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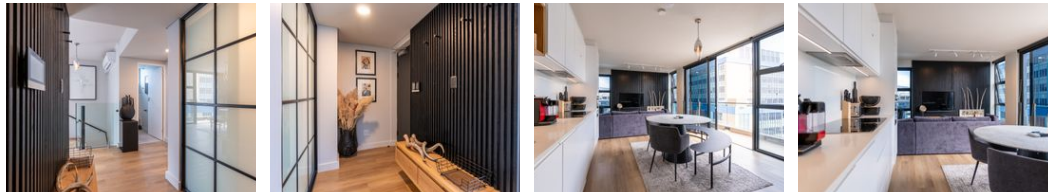


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Unit 64, Palmhof Centre, 24 Union St, Gardens, Cape Town, 8001



**R5,750,000**

2 2.5

**Monthly Bond Repayment** R59,350.83  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R490,307.00 **Bond Costs** R65,785.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R5,794 **Monthly Rates** R2,364.4

### SIMPLY STUNNING DUPLEX PENTHOUSE WITH QUALITY FURNISHINGS INCLUDED!!!

This beautiful 105sqm duplex penthouse in the inner City has the "wow" factor. Set on 2 levels with lovely views and offering an open-plan entertainment area, 2 en-suite bedrooms all with sliding doors and large window leading out on to wrap around balconies, a guest toilet and a separate scullery it has it all. Superior quality finishes in this wonderful apartment as well as an inverter so no load shedding woes - ready for you to just move in and relax. It is currently being run as an income generating AirBnB but could be a wonderful City Pad to live in. With additional features that add to this great unit, it is a must see. The building has a communal roof top terrace with a pool and gas braai facilities to enjoy the outdoors and the fabulous views, a gym, restaurant and bar. The seller has a lease in place to rent 1...

### Features

Interior		Exterior		Sizes	
Bedrooms	2	Security	Yes	Floor Size	105m <sup>2</sup>
Bathrooms	2.5	Pool	Yes		
Kitchens	1	Views	True		
Recep. Rooms	2				
Furnished	Yes				