

Sunday Times



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Neighbourhood

PROPERTY & LIFESTYLE

The entertainer

Florida Road boasts stately homes and top restaurants.
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About Florida Road

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IMAGES: SUPPLIED

Decorative wrought iron pillars and broekie face are distinctive hallmarks of the beautiful, historic architecture of Florida Road. Stately homes that once housed some of Durban's leading families line the streets, and although many have been transformed into office space, they have maintained their glorious good looks. Famed for its restaurants and pavement cafes, the area is a magnet for those looking for a good meal. Centrally located, Florida Road is close to a number of very good schools including Clifton, Gordon Road Girls' School, Durban High School and Maris Stella School.

AREA HIGHLIGHTS

- Known as the hub of Durban entertainment
- Beautiful, historic buildings, some well over 100 years old
- African Art Centre
- Mitchell Park

BEST IN FOOD

- The Brasserie: fine dining restaurant with beautifully presented food, and attentive but discreet service
- Spiga d'Oro: situated in the heart of Florida Road, this restaurant is a local favourite
- House of Curries: offering street-style Durban curries
- Taco Zulu: enjoy the carnival atmosphere, friendly service and contemporary Mexican cuisine
- Dropkick Murphys: a vibey, Irish-style pub with a loyal following

TOP SCHOOLS

- Clifton School
- Gordon Road Girls' School
- Durban High School
- Maris Stella School

Agent commentary



Q & A

Q: What do you love about Florida Road?

A: Although Florida Road is known as the hub of Durban entertainment, it is also home to many professional people and families. The beautiful, historic architecture forms part of the attraction, and carefully restored Edwardian-style buildings, some well over 100 years old, balance the urban buzz, giving the area a distinctive, fashionable appeal.

Pavement cafes along Florida Road are jam-packed from morning till night and businesspeople use the well-known location for meetings. From restaurants, bars, grocery stores, banks, clothing shops, hairdressers, art galleries and residences, Florida Road has it all.

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Q: What's available and what can you expect to pay?

A: The area is highly sought after because of the mixed use of property and as such has become a hub of the Morningside area.

There are a number of residential properties for sale in Florida Road, most notably flats. Prices for one-bedroom flats range from R750,000 to approximately R1,2m for a two-bedroom unit. These flats are attractive to investors as they attain high rental returns and the demand for rentals in the area far exceeds the number of properties available to rent.

Townhouses and duplexes situated at the top of Florida Road are also in high demand. Prices range between R1,5m and R2,5m.

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Q: What type of buyers are drawn to the area?

A: No one can argue that Florida Road has some of the best night life available in the Durban region and, as such, large parts of the area appeal to younger buyers who want to be part of the action.

Young professionals and savvy investors know that the district offers excellent investment opportunities and many hold on to their properties once they move to other regions.

The upper part of the road is somewhat quieter and appeals to those with families who are attracted to the area because of the nearby excellent schools. Florida Road has something for everyone.

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