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Contact Waterfront

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

### FEATURED



Web Ref RLS941792



# R14,500,000

**Monthly Bond Repayment** R149,667.32  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,527,477.00    **Bond Costs** R108,535.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R5,072.1    **Monthly Rates** R5,276.1



### Front Yacht Basin Beauty

View By Appointment Only

EXCLUSIVELY LISTED BY US!

Spacious apartment offering an open plan living area, which flows out to a covered private balcony, that overlooks the front yacht basin. Ideal opportunity to keep the floor plan as it is or add value by utilizing the approved plans to convert the property into a 2 bedroom apartment.

Features include:

- + 1 bedroom with an en-suite full bathroom that includes a bath/shower, double basin, toilet and bidet
- + Wooden laminate flooring in the living area, tiled kitchen and bathroom with a carpeted bedroom
- + Open plan kitchen which includes integrated fridge/freezer and dishwasher, washing machine and tumble dryer
- + Ample cupboard space in the kitchen and bedroom
- + Sliding doors open out to a very private covered balcony.
- + Exceptional front yacht basin views
- + Ducted...

### Features

**Pets Allowed** Yes

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

**Exterior**  
Carports / Parkings 1  
Security Yes  
Pool Yes  
Views True

**Sizes**  
Floor Size 120m<sup>2</sup>

