



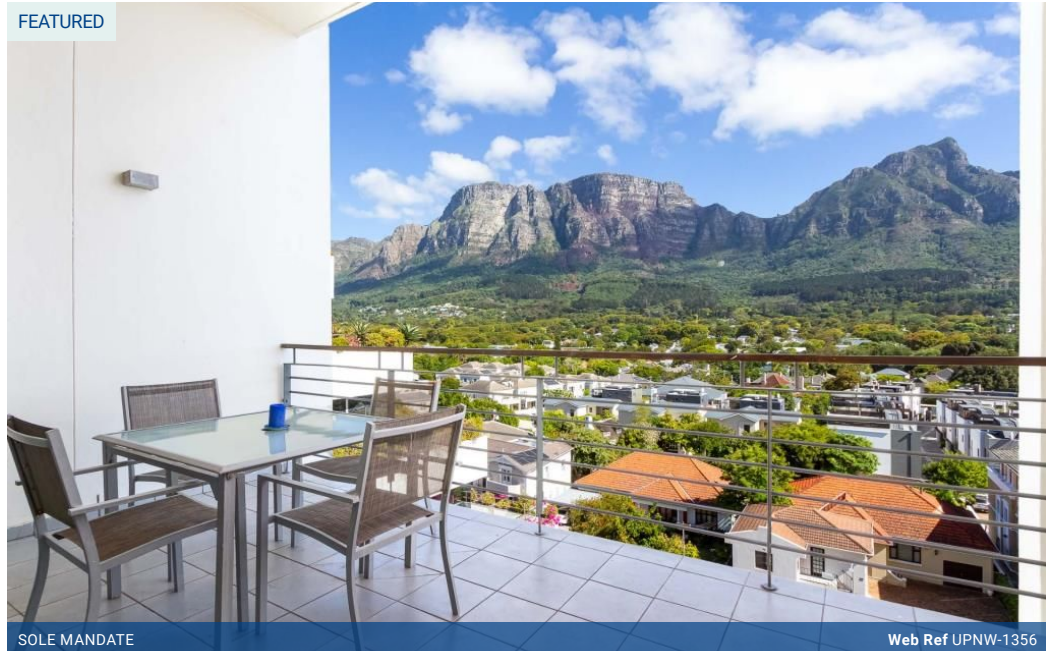
**Lynette Midgley**  
Candidate Property  
Practitioner  
Registered with PPRA  
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082 407 9300  
lynette@upton.co.za

Contact Newlands (Upton  
Properties)

021 6830008

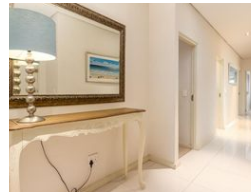
Werkhuis, 1st Floor Kildare Centre  
Cnr Kildare Road & Main Street  
Newlands,  
Cape Town  
7700

FEATURED



SOLE MANDATE

Web Ref UPNW-1356



**R7,795,000**

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**Monthly Bond Repayment** R80,459.09

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R726,678.00 **Bond Costs** R75,285.00

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

**Monthly Levy** R5,300 **Monthly Rates** R3,278

Live The Lifestyle!

A sense of anticipation builds as you walk down the passage. Then, as you step into the expansive open-plan lounge and dining area, you stop. The magnificent view of the mountain rises before you, vast and imposing. From its foothills to its towering peaks, it draws you in from every corner, breathtaking in its presence.

This is a home designed for living. The open-plan layout flows seamlessly between the lounge, dining area, and kitchen, inviting connection from intimate evenings to vibrant gatherings. It's an environment that effortlessly blends relaxation and entertainment, where comfort and style come together.

As the day draws to a close, the bedrooms become your sanctuary, a peaceful retreat, nurturing relaxation and tranquility. Soft light and a soothing atmosphere allow the busyness of the day gently fade...

Features

Interior		Exterior		Sizes	
Bedrooms	3	Carports / Parkings	2	Floor Size	166m <sup>2</sup>
Bathrooms	2	Security	No		
Kitchens	1	Pool	Yes		
Recep. Rooms	3	Views	False		
Furnished	No				

Extras

Balcony Gym Walk In Closet Built in Wardrobes Satellite Alarm System Scenic View Intercom  
Family Tv Room Reception 24 Hour Response Closed Circuit TV