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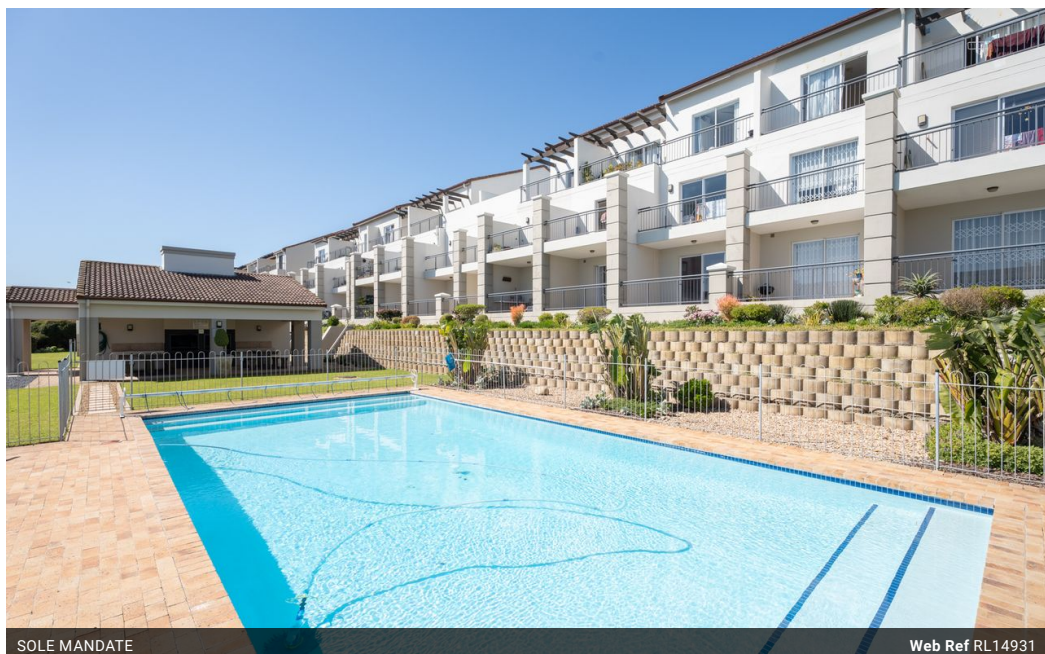
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Contact **Virtual Office**

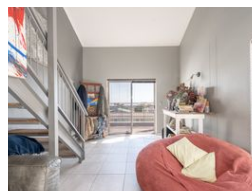
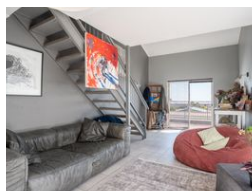
086 1732589

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



SOLE MANDATE

Web Ref RL14931



**R1,645,000**

 1  1

**Monthly Bond Repayment** R16,979.50  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R52,303.00 **Bond Costs** R30,875.00

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

**Monthly Levy** R3,106 **Monthly Rates** R1,286

### Top-floor, Corner apartment with lovely views

Exclusive Sole Mandate.

Welcome to this stunning top-floor corner unit in the highly sought-after Warwick Place, Royal Ascot. This secure estate offers an unparalleled lifestyle with breathtaking views overlooking the Flamingo Vlei and Table Bay. The open-plan kitchen and living area feature a centre island and built-in cupboards, seamlessly flowing onto a large balcony of 65m that spans the front and full length of the flat's side, perfect for entertaining or enjoying the scenic surroundings. The living area is elegantly tiled, while the kitchen is finished with stylish vinyl flooring. A wooden staircase leads to a charming loft bedroom complete with an en-suite bathroom, including a shower, basin, and toilet. With aluminium sliding doors equipped with blinds and a front door security gate, this unit combines modern design...

### Features

Interior		Exterior		Sizes	
Bedrooms	1	Carports / Parkings	1	Floor Size	67m <sup>2</sup>
Bathrooms	1	Security	Yes		
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	True		
Furnished	No				