



**Alan Screen**  
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Contact City Bowl & Tamboerskloof

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

UNDER OFFER



Web Ref RLS969445



### R3,695,000

 2  1.5

**Monthly Bond Repayment** R38,139.36  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R245,332.00 **Bond Costs** R49,725.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,870 **Monthly Rates** R1,670

You Have Found It. Stunning Apartment At The Top of Gardens.

ON SHOW BY APPOINTMENT | SUNDAY, 23 FEBRUARY 2025

EVERYTHING YOU NEED AND WANT

This magnificent apartment is situated high up in Gardens, offering breathtaking views of the City Bowl and an abundance of natural light throughout. Nestled within a highly secure complex, it provides peace of mind along with a perfect blend of urban living and serene surroundings.

The property boasts an exclusive use garden, ideal for outdoor entertaining or simply enjoying the stunning vistas. Additional features include two dedicated parking bays (tandem) and a convenient storeroom, adding practicality to its charm.

With plenty of potential for personalization, this home offers the best of both worlds, a solid foundation with endless possibilities for your creative touch.

Apartment: 88sqm  
Exclusive use garden: 34sqm  
Storeroom: 11sqm

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 2  
Bathrooms 1.5  
Kitchens 1  
Recep. Rooms 1  
Furnished No

**Exterior**  
Carports / Parkings 2  
Security No  
Pool No  
Views True

**Sizes**  
Floor Size 88m<sup>2</sup>