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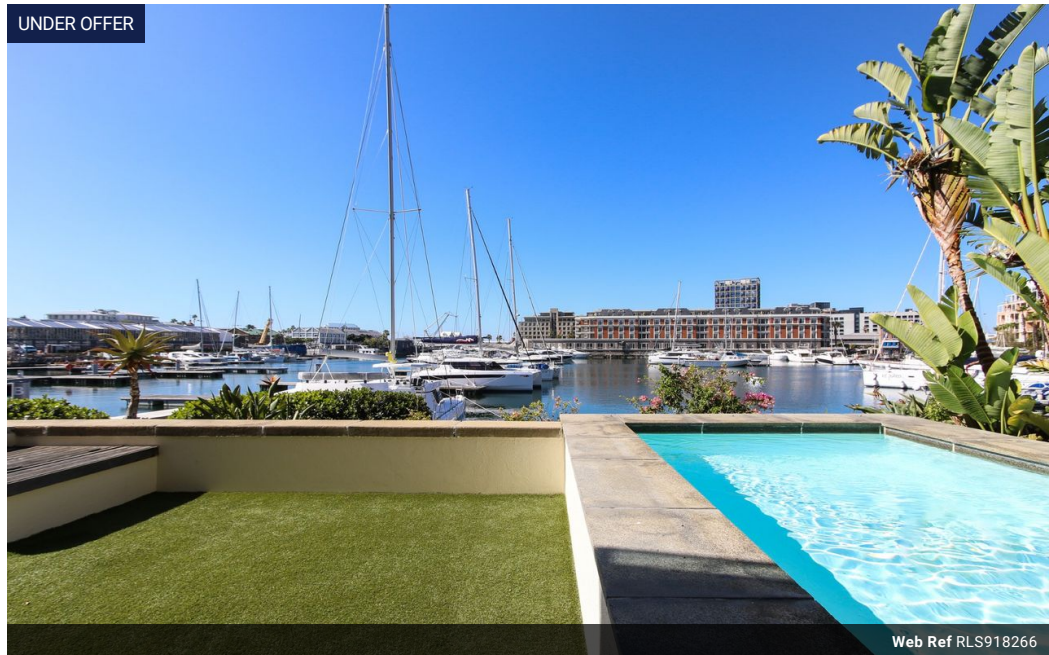
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Contact **Waterfront**

021 4255970

Ratcatchers Building  
W Quay Rd  
Victoria & Alfred Waterfront  
Cape Town  
8001

UNDER OFFER



Web Ref RLS918266



**R16,995,000**

1 1.5

**Monthly Bond Repayment** R172,538.16

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R1,865,334.00 **Bond Costs** R118,035.00

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

**Monthly Levy** R6,434.1 **Monthly Rates** R5,924.2

### GARDEN APARTMENT

VIEW BY APPOINTMENT ONLY

Impressively positioned with magnificent views across the front yacht basin, this elegant apartment offers a free-flowing living area and bedroom which leads outdoors to the large entertainment area, private garden and pool.

Features include:

- + Spacious one bedroom with a full en-suite bathroom. Heated towel rail and double basins
- + Wall to wall cupboards allowing for ample storage
- + Tiling in all living areas with a wall to wall carpeted bedroom
- + High ceilings with sliding aluminum doors that flow outdoors from both the living area and bedroom
- + Modern, open plan kitchen with integrated appliances such as w/m, d/w and t/d
- + Separate study area with glass doors which can be closed when entertaining
- + Kitchen flows seamlessly to the dining room and lounge
- + Sensational exterior space which...

### Features

#### Interior

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

#### Exterior

Carports / Parkings	2
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	149m²
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