



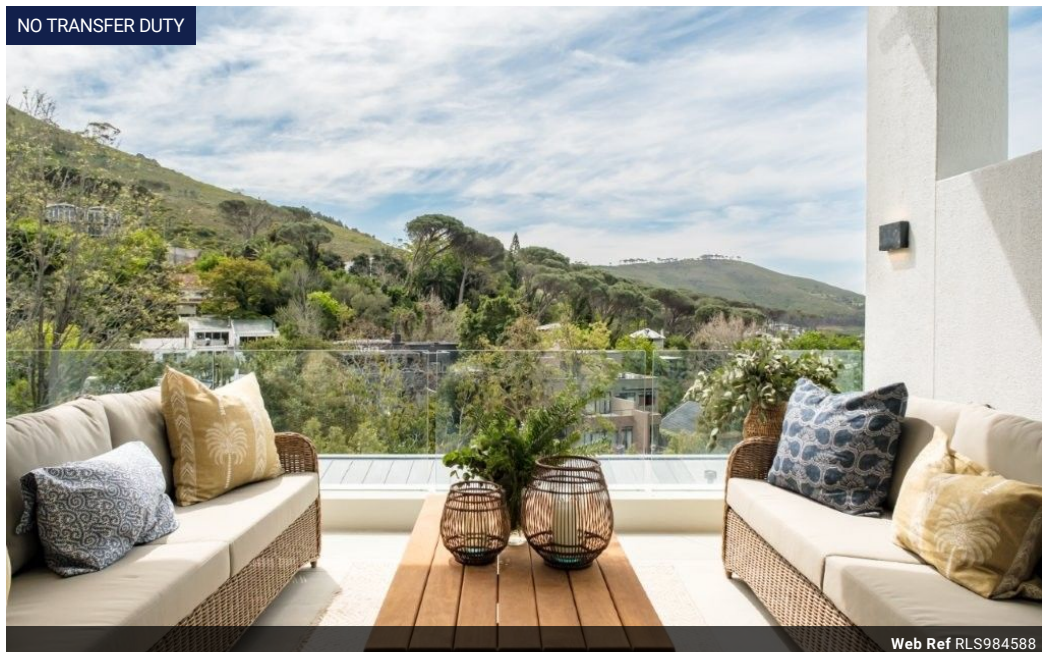
**Suzy Davies**  
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Contact City Bowl &  
Tamboerskloof

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

NO TRANSFER DUTY



Web Ref RLS984588



### R26,450,000

 4  4

**Monthly Bond Repayment** R268,528.06

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R3,110,871.00 **Bond Costs** R132,285.00

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

**Monthly Levy** R4,583 **Monthly Rates** R10,000

### Duplex Living At it's Finest In Higgovale

The duplex residences are situated just below the penthouses, sharing the same grand entryway. Upon entering on the upper level, you are welcomed by a luxurious open-plan kitchen that effortlessly flows into the dining and lounge areas. These spaces extend onto a sprawling balcony, offering breathtaking panoramic views that set the stage for unforgettable gatherings.

Perfectly suited for entertaining, the upper level features a dedicated drinks area, a stylish wine room, a generously sized scullery, and a guest bedroom and bathroom. The spacious design of this level ensures comfort, functionality, and elegance in every detail. Descending to the lower level, you'll find three bright and airy bedrooms, each open onto a shared balcony with captivating views of Signal Hill.

These exquisite homes boast spaces that are as...

### Features

#### Interior

Bedrooms	4
Bathrooms	4
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Carports / Parkings	2
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	300m <sup>2</sup>
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