



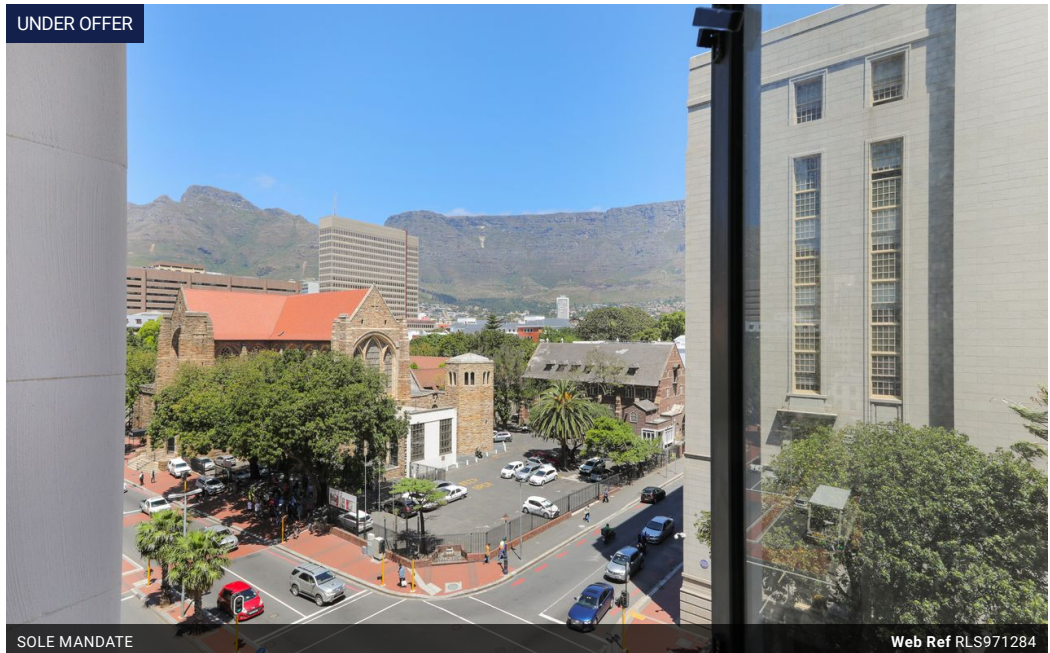
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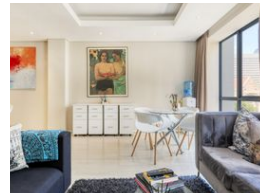
Unit 64, Palmhof Centre, 24 Union St, Gardens, Cape Town, 8001

UNDER OFFER



SOLE MANDATE

Web Ref RLS971284



### R2,150,000



**Monthly Bond Repayment** R22,192.05  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R86,947.00    **Bond Costs** R34,625.00

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

**Monthly Levy** R4,388.1    **Monthly Rates** R954.8

### Beautifully Appointed Spacious 68m<sup>2</sup> Apartment

This property is a fantastic investment opportunity for both holiday rentals and short-term lets. It's located in a prime position, surrounded by Cape Town's rich heritage sites, including views of the iconic Table Mountain and access to popular spots like St. George's Mall. Here's a summary of its highlights:

- **Prime Location:** Positioned in the city centre with views of Table Mountain, near Cape Town Company Gardens, historic buildings, and various shopping and dining options.
- **Secure:** 24-hour manned security desk and one secure underground parking bay.
- **Appealing Interior:** Open-plan design with a lounge, dining room, and fully equipped kitchen, featuring wooden and tiled floors. The bedroom is carpeted with built-in cupboards and an en-suite bathroom.
- **Ample Amenities:** Fully fitted kitchen with modern appliances, generous...

### Features

Interior		Exterior		Sizes	
Bedrooms	1	Garages	1	Floor Size	68m <sup>2</sup>
Bathrooms	1	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	1	Views	True		
Furnished	No				