



**Doris Ricketts**  
082 898 0519  
doris@seeff.com

Contact City Bowl & Tamboerskloof

021 4239146

Unit 64, Palmhof Centre, 24 Union St, Gardens, Cape Town, 8001



Web Ref RLS977647

### R7,495,000

3 2

**Monthly Bond Repayment** R77,362.52  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R693,678.00 **Bond Costs** R75,285.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,500 **Monthly Rates** R4,200

### DUPLEX LIFESTYLE!!

Enjoy the stunning city views from this spacious three-bedroom duplex corner apartment, one of only four units in this new complex. This cozy and comfortable home is perfect for families who want to experience the best of the city. You'll love the fully equipped kitchen, the stylish decor with secure double undercover parking.

Prestigiously located on the slopes of Lions Head, close to the German International School and with easy access to the Table Mountain nature reserve for biking and hiking. The site has quick access to the N2 which will get you to the airport in 20 minutes. Trendy Camps Bay and Clifton are just over Kloof Nek about 10 minutes away. Additionally AirBnB is permitted.

Give me a call today!

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 3  
Bathrooms 2  
Kitchens 1  
Recep. Rooms 2  
Furnished No

**Exterior**  
Carports / Parkings 2  
Security Yes  
Pool No  
Views True

**Sizes**  
Floor Size 129m<sup>2</sup>

**Extras**  
Alarm System Fireplace