



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



**Lolly Unterslak**  
082 452 0905

lolly.unterslak@seeff.com

Contact Sea Point

021 4349175

Medical Centre  
1 Kloof Rd  
Sea Point  
Cape Town  
8005

NEW



SOLE MANDATE

Web Ref RLS982511



**R4,250,000**

 2  1.5  1

**Monthly Bond Repayment** R43,868.01

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R313,341.00 **Bond Costs** R55,380.00

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

**Monthly Levy** R2,134.2 **Monthly Rates** R1,750

Top Floor With Side Sea Views Between Beach & Main!

ON SHOW BY APPOINTMENT | SUNDAY, 25 MAY 2025

Sunny and light filled north-east facing 2 bedroom, 1.5 bathroom apartment in exceptionally well-maintained complex on offer in perfect location within a stone's throw from the promenade and many restaurants and coffee shops.

Requiring an update this home has a warm inviting ambience. Large windows and open balcony off the lounge/dining area provide sunshine throughout most of the day.

This apartment although dated is in immaculate condition. Prepaid electricity, fridge, washing machine, stove and tumble dryer are included.

8sqm storeroom and lock-up garage add to the appeal of this fabulous purchase.

PLEASE NOTE - No short term rentals or pets permitted.

### Features

#### Interior

Bedrooms 2  
Bathrooms 1.5  
Kitchens 1  
Recep. Rooms 2  
Furnished No

#### Exterior

Garages 1  
Security No  
Pool No  
Views True

#### Sizes

Floor Size 83m<sup>2</sup>

