



**Emanuel Germanis**  
0847103456  
emanuel@revo.co.za

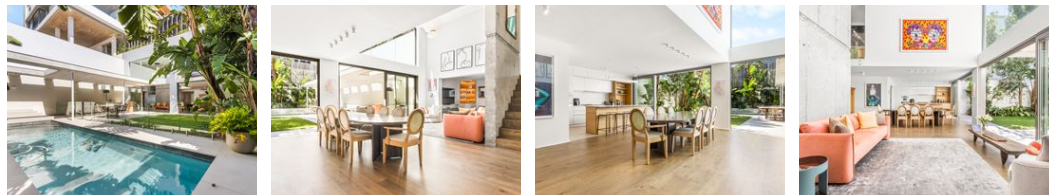
Contact Cape Town CBD

021 2053772

3 Caledonian Road Mowbray



Web Ref EV0626



R35,000,000

 4  5  2

**Monthly Bond Repayment** R361,265.94  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R4,222,371.00 **Bond Costs** R132,285.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R10,765 **Special Levy** R8,241

### 4-Bedroom Luxury Home in Fresnaye on Cape Town's Atlantic Seaboard

Nestled in the exclusive enclave of Fresnaye on Cape Town's sought-after Atlantic Seaboard, this exquisite residence epitomizes luxury and meticulous craftsmanship. Surrounded by mountain and sea, this home offers an unparalleled sense of coastal serenity.

Designed for both grand entertaining and effortless living, the open-plan layout seamlessly integrates the marble-clad kitchen, lounge, and TV lounge, all flowing through stacking doors to a breathtaking outdoor retreat. The main living area is double-volume, featuring striking north-facing windows that bathe the home in natural light throughout the day. A refined mix of materials—including warm woodwork, polished concrete, and sophisticated lighting—creates a space that is both contemporary and inviting.

Each of the four en-suite bedrooms is a private sanctuary, adorned...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms 4  
Bathrooms 5  
Kitchens 1  
Recep. Rooms 3  
Studies 1  
Furnished Yes

#### Exterior

Garages 2  
Carports / Parkings 2  
Security No  
Pool Yes  
Views False

#### Sizes

Floor Size 457m<sup>2</sup>

#### Extras

Air Conditioning Unit

