



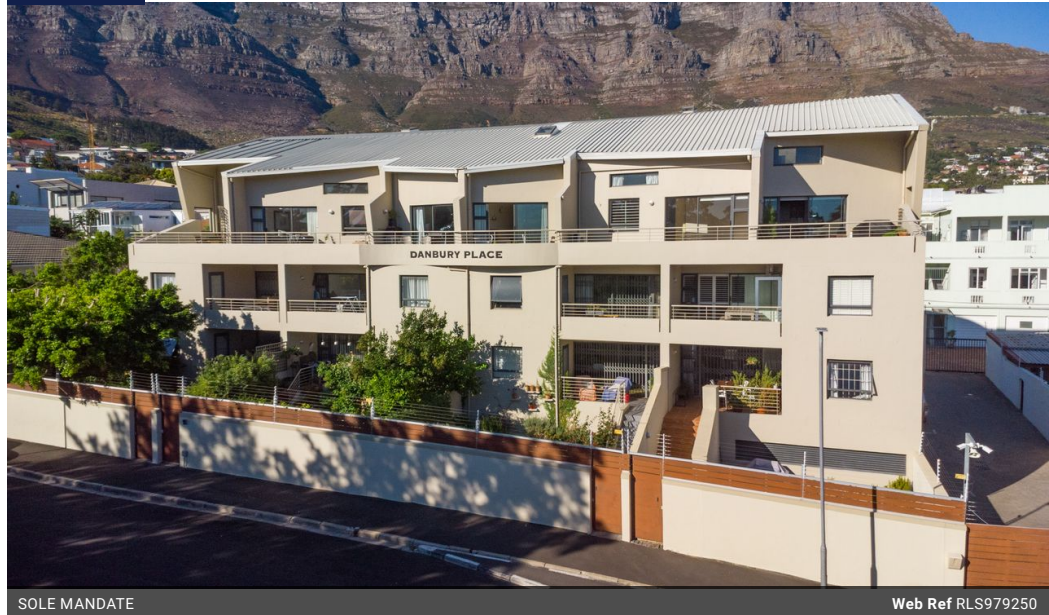
**Alan Screen**  
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Unit 64, Palmhof Centre, 24 Union St, Gardens, Cape Town, 8001

UNDER OFFER



SOLE MANDATE

Web Ref RLS979250



### R2,995,000

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**Monthly Bond Repayment** R30,406.11

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R159,661.00 **Bond Costs** R42,185.00

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

**Monthly Levy** R3,400 **Monthly Rates** R1,382

### Top-Floor Retreat with Breathtaking Views in Vredehoek

YOU NEED TO ACT FAST

Perched on the top floor, on the corner of Danbury Place, this bright and spacious loft-style one-bedroom, one-bathroom apartment offers a rare opportunity to enjoy uninterrupted views and a peaceful city lifestyle.

With two private balconies inviting in natural light and fresh mountain air, this home is perfect for those seeking a serene yet convenient space in one of Cape Town's most desirable neighborhoods.

Key Features:

**Light-Filled Living Spaces:** The open-plan design enhances the sense of space, with large balcony doors ensuring an effortless flow of natural light throughout.

**Well-Equipped Kitchen:** Thoughtfully designed with ample space.

**Two Private Balconies:** Enjoy sweeping views of the city and mountains, creating the perfect setting for morning coffee or sunset unwinding.

### Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	1	Exterior		Floor Size	106m <sup>2</sup>
Bathrooms	1	Garages	1		
Kitchens	1	Security	No		
Recep. Rooms	1	Pool	No		
Furnished	No	Views	True		