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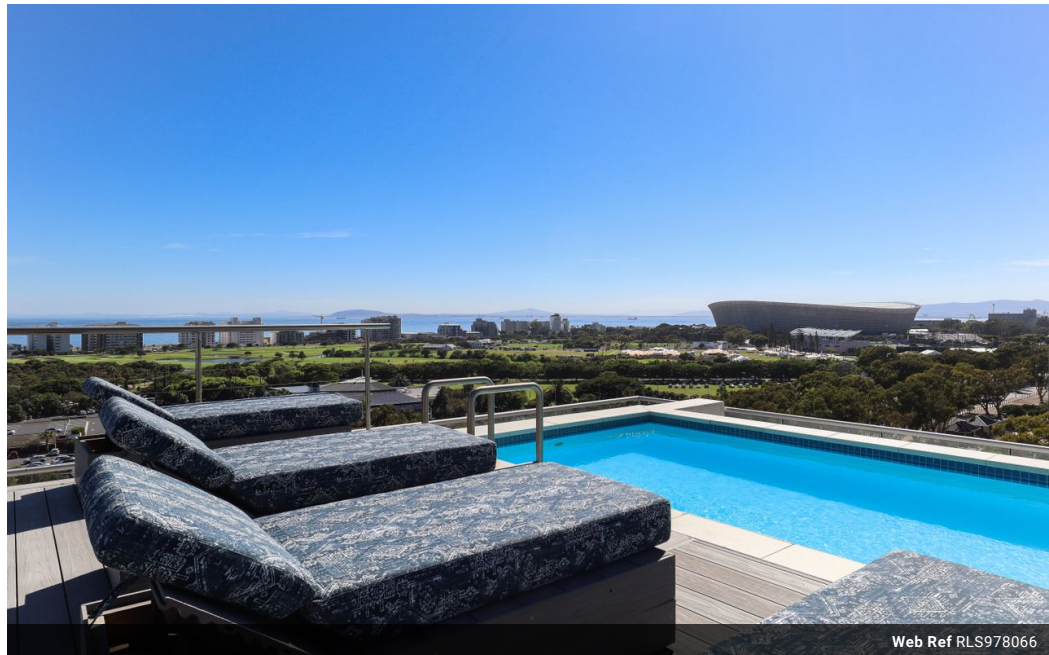
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1 Kloof Rd  
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Cape Town  
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Web Ref RLS978066



### R34,000,000



3



3.5

**Monthly Bond Repayment** R350,944.05

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R4,092,371.00

**Bond Costs** R132,285.00

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

**Monthly Levy** R10,200

**Monthly Rates** R15,218

### Penthouse Living in the Heart of Green Point

ON SHOW BY APPOINTMENT | SUNDAY, 20 APRIL 2025

A true unique offering

Set on the top floor of modern complex overlooking the bustling suburb of Green Point with unobstructed ocean, mountain, stadium and park views, this duplex penthouse offers the full package.

First time ever available for purchase since development was completed in 2013, this home in the sky offers the space of a house coupled with the ease of apartment living.

Comprising top-end finishes throughout with every amenity one has come to expect from elevated living, the penthouse comprises the following:

- Lower Level:
- 3-bedroom suites (all en-suite)
  - Guest Cloakroom
  - Storeroom
  - Wine Cellar

### Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	3			Carports / Parkings	4
Bathrooms	3.5			Security	Yes
Kitchens	1			Pool	Yes
Recep. Rooms	4			Views	True
Furnished	No			Sizes	
				Floor Size	616m <sup>2</sup>

