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Contact The Uppers - Constantia

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High Constantia House  
Cnr Main & Groot Constantia Roads  
Constantia  
7806

9 Bedroom House For Sale in Constantia



Web Ref RLS988070



**R43,000,000**

9 9 5

**Monthly Bond Repayment** R422,106.66

Calculated over 20 years at 10.25% with no deposit.

**Transfer Costs** R5,262,826.00 **Bond Costs** R132,285.00

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

**Monthly Rates** R9,000

## Exceptional Investment & Further Development Opportunity in Constantia Upper

On sought-after Price Drive, this property offers two freestanding homes on just under an acre, each with its own separate entrance, north-facing orientation, and elevated mountain views. Beyond its current use, the real value lies in its future development potential.

With the option to sectionalize, the property can be transformed into a mini estate, unlocking significant value through resale, rental, or a combination of both. Each home already functions independently, generating premium rental income, while the erf layout allows for the addition of a third dwelling, further enhancing returns.

This is a rare chance to secure a flexible, income-producing asset in one of Cape Town's most prestigious addresses. Perfect for developers seeking sectional title opportunities or investors wanting a high-yield, long-term hold in...

## Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	9	Garages	5	Floor Size	982m <sup>2</sup>
Bathrooms	9	Carports / Parkings	8	Land Size	3,715m <sup>2</sup>
Kitchens	2	Security	Yes		
Recep. Rooms	4	Pool	Yes		
Furnished	No	Views	False		

