



**Annalie Baesa**

Non-Principal Property Practitioner  
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SOLE MANDATE

Web Ref KIR105



**R2,070,000**



**Monthly Bond Repayment** R21,366.30

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R82,147.00    **Bond Costs** R34,625.00

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

**Monthly Levy** R2,315    **Monthly Rates** R2,800

**A Smart Investment**

VAT inclusive - the sale is not subject to transfer duty

This immaculate apartment, located in the heart of Cape Town, has been a highly successful Airbnb property for several years. A unique feature of this property is access to not just one, but two rooftop pool decks, as well as a gym. The Adderley Terrace pool, which is 20 meters long, is perfect for serious swimmers, while the Adderley Apartments pool, exclusively available to owners and residents, offers ample sunbathing space and two gas braais.

One of the few buildings in the city as yet unaffected by load shedding, this apartment is a true gem. Upon entering, you're greeted by a hallway that includes a guest loo. The main living area is an open-plan space that combines the kitchen, dining area, and lounge, with a west-facing window. The bedroom is exceptionally...

**Features**

**Interior**

Bedrooms	1
Bathrooms	1
Kitchens	1
Recep. Rooms	1
Furnished	No

**Exterior**

Carports / Parkings	1
Security	Yes
Pool	Yes
Views	False

**Sizes**

Floor Size	61m <sup>2</sup>
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