



Annalie Baesa

Non-Principal Property
Practitioner
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Contact Gardens

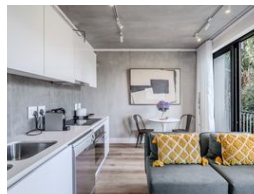
021 4242211

11a De Lorentz Street,
Gardens,
8001



SOLE MANDATE

Web Ref KIR185



R2,950,000

2 1

Monthly Bond Repayment R30,449.56

Calculated over 20 years at 11% with no deposit.

Transfer Costs R156,055.00 **Bond Costs** R42,185.00

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

Monthly Levy R3,500 **Monthly Rates** R1,500

Investor's Dream

This luxury, fully furnished apartment presents an outstanding investment opportunity, with no transfer duty payable. The VAT inclusive price is R 3 392 500. Since being purchased off-plan in 2022, it has performed exceptionally well on Airbnb, delivering an impressive return. Despite its high occupancy rate, the apartment remains in immaculate condition, making it an effortless addition to any portfolio.

Stylish Interiors & Modern Features

The open-plan living area is bathed in beautiful evening light as the sun sets over Lion's Head. The sleek kitchen is fitted with a Smeg oven and hob, a dishwasher, and a fridge-freezer, offering both style and functionality. There's even space for a dining table.

The main bedroom is west-facing and both bedrooms feature generous built-in cupboards, while the contemporary bathroom is...

Features

Pets Allowed Yes

Interior

Bedrooms	2
Bathrooms	1
Kitchens	1
Recep. Rooms	1
Furnished	Yes

Exterior

Carports / Parkings	1
Security	Yes
Pool	No
Views	True

Sizes

Floor Size	46m²
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