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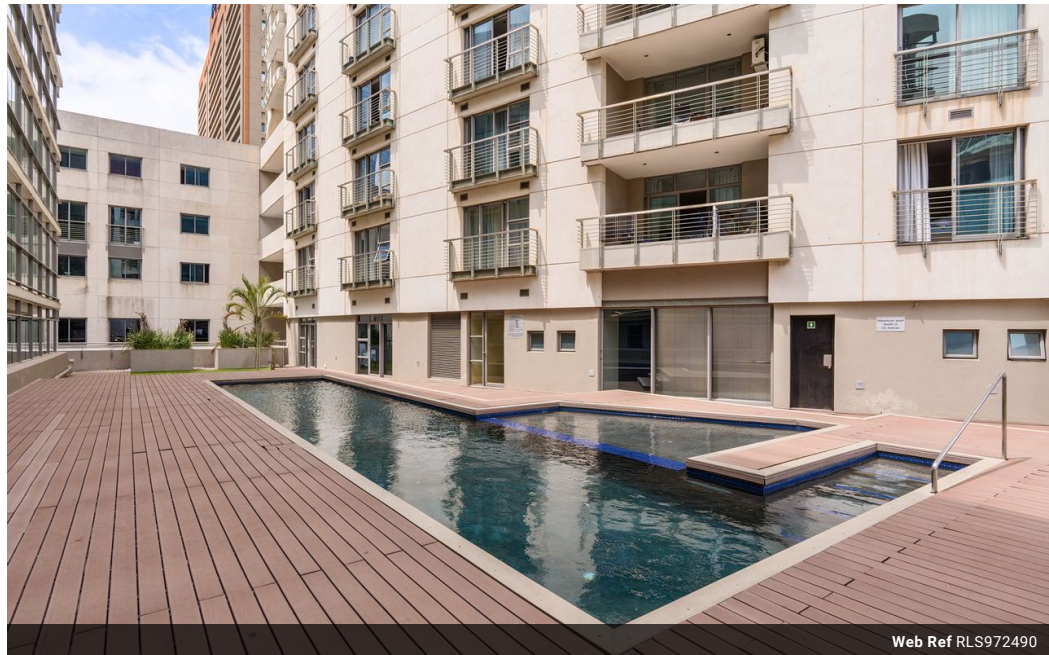


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Unit 64, Palmhof Centre, 24 Union St, Gardens, Cape Town, 8001



Web Ref RLS972490



### R2,769,000



**Monthly Bond Repayment** R28,581.30  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R139,407.00    **Bond Costs** R40,300.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,239.9    **Monthly Rates** R695.4

### The Icon

Situated in the city centre of Cape Town, this luxury 1 bedroom apartment comes fully equipped and furnished, with a current occupancy of 89%.

Offering an open plan kitchen, lounge and dining room as well as a small balcony with fantastic city views. The Icon is a 19 storey building, conveniently positioned close to the Waterfront, International convention centre and within walking distance to restaurants and bars within the city. Additional features in the building include a sun terrace with a pool as well as a gym, laundry, dry cleaning facilities and 24 hour security.

The ground floor retail space is home to a food market, spa, coffee shops and other retail. What's more is the Icon building offers business conferencing facilities as well as a business lounge making it an ideal investment for short term rental...

### Features

Interior		Exterior		Sizes	
Bedrooms	1	Carports / Parkings	1	Floor Size	71m <sup>2</sup>
Bathrooms	1	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	2	Views	True		
Furnished	Yes				

