



**Matthew Penning**  
082 867 3641  
matthew.penning@harcourts.co.za



**Elmar Cilliers**  
Non-Principal Property Practitioner  
Registered with PPRA

(FFC 746 265)  
072 708 7672  
elmar.cilliers@harcourts.co.za

Contact Harcourts Atlantic

021 4370013

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



Web Ref RL19125



### R1,130,000

0.5 1

**Monthly Bond Repayment** R11,663.73  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R32,749.00 **Bond Costs** R25,220.00

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

**Monthly Levy** R1,200 **Monthly Rates** R476

### Experience Luxury Living at 1 on Albert: High-End Micro Apartments in Prime Location

Step into luxury with our exclusive 25-square meter apartment on the 3rd floor of 1 on Albert.

Experience urban living at its finest, where sophistication meets efficiency in every corner. Semi-furnished with state-of-the-art space-saving appliances and cutting-edge technology, this apartment is designed for the discerning individual who values style and convenience.

Located just 1.5km from the CBD, indulge in the excitement of city life while enjoying the tranquillity of your refined living space. Whether you're a first-time buyer or an experienced investor, this apartment offers the perfect blend of comfort and opportunity.

Crafted by Delta International Design Studio, renowned for its hospitality and retail projects expertise, every detail exudes elegance and functionality. Enjoy peace of mind with 24-hour security...

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 0.5  
Bathrooms 1  
Kitchens 1  
Furnished No

**Exterior**  
Security Yes  
Pool Yes  
Views True

**Sizes**  
Floor Size 25m<sup>2</sup>  
Land Size 1,290m<sup>2</sup>

#### Extras

24 Hour Access 24 Hour Response Bachelor Studio Basin Bath, Toilet and Basin Bath Fibre Ground Floor Guard House Gym Immaculate Condition Multi Storey New Development Safe Secure Parking Shower Shower, Toilet and Basin Single Single Bed Single Parking Stove Studio TV Toilet Underground Parking

