



**Lynette Midgley**  
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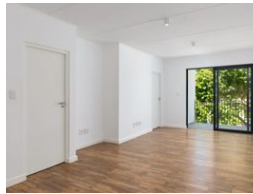
Werkhuis, 1st Floor Kildare Centre  
Cnr Kildare Road & Main Street  
Newlands,  
Cape Town  
7700

UNDER OFFER



SOLE MANDATE

Web Ref UPNW-1346



**R2,995,000**



**Monthly Bond Repayment** R30,914.04  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R159,661.00    **Bond Costs** R42,185.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,130    **Monthly Rates** R1,511

### Live Your Best Life!

As you step into this gorgeous apartment, the contemporary design and sleek finishes will immediately draw you in. The seamless flow between rooms creates a space that feels both comfortable and stylish.

The open-plan living area provides ample space to relax, entertain, or focus on the day ahead. Whether you're reading a book or hosting friends, this space adapts to your lifestyle.

The private balcony is the perfect spot for a quiet morning coffee, while the rooftop terrace with breathtaking mountain views at sunset, is the ideal place to relax and unwind after a busy day.

Located in the heart of Rondebosch, this apartment provides ultimate convenience. Whether you're a Student at UCT, Varsity College, or UCT Medical School, a single Professional, or a Couple, you'll find it irresistible.

With the UCT Jammie Shuttle stop...

### Features

Interior		Exterior		Sizes	
Bedrooms	2	Carports / Parkings	1	Floor Size	69m <sup>2</sup>
Bathrooms	2	Security	Yes		
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	False		
Furnished	No				

#### Extras

Balcony Built in Wardrobes Satellite Alarm System Intercom Reception 24 Hour Response  
Closed Circuit TV