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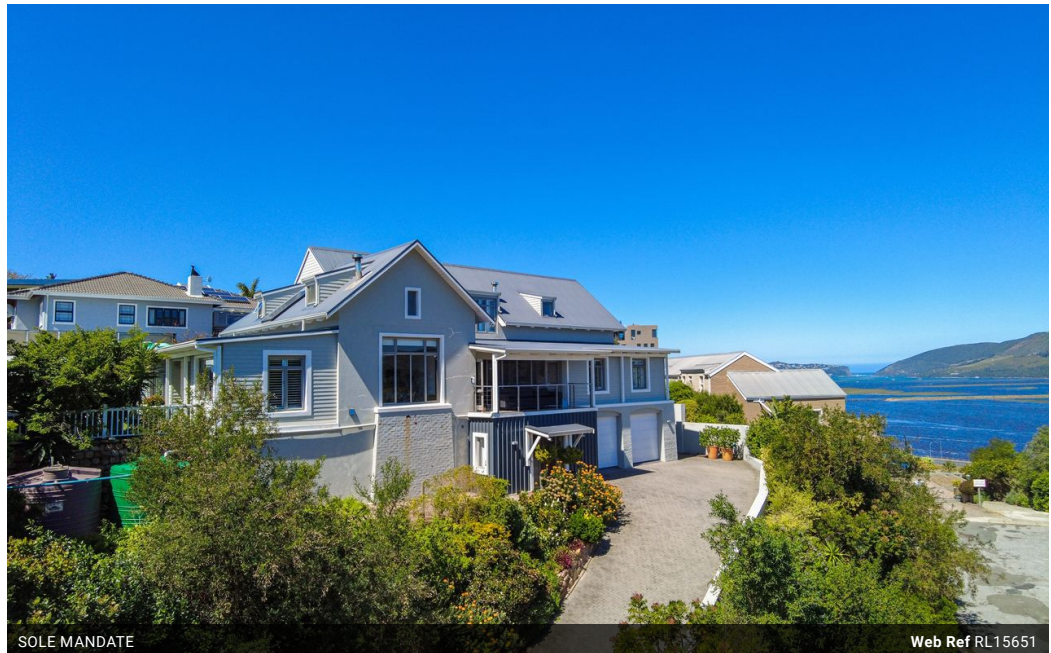
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Vredenburg Road  
Devonvallei  
Stellenbosch  
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SOLE MANDATE

Web Ref RL15651



**R14,800,000**

**Monthly Bond Repayment** R152,763.88  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,566,477.00    **Bond Costs** R108,535.00

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

 15     15     5

### Exclusive Opportunity – Two Adjacent Prime Properties with views for Sale in Knysna.

Presenting a rare opportunity to own two exceptional adjacent properties in Knysna Heights, offering the unique feature of the owner's home and adjacent luxury income-generating apartment guesthouse.

#### 1. Guadeloupe Guesthouse - 3 Roos Bolton Crescent

This charming self-catering apartment guesthouse offers sweeping views of the Knysna Lagoon from Belvidere Estate towards the iconic Knysna Heads.

Located at the end of a quiet cul-de-sac, it boasts four well-appointed self-catering apartments upstairs, each uniquely furnished and well-equipped for a comfortable stay. The downstairs quarters include expansive managers' or tenant accommodation and a large entertainment area with a spacious deck, perfect for hosting guests. The gourmet kitchen and multi-purpose spaces create an ideal setup for both owners and guests. Additional...

### Features

#### Interior

Bedrooms	15
Bathrooms	15
Kitchens	6
Recep. Rooms	13
Studies	1
Furnished	No

#### Exterior

Garages	5
Carports / Parkings	4
Security	No
Pool	No
Views	False

#### Sizes

Floor Size	1,079m <sup>2</sup>
Land Size	2,170m <sup>2</sup>