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Contact **Waterfront**

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

UNDER OFFER



SOLE MANDATE

Web Ref RLS973018



**R15,995,000**



**Monthly Bond Repayment** R162,385.87

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R1,729,871.00 **Bond Costs** R113,285.00

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

**Monthly Levy** R8,286 **Monthly Rates** R6,711

### 3 BEDROOM GARDEN APARTMENT

EXCLUSIVE SOLE MANDATE

Relax and unwind in this semi renovated 3 bedroom apartment set amongst lush garden beds overlooking the water canal. The open plan living area flows out to a covered balcony which can be enclosed to incorporate a long dining room table, ideal for entertaining. The recently renovated kitchen is now open to the lounge area thus bringing in light and a fresh ambience into the apartment. Other features include:

- + All 3 bedrooms are north facing with direct access to the outdoor area
- + Master En-suite includes a shower, toilet and basin
- + 2nd Bedroom has a shower, toilet and basin
- + 3rd Bathrooms, which doubles up as a guest cloakroom has a bath/shower, toilet and basin
- + 2nd bedroom has a private outdoor patio
- + Ample cupboard space
- + Wooden flooring throughout
- + Original bathrooms
- + Wooden shutters in...

### Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	3			Floor Size	153m²
Bathrooms	3				
Kitchens	1				
Recep. Rooms	1				
Furnished	No				
Exterior					
Carports / Parkings	2				
Security	Yes				
Pool	No				
Views	True				