



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



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

Contact **Waterfront**

021 4255970

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

NO TRANSFER DUTY



Web Ref RLS924967



### R35,000,000

6 5 2

**Monthly Bond Repayment** R361,265.94  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R4,222,371.00 **Bond Costs** R132,285.00

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

**Monthly Rates** R9,173.6

### Ideally Positioned Fresnaye Home

PRICE INCLUDES VAT.

Distinctive design, striking symmetry and impressive architecture makes this home is one of a kind. This newly built, ultra modern home is fitted with the state of the art finishes with flawless attention to detail. Situated in the heart of Fresnaye with unparalleled views of the ocean and well as mountain ranges.

The entry level of the home comprises of a modern open plan kitchen with separate scullery and pantry area. Integrated Siemens appliances with a freestanding centre island which makes ideal for the entertainers. The living and dining area is encompassed with floor to ceiling sliding doors and windows which allows an abundance of natural light as well as to maximise on the scenic views and is fitted with a slow combustion fireplace.

A separate TV room den along with two guest bedrooms, one...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	6
Bathrooms	5
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	2
Security	No
Dom. Accom.	1
Pool	Yes
Views	True

#### Sizes

Floor Size	448m <sup>2</sup>
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