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Web Ref RL12464



R3,600,000



**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 14m<sup>2</sup> 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 56m<sup>2</sup>, consisting of a 42m<sup>2</sup> interior and a 14m<sup>2</sup> 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		Exterior		Sizes	
Bedrooms	1	Carports / Parkings	1	Floor Size	56m <sup>2</sup>
Bathrooms	1	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	1	Views	True		
Furnished	No				

**Extras**

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