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5th Floor  
The Terraces  
25 Protea Road  
Claremont  
Cape Town



Web Ref RL3071



**R1,799,000**



2



2

**Monthly Bond Repayment** R18,569.07

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R60,979.00    **Bond Costs** R30,875.00

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

**Monthly Levy** R3,500    **Monthly Rates** R880

### Modern Two Bedroom Apartment with Uninterrupted Views

This stylish two-bedroom apartment is perfect for investors or young professionals. It offers modern living in the heart of the city with uninterrupted views.

#### Key Features:

**Bedrooms:** Two, both with built-in cupboards and carpets; the main bedroom has an en-suite bathroom.

**Bathrooms:** Two, each equipped with a vanity, shower, toilet, and hand basin.

**Kitchen:** Modern design with stone countertops and a built-in electric stove and oven. Plumbed for one machine (dishwasher or washing machine)

**Living Area:** Open-plan, connecting to the kitchen, with Juliet balcony perfect for some greenery. Stunning views over Observatory.

#### Special Amenities:

The building has 24/7 manned security.

Two private parking bays in the basement.

Rooftop swimming pool.

Fully equipped gym.

Wi-Fi access and fibre ready

### Features

#### Interior

Bedrooms	2
Bathrooms	2
Kitchens	1
Recep. Rooms	1

#### Exterior

Carports / Parkings	2
Security	Yes
Pool	Yes
Views	Yes

#### Sizes

Floor Size	62m <sup>2</sup>
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