



**Kim Bendall Bailey**  
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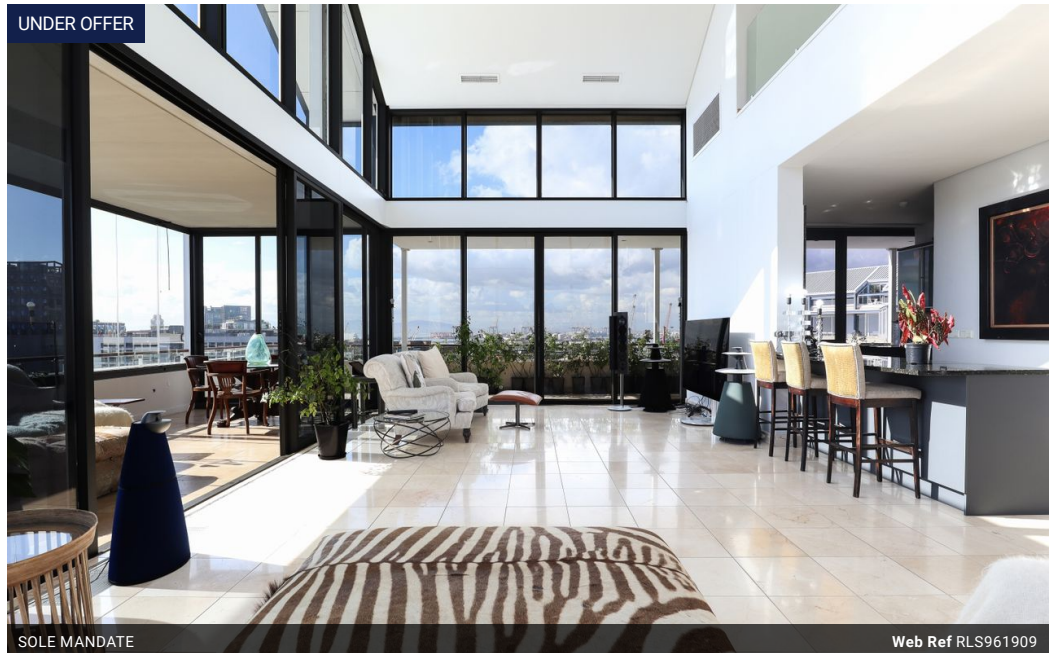
**Finella Botes**  
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Contact Waterfront

021 4255970

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

UNDER OFFER



SOLE MANDATE

Web Ref RLS961909



### R35,000,000

**Monthly Bond Repayment** R361,265.94  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R4,222,371.00    **Bond Costs** R132,285.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

3    3

**Monthly Levy** R17,918.4    **Monthly Rates** R9,631.7

### Penthouse Living

VIEWING BY APPOINTMENT ONLY

Exclusively Listed By Us!

This elaborate 357m2 double volume penthouse offers 360 degree views of the canal, mountain, silo, harbour and front yacht basin. Elevated on the 8th floor with inviting indoor and outdoor living areas.

Features include:

- + 3 bedrooms, 3 bathrooms
- + Master and 2nd bedroom are downstairs, both with en-suite bathrooms
- + Main bathroom is spacious and includes a shower, double basin
- + Second and third bathrooms offers a shower, toilet/basin
- + Guest cloakroom
- + Seperate laundry room
- + Open plan modern kitchen off the dining room and lounge
- + Sliding doors flows out to a large balcony boasting scenic views
- + Wrap around spacious balcony flowing from the living area
- + Double volume glass offers plenty of light and sunshine to stream in

### Features

#### Interior

Bedrooms	3
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Carports / Parkings	3
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	357m <sup>2</sup>
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