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SOLE MANDATE

Web Ref RLS978146



**R1,695,000**

3 2 1

**Monthly Bond Repayment** R17,495.59  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R54,739.00 **Bond Costs** R30,875.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,500

### Beachside Bliss: Exclusive Townhouse Retreat with Wildlife, Ocean Views & Luxury Amenities

Sole Mandate - This exceptional townhouse is just meters from a pristine white sandy beach, where you can sip cocktails while soaking in the rhythmic sights and sounds of the waves. Nestled in a tranquil setting teeming with birdlife and bordering the wild horses of the Botriver, it offers endless adventures—from kayaking and kitesurfing on the lagoon to anchoring your boat near flamingos at the river mouth.

The estate boasts top-tier amenities, including a communal pool, clubhouse, and tennis courts. What truly sets this unit apart is its expansive outdoor patio with a built-in braai/fireplace, providing the perfect space for entertaining. With ample parking and a prime location near the beach, this home is one of the largest in Meerensee. Whether you're seeking a secure lock-and-leave retreat, a peaceful retirement haven, or...

### Features

Interior		Exterior		Sizes	
Bedrooms	3	Garages	1	Floor Size	128m <sup>2</sup>
Bathrooms	2	Carports / Parkings	1		
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	Yes		
Furnished	No	Views	False		

#### Extras

24 Hour Access 24 Hour Response Aquatic Activities Boat Launch Coastal Beach Cottage Style Dishwasher Connection Garden Services Guard House Garden Holiday Home Holiday Resort Guard Nature Reserve Lifestyle Tennis Court Security Estate Mountain View Nature Reserve North

