



**Susan Litten**  
Non-Principal Property  
Practitioner  
Registered with PPRA  
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Contact **Gardens**

021 4242211

11a De Lorentz Street,  
Gardens,  
8001



R3,200,000

2 1 1

**Monthly Bond Repayment** R32,487.33  
Calculated over 20 years at 10.75% with no deposit.  
**Transfer Costs** R184,379.00 **Bond Costs** R44,070.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.  
**Monthly Levy** R2,900 **Monthly Rates** R1,150

Stylish Urban Living

This apartment offers the best of city living: Watch the sunrise over the city from the comfort of your lounge as you sip your morning coffee, and watch the day unfold until the sun sets over Signal Hill, with shades of pink and orange across the sky. Located in a quiet street, the vibrant Kloof Street is just a short walk away with restaurants and shops for fun city life. The beaches and mountain trails are a 10 minute drive away.

The open plan living room offers a lounge, dining area, and a sleek fitted kitchen. The Caesarstone counter-top creates an inviting breakfast bar, highlighted by pendulum lights. There is a dishwasher in the kitchen, whilst the washing machine is fitted into the laundry cupboard. There is a hob, fitted oven, and an extractor, plus a basin and a recess for the fridge.

Views of the city, the sea...

Features

<b>Pets Allowed</b>		Yes			
<b>Interior</b>				<b>Sizes</b>	
Bedrooms	2	<b>Exterior</b>		Floor Size	63m <sup>2</sup>
Bathrooms	1	Garages	1		
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	Yes		
Furnished	No	Views	True		