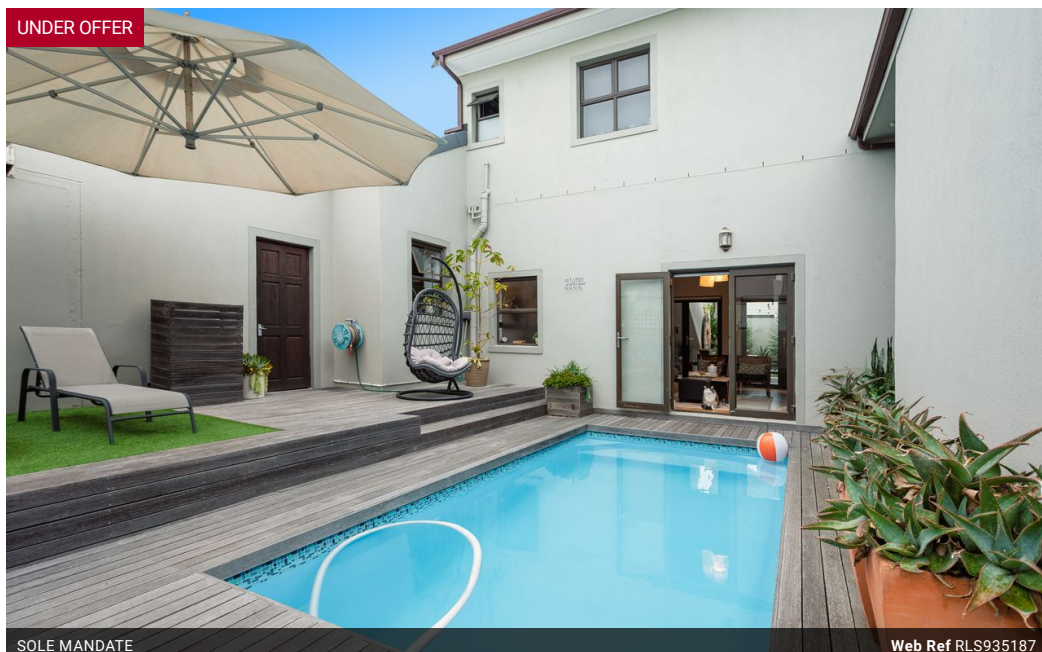




**Paul Klavas**  
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021 5577755

Shop G01 Horizon Bay  
4 Blaauwberg Service Road  
Table View  
Cape Town  
7441



SOLE MANDATE

Web Ref RLS935187



### R6,500,000

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**Monthly Bond Repayment** R67,092.25  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R578,766.00 **Bond Costs** R70,535.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,650 **Monthly Rates** R2,700

### 4 BEDROOM SECURITY ESTATE HOME WITH A SEPERATE STUDIO/FLATLET

Welcome to this exquisite property located in the sought after Dune Ridge Estate, this home embodies luxury and attention to detail and is the epitome of cool.

As you step inside, you are greeted by a modern kitchen that seamlessly blends functionality and style. The kitchen effortlessly flows into the open dining area, allowing for seamless interaction and effortless entertaining. The carefully curated space encourages the gathering of loved ones, fostering memorable dining experiences and lively conversations.

Two fireplaces, strategically placed, bring warmth and charm to both lounges. Whether you desire an intimate evening curled up with a book or a lively gathering with friends, these fireplaces create a cosy ambiance that invites relaxation and connection.

The principal bedroom is a true sanctuary, exuding...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	3.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	2
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	343m <sup>2</sup>
Land Size	655m <sup>2</sup>

#### Extras

24 Hour Access Air Conditioner Garden Gas Hob Granite Tops Scullery Sliding Doors Solar Heating Internet Port irrigation Curtain Rails Deck Dishwasher Connection Driveway Electric Garage Open Plan Oven & Hob Walk In Closet Washing Machine Connection Electricity Included Entrance Hall Extractor Fan Fireplace Wooden Floors

