

# Hamptons

INTERNATIONAL



**South Africa, KwaZulu Natal, Seaward Estates, San Te Fe Street, 1571**

2 1/2 2 1/2

**£90,000**

**(R 1,899,000)**

## Property details



### Key features

- 24 Hour Access
- pool

### Attributes

- 🏊 Swimming pool
- Apartment
- 🚗 Private parking
- 🌿 Garden

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2 🏠 2 📄

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## Description

MODERN GROUND FLOOR APARTMENT WITH EXCLUSIVE GARDEN\*\*Exclusive Sole Mandate to Seeff Zimbali\*\* This property offers contemporary living within a newly completed development within Seaward Estates offering a sunny north-facing aspect and excellent views. Within close proximity to all the business, retail and medical conveniences of Ballito as well as the private schools. This property is ideal as a starter home or an investment property. The unique aspect of driving up to the front door with two under-cover parking bays directly opposite the property ensures one-level living with an extended patio perfect for your pets. Imbali Ridge is a spectacular new development within the heart of Ballito as part of Seaward Estates but with its own private and secure entrance. Access is via biometric control. The 108 two-bedroom apartments offer modern contemporary interiors and spectacular views. The convenient under-cover on-level parking directly outside the front door is unique for the area. The unit sizes range from a standard 75 sqm to 112 sqm. Ideal as investment opportunities, starter homes for first-time buyers or for single-level solutions for retirees. The apartments are fitted with smart electricity and water meters providing 24-hour electricity purchasing using Zapper, cell phones, internet EFTs or through selected retail stores. Rooftop solar panels have been installed to supplement the Body Corporate running and lighting costs in order to reduce monthly levies payable. The Eco-Efficient hot water system provides for an estimated 75% saving on hot water energy costs. Imbali Ridge delivers metered hot water directly to each apartment via 9 heat accumulator tanks heated by means of highly efficient heat pumps. A private clubhouse, entertainment area and sundeck with a rim-flow pool compliment the lifestyle of the Imbali Ridge development. Seaward Estates is a superbly located residential estate within the heart of Ballito. It shares its southern boundary with Port Zimbali Estate and Zimbali Coastal Resort and has two main access points into the estate from the M4 highway and Ballito Drive. Seaward Estates covers an area of 81,3 ha or 812,788 sqm. Along its southern boundary is a large swathe of indigenous coastal forest set aside as a conservation area. The popularity of Seaward is reflected in the steady demand for its properties. There are 563 freehold properties on the estate (79%) and 149 sectional title properties (21%). The median valuation is currently R2,500,000 for freehold properties and R2,225,000 for sectional title properties, making Seaward an excellent choice within the popular price bracket. Seaward is positioned as Ballito's premier pet-friendly and family residential estate. A dedicated and motivated board of resident directors directs the professional on-site management team of Seaward Estates.

















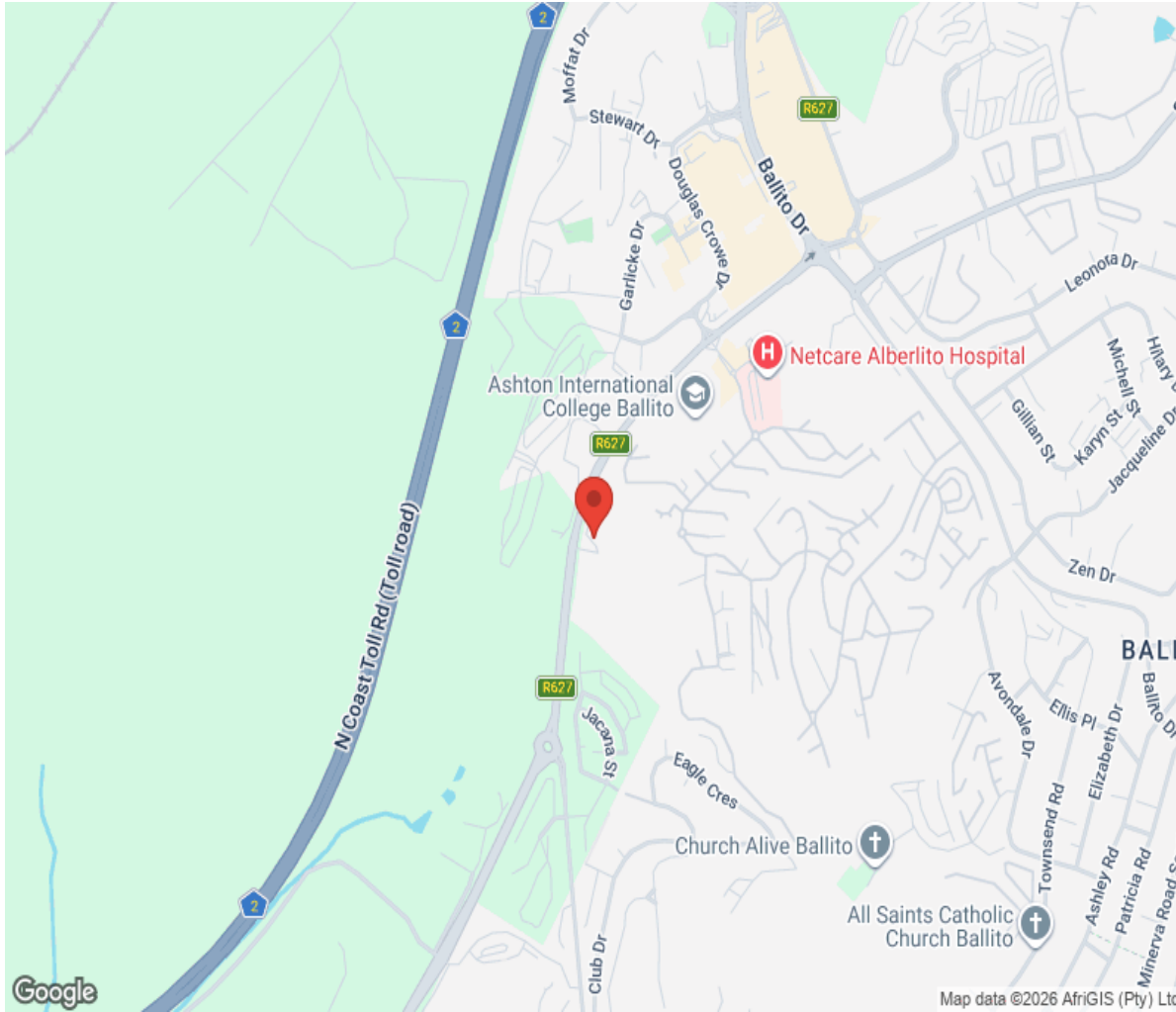








# Location



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