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Non-Principal Property  
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Registered with PPRA

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Shop 8 Central Parade  
Cnr Victoria and Camps Bay Drive  
Camps Bay  
8005



Web Ref WAC8366



R6,495,000

2 2 1

**Monthly Bond Repayment** R67,040.64

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R578,216.00 **Bond Costs** R70,535.00

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

**Monthly Levy** R5,569 **Monthly Rates** R3,447

### Luxury 2-Bedroom Apartment in 5-Star Hotel

Welcome to this stunning 2 bedroom apartment located in the prestigious Romney Park 5-star apartment hotel in the sought-after Green Point area.

This luxurious residence boasts breathtaking views of the ocean and Signal Hill, providing the perfect backdrop for a sophisticated and serene lifestyle.

This apartment is an ideal investment opportunity, as it is currently being rented out for between R2,500 and R3,900 per night depending on the season. The hotel manages the rental process on your behalf, allowing you to earn passive income without any effort on your part. A small portion of the rental income will be shared with the hotel.

As you enter the property, you are greeted by a spacious and elegant living area, which has a seamless flow between the dining, study and TV lounge. The open-plan design allows for ample natural...

### Features

#### Interior

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

#### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	103m <sup>2</sup>
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#### Extras

Extractor Fan Laminated Floors House Style: Colonial House Style: Contemporary Unit Style: Hotel / Strata Views: City Views: Park Views: Sea / Ocean Locality: Beach Front Locality: Close To Beach Locality: Close To Schools Locality: Close To Shops Locality: Close To Transport Living Area: Open Plan Kitchen: Original Kitchen: Standard Kitchen: Separate Kitchen: Double Sink Kitchen: Microwave Kitchen: Separate Cooktop Main Bedroom: Double Main Bedroom: Built-in-robe Ensuite: Bath Bedroom 2: Double Bedroom 2: Built-in / Wardrobe Window Coverings: Drapes Heating / Cooling: Split Cycle A/c Pool: Communal Garaging / Carparking: Off Street Land Contour: Sloping Condition: Renovated Window/door Frames: Aluminium Water Supply: Town Supply Sewerage: Mains Security: Electric Fencing Security: Intercom

