

# Seeff



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## 2 Bedroom Apartment For Sale in Observatory

UNDER OFFER



Web Ref RLS921645



**R3,737,500**

2 2

**Monthly Bond Repayment** R36,688.92

Calculated over 20 years at 10.25% with no deposit.

**Transfer Costs** R250,148.00 **Bond Costs** R49,725.00

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

**Monthly Levy** R3,682

### Modern Apartment

Conveniently situated in Observatory close to all amenities, public transportation routes and a stone throw way from the CBD. This secure and impeccably maintained unit offers 2 bedrooms, 2 bathrooms, an open-plan kitchen dining/lounge area which leads to a large balcony.

This apartment is a perfect investment opportunity or place of residence for a young professional, small family and alike. The building has 24/7 manned security and the unit includes a secure parking bay for 1 vehicle.

The building offers a Café, gym and swimming pool. The apartment is fibre ready.

The current tenant has a lease agreement expiring in 2024 and his current rental is R15 200 with an annual increase of 7.5%.

### Features

#### Interior

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

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	75m²
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