

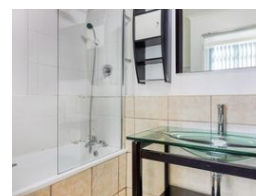
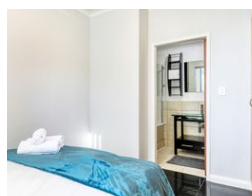


**Suzy Davies**  
072 902 1604  
suzy.davies@seeff.com

Contact City Bowl & Tamboerskloof

021 4239146

Unit 64, Palmhof Centre, 24 Union St, Gardens, Cape Town, 8001



### R1,950,000

🛏 1 🚿 1

**Monthly Bond Repayment** R19,796.96

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R72,206.00 **Bond Costs** R32,760.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,665 **Monthly Rates** R577

### Sunny Spacious Apartment Centrally Located

MINT CONDITION

Welcome to your perfect urban retreat! This spacious one-bedroom apartment, situated in the heart of the city at The Square, offers the ideal blend of comfort, convenience, and style. As you step into the apartment, you'll immediately be captivated by the abundance of natural light that fills the space, thanks to its sunny north easterly orientation.

The apartment boasts a spacious and open living area that seamlessly integrates the living room, dining space, and a modern, well-equipped kitchen. The layout has been thoughtfully designed to maximize space and create an inviting atmosphere. The living room is adorned with large windows that not only flood the room with sunlight but also provide a picturesque view of the sparkling pool and attractive courtyard below.

Imagine waking up every morning to the warm...

### Features

#### Interior

Bedrooms	1
Bathrooms	1
Kitchens	1
Recep. Rooms	1
Furnished	Yes

#### Exterior

Security	No
Pool	Yes
Views	False

#### Sizes

Floor Size	45m²
------------	------

