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**R1,590,000**

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**Monthly Bond Repayment** R16,411.80  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R56,076.00 **Bond Costs** R34,088.50  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R419.0 **Monthly Rates** R547 **Sectional Title Levy** R1,205.0

### Sunny 2 bed apartment Myburgh Park

Sole and Exclusive mandate

Situated in the upmarket suburb Myburgh Park, this lovely complex is tucked away in a quiet corner within short drive or walk to Shark Bay, Langebaan Yacht Club Langebaan Lagoon.

This apartment is ideal as a buy to let, weekend getaway, retirement or permanent residence.

Property highlights:

Enjoy the spacious layout of this ground floor apartment complete with a patio and outdoor braai. The kitchen and lounge area seamlessly flow together, creating an inviting space filled with natural light.

There are two bedrooms both with built in cupboards, one full family bathroom with a bath and shower.

Each flat owns its own garage. An allocated parking area is available for the use of the tenant.

Whether you're looking to invest in your future or seeking a tranquil retreat...

### Features

Interior		Exterior		Sizes	
Bedrooms	2	Garages	1	Floor Size	90m <sup>2</sup>
Bathrooms	1	Security	No	Land Size	1,365m <sup>2</sup>
Kitchens	1	Pool	No		
Recep. Rooms	1	Views	Yes		
Furnished	No				

#### Extras

Patio Washing Machine Connection Internet Port Curtain Rails Security Gate

