



**Jason Kruger**  
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Contact Cape Town CBD

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3 Caledonian Road Mowbray

UNDER OFFER



SOLE MANDATE

Web Ref EV0351



R17,995,000

**Monthly Bond Repayment** R185,742.30  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R2,000,796.00    **Bond Costs** R122,785.00

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

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Fantastic Investment Opportunity in the best pocket of Camps Bay

Exclusively brought to you by Revo Property // Asking: R17,995,000

\*Investment Note - This apartment has recently been listed on AirBnB and has achieved earnings of R841,486 (nett R679,669) between September '23 and February '24\*

Welcome to this expansive 3 bedroom apartment in an exceptional pocket of Camps Bay, right opposite the Camps Bay Retreat.

**GROUND FLOOR:**

The ground floor incorporates a large garage with 2 bays belonging to the apartment, along with a storage room. At the back of the garage you will find the elevator access which takes you up to your unit.

**FIRST FLOOR:**

The first floor encompasses a stunning open plan living area with your kitchen and island taking centre stage. An effortless flow from the lounge, dining room and kitchen makes this a fantastic option for someone who enjoys entertaining. The kitchen...

Features

**Pets Allowed** Yes

Interior	
Bedrooms	3
Bathrooms	3.5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

Exterior	
Garages	2
Security	No
Pool	Yes
Views	True

Sizes	
Floor Size	399m <sup>2</sup>