



**Andre Stassen**  
082 928 6139  
andre.stassen@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

Loft Office 6  
The Woodmill Lifestyle Centre  
Vredenburg Road  
Devonvallei  
Stellenbosch  
7600



Web Ref RL15396



**R4,000,000**

**Monthly Bond Repayment** R41,287.54  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R281,050.00    **Bond Costs** R51,610.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,907

### Prime Plot in Desirable Hermanus Heights

Hermanus Heights offers the best of coastal and countryside living. Within minutes, enjoy the pristine Fernkloof Nature Reserve with its scenic hiking trails and diverse flora, a top-tier golf course, and convenient access to the vibrant town centre, beaches, schools, shops, and restaurants.

Architectural plans are available, allowing you to envision and design a home that maximizes the stunning landscape. Whether you're after an active lifestyle with golf, hiking, and beach days, or a tranquil retreat in a close-knit community, this location delivers.

With only a limited number of vacant stands left, this property presents an unparalleled investment opportunity in one of South Africa's most coveted coastal areas. Don't miss out on the chance to secure a prime piece of Hermanus Heights!

### Features