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Contact Cape Town CBD

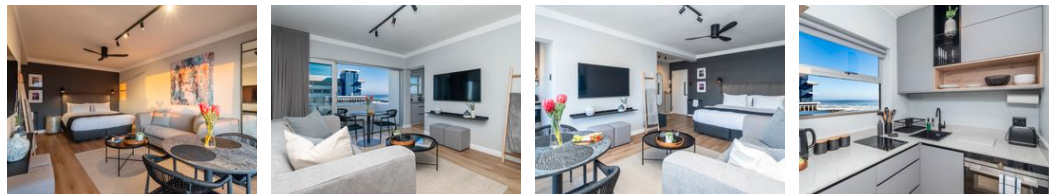
021 2053772

3 Caledonian Road Mowbray



SOLE MANDATE



Web Ref EV0633



R3,395,000

**Monthly Bond Repayment** R35,042.80  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R207,997.00    **Bond Costs** R45,955.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

 0.5     1

### Seaside Luxury - A Rare Investment Opportunity

**\*\*SOLE & EXCLUSIVE MANDATE\*\***

This is a once-in-a-lifetime opportunity to own a stunning oceanfront studio in the prestigious Pont du Gard building, perfectly positioned along the sought-after Mouille Point promenade. The sellers have spared no expense in a full renovation, creating a space that exudes warmth, elegance, and meticulous attention to detail. Every inch of this apartment has been thoughtfully designed with passion and love, resulting in a seamless blend of modern luxury and coastal charm.

Step onto your private balcony and take in the breathtaking views of the ocean & Lion's Head, where the sound of the waves provides the perfect backdrop to your daily routine. Natural light floods the open-plan living space, highlighting the high-end finishes and sophisticated decor. A well-equipped kitchenette, stylish lounge...

### Features

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Bedrooms	0.5	Security	Yes	Floor Size
Bathrooms	1	Pool	No	45m <sup>2</sup>
Kitchens	1	Views	True	
Recep. Rooms	1			
Furnished	No			