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Contact Waterfront

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

NO TRANSFER DUTY



Web Ref 967578



### R15,252,000

**Monthly Bond Repayment** R157,429.37  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,627,819.00    **Bond Costs** R108,535.00

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

**Monthly Levy** R7,100    **Monthly Rates** R4,700

2    2.5

### Elevated Position With Spectacular Views

Asking Price R13 500 000 plus VAT

Boasting views, light and position. It's not often an elevated apartment in a sought after building becomes available so seize this unique opportunity to own this ideal lock up and go property which is popular for short term letting.

Features include:

- + 2 front facing en-suite bedrooms
- + Master bedroom enjoys a large full bathroom. Both bathrooms include underfloor heating and a heated towel rail
- + Aluminum shutters off each bedroom allows for extra privacy
- + Laminate flooring throughout with tiled areas in the living room and bathrooms
- + High ceilings with sliding doors throughout brings in plenty of light and sunshine
- + Open plan spacious kitchen overlooks the dining room and lounge that includes integrated appliances
- + Separate scullery
- + Guest cloak room
- + Ducted air-conditioning
- + Open...

### Features

#### Interior

Bedrooms 2  
Bathrooms 2.5  
Kitchens 1  
Recep. Rooms 2  
Furnished No

#### Exterior

Carports / Parkings 2  
Security Yes  
Pool Yes  
Views True

#### Sizes

Floor Size 146m<sup>2</sup>  
Land Size 146m<sup>2</sup>

