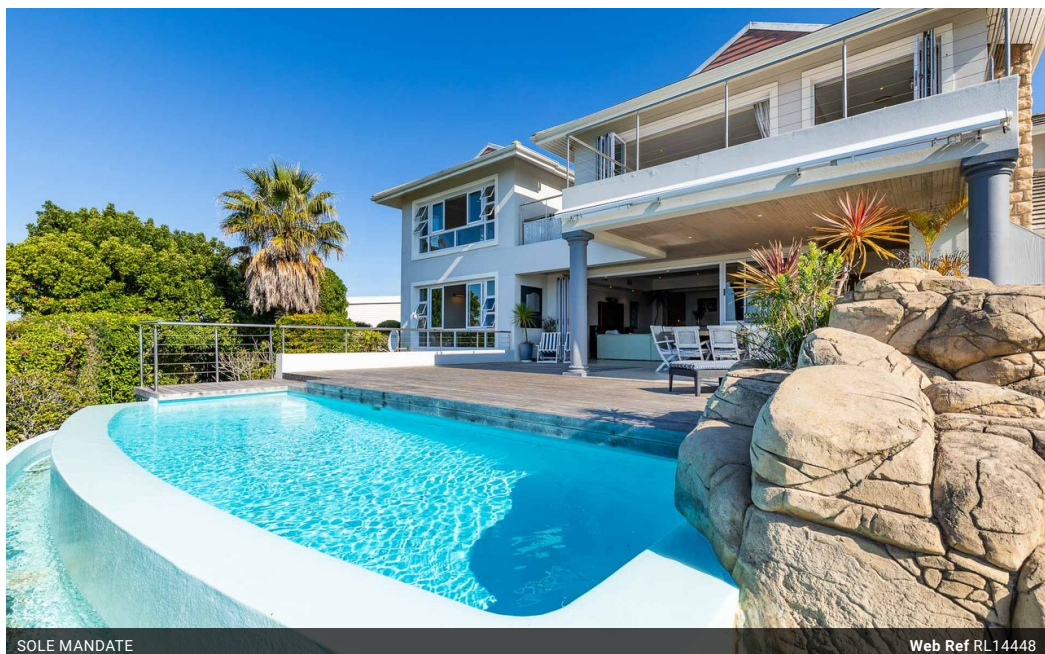


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Contact **Virtual Office**

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The Woodmill Lifestyle Centre  
Vredenburg Road  
Devonvallei  
Stellenbosch  
7600



SOLE MANDATE

Web Ref RL14448



**R25,000,000**

 5  6  5

**Monthly Bond Repayment** R258,047.10  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R2,922,371.00 **Bond Costs** R132,285.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R8,534

### 8,557m<sup>2</sup> Property with Luxurious Residence and Land Opportunity for Development.

EXCLUSIVE MANDATE.

This commercially zoned land in a secluded cul-de-sac, boasting uninterrupted views of the mountains and the Indian Ocean presents an exceptional investment opportunity. The property includes a luxurious home that can be sub-divided or incorporated into your development plans.

#### Embrace Self-Sufficiency

The growing trend towards self-reliance and off-grid living makes this property even more appealing. With ample space and stunning surroundings, you can design a sustainable oasis that harmonises with nature.

**Luxury Townhouse Development:** Create a prestigious residential complex, capitalizing on the high demand for upscale coastal living.

**Exclusive Homeowners Association:** Establish a private, gated community where like-minded individuals can enjoy a secure, tranquil lifestyle.

**Private Family Compound:** Build...

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 5  
Bathrooms 6  
Kitchens 1  
Recep. Rooms 4  
Studies 1  
Furnished No

**Exterior**  
Garages 5  
Carports / Parkings 8  
Security Yes  
Pool Yes  
Views True

**Sizes**  
Floor Size 944m<sup>2</sup>  
Land Size 8,554m<sup>2</sup>