

25 FEBRUARY 2026



PARK VILLAGE AUCTIONS

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ONSITE AUCTION

BUYERS — **INFORMATION PACK**

PROPERTY IN THE MARINA MARTINIQUE DISTRICT

JAMAICAN PALMS, ASTON BAY, UNIT 4



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



Hennie Gouws: 083 675 7117
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Property Description

Unit 4, Jamaican Palms, Marina Martinique, Aston Bay

Registered Size: 107 m² | Improvements: Canal-Facing Sectional Title Apartment with Loft

Welcome to relaxed coastal living within the sought-after Marina Martinique development in Aston Bay. This secure canal-side estate offers a peaceful lifestyle defined by water, open skies, and the gentle rhythm of seaside living—just minutes from the vibrant hub of Jeffreys Bay.

Set within a well-managed sectional title scheme, this 107 m² loft-style unit strikes a balance between comfort, practicality, and leisure. The layout accommodates easy everyday living while remaining ideally suited to holiday use or rental investment. Canal views, generous living spaces, and access to shared estate amenities enhance the overall appeal of the property.

Surrounded by water features, landscaped common areas, and a community-oriented environment with controlled access, this property presents an opportunity to enjoy a secure coastal retreat without sacrificing proximity to shops, beaches, and essential services.



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IMPROVEMENTS & FEATURES:

PROPERTY OVERVIEW

Property Address: **Unit 4, SS Jamaican Palms,**
Marina Martinique, Aston Bay, Eastern Cape

Extent: **107 m²** (Registered sectional title area)

Zoning: Residential

Local Authority: **Kouga Local Municipality**

Title Deed Number: **ST22102/2023**



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IMPROVEMENTS & FEATURES:

Accommodation

- Open-plan kitchen, living and dining area
- Enclosed balcony with built-in braai
- Two bedrooms
- Two bathrooms
- Loft room / mezzanine level

Parking & Common Property

- Undercover parking
- Access to landscaped common areas
- Canal-side common property within the estate

Additional Features

- Aluminium window frames
- Quality internal finishes
- Secure, access-controlled estate
- Well-maintained sectional title complex



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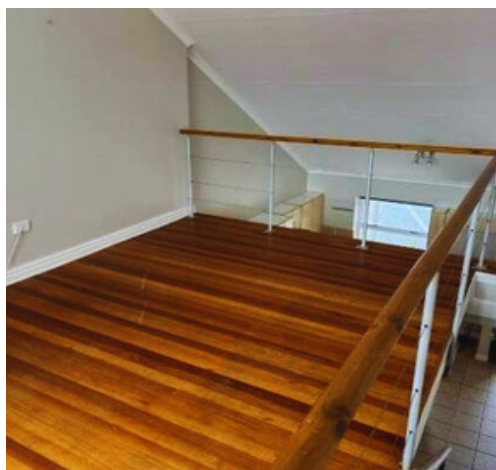
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Why This Property?

Well-Designed Residential Improvements (±107 m²)

A well-configured sectional title unit featuring open-plan living areas, a loft level, enclosed balcony with built-in braai, and quality finishes—ideal for permanent living, holiday use, or rental accommodation.

Lifestyle & Leisure Appeal

Situated within a canal-based estate, the property offers a relaxed coastal lifestyle with water views, communal open spaces, and easy access to boating and recreational activities.

Secure Estate Infrastructure

The development benefits from controlled access, maintained common property, and designated parking, enhancing both security and long-term value for owners and investors.

Strategic Coastal Location

Positioned in Marina Martinique, Aston Bay, with convenient access to Jeffreys Bay, beaches, shopping centres, and essential amenities—offering coastal tranquillity without isolation.



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End — **THANK YOU**

Thank you for considering this appealing coastal property. We trust the information provided has offered a clear insight into the lifestyle and investment potential on offer.

Should you wish to arrange a viewing or require any additional information, our team will be pleased to assist you in exploring the opportunities that await at Jamaican Palms, Marina Martinique.

For further inquiries and to schedule a property viewing, please contact us.

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