



**Lolly Unterslak**  
082 452 0905  
lolly.unterslak@seeff.com



**Hilary Biccari**  
083 251 2233  
hilary@seeff.com

Contact Sea Point

021 4349175

Medical Centre  
1 Kloof Rd  
Sea Point  
Cape Town  
8005



SOLE MANDATE

Web Ref RLS976161



### R4,695,000

2 1 1

**Monthly Bond Repayment** R48,461.25

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R366,627.00 **Bond Costs** R59,150.00

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

**Monthly Levy** R2,000

### Beachfront Bliss

Experience coastal living at its finest from this perfectly positioned apartment, opposite the Sea Point Beachfront.

Situated high up in Clarensville, this 2 bedroomed home offers open airy interiors that allows for lots of natural light, as well as side sea views of the Atlantic Ocean as well as Lion's Head.

The bedrooms are generously sized, with the Main bedroom boasting additional space for a workstation or dressing room area, while the lounge leads onto the enclosed balcony, large enough for an 8 seater dining table, where you can enjoy your meals watching the ocean or marvelling at spectacular sunsets.

24 hour manned security and a secure undercover parking bay and a storeroom complete this perfect picture.

Being a share block building (no rates), we are inviting cash offers only.

No short term rentals...

### Features

#### Interior

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

#### Exterior

Garages	1
Security	No
Pool	No
Views	True

#### Sizes

Floor Size	90m²
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