



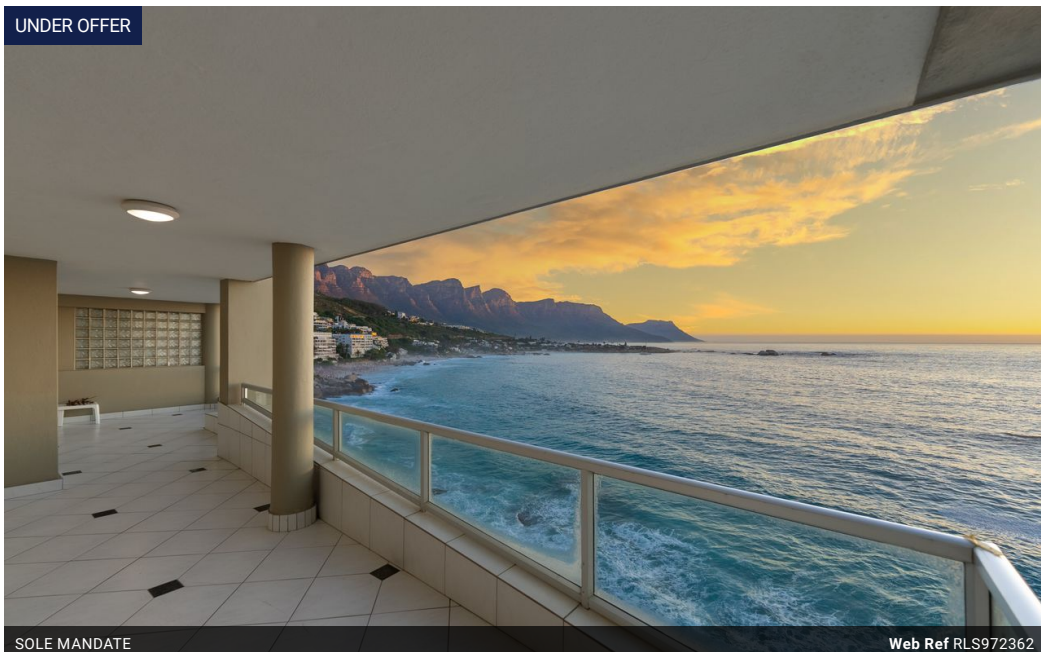
**Jo Lombard**  
083 281 2732  
jo.lombard@seeff.com

Contact **Sea Point**

**021 4349175**

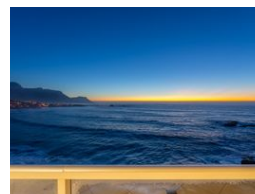
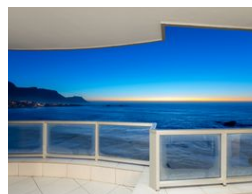
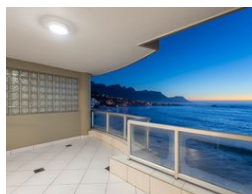
Medical Centre  
1 Kloof Rd  
Sea Point  
Cape Town  
8005

UNDER OFFER



SOLE MANDATE

Web Ref RLS972362



### R24,950,000



3



2.5

**Monthly Bond Repayment** R253,299.62

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R2,915,871.00 **Bond Costs** R132,285.00

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

**Monthly Rates** R15,300

### Single Level Seaside Living in Clifton

Exclusive Sole Mandate /

Located in the sought-after suburb of Clifton, this spacious single level apartment is the perfect lock-up-and-go. The property features 3 large bedrooms, 2.5 bathrooms, open-plan living and dining areas that flow out onto an expansive outside entertainment area with breathtaking views of the Atlantic Ocean, Clifton's pristine beaches below, as well as the twelve apostles mountain range.

As an added bonus, the property offers full back-up power, two parking bays and a store room.

A fantastic opportunity, not to be missed!

### Features

#### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Carports / Parkings	2
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	212m²
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