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## R9,950,000



 Monthly Bond Repayment R101,015.28

 Calculated over 20 years at 10.75% with no deposit.

 Transfer Costs R975,176.00
 Bond Costs R84,785.00

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

 Monthly Levy R1,182
 Monthly Rates R1,400

Where sleek modern design meets breathtaking ocean and mountain views - Luxury living redefined

Exclusive sole mandate: Step into a world of comfort and elegance with uninterrupted panoramic sea and mountain views in a gated community.

The gourmet kitchen boasts quality finishes, making it ideal for entertaining family and friends, and includes a scullery/laundry. The enclosed sun room, with stack-away doors which fully open, overlooks an extensively planted front garden and brings the outdoors in while showcasing the amazing sea views. On the north side of the house, you'll find a patio with a built-in braai, overlooking a beautiful lawned garden with a heated pool and stunning mountain views.

overlooking a beautiful lawned garden with a heated pool and stunning mountain views. The guest bedroom also includes ample built-in cupboards and a door that opens to the exterior. Additionally, there is a spacious open-plan second lounge with a fireplace and a large kitchenette. It's not often that such a...

## Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	346m <sup>2</sup>
Bathrooms	3	Security	Yes	Land Size	1,378m <sup>2</sup>
Kitchens	2	Pool	Yes		
Recep. Rooms Furnished	3 No	Views	True		

## Extras

Blinds Chlorinator Centre Island

