



**Kim Bendall Bailey**  
083 448 2632  
kim.bailey@seeff.com



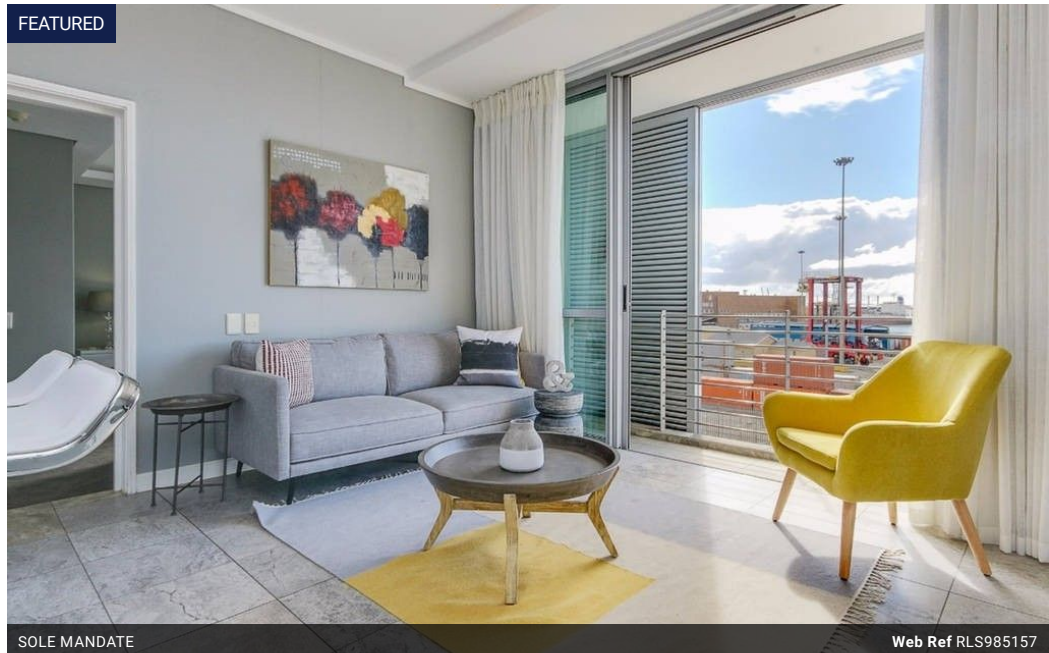
**Finella Botes**  
082 600 9530  
finella.botes@seeff.com

Contact **Waterfront**

021 4255970

Ratcatchers Building  
W Quay Rd  
Victoria & Alfred Waterfront  
Cape Town  
8001

### FEATURED



SOLE MANDATE

Web Ref RLS985157



## R2,995,000

1 1

**Monthly Bond Repayment** R30,406.11

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R159,661.00 **Bond Costs** R42,185.00

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

**Monthly Levy** R2,920 **Monthly Rates** R1,053.2

### Harbour Facing

This second floor well appointed apartment is enjoying North facing aspects and includes the following features:

- + Open plan living area flows onto a sun drenched balcony that faces the harbour and see
- + 1 en-suite bedroom with a full bathroom including a bath, shower, toilet and basin
- + Ample cupboard space
- + Modern open plan kitchen
- + Sold fully furnished
- + 1 Undercover and secure parking bay
- + Direct lift access from the parking onto the apartments floor
- + Separate air-conditioning units in the living area and bedroom
- + Rooftop swimming pool and deck
- + Short term letting permitted
- + Access controlled building with 24 hour security

Within walking distance to the Waterfront shopping centre and ICC, this ideal lock up and go apartment is an ideal investment which enjoys excellent rental returns.

### Features

#### Interior

Bedrooms	1
Bathrooms	1
Kitchens	1
Recep. Rooms	2
Furnished	Yes

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	57m²
------------	------

