

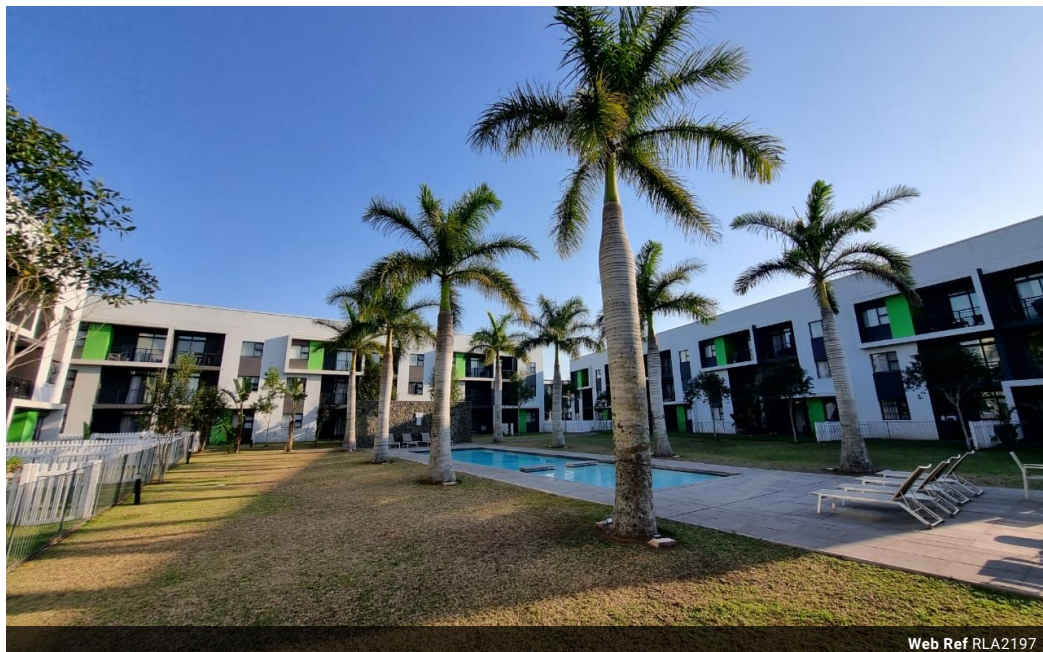


**Elena Antoni**  
0609493246  
elenaantoni@acutts.co.za

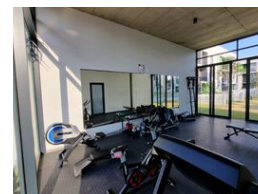
Contact Acutts KZN North Coast

031 2660555

Shop 5,  
6 Village Road,  
Kloof,  
3640



Web Ref RLA2197



### R1,350,000



**Monthly Bond Repayment** R13,934.54  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R39,117.00    **Bond Costs** R27,105.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R804    **Monthly Rates** R369    **Special Levy** R154

### Stylish Apartment in Ballito

Step into this welcoming and comfortable apartment situated on the third floor of popular and well-maintained Ballito Groves.

This fully furnished apartment boasts a bright, open-plan layout with the kitchen, dining area, and lounge seamlessly flowing onto a private, covered balcony further enhancing the apartment's openness.

There are 2 bedrooms, both with built-in cupboards which share a full bathroom.

Additionally, an allocated undercover parking bay as well as visitors parking add to your convenience.

Complex amenities:

- Security/Biometric Access
- Clubhouse
- Gym
- Communal Pool and Garden
- Pet friendly with permission

This is the perfect investment opportunity for permanent residents, first-time buyers, or a holiday retreat within close proximity to

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	2	Carports / Parkings	1	Floor Size	60m <sup>2</sup>
Bathrooms	1	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	2	Views	True		
Furnished	Yes				