VENDITOR
AUCTIONEERS



ONLINE LIQUIDATION AUCTION

PRIME COASTAL VACANT RESIDENTIAL STAND

AUCTION DATE:

THURSDAY, 07 JANUARY 2027 @ 11AM

ONLINE: www.venditoronline.co.za

PROPERTY ADDRESS:

ERF 438 EAGLE CRESCENT, PORT ZIMBALI

ZIMBALI, KZN

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Disclaimer:

Whilst all reasonable care has been taken to provide accurate information, neither Venditor Auctioneers (Pty) 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 or errors or omissions in the information provided, whether due to negligence or other wise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.

PROPERTY DETAILS

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Property Details

FREEHOLD

438 Eagle Crescent, Port Zimbali, KwaZulu-Natal

Estate: Zimbali Coastal Resort

Suburb: Zimbali

LEGAL
Erf 438

Township: "PORT ZIMBALI"

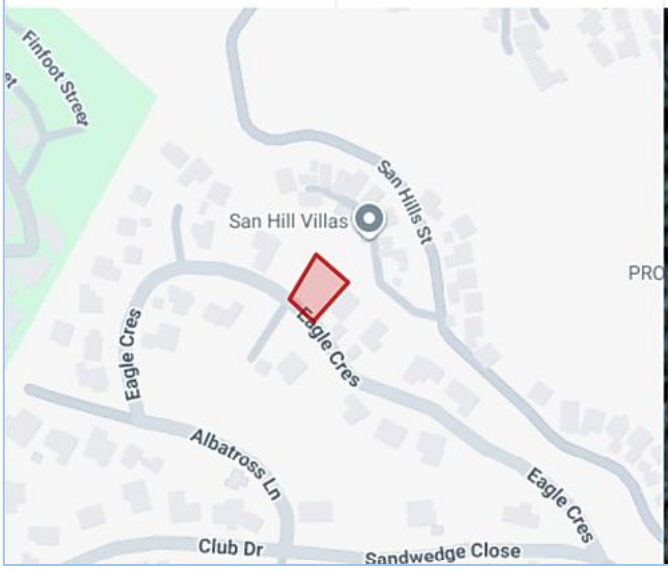
Mun: "KWADUKUZA"

Province: "KWAZULU NATAL"

Coordinates: -29.538878,31.200206

Google maps | Street View

LAND SIZE (REGISTERED)	LAND SIZE (CADASTRAL)	LAST SALES DATE
1086 m^2	1090 m^2	2025/02/12





Amenities

FILLING STATION

0.7 km	Mervyn
1.02 km	Ballito Service Station
1.1 km	Caltex

POLICE STATION

1.33 km	South African Police Service - Ballito

BEACH

1.42 km	Compensation Beach
1.48 km	Zimbali Valley Of The Pools Beach
1.69 km	Clarke Beach

BUS STATION

No bus stations in the proximity

SHOPPING CENTRE

1 km	The Well Shopping Centre
1.36 km	Ballito Lifestyle Centre
1.43 km	Ballito Junction Mall The

HOSPITAL/CLINIC

0.99 km	Albertinos Storks Nest
1 km	Kriek Orthopaedic Practice
1 km	N R C Ballito

EDUCATION

0.61 km	A B C Daycare
0.85 km	Abc Daycare
0.86 km	Ashton International College Ballito

PROPERTY DETAILS

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PROPERTY DESCRIPTION

Discover Secure Coastal Living at Port Zimbali Estate

An exceptional opportunity to acquire a prime 1 086m² vacant stand in the prestigious Port Zimbali Estate, ideally situated in one of KwaZulu-Natal's most desirable coastal lifestyle destinations.

Nestled in the sought-after North Coast of KwaZulu-Natal, Port Zimbali Estate offers an appealing blend of secure estate living, tranquillity and coastal convenience.

Ideally positioned in the Ballito area, this attractive residential estate offers residents a relaxed lifestyle within easy reach of Ballito's beautiful beaches, popular shopping centres, restaurants, schools and medical facilities. Its convenient access to the N2 and King Shaka International Airport further enhances its appeal.

With its established residential character, controlled access, landscaped surroundings and desirable location, Port Zimbali offers an ideal setting for families, professionals, retirees and those seeking a secure coastal home or investment opportunity.

Enjoy the best of North Coast living, where convenience, lifestyle and coastal charm come together.

Costs / Fees payable by the Purchaser to Zimbali Estate Management Association [ZEMA]

- Monthly Levy payable to ZEMA
- R5 4645,91

- Levy Stabilisation Fund payable to ZEMA
- R89 179,00 [one off payment]

- Property Transfer Levy payable to ZEMA
- R7 142,00

- Every owner must be a member of the Zimbali Country Club [ZCC] and must purchase a Debenture
- R70 000,00

- ZCC Annual Subs [pro rata amount will be charged on date of transfer]
- R18 500 per year.

PROPERTY PHOTOS

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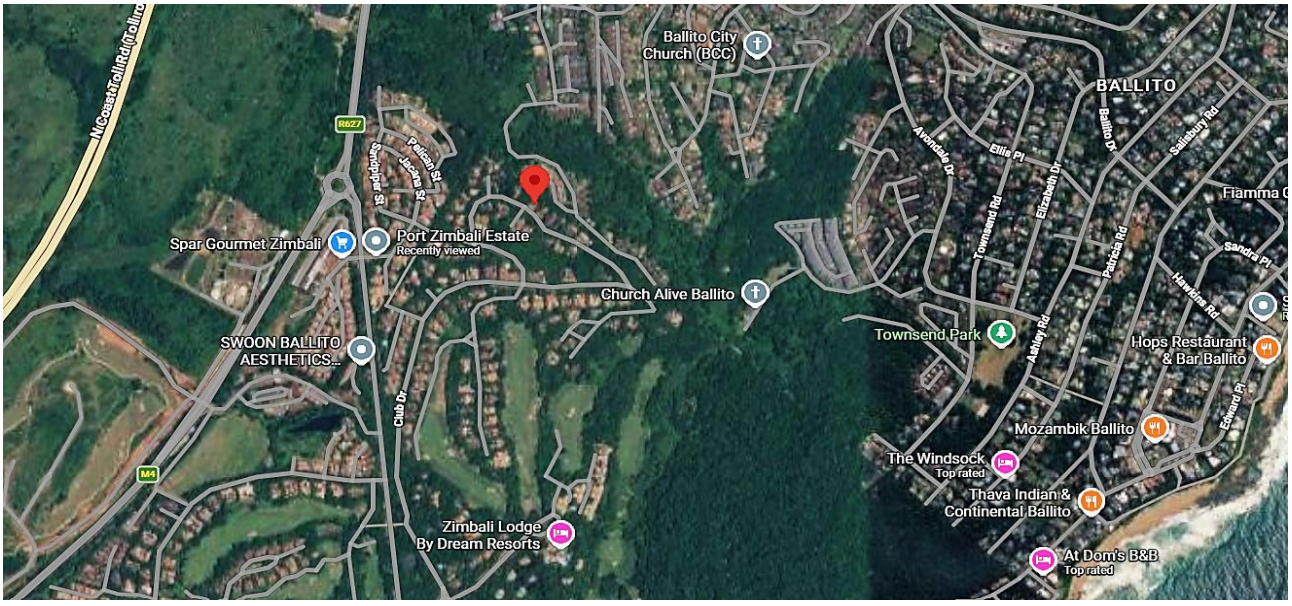



TERMS & CONDITIONS

- R 20 000.00 Refundable registration fee + FICA documents required. Upload your proof of payment and FICA documents on the online platform: www.venditoronline.co.za
- 5% Deposit + 10% Commission plus VAT on commission payable on the fall of the hammer.
- The Seller is VAT Registered, VAT is payable over and above the Purchase Price.
- The Offer is subject to 14-day 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: 16036NDB | Your Name

Proof of payment: natasha@venditor.co.za

HOW TO REGISTER ON

www.venditoronline.co.za

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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.

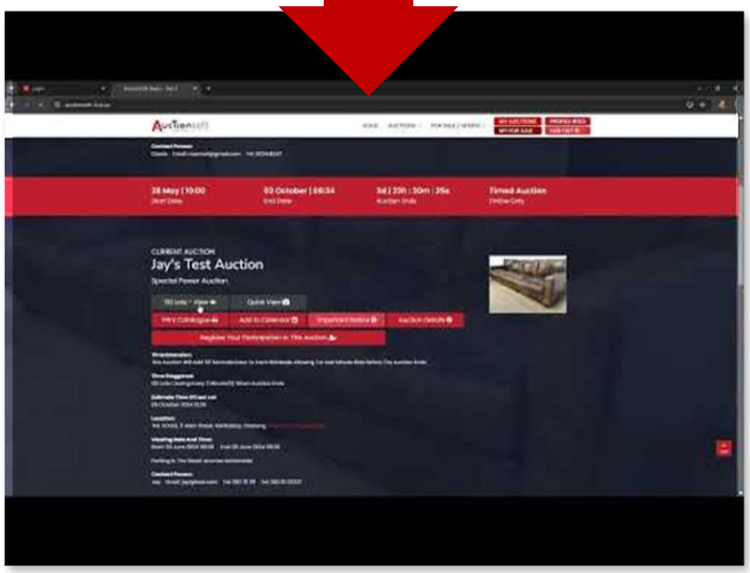
Once you have verified your email, go back to the online platform and login. **Go to Your Profile and upload the necessary information as required by the system. You must upload the following documents:**

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.

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