

ON AUCTION



Ocean View Guest House – Umkomaas, KZN

COMMERCIAL INSTRUCTION

Property Information	Registered Details:	ERF 225 PN 1 & 0 Umkomaas	Erf Size:	± 2024m ²
	Suburb & City:	Umkomaas	Rates & Taxes:	± R5,480.85 p/m
	Property Type:	Guest House/Lodge	Other:	Water & Sanitation: ± R6,871.21p/m, Electricity: ± R9,326.03 p/m Refuse: ± R264. 97 p/m
	Zoning:	Business & Commercial		

Description

Ocean View Guest House Umkomaas is a well-established, fully operational hospitality property offering panoramic ocean views within a family-friendly resort environment. The property spans a total erf size of approximately 2,024 m², comprising Portion 1 (±1,012 m²) accommodating the guest house improvements of about ±470 m², and Portion 0 (±1,012 m²) which includes the swimming pool and extended garden area with approved plans for further development or expansion.

The guest house is sold as a going concern, including all furniture and fittings, and features 6 self-contained, ocean-view accommodation units designed to accommodate families and holidaymakers comfortably. On-site amenities include communal dining and kitchen facilities, enclosed braai and patio areas with ocean views, landscaped gardens, children's play areas, secure parking, Wi-Fi, and a swimming pool.

This property presents a compelling opportunity for hospitality operators or investors seeking a stable, income-generating coastal asset with strong lifestyle appeal and future growth potential in KwaZulu-Natal.

Auction Information & Rules	AUCTION ONLINE & ON-SITE			Location https://maps.app.goo.gl/Cksd3FjgBHvco5Nz8	Contact Rudi 082 695 6658 Office 076 048 9235
	Auction Date Thursday 5 March 2026 12:00			Viewings By Appointment	
	Auction Location 4 Brad Street, Umkomaas https://maps.app.goo.gl/Cksd3FjgBHvco5Nz8			Register https://www.saauctiongroup.co.za/Auctions/3999/ocean-view-guest-house---online-on-site-aucti	
	Registrations: Bidders can register prior to the auction or on auction day. A copy of you ID and proof of address for FICA compliance is required. The property is sold "Voetstoots". The auction is not subject to finance, unless pre-approved.			Buyer's commission: 7.5% + VAT	
	Deposit: 15% deposit payable on the highest bid			Guarantees period: Balance of the purchase price payable within 45 days after confirmation of sale	
	Confirmation period: 7 Business days			VAT / Transfer duties: Transfer Duty Applies	
			Arears on accounts: (Rates & Taxes) For the account of the Seller		
			Electrical (COC): For the account of the Seller		

Please visit our website or contact our office for CONDITIONS OF SALE contract

