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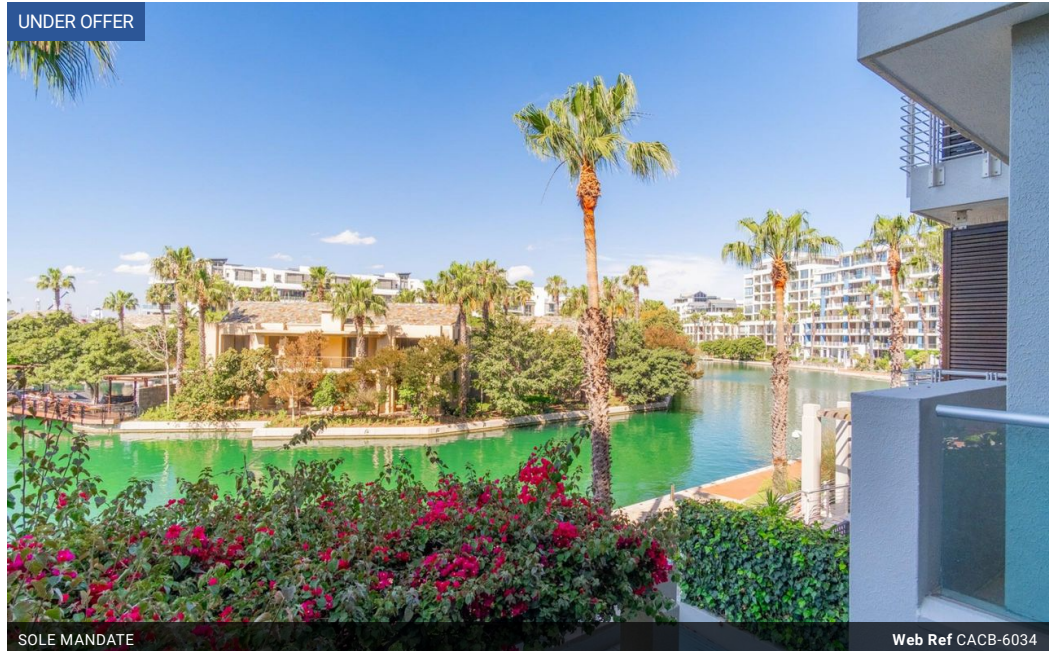
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Contact Cape Town Atlantic  
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106 Old Cape Quarter Building, 72 Waterkant  
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Cape Town 8001

UNDER OFFER



R13,200,000

**Monthly Bond Repayment** R136,248.87  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,355,214.00 **Bond Costs** R103,785.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R6,997 **Monthly Rates** R6,007



## 2 Bedroom Apartment For Sale in Waterfront

### EXCELLENT INVESTMENT OPPORTUNITY

EXCLUSIVE SOLE MANDATE - Discover your dream retreat in the exclusive Kylemore block, set in the highly desirable canal-side of the V&A Waterfront Marina. This 2-bedroom, 2-bathroom corner apartment boasts a spacious layout that blends comfort and convenience. The primary bedroom offers an elegant en-suite, while the second bedroom ensures ample privacy for guests or family.

Step into the open-plan living space that flows seamlessly onto a generous balcony with picturesque views of the serene canals and the iconic One&Only Hotel. The modern kitchen features a separate scullery and laundry area, making entertaining a breeze.

Residents of this prestigious estate enjoy direct access to five inviting communal pools, a well-equipped gym, and the convenience of two secure...

### Features

#### Interior

Bedrooms	2
Bathrooms	2
Recep. Rooms	2
Furnished	No

#### Exterior

Carports / Parkings	2
Security	Yes
Pool	Yes
Views	No

#### Sizes

Floor Size	138m²
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