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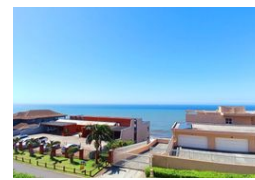
Shop 5,  
6 Village Road,  
Kloof,  
3640

NEW



SOLE MANDATE

Web Ref RLA2893



### R3,800,000

3 3

**Monthly Bond Repayment** R39,223.16  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R256,882.00 **Bond Costs** R49,725.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R6,335 **Monthly Rates** R2,975

### Panoramic Penthouse Views

Exclusive Sole Mandate – Fully Furnished Penthouse with Panoramic Ocean Views

An exceptional opportunity to own one of only two penthouses in this sought-after Umdloti Beach complex. Spanning 192 sqm, this meticulously designed residence offers breathtaking, uninterrupted ocean views and a perfect blend of luxury, comfort, and exclusivity.

#### Property Features:

**Spacious Open-Plan Living:** A seamless flow from the modern kitchen, lounge, and dining area to a large wooden deck through stack-back folding doors—perfect for entertaining or enjoying the tranquil sea views.

**Three East-Facing Bedrooms:** Wake up to the sunrise over the ocean. Two of the bedrooms have direct access to the deck, enhancing the sense of space and connection to nature.

**Luxurious Master Suite:** One of the largest ensuite bathrooms in a sectional title complex...

### Features

#### Interior

Bedrooms	3
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Furnished	Yes

#### Exterior

Carports / Parkings	2
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	192m <sup>2</sup>
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#### Extras

24 Hour Access 24 Hour Response Air Conditioning Unit Balcony Awning Bath, Toilet and Basin Carport Coastal Beach Complex Communal Braai Area Deck En Suite Fenced Pool Granite Tops Covered Patio Double Basin Double Parking Guard House Holiday Home Immaculate Condition Built in Wardrobes Penthouse Open Plan Kitchen Residential Security Complex Secure Parking Sliding Doors Squash Court Security Gate Tandem Parking Totally Fenced Green Belt Sea Modern East