



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

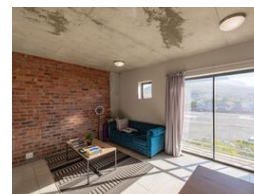
Contact Head Office

021 815 5700

5th Floor  
The Terraces  
25 Protea Road  
Claremont  
Cape Town



Web Ref RL5414



**R1,199,500**



**Monthly Bond Repayment** R12,381.10

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R32,749.00    **Bond Costs** R25,220.00

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

**Monthly Levy** R2,315    **Monthly Rates** R420

### Bright & Spacious Corner Apartment with Breathtaking Mountain Views

Bright & Spacious Corner Apartment with Breathtaking Mountain Views

This stunning fourth-floor corner unit in the heart of Observatory offers abundant natural light and uninterrupted views of Devils Peak, Table Mountain, and Lion's Head. A Juliet balcony with sliding doors enhances the scenic experience and allows lots of light. This industrial-style apartment has an open-plan layout featuring a spacious lounge, dining, and kitchen area. The modern kitchen includes a built-in oven and hob; and plumbing point for one appliance. The well-sized bedroom has built-in cupboards, while the bathroom features a shower, toilet, and vanity. The additional storage cupboard in the passage adds convenience.

The secure complex offers 24/7 manned security with intercom, a covered parking bay, and premium amenities, including a...

### Features

| Interior     |   | Exterior            |     | Sizes      |                  |
|--------------|---|---------------------|-----|------------|------------------|
| Bedrooms     | 1 | Carports / Parkings | 1   | Floor Size | 43m <sup>2</sup> |
| Bathrooms    | 1 | Security            | Yes |            |                  |
| Kitchens     | 1 | Pool                | Yes |            |                  |
| Recep. Rooms | 2 | Views               | Yes |            |                  |