



**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

UNDER OFFER



SOLE MANDATE

Web Ref RLS968198



**R6,750,000**

2 2

**Monthly Bond Repayment** R69,672.72  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R606,266.00 **Bond Costs** R70,535.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R6,580 **Monthly Rates** R3,160

### Front-Facing in Prestigious Milton Manor

An incredible opportunity to own a full ocean-facing apartment on the Sea Point Promenade. Sumptuous in size and offering two bedrooms, this apartment boasts ocean views features a generous entertainment lounge/dining area, enclosed balcony and ample natural light throughout the day. The main bedroom features an en-suite bathroom. Includes single parking bay in basement.

Complex offers ample first come first serve visitors bays. 24-Hour Concierge security. Pets with Body Corporate permission. Exceptionally well run complex with on-site building supervisor.

No short lets permitted.

\*Exclusive Sole Mandate

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 2  
Bathrooms 2  
Kitchens 1  
Recep. Rooms 2  
Furnished No

**Exterior**  
Carports / Parkings 1  
Security Yes  
Pool No  
Views True

**Sizes**  
Floor Size 133m<sup>2</sup>

**Extras**  
24 Hour Access ADSL