



**Kim Bendall Bailey**  
083 448 2632  
kim.bailey@seeff.com



**Finella Botes**  
082 600 9530  
finella.botes@seeff.com

Contact Waterfront

021 4255970

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



SOLE MANDATE

Web Ref RLS957223



### R9,995,000

2 2.5

**Monthly Bond Repayment** R103,167.23

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R980,126.00 **Bond Costs** R84,785.00

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

**Monthly Rates** R4,183.1

### Elevated Position

View By Appointment Only

EXCLUSIVELY LISTED BY US!

This elevated and fully furnished 2 bedroom apartment is well appointed, offering views over the Silos and courtyard.

Features include:

- + 2 Beds with 2 en-suite bathrooms plus a guest cloakroom
- + Modern bathrooms with the main including a bath
- + Blinds and curtains in both bedrooms
- + Price includes the designer furniture by Moooi Interior design company
- + Modern white kitchen with integrated SMEG appliances, including a gas hob
- + Central air and heating system
- + Oggie flooring throughout
- + 2 undercover parking bays
- + Fibre available in the building
- + Roof top pool and braai area
- + Pets allowed with approval

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms 2  
Bathrooms 2.5  
Kitchens 1  
Recep. Rooms 2  
Furnished Yes

#### Exterior

Carports / Parkings 2  
Security Yes  
Pool Yes  
Views True

#### Sizes

Floor Size 100m<sup>2</sup>

