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Web Ref RL12387



R6,910,000



**Monthly Bond Repayment** R71,324.22  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R623,866.00    **Bond Costs** R70,535.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,950    **Monthly Rates** R1,900

### The Art of Luxury Estate Living

Mount Royal Golf & Country Estate is setting a new standard in upscale living, with ambitious plans for future development that seamlessly integrate lifestyle, wellness, and hospitality. As a premier destination, it offers golf enthusiasts the perfect balance of recreation and breathtaking natural beauty.

Nestled in Malmesbury, just 65 kilometers north of Cape Town, this exclusive estate provides a secure and tranquil environment, framed by sweeping views of the picturesque farmlands.

#### A Home of Elegance and Functionality

This exquisite family home within the estate is designed for both comfort and sophistication. It features:

- Three spacious bedrooms, including two with en-suite bathrooms, plus a stylish guest bathroom.
- Two dedicated studies, ideal for professionals or those needing a quiet workspace.
- A modern open-plan...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Studies	2
Furnished	No

#### Exterior

Garages	3
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	265m <sup>2</sup>
Land Size	760m <sup>2</sup>

#### Extras

Prepaid Electricity Solar Geyser Built-In Bar Water Tanks Gas Bottles Security Estate