450(amount), the system will raise your bid to 450(amount).

Higher Auto-Bid:
If another user sets a higher auto-bid (e.g., 800(amount)), the system will ignore your 450(amount) auto-bid.
The system always favours the user with the highest auto-bid for a specific Lot.

No Consecutive Auto-Bids:
The system won't automatically outbid someone if your auto-bid amount is the same as theirs.
Example 1:
Your auto-bid is 450(amount), and a user bids 350(amount). Your auto-bid raises it to 400(amount). If the next bid is 450(amount), the system takes the user's bid.
Example 2:
If a user bids 400(amount), and your auto-bid is 450(amount), you will be awarded the Lot because your auto-bid is the highest.

Important Note:
Regardless of the item's reserve price, you're responsible for your auto-bid.
If your auto-bid is 5000(amount), and the system reaches that amount through active bids, it will be considered the highest bid.

VENDITOR
AUCTIONEERS

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