



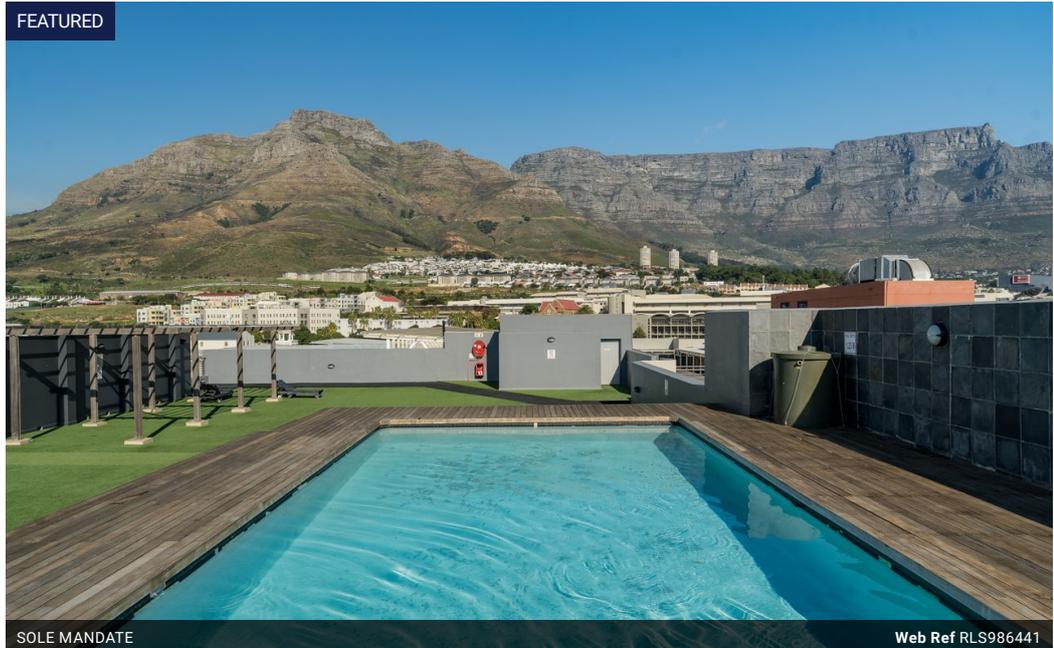
**Alan Screen**  
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Contact City Bowl & Tamboerskloof

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Unit 64, Palmhof Centre, 24 Union St, Gardens, Cape Town, 8001

FEATURED



SOLE MANDATE

Web Ref RLS986441



### R850,000

0.5 1 1

**Monthly Bond Repayment** R8,629.45

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R28,244.00 **Bond Costs** R21,450.00

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

**Monthly Levy** R1,100 **Monthly Rates** R240

### Neat and Ready For You

#### SIT BACK AND RELAX

This studio apartment is situated in The Six, a well-managed block known for its excellent security and strict adherence to conduct rules. Residents enjoy top-class amenities, including a rooftop pool and a fully equipped gym.

The apartment is currently tenanted until 28 February 2026, with a monthly rental income of R9,000.

Levy and rates are attractively low, making this a solid investment opportunity.

Additionally, a formal eviction notice has recently been approved for the land adjacent to the block.

### Features

#### Interior

|           |     |
|-----------|-----|
| Bedrooms  | 0.5 |
| Bathrooms | 1   |
| Kitchens  | 1   |
| Furnished | No  |

#### Exterior

|          |       |
|----------|-------|
| Garages  | 1     |
| Security | Yes   |
| Pool     | Yes   |
| Views    | False |

#### Sizes

|            |                  |
|------------|------------------|
| Floor Size | 33m <sup>2</sup> |
|------------|------------------|