



Radisson
SERVICED APARTMENTS
UMHLANGA

The depictions herein are for illustration purposes only and are subject to change without prior notice.

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Simply delightful

Award-winning developer Avoca proudly introduces Radisson Serviced Apartments Umhlanga, a high-end sectional title investment opportunity in one of South Africa's most sought-after coastal locations.

Located in the heart of Umhlanga, this premium branded development offers a limited collection of studio and one-bedroom serviced apartments, combining trusted Radisson hospitality standards with Scandinavian-inspired simplicity and sophistication.

Balanced. Natural. Delightful.

Designed around clean interiors, natural materials and efficient guest-focused layouts, this is more than ownership, it is access to a professionally positioned hospitality asset backed by global brand strength.

Simple by design. Elevated by brand. Positioned for modern investment.



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Prime Umhlanga location

within a managed precinct



80%+ occupancy
achieved annually



Umhlanga Beach
5 minutes away



King Shaka International
Airport **15 minutes away**



The precinct achieved **double
digit growth over the
last 12 months**



Premium developments have
achieved up to **14% annual
capital growth in the area**



Radisson Hotel Group is a leading global hospitality company, with over 1 500 hotels in operation and development across 100+ countries. Backed by over 75 years of experience, it combines international brand strength, structured operations, and consistent standards. Through global distribution systems, reservation platforms, and a recognised loyalty programme, Radisson enhances visibility, demand, and investor confidence.



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Scandinavian at heart, shaped by Umhlanga's coastal rhythm.

Blending Radisson's calm Scandinavian philosophy with KwaZulu-Natal's warmth and energy, this landmark development features one of South Africa's most expansive rooftop lifestyle destinations.

Signature rooftop experiences:

- **The Sky Deck: Rooftop bar & restaurant**
- **The Wellness Terrace: Gym, yoga & wellness spaces**
- **The Horizon Pool Garden: Swimming pool, sun deck & leisure garden**

Also including:

- **Ground-floor retail**
- **Co-working lounges**
- **Conferencing facilities**
- **Concierge & 24-hour security**

Simple. Functional. Coastal. Elevated living, the Radisson way.

The rooftop redefining the Umhlanga sky

Designed as a warm, inviting space shaped by Scandinavian principles, where connection comes naturally and views of Umhlanga bring balance and calm. Rooted in 'hygge', the art of comfort, warmth, and belonging, the rooftop brings people together through simple, shared moments. Guests unwind by the pool, gather at the open-air restaurant and bar, and connect with people from across the world in a space of social ease.



Rooftop views



Restaurant
& bar



Pool &
lounge deck



Outdoor yoga
spaces



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A grand arrival at our entrance lobby and lounge

The development is designed around five core elements: open and welcoming social spaces that feel naturally calming; thoughtfully curated food and beverage concepts that bring people together; well-designed apartments that balance form and function; appropriately scaled meeting and event facilities; and wellness amenities, including a pool and fitness areas, to support an active and balanced stay.



Dedicated
concierge



24hr security



Casual lounges



Boardrooms &
conferencing



Restaurant



Co-working
spaces



Ground-floor retail that completes the experience

We're introducing a considered mix of retail and dining that brings shopfronts to the street level. A collection of bespoke stores and leisure spaces designed to enrich the daily rhythm of Umhlanga and enhance the guest experience.



Bespoke retail



Casual dining



Leisure spaces



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NOW LAUNCHED

Due to unprecedented success in a sold out Phase 1, a limited release follows the demand.

Radisson Serviced Apartments

Radisson's new, thoughtfully considered serviced apartments reflect a genuine commitment to delivering balanced solutions, designed to meet guests' ever-evolving wants and needs.

Combining a passion for great design with an experience that is Scandinavian at heart, each apartment is carefully crafted to reflect a unique brand DNA recognised at a global level.

Created with flexibility, usability and distinctive design as key considerations, the result is a delightfully inspirational and empathetic offering that delivers well balanced, memorable stays.

Radisson





Take me there

It's a location where everyone wants to be. Prime real estate in the heart of a thriving leisure, business and residential nexus in Umhlanga, close to Gateway Theatre of Shopping. Easily walk around a secure neighbourhood with pavement-style cafés, Park Square restaurants and retail, and Chris Saunders Park where festive events are held.

Shop and dine within one of South Africa's largest malls, Gateway Theatre of Shopping, an easy walk from Radisson Serviced Apartments Umhlanga.

Live in the moment with vibrant nightlife within the precinct and Umhlanga Village, a short uber ride away.



Medical & wellness

- | | | |
|---|----------------------------------|------|
| 1 | Medstone Medical Centre | 120m |
| 2 | Busamed Gateway Private Hospital | 400m |

Shopping, salons & services

- | | | |
|---|-----------------------------|-------|
| 3 | Park Square Retail Centre | 400m |
| 4 | Gateway Theatre of Shopping | 700m |
| 5 | Oceans Mall | 3.7km |

Outdoor lifestyle

- | | | |
|---|--|------|
| 6 | Chris Saunders Park | 400m |
| 7 | Umhlanga Ski Boat Club - Padel & Bowls | 400m |
| 8 | Durban Country Club | 14km |

Dining

- | | | |
|----|------------------------------|-------|
| 9 | Milk & Honey Bakery | 120m |
| 10 | Seattle Coffee | 120m |
| 4 | Circus Circus | 600m |
| 4 | La Parada | 600m |
| 11 | Old Town Italy | 750m |
| 5 | Harry James Restaurant & Bar | 2.8km |
| 5 | Brown Sugar | 3km |
| 5 | Olive & Oil | 3km |
| 5 | Tiger's Milk | 3km |



Warm nights and city lights



Umhlanga Ridge managed precinct

Being within a privately managed precinct gives Radisson Serviced Apartments Umhlanga a distinct edge and identity. The development is within a safe and welcoming neighbourhood where lights are always on, the verges are clean and roads are well-maintained. Invest in a development where each view showcases beautiful parks and landscaped areas. Umhlanga Ridge Town Centre Management Association proudly manages the precinct. Enjoy the triple-tier security of this modern neighbourhood.



UMLHLANGA RIDGE
TOWN CENTRE



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Why invest?

- 1 No transfer duty
- 2 Sectional Title ownership
- 3 Apartments are fully furnished by SOHO Asset Management and professionally managed by Radisson Hotel Group
- 4 Handover following a 2-year construction timeline once the project is green-lined

5-year net yield **up to 12.7%***



*Projected figures are estimates only and are based on current market assumptions. Actual returns may vary and are not guaranteed. E&OE.



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KwaZulu-Natal is one of South Africa's most in-demand travel markets
a province where tourism growth consistently drives property and hospitality returns.

In 2025, KwaZulu-Natal achieved:

- Highest number of **domestic overnight trips at 9 million**, outpacing Western Cape and Gauteng Province by over 3.7 million trips
- **Highest total domestic overnight spend at R21.3 billion**, ahead of Gauteng at R16.3 billion and Eastern Cape at R15.2 billion



Fully furnished serviced apartments

Scandinavian-inspired interiors designed for short and extended stays, balancing residential comfort with everyday functionality. Neutral finishes, adjustable lighting, and defined living, sleeping, and working zones create a calm, practical environment. Fully equipped kitchenettes, en-suite bathrooms, and generous storage complete the experience.

As an owner, enjoy a fully furnished investment ready for immediate returns.

Owners automatically receive Radisson Rewards VIP status

Gain access to exclusive upgrades, discounts, and priority benefits across Radisson worldwide. Unlock rewards that surpass Club and Premium tiers, simply by owning a Radisson Serviced Apartment.

Radisson Rewards

Unlock a world of exclusive benefits & discounts.

As a unit owner, you'll enjoy preferential rates and exclusive savings at all Radisson Hotel Group properties, receiving member only rates, discount booster, free breakfast, exclusive VIP areas and 15% discount off restaurant and bar services. Across Europe, Asia, Oceania, North & South America, Africa, and the Middle East.



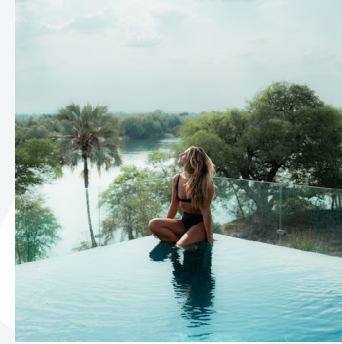
Owner privileges, globally recognised.

Ownership at Radisson Serviced Apartments Umhlanga goes beyond property, it unlocks automatic Radisson Rewards VIP status.

Enjoy exclusive global benefits across Radisson Hotel Group properties, including:

- Preferential accommodation rates
- Member-only discounts
- Complimentary breakfast
- Priority upgrades
- Access to VIP spaces
- 15% discount on restaurant and bar services

RADISSON
REWARDS™



Studio

Type S1 | 28m²

from R1 950 000

5-year net yield
return after levies

12.6%*

10-year net yield
return after levies

15.4%*



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1-Bedroom

Type 1B | 39m²

from R2750 000

5-year net yield
return after levies

12.7%*

10-year net yield
return after levies

15.6%*



*Projected figures are estimates only and are based on current market assumptions. Actual returns may vary and are not guaranteed. E&OE.

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Penthouse Suite

Type 2 | 130m²

Pricing and investment details available on request.



Ground Floor



First Floor



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Simply delightful



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Steps to purchase

1

Register online for priority access

2

Browse our Listings Platform, select your serviced apartment and visit our on-site sales office

3

Prequalify for your bond with **our preferred bond originator**

4

Attend the sales launch event and **purchase onsite with a R10 000 reservation fee** on launch day, or purchase online through our Listings Platform

5

Receive your sales agreement, sign and pay your R50 000 deposit **within 7 days**

6

Apply for your bond and secure your purchase price

7

Provide your FICA paperwork to secure your bond

8

Provide bank guarantees within **30 days** to secure your purchase

9

Take transfer of your fully managed Radisson serviced apartment **once construction is complete**

10

Start earning hassle-free, returns in Umhlanga with Radisson

Key

-



Floor plates

Key

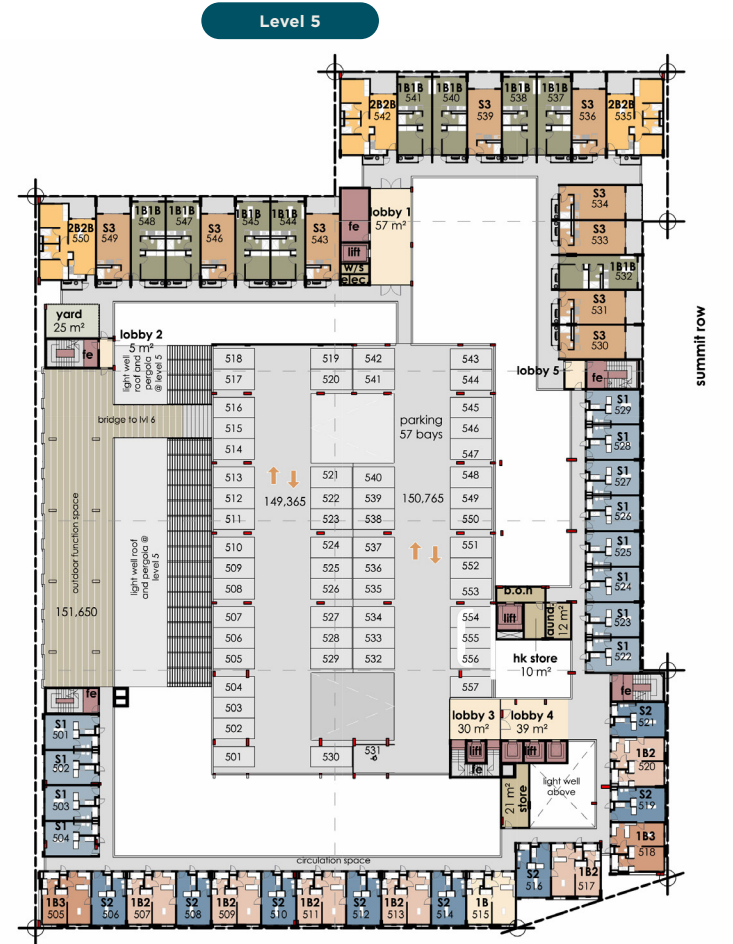
- Type S1, studio, 25m²
- Type S2, interleading studio, 25m²
- Type S3,
- Type 1B, 1-bedroom, 35m²
- Type 1B2, interleading 1-bedroom, 35m²
- Type 2B1B,
- Type 2B2B,
- Type 1B3, interleading corner 1-bedroom, 35m²
- Workspace



Floor plates

Key

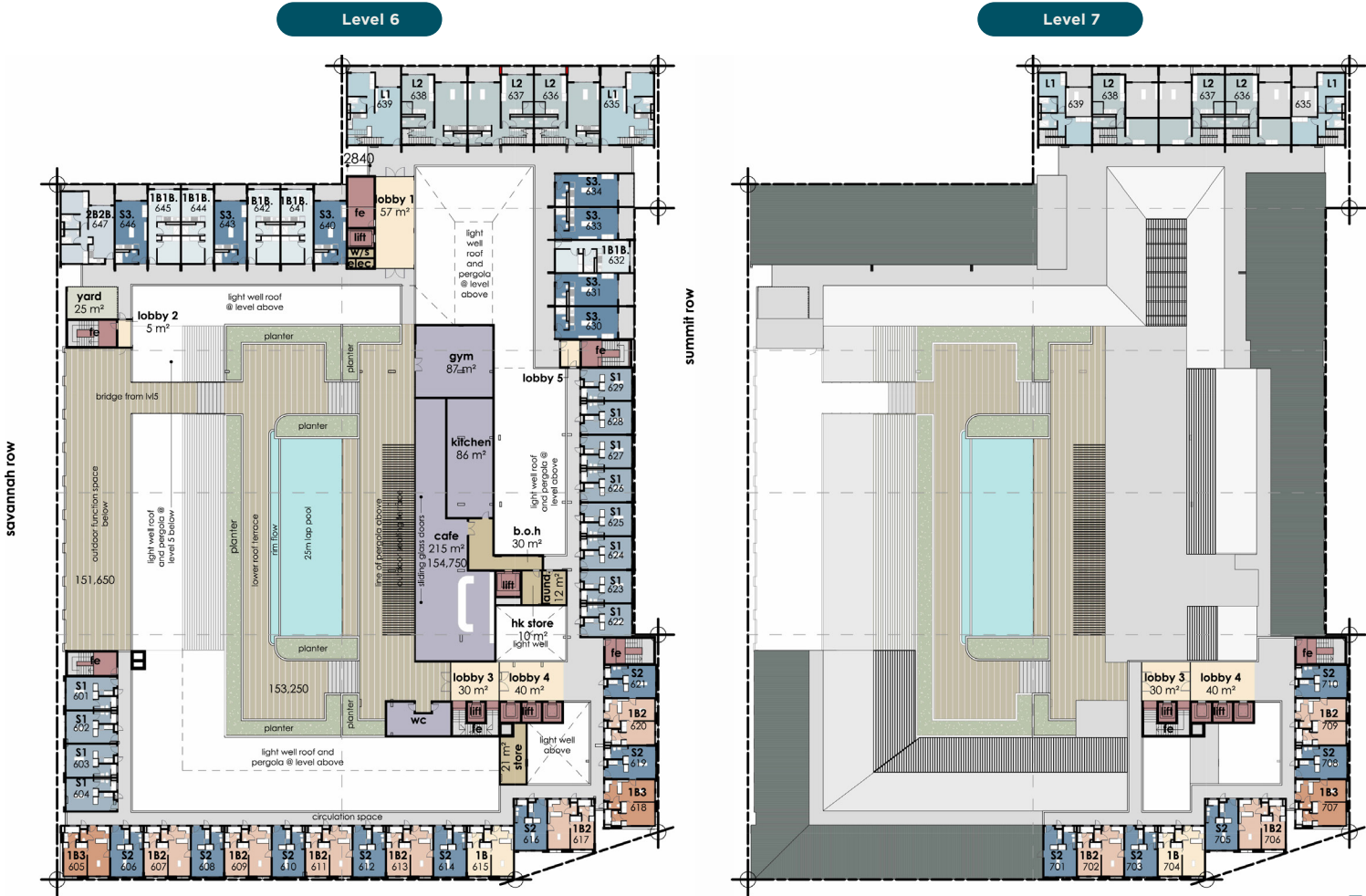
- Type S1, studio, 25m²
- Type S2, interleaving studio, 25m²
- Type S3,
- Type 1B, 1-bedroom, 35m²
- Type 1B2, interleaving 1-bedroom, 35m²
- Type 2B1B,
- Type 2B2B,
- Type 1B3, interleaving corner 1-bedroom, 35m²



Floor plates

Key

- Unit Type S1, studio, 25m²
- Unit Type S2, interleaving studio, 25m²
- Unit Type 1B, 1-bedroom, 35m²
- Unit Type 1B2, interleaving 1-bedroom, 35m²
- Unit Type 1B3, interleaving corner 1-bedroom, 35m²
- Unit Type L1, Loft apartment
- Unit Type L2, Loft apartment
- Rooftop café (incl. kitchen)
- Rooftop gym
- Rooftop café reception / lobby
- Rooftop store
- Rooftop yard



Frequently asked questions

Which municipality governs the area?

eThekweni Municipality.

Who is the developer?

Avoca Developments.

When will construction commence?

Construction will commence following sales.

When is handover expected?

Handover is expected following a 2-year build timeline, once the project is greenlit.

How many serviced apartments are available?

Only 40 serviced apartments are available in Phase 1.

What is the rental management solution?

Radisson Serviced Apartments Umhlanga will be a managed solution for short and extended stays. A professional team will manage hassle-free rental returns for owners.

What owner benefits are available?

As a unit owner, you'll enjoy preferential rates and exclusive savings at all Radisson Hotel Group properties, receiving member only rates, discount booster, free breakfast, exclusive VIP areas and 15% discount of restaurant and bar services.

Will there be a laundry service within the development?

Yes, there will be a laundry service offering as part of the services provided by Radisson Serviced Apartments Umhlanga. Rates will apply.

Who is responsible for electricity, water & rates payments?

Your investment will be managed by Soho Asset Management, part of the Avoca Group.

Frequently asked questions

Will a generator be available?

Yes, there will be a generator for the hotel.

Will high-speed fibre be installed?

Yes, high-speed fibre connectivity will be installed in all serviced apartment and throughout the development. Seamless connectivity is part of every Radisson experience.

What security measures are in place?

The development enjoys the triple-tiered security of the managed precinct. Regular vehicle patrols, maintenance and upkeep of roads, pavements, parks and landscaping ensure it is a safe, secure and walkable area. The development itself will have 24-hour security presence with a manned guardhouse, reception and CCTV monitoring. Each serviced apartment will have secure key card access. Visitors and guests will be monitored.

What are the payment terms?

All amounts paid are held in the attorney's trust account, pending transfer. An initial deposit (incl. VAT) is payable to secure the reservation of each serviced apartment. Upon signature of the contract of sale, any outstanding deposit amount must be secured within the allotted timeframe. Thereafter, the balance of the purchase price is to be secured either by way of a bond, granted from an approved financial institution within 30 days, or a guarantee issued from a registered South African commercial bank within 7 days of request by the conveyancer. Alternatively, the funds may be deposited into the conveyancer's trust account, within 7 days from request, which shall be invested in an interest-bearing account, all interest accrued will be to your benefit. It is advisable that pre-approved finance is confirmed.

Does Radisson Serviced Apartments Umhlanga fall under the Sectional Title Properties Act?

Yes. For further information on the act, kindly go to: www.acts.co.za

Development and professional team

The professional team behind Radisson Serviced Apartments Umhlanga is a collaboration of Umhlanga's best. From development to architecture and marketing specialists - the team has a wealth of experience in this location delivering quality, service, and long-term value. Together with Radisson's trusted global brand, the team brings to life a vision that captures the unique essence of Umhlanga, one of South Africa's most sought-after coastal destinations.



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Project partners



The developer

Avoca is an experienced property developer with a strong track record in Sectional Title, mixed-use and hospitality-led developments across KwaZulu-Natal and the Western Cape. Since 2010, the business has delivered over R3 billion in completed developments and more than 3 600 units, spanning residential, aparthotels and mixed-use precincts.

Proven experience:

- Delivery of Sectional Title residential and mixed-use developments
- Experience in aparthotel and hospitality-linked assets
- Proven execution within the Umhlanga node
- Track record of sales velocity and project delivery

Avoca's experience in delivering sectional title and hospitality-linked developments provides a strong execution platform for Radisson Serviced Apartments Umhlanga.



The hotel group

Radisson Hotel Group, one of the world's largest hotel operators with more than 1 500 hotels across 100+ countries, has been appointed as brand and manager for Radisson Serviced Apartments Umhlanga - responsible for market positioning, day-to-day operations and revenue performance.

Through global distribution channels, established reservation systems and a recognised loyalty programme, Radisson delivers access to a broad international customer base, enabling the property to attract corporate and leisure demand, maintain consistent occupancy and optimise daily rates.

With 75+ years of hospitality experience and more than two decades in South Africa's Sectional Title and mixed-use environments, Radisson brings the operational depth and local market insight to run the asset within a disciplined, internationally recognised framework - focused on long-term performance.

Project partners



The architect

EPA Architects is an established South African architectural practice with extensive experience in hospitality, mixed-use and high-density residential developments. Their approach combines design efficiency with a strong understanding of operational requirements, ensuring that each project is both commercially viable and aligned with its intended use.

EPA Architects have designed a building that responds directly to the site, the coastal climate, and the operational needs of a serviced apartment hotel.

The design balances:

- Efficient unit layouts
- Practical back-of-house planning
- Guest flow and circulation
- Integration of shared and social spaces

In hospitality-led developments, design is not only about aesthetics, but about how the asset performs over time.

EPA's experience in delivering operationally efficient buildings supports:

- Optimised unit configurations
- Effective space utilisation
- Smooth day-to-day hotel operations
- Long-term durability and cost efficiency

Their work reflects a considered balance between design, functionality and performance, aligned to both brand standards and market expectations.



Register now

radissonapartments.co.za