



**Theocharis  
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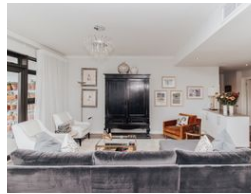
021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



SOLE MANDATE

Web Ref WSL68887

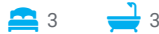


### R8,500,000

**Monthly Bond Repayment** R87,736.01  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R810,214.00    **Bond Costs** R80,035.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R3,300    **Special Levy** R10,500



Upmarket 3 bedroom luxury apartment with high-end finishes

Simply move in and live the retirement life you deserve.

Located in a very secure environment, this property will enhance your lifestyle from the moment you enter, welcoming you to enjoy everything that it is on offer.

Situated on the 6th floor you can appreciate all the scenic views of Table Mountain, the ocean, harbour lights in the distance, as well the beautifully landscaped gardens right at your feet, which can be seen from the seamless glass enclosed terraced balcony, allowing an abundance of natural light into the immediate living area. Fitted remote control blinds allow for shielding the sun.

This exceptional has a unique layout with an entrance hall as well as guest toilet.

Open plan, modern fitted kitchen, with fridge/freezer, dishwasher and SMEG electric stove and hob, including a central kitchen island with...

### Features

Interior		Exterior		Sizes	
Bedrooms	3	Carports / Parkings	2	Floor Size	162m <sup>2</sup>
Bathrooms	3	Security	No		
Kitchens	1	Pool	No		
Recep. Rooms	1	Views	True		
Furnished	No				

### Extras

Extractor Fan Laundry Under Floor Heating TV Port Patio House Style: Lifestyle Unit Style:  
Highrise Views: Mountain Views: Sea / Ocean Locality: Close To Beach Locality: Close To  
Schools Locality: Close To Shops Locality: Close To Transport Living Area: Formal Dining Living  
Area: Formal Lounge Kitchen: Designer Kitchen: Modern Kitchen: Open Plan Kitchen:  
Dishwasher Kitchen: Double Sink Kitchen: Microwave Kitchen: Finish Kitchen Finish: Other  
Ensuite: Bath Ensuite: Separate Shower Bedroom 2: Double Bedroom 2: Built-in / Wardrobe  
Main Bathroom: Bath Main Bathroom: Separate Shower Main Bathroom: Heater Additional  
Rooms: Guest Toilet Window Coverings: Drapes Window Coverings: Blinds Heating / Cooling:  
Ceiling Fans Heating / Cooling: Electric Window/door Frames: Aluminium Water Supply: Town  
Supply Sewerage: Septic

