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Ratcatchers Building  
W Quay Rd  
Victoria & Alfred Waterfront  
Cape Town  
8001

### FEATURED



Web Ref RLS973319



## R33,000,000



3



2.5

**Monthly Bond Repayment** R335,025.55

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R3,962,371.00 **Bond Costs** R132,285.00

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

**Monthly Levy** R10,345 **Monthly Rates** R6,219

### Double Volume Duplex Penthouse

This sea and front yacht basin, 3 bedroom apartment is offering a rare opportunity at a market related price in The Water Club. The corner position with a wrap around balcony is oozing in potential. Simply sensational position with plenty of light streaming in. Features include:

- + 3 bedrooms, 2.5 bathrooms all situated upstairs
- + Master en-suite, with aircon, has a full bathroom with double basins
- + 2nd and 3rd bedroom shares a bathroom which includes a bath and shower, toilet and basin
- + Guest cloak room conveniently situated downstairs
- + Balcony flows off the master bedroom as well as from the second bedroom
- + Pajama lounge is situated upstairs and looks down onto the main lounge
- + Laminated wooden flooring throughout with tiled kitchen and outdoor areas
- + Full inverter
- + 2 parkings
- + Storeroom
- + Short term letting...

### Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	3			Floor Size	290m²
Bathrooms	2.5				
Kitchens	1				
Recep. Rooms	2				
Furnished	No				
Exterior					
Carports / Parkings	2				
Security	Yes				
Pool	No				
Views	True				