



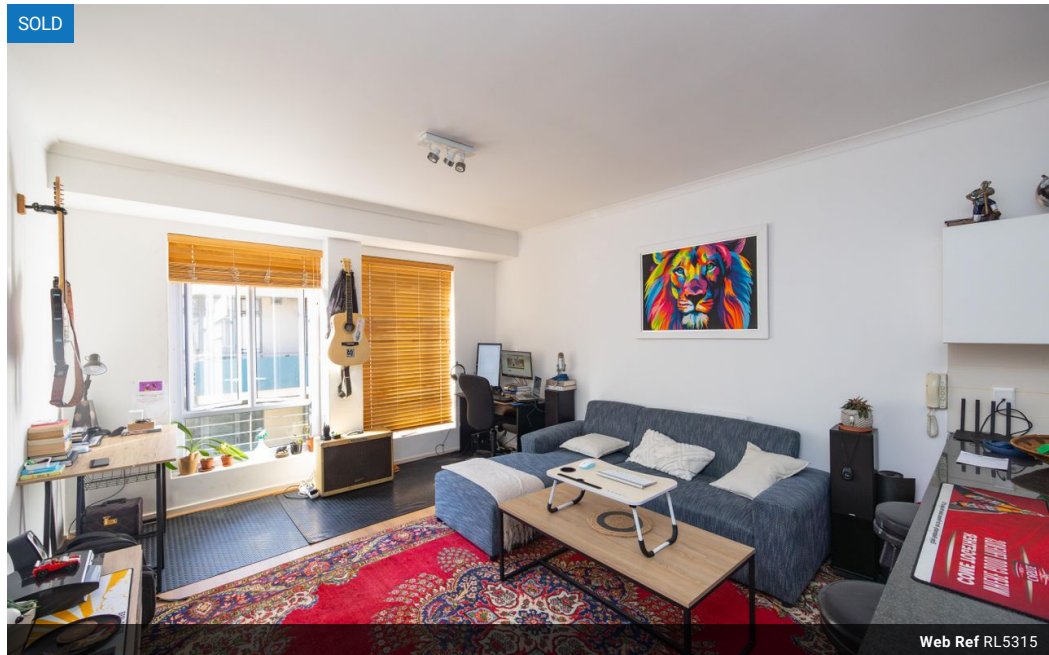
**Nicole Campbell**  
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Contact Head Office

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5th Floor  
The Terraces  
25 Protea Road  
Claremont  
Cape Town

SOLD



Web Ref RL5315



### R1,925,000

1 1

**Monthly Bond Repayment** R19,869.63  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R70,706.00    **Bond Costs** R32,760.00

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

**Monthly Levy** R1,750    **Monthly Rates** R659

Lovely spacious one bedroom apartment for sale in the ever popular Empire!

With the ocean and popular restaurants on your doorstep, you literally never have to leave! The building has 24 hour security, with biometric access to the parking and all entrances / exits of the complex. This apartment comes the following:

- Open plan kitchen with granite counter tops, a sink, fitted oven/hob and plumbing for one appliance
- Spacious living and dining area
- Large bedroom with BIC's
- One bathroom with a shower over the bath
- Comes with one parking bay
- Prepaid utilities
- Fibre installed in the building
- Monthly levies are approximately R1750 and rates are approximately R650

\*The apartment is currently being rented out and the lease is until the 31st of January 2026, the current rental is R9500 per month.

This one is not to be missed, contact me to arrange a viewing!

### Features

#### Interior

Bedrooms	1
Bathrooms	1
Kitchens	1
Recep. Rooms	1
Furnished	No

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	No

#### Sizes

Floor Size	51m <sup>2</sup>
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