

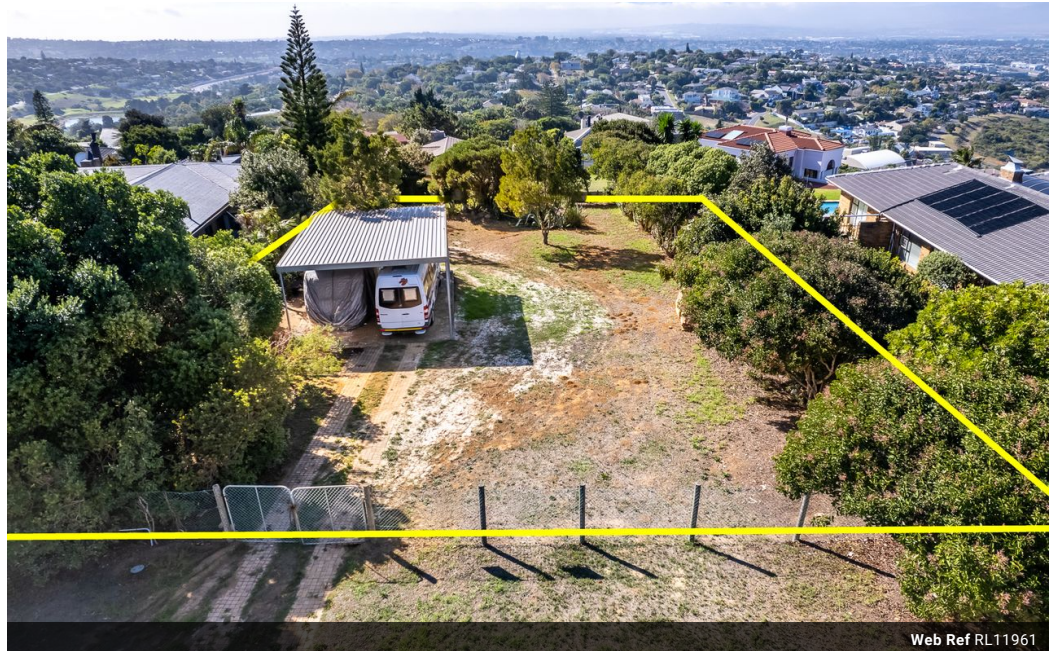


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Web Ref RL11961



**R4,750,000**

**Monthly Bond Repayment** R49,028.95  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R372,677.00    **Bond Costs** R59,150.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

### Showstopper plot in stunning location (with views!)

Situated within the celebrated upper Welgemoed area, this exemplary plot offers a new leaf for your dream home, boasting unparalleled views of both the majestic Cape Hottentots Holland mountains and the serene beauty of the Welgemoed hills. Located on the renowned Batavia Street, this exclusive property enjoys a sense of prominence and privacy.

Spanning 965 square meters, the plot stands out for its scarcity and enviable location. Its elevated position not only provides breathtaking vistas but also makes it a dream to work with in terms of design and construction. With minimal excavation costs, the possibilities for crafting your luxurious dream home are endless.

The convenience of nearby amenities complements the tranquillity and serenity of the surroundings. You'll also find the entrance to the Tygerberg Nature Reserve...

### Features