



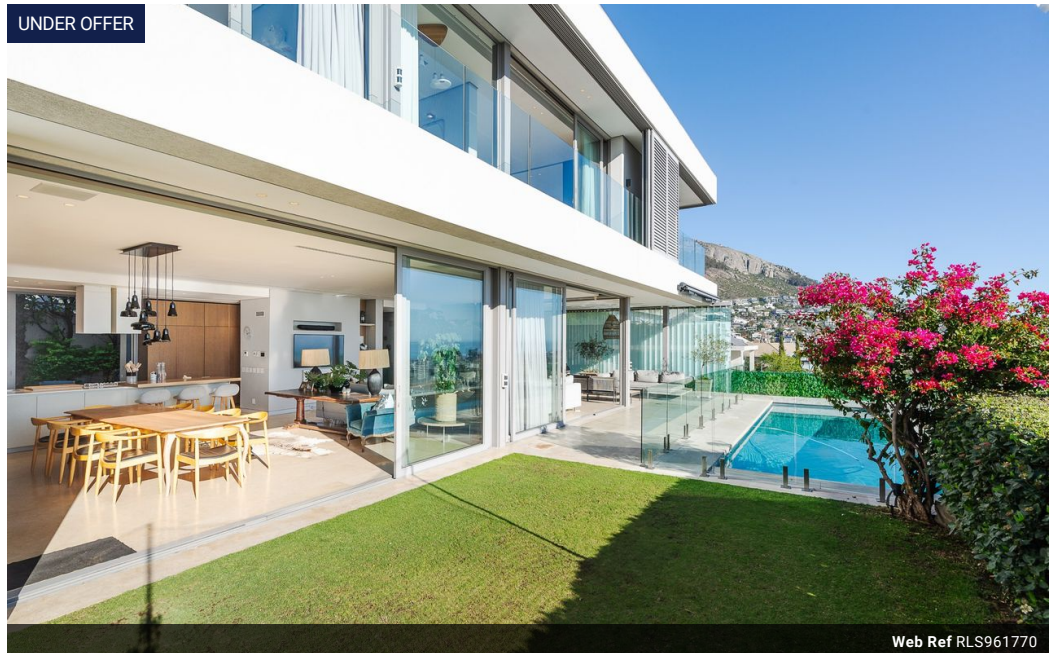
**Karen Lurie**  
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Contact **Sea Point**

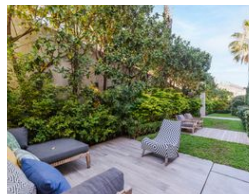
**021 4349175**

Medical Centre  
1 Kloof Rd  
Sea Point  
Cape Town  
8005

UNDER OFFER



Web Ref RLS961770



**R39,950,000**

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**Monthly Bond Repayment** R405,583.97

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R4,865,871.00 **Bond Costs** R132,285.00

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

### Luxury Living At Its Finest

EXCITING NEW RELEASE!

Nestled high up on a quiet cul-de-sac in Sea Point, this luxurious 5-bedroom en-suite residence offers a haven of tranquility and elegance with breathtaking views of the ocean and mountains. The lavish main bedroom suite extends into a private lounge area with a kitchenette and a gas fireplace perfect for a nursery, pajama lounge or work from home office. All 3 bedrooms on the upper level offer spectacular views.

The stylish entertainment areas boast hackwood wooden floors and leads seamlessly to the imported Italian kitchen, equipped with Smeg Appliances and a separate scullery. Adjacent to the lounge is a spacious en-suite playroom which can be utilised as a fourth bedroom. The floor to ceiling double glazed sliding doors lead to a heated pool and lush lawned area. There is an outdoor under covered...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	5
Bathrooms	6
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	4
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	200m <sup>2</sup>
Land Size	620m <sup>2</sup>

#### Extras

Laundry Under Floor Heating Air Conditioner Storeroom Fireplace Room Flatlet