



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

NO TRANSFER DUTY



SOLE MANDATE

Web Ref RLS983011



R9,550,000



4



2.5

Monthly Bond Repayment R96,954.37

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R931,176.00

Bond Costs R84,785.00

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

Monthly Levy R1,225

Monthly Rates R6,340

Development Potential For Two Spacious Elevated Apartments in The Heart of The City

Located on the 8th floor of 71 Loop Street with private elevator access, this expansive apartment offers direct lift access and abundant space. It is a mixed use apartment, currently being used as an office with removable glass partitions and dry walls. It features multiple bedrooms, 2.5 bathrooms, and 1.5 kitchens. With two kitchens on opposite ends of the space and bathrooms in place, it can easily be converted into two generous apartments.

Enjoy sweeping cityscape views along with stunning vistas of Lion's Head and Signal Hill.

Flooded with natural light, the apartment also includes two safes, excellent security and up to four parking bays available for rent. Step outside to experience the vibrant energy of the city, with restaurants, shops, and nightlife right on your doorstep. Air BnB & pet friendly.

Features

Pets Allowed Yes

Interior

| | |
|--------------|-----|
| Bedrooms | 4 |
| Bathrooms | 2.5 |
| Kitchens | 1.5 |
| Recep. Rooms | 1 |
| Furnished | No |

Exterior

| | |
|----------|------|
| Security | Yes |
| Pool | No |
| Views | True |

Sizes

| | |
|------------|-------------------|
| Floor Size | 328m ² |
|------------|-------------------|