



Bryan Ginsburg
083 984 2680
bryan.ginsburg@seeff.com



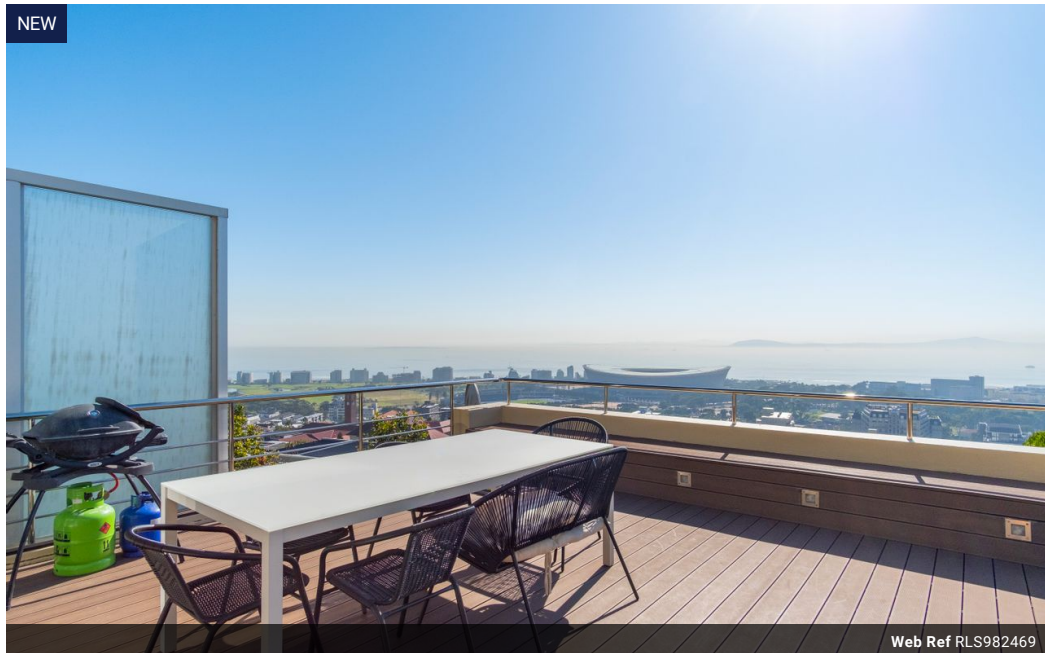
Adrian Mauerberger
082 826 6454
adrian@seeff.com

Contact **Sea Point**

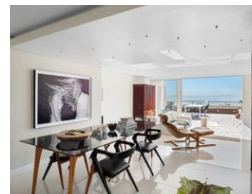
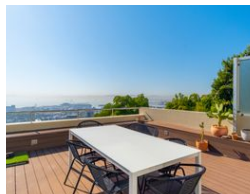
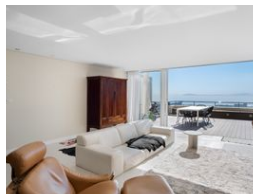
021 4349175

Medical Centre
1 Kloof Rd
Sea Point
Cape Town
8005

NEW



Web Ref RLS982469



R13,900,000

3 2.5

Monthly Bond Repayment R141,116.82

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R1,444,014.00 **Bond Costs** R103,785.00

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

Monthly Levy R4,100 **Monthly Rates** R4,240

Elevated Views At The Top Of Green Point

Perched high in the serene enclave of Green Point, this stunning three-bedroom duplex boasts uninterrupted north-easterly views and an expansive, light-filled layout designed for comfortable, stylish living.

The upper level welcomes you with an open-plan kitchen—complete with a separate scullery—and a sun-drenched lounge that flows seamlessly onto an oversized deck. Here, you can soak in panoramic vistas of the Atlantic Seaboard, perfect for morning coffee or evening sunsets. This level also features the spacious main bedroom with a modern en-suite bathroom, along with a convenient guest cloakroom.

Downstairs, two generously sized bedrooms share a charming courtyard, offering a private retreat with access to a well-appointed family bathroom.

Additional features include secure tandem parking for two vehicles in a shared...

Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Carports / Parkings	2	Floor Size	229m²
Bathrooms	2.5	Security	No		
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	True		
Furnished	No				
Extras					
Air Conditioner					