

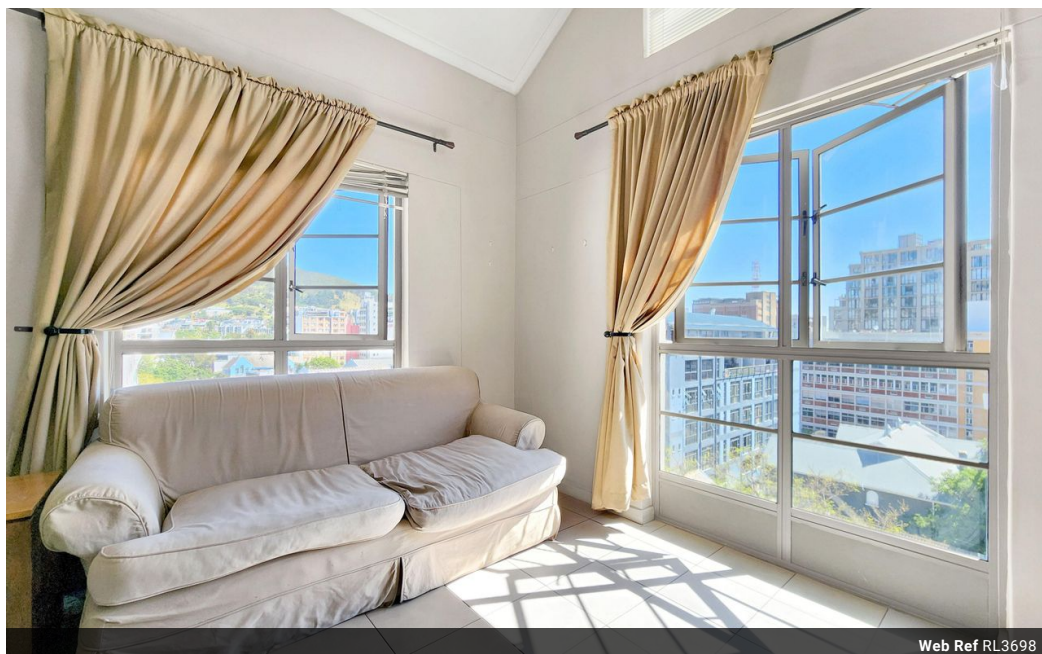


**Yvette Moggee**  
0826126500  
yvettem@fmssalesandleasing.co.za

Contact Head Office

021 815 5700

5th Floor  
The Terraces  
25 Protea Road  
Claremont  
Cape Town



Web Ref RL3698



### R1,995,000



**Monthly Bond Repayment** R20,592.16  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R74,906.00    **Bond Costs** R32,760.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,450    **Monthly Rates** R720

### Loft-style Penthouse Apartment in the Heart of the City

This is a stunning penthouse apartment in one of the most sought-after buildings in Cape Town.

Natural light floods the apartment, thanks to the loft-style design, with extended ceilings and additional windows.

This apartment features a modern kitchen and an open-plan living room, creating a spacious and inviting atmosphere. The kitchen is well-equipped with ample built-in storage and space for one appliance, making it both functional and stylish.

The separate open-plan study area provides the perfect workspace.

The full bathroom includes a shower/bathtub, as well as a separate toilet for added convenience.

The bedroom is upstairs, complete with built-in cupboards for ample storage.

Residents can enjoy breathtaking city views and take advantage of the rooftop swimming pool, along with the peace of mind...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	1
Bathrooms	1
Kitchens	1
Recep. Rooms	1
Studies	1

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	Yes
Views	Yes

#### Sizes

Floor Size	65m <sup>2</sup>
------------	------------------