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



Web Ref RLS987143



**R10,995,000**



**Monthly Bond Repayment** R109,771.87

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R1,096,561.00 **Bond Costs** R89,535.00

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

**Monthly Levy** R7,477 **Monthly Rates** R7,116.8

### ELEVATED POSITION

#### SOLE MANDATE

This spacious and sun drenched one bedroom apartment has 180 degree views over the canal, mountain and harbour. Sensationally positioned offering 2 covered and enclosed outdoor balconies that flow out from both the living area and kitchen - ideal for entertaining. Other features include:

- + One bedroom with a walk in cupboard and exit door leading out to a private balcony
- + En-suite full bathroom with double basins, heated towel rail and American Shutters
- + Bedroom enjoys uninterrupted Table Mountain Views
- + Marble tiles throughout with carpeted bedroom
- + Open plan cherry wood kitchen with integrated fridge and dishwasher
- + Separate laundry cupboard
- + Both outdoor balconies have been fitted with frameless glass doors allowing for additional outdoor space or simply open them up to enjoy an outdoor...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	128m <sup>2</sup>
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