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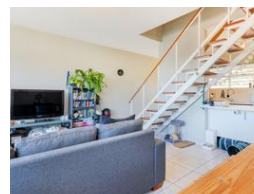
Unit 64, Palmhof Centre, 24 Union St,
Gardens, Cape Town, 8001

UNDER OFFER



SOLE MANDATE

Web Ref RLS981797



R3,130,000

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Monthly Bond Repayment R31,776.67

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R176,679.00 **Bond Costs** R44,070.00

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

Monthly Levy R2,686 **Monthly Rates** R1,299

Top Floor Mezzanine Sunny Apartment With Exceptional Views

GREAT INVESTMENT

Tucked away on quiet Derwent Street in sought-after Upper Gardens, this light-filled mezzanine apartment in the Platteklip block offers open-plan living with a compact galley-style kitchen and guest toilet on the lower level. Upstairs, two spacious bedrooms boast panoramic views — Table Bay from the front and Table Mountain from the rear — along with a full bathroom.

Its elevated position and north-east orientation ensure abundant sunlight and sweeping vistas. Extras include a single lock-up garage, pet-friendly policy, and Airbnb potential. Ideally located between Kloof Nek and vibrant Kloof Street.

Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	2	Garages	1	Floor Size	76m ²
Bathrooms	1.5	Security	No		
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	True		
Furnished	No				

