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

### FEATURED



SOLE MANDATE

Web Ref RLS977136



# R17,995,000

**Monthly Bond Repayment** R185,742.30  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R2,000,796.00    **Bond Costs** R122,785.00

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

**Monthly Levy** R7,700    **Monthly Rates** R7,814



### FAMILY APARTMENT

**EXCLUSIVE MANDATE.** This exceptionally renovated 3 bedroom apartment is situated in one of the most desired blocks in the Marina overlooking the canal. Features include:

- + 3 bedrooms all en-suite with modern bathrooms
- + Large master bedroom leads directly outdoors to the covered balcony
- + Open plan living and kitchen with a separate scullery. Gas hob
- + Inverter
- + Ducted air-conditioning and heating throughout plus heated towel rails and underfloor heating
- + Sold fully furnished
- + Modern large tiles throughout the living area with carpeted bedrooms
- + 2 undercover parking bay
- + Additional 17m2 storeroom for sale at an additional cost of R450 000

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms 3  
Bathrooms 3  
Kitchens 1  
Recep. Rooms 2  
Furnished Yes

#### Exterior

Carports / Parkings 2  
Security Yes  
Pool Yes  
Views True

#### Sizes

Floor Size 160m<sup>2</sup>

