

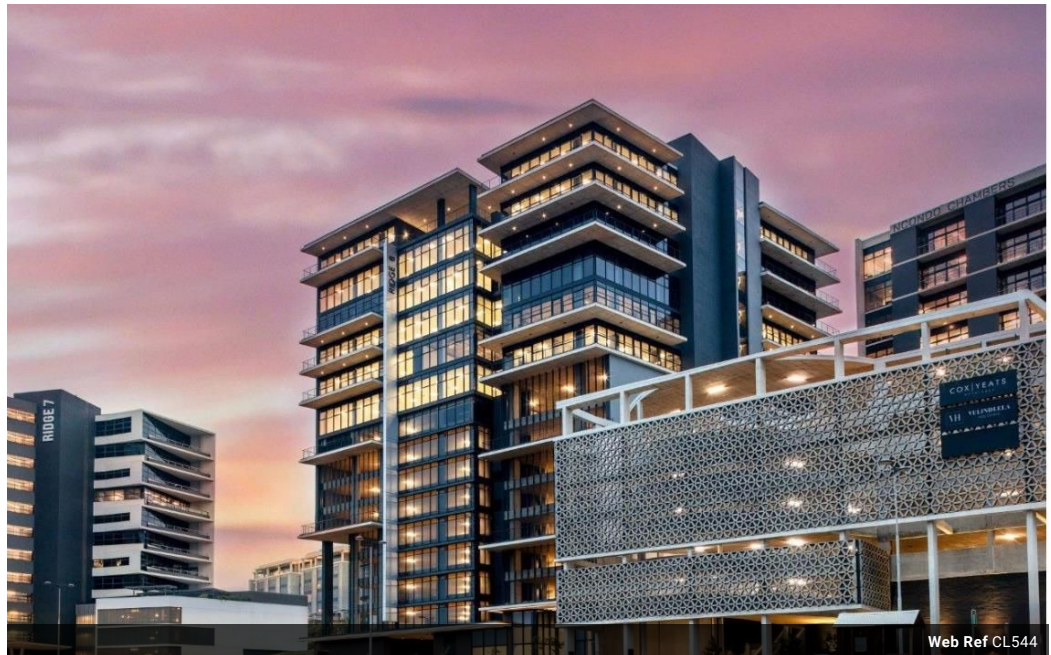


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**R7,556,793.8**

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### Prime Commercial Space For Sale In Umhlanga Ridge, Umhlanga, KZN

Stunning brand new office development, which can be purchased directly from the Developer, with incredible panoramic sea views, in an unbeatable location, at unbeatable competitive co-development pricing.

- Access controlled under cover basement parking
- Access controlled lift lobbies
- Emergency generator
- Reserve water tanks (potable water and fire sprinklers)
- First fix infrastructure for fibre, water and waste points
- Data room (ground floor)
- Unit Specific dedicated HVAC & Aircon VRV systems
- Unit Specific Individual Electrical Metering (dedicated power, lightning and HVAC control)
- Retail section on ground floor
- Entertainment & braai area
- Fire protection sprinklers
- Three Dedicated Lifts
- Full access control and CCTV (with off-site 24/7 CCTV monitoring)
- 24 hour Security Guards

### Features

<b>Building Name</b>	Ridge 8			
<b>Zoning</b>	Commercial			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Air Conditioning	Yes	Security	Yes	Floor Size
		Open Parking Bays	9	231m <sup>2</sup>

#### Extras

Access controlled 24 hour security CCTV cameras Fibre Automatic back up generator