



**Flore de Vries**  
Non-Principal Property Practitioner  
Registered with PPRA (FFC 202 374 984 3)  
078 862 6044

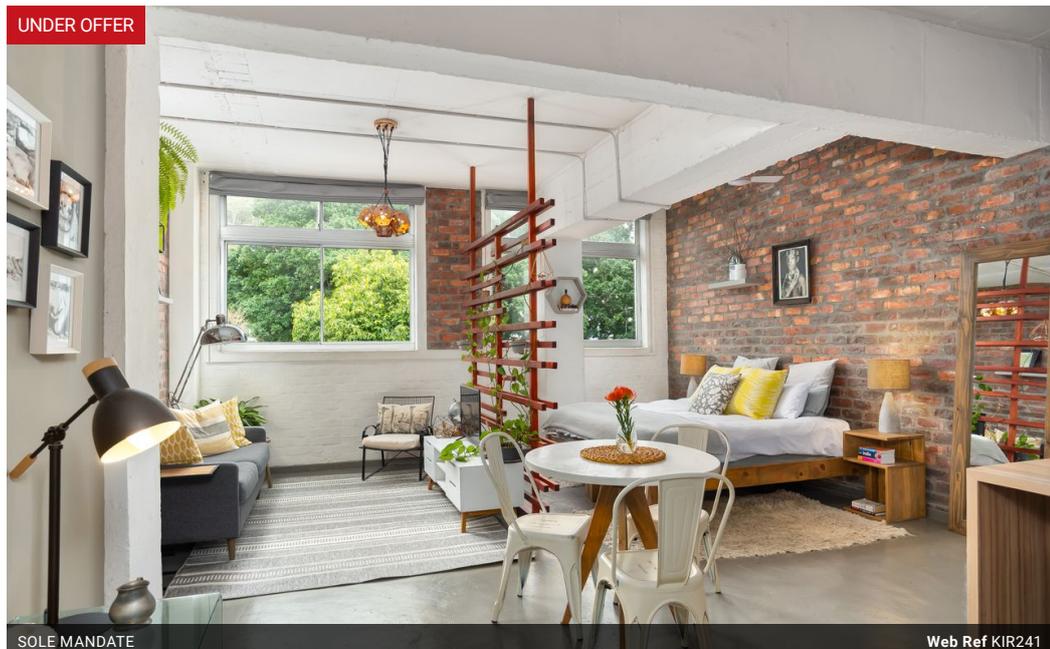
flore@kapstadinternational.co.za

Contact Gardens

021 4242211

11a De Lorentz Street,  
Gardens,  
8001

UNDER OFFER



SOLE MANDATE

Web Ref KIR241



R1,900,000

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**Monthly Bond Repayment** R19,289.35

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R69,206.00    **Bond Costs** R32,760.00

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

**Monthly Levy** R2,200    **Monthly Rates** R1,100

### Turnkey Airbnb with Strong Returns

This stylish, industrial-chic northwest-facing studio apartment in West Side Studios has a proven Airbnb history with impressive returns (figures available on request), it's a truly hassle-free investment.

Located on the first floor of an exceptionally well-maintained and secure building with 24-hour concierge, you're just steps from the best of Bree and Kloof Streets boutique cafés, restaurants, and vibrant city life. A 24-hour convenience store is right around the corner for all your day-to-day essentials.

The apartment's generous high ceilings and two oversized windows flood the space with light and frame a leafy view of the Bo-Kaap and Signal Hill.

It's ideal as a first-time buy, city pad, short-let income generator, and is zoned for both residential and commercial use. Approved for short-term letting and pet friendly...

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 0.5  
Bathrooms 1  
Kitchens 1  
Recep. Rooms 1  
Furnished No

**Exterior**  
Carports / Parkings 1  
Security Yes  
Pool No  
Views True

**Sizes**  
Floor Size 47m<sup>2</sup>

