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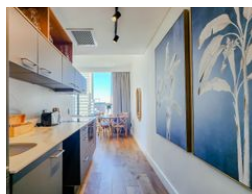
021 0003488

35 Main Road, Durbanville

1 Bedroom Apartment For Sale in Cape Town City Centre



Web Ref RL12464



R3,600,000

1 1

Monthly Bond Repayment R37,158.78

Calculated over 20 years at 11% with no deposit.

Transfer Costs R232,714.00 **Bond Costs** R47,840.00

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

Monthly Levy R2,398 **Monthly Rates** R2,540

City Pulse Lifestyle – Enjoy a Balcony with Views & Your Own Parking Bay

Step into this stylish one-bedroom apartment in the heart of Cape Town's inner city. Perched above the vibrant Fan Walk, the 14m² balcony offers the perfect spot to soak up the city's energy—ideal for morning coffee or evening wind-downs.

The apartment offers a total size of 56m², consisting of a 42m² interior and a 14m² balcony.

The open-plan layout brings together modern finishes and comfortable living, with large windows drawing in natural light and city views. The bedroom offers a quiet retreat, and the bathroom is sleek and functional. A big bonus? The apartment includes a secure parking bay—gold in the city!

Currently operated as a commercial short-term letting enterprise, the apartment has achieved an impressive 87% occupation rate over the past 6 months, making it a strong investment opportunity.

No transfer duty...

Features

Interior

Bedrooms	1
Bathrooms	1
Kitchens	1
Recep. Rooms	1
Furnished	No

Exterior

Carports / Parkings	1
Security	Yes
Pool	Yes
Views	True

Sizes

Floor Size	56m ²
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Extras

Fibre Air Conditioner Open Plan TV Port Air Conditioning Unit 24 Hour Access Aluminium Window