



**Byron Kruger**  
082 401 5179  
byron@everitt.co.za

Contact Cape Town Atlantic  
Seaboard & City Bowl

021 434 8755

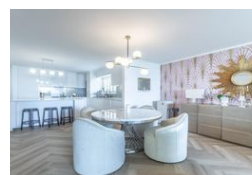
106 Old Cape Quarter Building, 72 Waterkant  
Street, De Waterkant,  
Cape Town 8001

NEW



SOLE MANDATE

Web Ref CACB-6265



**R13,495,000**



2



2.5

**Monthly Bond Repayment** R137,005.15

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R1,391,364.00

**Bond Costs** R103,785.00

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

**Monthly Levy** R6,556

**Monthly Rates** R4,800

## 2 Bedroom Apartment For Sale in Sea Point

Oceanfront Living with a Lush Urban Pulse

Perfectly positioned on the Sea Point Promenade, this elegant two bedroom apartment offers the ultimate blend of seaside calm and city buzz.

The space is beautifully proportioned, with two generous en-suite bedrooms, including a main suite complete with full bathroom featuring both a bath and walk-in shower. A separate guest loo is discreetly tucked away off the entrance hall, which is framed by built-in closets for added ease and style.

The heart of the home is an open-plan entertainer's dream. A sleek, contemporary kitchen flows seamlessly into the dining and lounge area, anchored by a modern electric fireplace. Floor-to-ceiling glass doors draw you out to a private balcony, a front-row seat to life along the Promenade. From joggers and dog walkers...

### Features

#### Interior

Bedrooms	2
Bathrooms	2.5
Recep. Rooms	2
Furnished	No

#### Extras

Communal swimming pool

#### Exterior

Carports / Parkings	2
Security	No
Pool	Yes
Views	Yes

#### Sizes

Floor Size	152m²
------------	-------