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### R9,750,000

2 2

**Monthly Bond Repayment** R100,638.37  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R953,176.00 **Bond Costs** R84,785.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R8,300 **Monthly Rates** R3,100

### Stunning Garden Apartment with Ocean Views set high up in Sea Point

Perched on the slopes of Signal Hill, this exquisite garden-type apartment offers the epitome of indoor-outdoor living. Boasting ocean views, the property features an enormous private terrace with a pool—perfect for relaxing or entertaining. The interior spans approximately 120sqm, offering two well-appointed bedrooms and two modern bathrooms. Semi-enclosed sun room adds to this unique living space adding large dining area and informal lounge. This space leads onto open terrace and pool.

Crafted by the renowned Signatura developers, this boutique complex offers top-tier security, secure basement parking for two vehicles, and two storerooms. The apartment's seamless design allows the entertainment areas and both bedrooms to flow effortlessly onto the terrace, enhancing the living experience.

High-end modern finishes are...

### Features

Pets Allowed		Exterior		Sizes	
	Yes	Carports / Parkings	2	Floor Size	313m <sup>2</sup>
<b>Interior</b>		Security	Yes		
Bedrooms	2	Pool	Yes		
Bathrooms	2	Views	True		
Kitchens	1				
Recep. Rooms	2				
Furnished	No				

