



Johan de Bruyn
082 881 2011
johan@louwcoetzee.co.za



Coenrad Willemse
Non-Principal Property Practitioner
Registered with PPRA

(FFC 113 600 5)
0843856453
coenradw@louwcoetzee.co.za



Johann Rosenbrock
Non-Principal Property Practitioner
Registered with PPRA
(FFC 117 575 1)
072 222 9562

johannr@louwcoetzee.co.za

Contact Louw & Coetzee Properties

021 0003488

35 Main Road, Durbanville



SOLE MANDATE

Web Ref RL12014



R17,495,000

4 4.5 3

Monthly Bond Repayment R180,581.36
Calculated over 20 years at 11% with no deposit.

Transfer Costs R1,930,334.00 **Bond Costs** R118,035.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R3,400 **Monthly Rates** R4,250

A Masterpiece of Contemporary Luxury Living

Perched in the prestigious Clara Anna Fontein Estate, this home offers the pinnacle of luxury for those who seek only the best. As you arrive, the landscaped garden and striking façade give a glimpse of the elegance inside. The home is sold unfurnished, but for those interested, the high-end décor and custom furniture are available for purchase separately.

Step inside and admire the open-plan layout, with high ceilings, automated luxury curtains, and bespoke finishes throughout. A double-sided slow combustion fireplace separates the lounge and dining area, creating a cozy yet refined atmosphere. Modern technology is integrated seamlessly, with an Amazon Alexa system that allows voice control over the home. The house also features a full solar system with backup batteries, ensuring uninterrupted power. Double glazing and...

Features

Pets Allowed Yes

Interior
Bedrooms 4
Bathrooms 4.5
Kitchens 1
Recep. Rooms 5
Studies 1
Furnished No

Exterior
Garages 3
Security Yes
Pool Yes
Views True

Sizes
Floor Size 562m²
Land Size 1,355m²

Extras

Prepaid Electricity Solar Geyser Solar Panels Solar Heating Heat Pump Air Conditioner
Fireplace Intergrated Sound Sytem Surround Sound Sytem Sky Lights Built In Bar Study Nook
Pajama Lounge Fiber Optic Cabling Water Tanks Gas Bottle Linen Cupboard 24 Hour Access