



Susan Litten

Non-Principal Property Practitioner
Registered with PPRA
(FFC 202 332 617 1)
083 327 0404

susan@kapstadtinternational.co.za



Henri Landon

Non-Principal Property Practitioner
Registered with PPRA

(FFC 202 478 000 10)

060 983 2854

henri@kapstadtinternational.co.za

Contact Gardens

021 4242211

11a De Lorentz Street,
Gardens,
8001

UNDER OFFER



Web Ref KIR160



R10,995,000

Monthly Bond Repayment R113,489.11
Calculated over 20 years at 11% with no deposit.

Transfer Costs R1,096,277.00 **Bond Costs** R89,535.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

4 4 4

Monthly Levy R6,606 **Monthly Rates** R5,060

Elevated Excellence - Modern Convenience

Contemporary living at its finest.

Nestled amidst the jacarandas in the highly sought-after 45 on Exner Signatura development, this remarkable, North facing 291sqm apartment perfectly blends secure, family-orientated living with a lucrative investment opportunity and return.

Designed with comfort and ease in mind, this luxurious, pet-friendly apartment features four spacious bedrooms, three of which are en-suite, with the fourth conveniently located next to its own private bathroom—ideal for families of all sizes. The open-plan layout is both inviting and functional, with two lounges and a dedicated home office that provides ample space for both relaxation and productivity. At the heart of the home is a gourmet kitchen with white Caesarstone countertops, a central island, and a walk-in pantry/laundry room, complete with a...

Features

Pets Allowed	Yes			
Interior		Exterior		Sizes
Bedrooms	4	Garages	4	Floor Size
Bathrooms	4	Security	No	291m ²
Kitchens	1	Pool	No	
Recep. Rooms	4	Views	True	
Studies	1			
Furnished	No			

Extras

Air Conditioning Unit Built in Wardrobes Air Conditioner Balcony Garden Linen Room Secure Parking Underground Parking Storage

