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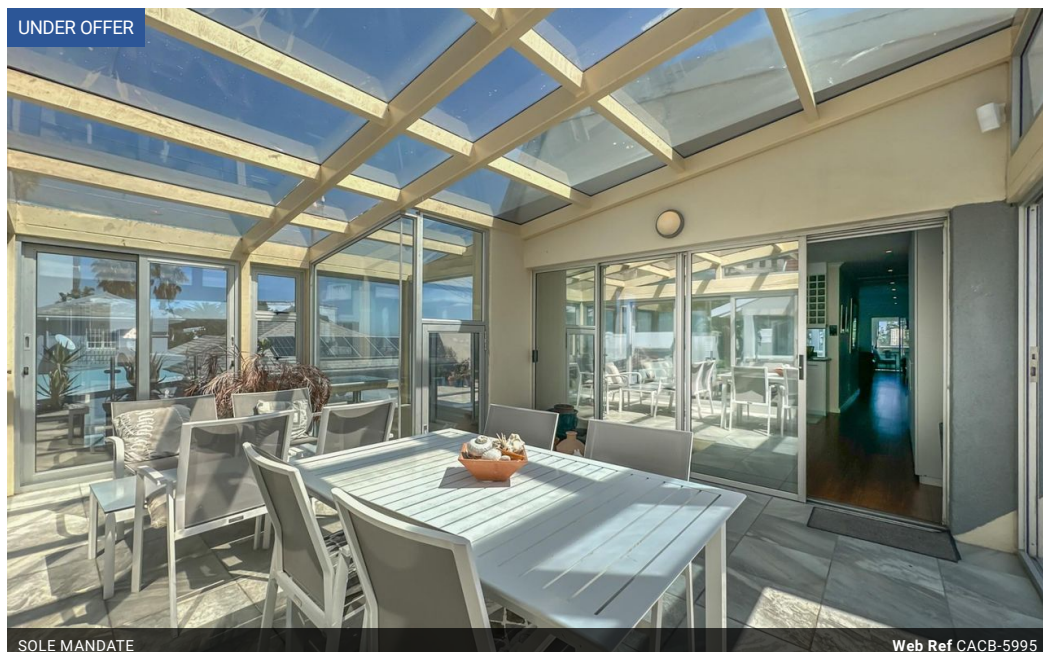
Contact Cape Town Atlantic  
Seaboard & City Bowl

021 434 8755

106 Old Cape Quarter Building, 72 Waterkant  
Street, De Waterkant,  
Cape Town 8001

## 3 Bedroom Apartment For Sale in Sea Point

UNDER OFFER



SOLE MANDATE

Web Ref CACB-5995



**R5,695,000**

3 3.5 1

**Monthly Bond Repayment** R58,783.13

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R484,257.00 **Bond Costs** R65,785.00

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

**Monthly Levy** R3,730 **Monthly Rates** R1,980

### 3-Bedroom Golden-Hour Apartment

Have you ever dreamed of a home where sunsets paint your walls and laughter echoes through the corridors?

Imagine a space where family memories are made, not just lived. Villa Sunset isn't just a property; it's a canvas for your family's masterpiece. Nestled in the heart of vibrant Sea Point, this three-bedroom haven offers comfort, convenience, and endless possibilities. And, if having two garages is a top priority for you, it is possible to turn the utility room into a second garage here, resulting in a tandem garage with secure and direct access to the apartment.

Are you curious about what's inside? Step through the secure garage into a world of natural light and endless charm. Every corner, from the expansive patio to the private balcony, offers breathtaking views of Atlantic Seaboard's iconic sunsets....

### Features

**Pets Allowed** Yes

#### Interior

|              |     |
|--------------|-----|
| Bedrooms     | 3   |
| Bathrooms    | 3.5 |
| Recep. Rooms | 2   |
| Studies      | 1   |
| Furnished    | No  |

#### Exterior

|          |     |
|----------|-----|
| Garages  | 1   |
| Security | Yes |
| Pool     | No  |
| Views    | Yes |

#### Sizes

|            |       |
|------------|-------|
| Floor Size | 186m² |
|------------|-------|

#### Extras

Air-conditioner units: 3, Direct access garage, Sun room: covered balcony, Glass atrium terrace with balconies, Open balconies: 5, Two apartments in building, Top floor unit, Versatile utility room (play, store, creative, office)