



**Ronell Abrahams**  
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Contact Acutts Bluff

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2A Bluff Hillside Mall  
201 Tara Road  
Bluff  
4052



Web Ref RLA2736



### R3,575,000

4   
 2   
 2

**Monthly Bond Repayment** R36,900.74  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R229,964.00    **Bond Costs** R47,840.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R2,100

### EXCEPTIONAL HOME WITH SPECTACULAR SEAVIEWS

The location is perfection but the sheer luxury of space is an absolute dream.

If nothing but the BEST will do for you, your search has ended right here.

Luxury is epitomized in this home. Set on 1273m<sup>2</sup> of level land, this corner plot is located in prime proximity within walking distance to the beaches. Close to all amenities.

Upon entering the home, you are immediately struck by the awesome layout of the landscape and breathing views. There is a modern open plan flow with beautiful lighting adds a feel of luxury with high end finishes.

Built for entertaining, there is a stunning pool and fire pit for family gatherings. The upstairs balcony enjoys the very best sea views overlooking the Indian Ocean. Th main bedroom opens onto this fabulous space. Two water tanks are inclusive.

4 Spacious bedrooms, as well as a home...

### Features

**Pets Allowed** Yes

#### Interior

**Bedrooms** 4  
**Bathrooms** 2  
**Kitchens** 1  
**Recep. Rooms** 2  
**Studies** 1  
**Furnished** No

#### Exterior

**Garages** 2  
**Carports / Parkings** 2  
**Security** Yes  
**Dom. Accom.** 1  
**Pool** Yes  
**Views** True

#### Sizes

**Floor Size** 542m<sup>2</sup>  
**Land Size** 1,271m<sup>2</sup>

