

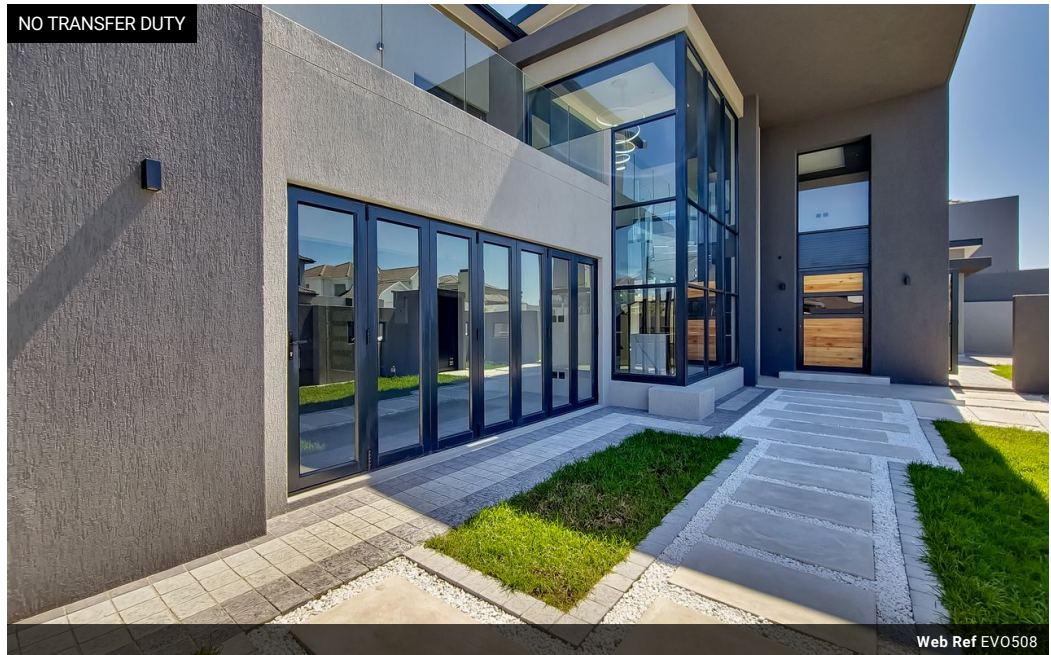
**Dominic Sherrell**  
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Contact Cape Town CBD

021 2053772

3 Caledonian Road Mowbray

NO TRANSFER DUTY



Web Ref EV0508



R10,995,000

 6  6  1

**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.

**Monthly Rates** R898.0

### An Architectural Palace Of Pure Paradise!!!

Welcome to your next ultra-modern architectural dream home, consisting of a stunning 6-bedroom, 6-bathroom masterpiece combining luxury and functionality. This exceptional property exudes sophistication, featuring meticulous attention to detail throughout every space it has to offer.

This ultra-modern architectural dream home situated in the exquisite 'Sagewood' security estate is a rare find, offering unparalleled luxury and design. With its impressive state of the art features and meticulous attention to detail, it stands as a testament to modern contemporary living at its ultimate finest.

As you approach, you are greeted by a striking facade that combines clean detailed orientated lines with expansive glass panels, allowing natural light to flood the interiors of the entire home. The entrance footpath was designed with...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	6
Bathrooms	6
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	1
Carports / Parkings	4
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	True

#### Sizes

Land Size 550m<sup>2</sup>

#### Extras

24 Hour Access 24 Hour Response Bath, Toilet and Basin Domestic Bathroom Bathroom Security Estate Tandem Parking Open Plan Built In Braai Immaculate Condition Extractor Fan Architect Designed Skylight Window Security Complex Electric Garage Staff Quarters Domestic Rooms Secure Parking Totally Walled Ultra Modern Mountain View North Aluminium Window Contemporary Intercom Fireplace