



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



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

Contact Waterfront

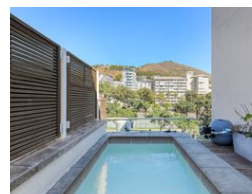
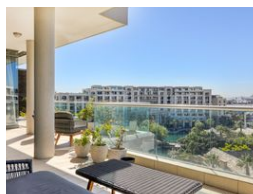
021 4255970

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

### FEATURED



Web Ref RLS985778



## R24,995,000



**Monthly Bond Repayment** R249,545.05

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R2,922,176.00 **Bond Costs** R132,285.00

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

**Monthly Levy** R11,675 **Monthly Rates** R12,706

### Exceptional Waterfront Living From A Sought-After Corner Position

Located within the prestigious and highly sought-after Marina Residential Estate, this spacious 3 bedroom, 3 bathroom apartment offers an exceptional lifestyle in the heart of the vibrant V&A Waterfront. The expansive open-plan living areas flow seamlessly onto a wraparound entertainer's balcony, complete with its own private pool, ideal for relaxed outdoor living.

Positioned on a corner, the apartment is bathed in natural light throughout the day and enjoys breathtaking views from every angle. A truly impressive offering in one of Cape Town's most exclusive and desirable addresses.

#### Apartment Features

- 3 Bedrooms , 3 Bathrooms (2 bedrooms en-suite)
- Open plan Kitchen with integrated appliances with magnificent Table Mountain Views.
- Spacious and open plan dining and living areas with floor to ceiling sliding doors and...

### Features

#### Interior

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

#### Exterior

Carports / Parkings	2
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	254m²
------------	-------

