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Web Ref RLS921660



### R4,128,500



**Monthly Bond Repayment** R42,613.90  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R297,809.00    **Bond Costs** R53,495.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,909

### Beautifully Charming Apartment

This 2 bedroom, 2 bathroom apartment has a modern kitchen with stone top surfaces and plumbing for a washing machine and dish washer that opens up to a dining/lounge area. This modern space has been well maintained and includes a spacious balcony for Cape Town's beautiful summer days and nights.

The apartment building is safely secured with 24/7 manned security and the unit includes a secure parking bay for 1 vehicle. The building is conveniently located close to shopping centres, recreational facilities, restaurants, public transportation routes and close to Cape Town's Central Business District.

There is an on-site café, swimming pool and gym. The apartment is fibre ready and is currently occupied by a tenant at a rental agreement of R17 120.00 with an annual escalation of 7% until the end of 2022.

It is an investment...

### Features

Interior		Exterior		Sizes	
Bedrooms	2	Carports / Parkings	1	Floor Size	75m <sup>2</sup>
Bathrooms	2	Security	Yes		
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	False		
Furnished	No				

