



**Vaughn Clarke**

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UNDER OFFER



SOLE MANDATE

Web Ref RL45134



R1,780,000

3 2 1

**Monthly Bond Repayment** R18,071.08

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R59,839.00 **Bond Costs** R30,875.00

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

**Monthly Levy** R3,674 **Monthly Rates** R1,929.4

### 1206 Cape Marina – Top Floor Beachfront Apartment

This spacious corner unit on the top floor offers sweeping views of the bay from every room! With 3 generous bedrooms, 2 bathrooms (including an en-suite), and an enclosed balcony, it's designed for comfort and relaxed coastal living.

The large open-plan lounge and dining area is fitted with floor to ceiling windows, flowing onto the balcony, while two of the bedrooms open directly onto the balcony – perfect for enjoying the sea breeze. The large modern kitchen with gas hob and scullery has ample cooking and storage space.

Set in a secure, access-controlled block right on the beachfront, this apartment includes a lock-up garage and offers the ideal blend of space, security, and a lock-up-and-go lifestyle.

Don't miss this rare opportunity to own a top-floor unit with some of the best views Cape Marina has to offer.

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	129m <sup>2</sup>
Land Size	3,947m <sup>2</sup>

