



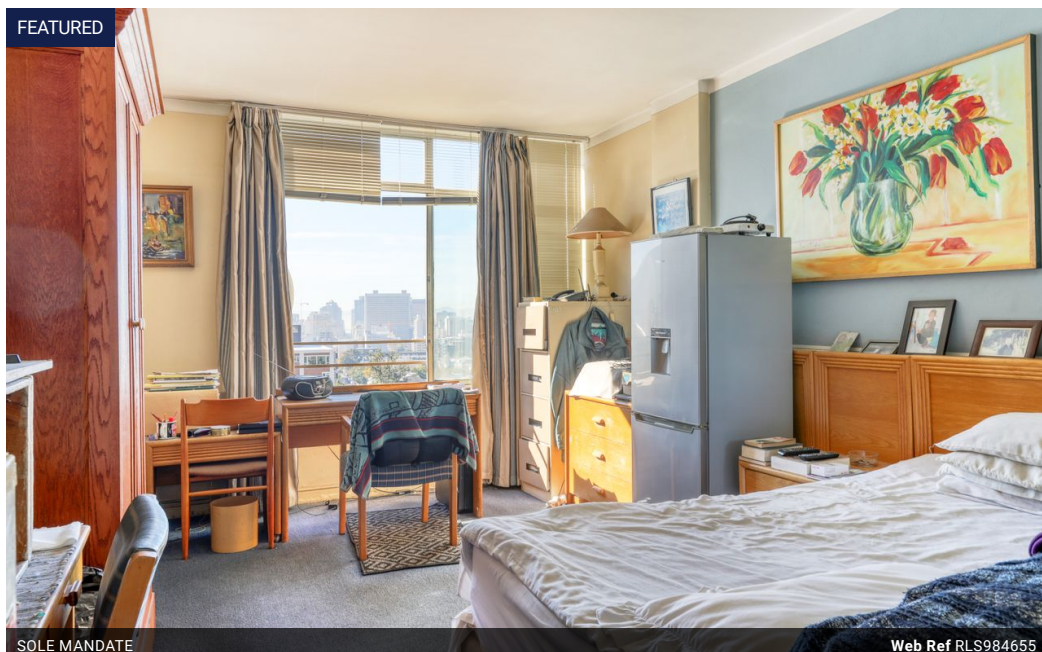
Alan Screen
083 235 0616
alan.screen@seeff.com

Contact City Bowl &
Tamboerskloof

021 4239146

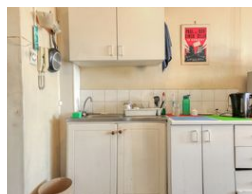
Unit 64, Palmhof Centre, 24 Union St,
Gardens, Cape Town, 8001

FEATURED



SOLE MANDATE

Web Ref RLS984655



R1,350,000

0.5 1

Monthly Bond Repayment R13,705.59

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R39,117.00 **Bond Costs** R27,105.00

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

Monthly Levy R3,000 **Monthly Rates** R500

Top-Floor Opportunity In Prime Gardens Location

EXCITING PROJECT

Perfectly positioned just off the ever-popular Kloof Street, this top-floor apartment in Gardens offers unbeatable access to the Cape Town CBD and the Camps Bay coastline. With Table Mountain as your dramatic backdrop and sweeping city views in front, the location alone is a rare find.

The unit includes secure parking in the building. While the apartment requires renovation, this is exactly what makes it such an exciting opportunity. With a bit of vision and creativity, the space can be transformed — and there are already impressive examples within the building to inspire your project.

Whether you're looking for a renovation project in a premium area or an investment with serious upside potential, this one is not to be missed. Bring your vision, and make it your own.

Features

Interior

Bedrooms	0.5
Bathrooms	1
Kitchens	1
Furnished	No

Exterior

Carparks / Parkings	1
Security	Yes
Pool	No
Views	True

Sizes

Floor Size	25m ²
------------	------------------