



Rynhard van Schaik
 074 513 1829
 rynhard@meridianrealty.co.za

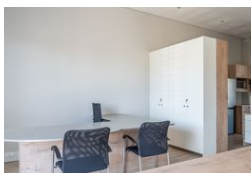
Contact **Virtual Office**

086 1732589

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



Web Ref RL15614



R2,300,000



Monthly Bond Repayment R23,740.33
 Calculated over 20 years at 11% with no deposit.

Transfer Costs R98,138.00 **Bond Costs** R36,530.00

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

Monthly Levy R1,700 **Monthly Rates** R1,020

Investor's dream in a historical precinct.

Meridian Realty proudly presents this exciting investment opportunity located in a sought-after Paardevlei building. The unit is currently being utilised as an open-plan office but is the ideal property for short-term rental, Airbnb, or student accommodation.

Upon entering this sophisticated bachelor apartment, you will immediately be welcomed by exquisite contemporary finishes and a comfortable open-plan design. The living area features vinyl flooring, a newly installed air-conditioning system, built-in cupboards, and flows seamlessly onto a spacious third-floor balcony that enjoys majestic views of the Helderberg mountain. The kitchen has ample cupboard space, a dual basin, and an electric hob with an undercounter oven and extractor.

The separate bathroom is tiled, has an extraction system, and features a luxurious walk-in...

Features

Interior		Exterior		Sizes	
Bathrooms	1	Carports / Parkings	2	Floor Size	64m ²
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Studies	1	Views	True		
Furnished	No				