



## Stunning 6 Bed Villa & Cottage For Sale in Marina Beach Kwa-Zulu South



### Informações do Revendedor

|                   |   |
|-------------------|---|
| Name:             | Niall Madden  |
| Nome da Empresa:  | Esales Property Limited   |
| País:             | Reino Unido   |
| Experience since: | 2002  |
| Tipo de Serviço:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
| Telefone:         |   |
| Languages:        | English   |
| Website:          | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Detalhes do anúncio

|               |                |
|---------------|----------------|
| Imóveis para: | Venda          |
| Preço:        | USD 187,024.25 |

### Localização

|             |               |
|-------------|---------------|
| Country:    | África do Sul |
| Address:    | Mars Road     |
| CEP:        | 4281          |
| Adicionado: | 28/07/2023    |

Informação adicional:

Stunning 6 Bed Villa & Cottage For Sale in Marina Beach Kwa-Zulu South Africa

Esales Property ID: es5553503

### Property Location

No 12 Mars Road (Lot 53)  
Marina Beach  
Kwa-Zulu Natal  
4281  
South Africa

### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, South Africa is quickly gaining a reputation as one of the most desirable places across the world to live or



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visit. On offer here is a chance to make a smart financial investment into this magnificent part of the world.

Double storey timber home with separate income producing cottage (232 Euros p/m) in the sub-tropical coastal area of southern Kwa-zulu Natal South Africa

Construction, Timber outside walls , specially treated and protected against U V penetration and termites. An up to date pest control certificate will be supplied to the purchaser. Interior walls , gypsum cladding with Aluminium insulation material between timber and cladding. Floors and ceilings , magnificent local pine wood , easily cleaned and maintained. Airconditioning in main lounge upstairs and in master bedroom

Beautiful terraced garden with soft grass , sub tropical fruit bearing trees ( mango, leeches , nuts, banana and coffee)

Sparkling Fibre glass pool 8m x 3 m x 1,6 m deep pool set in garden with non-skid brick paving surround. 2 m high pre-cast decorative concrete walling around 80% of the property , remaining 20% 2 m high metal palasade fencing . Electric fencing above walling -fully alarmed.

Tarred drive way up to motorized vehicle gate and then interlocking brick paving to house/ garage Fully alarmed burglar intrusion system , linked to private security security company for 24 hour monitoring and response.

Rain water collection tanks 6000lt with pump.

Garden shed/store room.

Our local swimming/fishing beach has been awarded the international 'Blue Flag' status. Our Beach Marina Beach has been adjudicated (2022) as one of the top 5 beaches in South Africa. The beach boasts a lovely sea side , fully licenced Restaurant on the beach . The beach has full time life guards.

Wild life; Marina beach has so many tropical and subtropical bird species. Too many to mention for this purpose. Some of which nest on the banks of the tranquil fresh water lagoon. Various type of buck/antelope roam freely in the village daily and we have our fair share of vervet monkeys that come to visit regularly.

Council/ Municipal rates +- 84 Euros p/m

Water +- 28 Euros p/m

Electricity +- 133 Euros p/m

WIFI Fibre connection +- 25 Euros p/m

Security to private company if required +- 35 Euros p/m

Local domestic help/char 9 Euros daily

Example we employ domestic help once a week

Gardener 11 Euros daily

Example we employ a gardener bi-monthly

In both cases we supply them breakfast and lunch. Alternatively there are reasonably priced commercial gardening services available

Churches / places of worship. Various all within a 20 to 30 minute drive

Golf courses ; At least 4 top international golf course in the immediate area 30 minute drive.

Modern shopping centres/Malls cater for every need +- 30 minute drive

Restaurant and eateries . Many , catering for ever pallet

Climate Summer Sept to April . Summer rainfall ; Night temp +- 18 c Day time 25to 30 c



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Mild winter May to August Night 10 to 12 c Day 18 to 20c

## ABOUT THE AREA

Just south of Margate lies Marina Beach, between the villages of San Lameer and Southbroom, an easy hour and a half's drive from Durban. Close to the Mpenjati River mouth and lagoon, it is a long sandy beach with its own tidal pool and a well deserved blue flag status.

Marina Beach has often been called the 'Honolulu of the South Coast' and it isn't hard to imagine why. The subtropical climate easily combines with a beach that is lovely, sandy and clean, whilst the little village, not much more than a superette, Post Office, bottle store and petrol station, lies next door to the Mpenjati Nature Reserve that adds to the lush vegetation.

Together with the Trafalgar Marine Reserve, it provides a calm enclave on what can sometimes be a rather busy coastline. This little 60 hectare reserve interlinks wetlands, grasslands and dune forest that provide ample opportunity to swim, hike and fish.

There is a selection of pretty picnic sites on each bank of the Mpenjati River and the Ipithi Trail, on the south bank, is a short walk that normally guarantees sightings of the blue, red and grey duiker, whilst the Yengele trail on the north bank sends its way through the largest dune forests on the KwaZulu Natal coastline.

Rough and ready, smart and sophisticated, rural and rustic: there's no doubt that KwaZulu-Natal (KZN) is eclectic. It's a region where glassy malls touch shabby suburbs, and action-packed adventurers ooze adrenaline while laid-back beach bods drip with suntan lotion. Mountainscapes contrast with flat, dry savannahs, while the towns' central streets, teeming with African life, markets and noise, are in stark contrast to the sedate tribal settlements in rural areas. Here, too, is traditional Zululand, whose people are fiercely proud of their culture.

Throw in the wildlife – the Big Five (lion, leopard, buffalo, elephant and rhino) and rare marine species – the historic intrigue of the Battlefields, fabulous hiking opportunities, and the sand, sea and surf of coastal resort towns, and you get a tantalising taste of local heritage and authentic African highlights that should be on every 'must-do' list.

## MAiN FEATURES:

- 330m2 of living space
- 2233m2 plot
- 6 bedrooms Between House & cottage
- 4 Bathrooms Between House & Cottage
- Stunning Views
- Pool
- Private Garden
- Private Parking
- Massive potential in the rental market Airbnb and booking.com



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- Close to essential amenities like such as supermarkets and pharmacies
  - Close to many excellent bars and restaurants
  - Great base from which to discover other fantastic areas of South Africa
  - Many excellent sports facilities, walking and sports areas nearby

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## Comum

|                         |                    |
|-------------------------|--------------------|
| Quartos de dormir:      | 6                  |
| Banheiro:               | 4                  |
| Pés quadrados acabados: | 330 m <sup>2</sup> |

## Building details

|                    |   |
|--------------------|---|
| Number of Garages: | 1 |
|--------------------|---|

## Lease terms

Date Available:

## Informação adicional

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|-------------------|---|
| Virtual tour URL: | <a href="https://www.youtube.com/embed/Gr6n2FxRgtg?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent">https://www.youtube.com/embed/Gr6n2FxRgtg?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent</a> |
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## Contact information

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| IMLIX ID: | IX4.693.486 |
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