



HAMBA QUARRY HEIGHTS

STUDIO & EN-SUITE APARTMENTS

HAMBA TRADING

NEWLANDS EAST, DURBAN

ROOMS TO LET

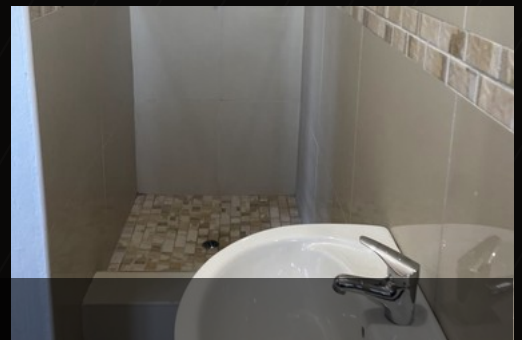
28 Nkunzana Grove, Newlands East, 4037

R2,200 PER MONTH

Current documented deposit baseline: R2,200



EXAMPLE ROOM DETAILS - FINISHES MAY VARY BY UNIT



CONFIRMED ESSENTIALS

- Free Wi-Fi included
- Maximum two occupants per unit
- No tenant or guest parking
- Private en-suite examples shown in the portfolio

HOW TO APPLY

- 1 Browse the property photos
- 2 Ask staff to confirm availability and fit
- 3 Submit ID/passport and three months bank statements

R2,200 refundable deposit baseline. Children under 12 are not permitted; ages 12-15 require staff confirmation.

CALLS & WHATSAPP

081 267 4647

hambatrading.co.za

VIEW THE FULL PHOTO PORTFOLIO

Photos do not guarantee availability. Full terms are provided in the lease.



YOUR PROPERTY GUIDE

WHAT THIS PROPERTY OFFERS

- Free Wi-Fi is included and units have private en-suite facilities.
- The current documented baseline is R2,200 rent and a R2,200 refundable deposit.
- A maximum of two occupants is allowed per unit.
- No parking is available for tenants or guests, and there is no shared kitchen.

HOUSEHOLD, DEPOSIT & VIEWING

- Deposit: current documented baseline is R2,200, refundable subject to the lease and inspection deductions.
- Children: under 12 are not permitted; ages 12-15 require staff confirmation before viewing.
- Occupancy: maximum two people. Provide every occupant's name and the ages of children.
- Viewing: confirm the unit, move-in date, utilities and layout. No tenant or guest parking is available.

APPLICATION CHECKLIST

Send documents only after staff confirms the property and household fit.

- Clear copy or photo of South African ID or passport
- Three months bank statements
- Applicant's full name and main contact number
- Intended move-in date and selected property or room
- Number and names of all occupants
- Parking requirement, even where parking is unavailable

Proof of income or a latest payslip may be requested during review. Sending documents does not approve the application or reserve a room.

FROM ENQUIRY TO MOVE-IN

1 BROWSE

Review photos and select a property.

2 CHECK FIT

Share budget, move-in date and household.

3 VIEW

Wait for a confirmed date before travelling.

4 APPLY

Submit the requested documents for review.

5 SECURE

Use only current written payment instructions.

BEFORE YOU PAY

A room is reserved only after the application is reviewed, exact payment instructions are confirmed, and Hamba Trading acknowledges the reservation in writing. Do not use banking details from an older message.



DETAILS & TERMS

This page combines confirmed current facts with useful recorded property guidance. Wording such as confirm, recorded or historical means staff must verify the selected room before it becomes an offer or lease term.

RENT & DEPOSIT

- The current documented baseline is R2,200 monthly rent and a R2,200 refundable deposit.
- The deposit is refundable subject to the lease, final inspection and lawful deductions for amounts owed or documented damage.
- Any deposit split requires staff approval before payment; do not assume an instalment arrangement.
- Availability and the exact unit must be confirmed in writing.

OCCUPANCY & CHILDREN

- Maximum two occupants per unit; occupants aged 16 and over count toward the limit.
- Children under 12 are not permitted to reside at the property.
- Ages 12-15 are not specified in the written rule and require owner or staff confirmation.

STUDIO, EN-SUITE & FACILITIES

- Quarry Heights offers bachelor-style studio units; the current portfolio shows private en-suite bathrooms and private in-unit kitchenette examples.
- Free shared Wi-Fi is included, subject to service availability.
- Tiled units, hot-water facilities, washing basins and a washing line are recorded features; exact room layouts vary.
- The property is gated and cameras are recorded in common areas; confirm current operation and coverage.

LOCATION, UTILITIES & PARKING

- The current public name is Quarry Heights at 28 Nkunzana Grove, Newlands East, 4037; older material may use the name Ekukhanyeni.
- No parking is available for tenants or guests.
- The source flyer records prepaid electricity and water included. Staff must confirm the current arrangement for the selected unit.
- There is no shared kitchen; confirm the private kitchenette, washing area and exact layout before viewing.

HOUSE RULES & DAMAGE

- Parties and loud music are not permitted; respect other residents' peace and privacy.
- Lost keys or access devices are replaced at the tenant's cost.
- Tenants are liable for documented damage caused by themselves, occupants or visitors, excluding fair wear and tear.

APPLICATION & VIEWING

- Provide the applicant's full name and surname, ID or passport, three months bank statements, contact details and intended move-in date.
- List every proposed occupant and the ages of children. Proof of income or a current payslip may be requested during review.
- Documents do not guarantee approval or reserve a unit; wait for viewing and payment confirmation.

FINAL CONFIRMATION

A staff member must confirm the available room, current rent, deposit, occupants, children, parking, utilities, viewing and lease term. A room is reserved only after Hamba Trading acknowledges it in writing.