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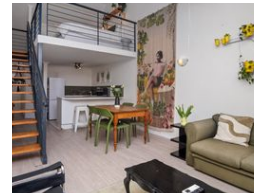
Unit 64, Palmhof Centre, 24 Union St,  
Gardens, Cape Town, 8001

FEATURED



SOLE MANDATE

Web Ref RLS982662



**R2,295,000**

1 1

**Monthly Bond Repayment** R23,299.50

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R97,838.00 **Bond Costs** R36,530.00

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

**Monthly Rates** R1,200

### Chic Studio Apartment for Sale in the Heart of Cape Town's Kloof Street District

Discover your urban sanctuary in one of Cape Town's most vibrant and sought-after neighborhoods! This stylish studio apartment is perfectly situated just off Kloof Street, offering unbeatable access to the city's top cafés, bars, galleries, co-working spaces, and boutiques – all just steps from your front door.

Whether you're a student, busy professional, or a couple seeking a city pad, this property offers the ideal blend of comfort, convenience, and character. Experience the buzz of local life from this prime location.

#### Key Features:

Apartment situated in a secure boutique hotel

Prime location in Gardens – walk everywhere!

Swimming pool & secure basement parking

Airbnb-friendly (with body corporate approval)

Excellent short-term rental track record

### Features

#### Interior

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

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	49m <sup>2</sup>
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