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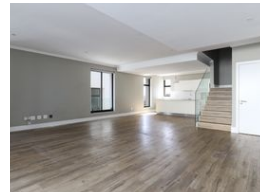
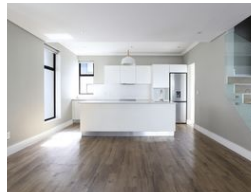
Medical Centre  
1 Kloof Rd  
Sea Point  
Cape Town  
8005

UNDER OFFER



SOLE MANDATE

Web Ref RLS981496



**R7,995,000**



3



3.5

**Monthly Bond Repayment** R81,167.55

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R748,678.00

**Bond Costs** R75,285.00

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

**Monthly Levy** R5,580

**Monthly Rates** R4,500

### Duplex Living in the Heart of The Fresnaye Village - BRAND NEW SOLE MANDATE

- Never before available for Purchase -

Townhouse living in exclusive boutique development built by Signatura in 2015 in excellent condition. A rare offering boasting large patio off lounge on lower level. Open-plan entertainment with separate scullery/laundry. Additional guest cloakroom on lower level.

Upper level houses 3 bedroom suites (two en-suite) with a third family bathroom. Bonus of internal storeroom on this level.

Apartment is sold with 2 parking bays in secure parking lot as well as additional storeroom located in basement.

- Pet friendly (As per BC Approval)

- Short-term lets permitted by approval of the Body Corporate

\*Exclusive Sole Mandate

### Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	3			Floor Size	151m <sup>2</sup>
Bathrooms	3.5				
Kitchens	1				
Recep. Rooms	2				
Furnished	No				
Exterior					
Carports / Parkings	2				
Security	Yes				
Pool	No				
Views	True				