



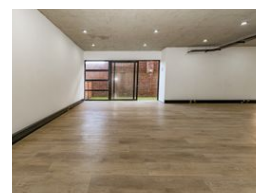
**Renu Baldeo**  
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Contact Ballito

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Shop 4A Ballito Centre  
 25 Sandra Road  
 Ballito

750m<sup>2</sup> Office For Sale in Durban North



**R21,500,000**

**Monthly Rates** R8,500 Excl. VAT

0 29

## Brand New Office Block For Sale

Ultra-modern, top-class finishes, and totally in tune with a healthy environment!  
 An epitome of AAA Grade!  
 Brand new and very elite offices for sale in the heart of the business section of Durban North.  
 No Transfer Duty

All 3 levels are fully air-conditioned with a solar system, Aluminium doors, and windows throughout.  
 Need a bit of a refresher while working, just just the ocean views.  
 29 Parking Bays  
 Each level derives with its own bathrooms and kitchen  
 Stunning sea views  
 Complies with NRS 097-2-1 regulations  
 300L Solar Geyser  
 24.92kwp solar energy storage  
 45kwh Lithium  
 30kva inverter  
 Rainwater harvesting system with 18000L underground Storage  
 Section 1 (Lower Ground) is 137 m2 at a price of R3 200 000.00 inc VAT  
 Section 2 (Ground Floor) is 242 m2 at a price of R8 100 000.00 inc VAT

## Features

**Zoning** Commercial

### Interior

Air Conditioning Yes

### Exterior

Security Yes  
 Open Parking Bays 29

### Sizes

Floor Size 750m<sup>2</sup>  
 Land Size 1,133m<sup>2</sup>