



**Ramona Caldis**  
Candidate Property  
Practitioner  
Registered with PPRA  
(FFC 776 040 8)  
082 449 3050

ramona.caldis@harcourts.co.za

Contact Harcourts Atlantic

021 4370013

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



SOLE MANDATE

Web Ref RL42209



### R5,950,000



2



2

**Monthly Bond Repayment** R60,406.12

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R512,307.00

**Bond Costs** R65,785.00

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

**Monthly Levy** R4,524.4

**Monthly Rates** R2,028.4

**Special Levy** R961.1

### Immaculate Two Bedroom Atlantic Dream, Sea Point

Welcome to the Atlantic Seaboard, where the rhythm of the ocean meets urban sophistication. Nestled between the sparkling coastline and the slopes of Signal Hill, Sea Point is one of Cape Town's most coveted addresses, offering a lifestyle that effortlessly combines convenience, security, and natural beauty. From early morning walks on the Promenade to sunset dinners with ocean views, living here means embracing the best the Cape has to offer, right on your doorstep.

Set in the quiet heart of this vibrant seaside suburb, this mint condition two bedroom, two bathroom apartment is a rare find. With breathtaking views, complete with premium SMEG appliances, and flawless finishes throughout, it's the ideal home for professionals seeking a sanctuary close to the action, savvy investors looking for long-term growth, or down sizers...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	91m²
------------	------

#### Extras

24 Hour Access 24 Hour Response Balcony Alarm System Balcony Room Bath, Toilet and Basin Blinds Accommodation Bath Built in Wardrobes Dishwasher Connection Electric Fencing Electric Gate Entrance Hall Laminated Floors Garbage Disposal Shower Aluminium Window Security Gate Under Floor Heating En Suite Extractor Fan Fridge Closed Circuit TV Fireplace Gas Hob Open Plan Room Open Plan Kitchen Mountain Storeroom Stove Tumble Dryer Washing Machine Connection Air Conditioning Unit Covered Patio Oven And Hob Sea Underfloor Heating

