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## R95,344,000

3 667m<sup>2</sup> Vacant land available FOR SALE in Umhlanga Ridge

Upside Properties is pleased to offer this potential income generator situated in the well-taken-care-of Umhlanga Ridge, Umhlanga.

Specifications:

- 3 667m<sup>2</sup> (site extent)
- 2 933.6 (min floor area ratio)
- 23 836 (Bulk Size/Max floor area ratio)
- R4 000 per bulk m<sup>2</sup> (price)
- 154.45 MSL (max height)
- 80% (max coverage)
- exceptional views of Umhlanga and the sea
- easy access to the N2 and M4 highways
- situated close to shopping centres, restaurants, Busamed Gateway Private Hospital, Umhlanga Beach Promenade, and Umhlanga Lagoon Nature Reserve.
- situated in a managed precinct (Ridgeside Precinct 1)
- commercial mixed-use (dominant land use)

Upside Properties specializes in commercial and industrial property in Greville, Morningside, Musgrave, Windemere, Ilmjeni

### Features