



Irma Herbst
082 450 8352
irma.herbst@seeff.com

Contact Hermanus
028 3130390

Shop 10
104 Main Road
Hermanus
7200



SOLE MANDATE

Web Ref RLS974935



R13,995,000

Monthly Bond Repayment R144,454.77
Calculated over 20 years at 11% with no deposit.
Transfer Costs R1,456,364.00 **Bond Costs** R103,785.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

6 5 4

A PRIVILEGE TO PRESENT THIS INTERESTING DUAL LIVING HOME-A SLEEK AND MODERN CREATION

Sole Mandate
The simplicity of this home's design is elevated by the harmonious use of locally-sourced natural stone, complemented by warm wood accents and soft natural greys. The overall aesthetic seamlessly blends the surrounding natural beauty with the interior spaces, creating an effortless flow between indoor and outdoor living.

This thoughtfully designed home is built in a mirror image, with a striking white balcony serving as the central feature, offering spectacular sea views. Its unique layout, which allows two distinct yet connected living spaces, makes it ideal for extended families, dual-living opportunities, or hosting guests with ease. The design ensures a balance between open-plan living and private retreats, catering to both entertainment and relaxation.

The upper floor of the left side of the house features...

Features

| | | | |
|---------------------|-----|---------------------|-------------------------------|
| Pets Allowed | Yes | | |
| Interior | | Exterior | Sizes |
| Bedrooms | 6 | Garages | 4 |
| Bathrooms | 5 | Carports / Parkings | 4 |
| Kitchens | 2 | Security | Yes |
| Recep. Rooms | 4 | Pool | Yes |
| Studies | 2 | Views | True |
| Furnished | No | | |
| | | | Floor Size 557m ² |
| | | | Land Size 1,766m ² |

