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Web Ref EV0522



R12,995,000

 4  3  3

**Monthly Bond Repayment** R134,132.88  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,327,202.00 **Bond Costs** R99,035.00

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

**Monthly Levy** R5,060

### Indoor Outdoor Living at its Finest, Designed with Meticulous Attention to Detail

Exclusive Dual Mandate.

Nestled at the end of a quiet cul-de-sac, this sought-after home in the prestigious La Vue neighbourhood of Val de Vie Estate welcomes you with its refined design and seamless flow.

The open-plan kitchen looks out over the dining and lounge area, which is graced with a cozy fireplace and statement high-ceiling windows. These expansive windows not only frame the stunning views and lush outdoor greenery but also fill the home with natural light.

The lounge, framed by aluminum sliding doors on either side, flows effortlessly onto the terrace and pool area, blending indoor and outdoor living.

Next to the kitchen, the pajama lounge provides a snug space perfect for relaxation and family gatherings.

The kitchen itself is both functional and elegant, boasting ample storage, a beautiful wine display...

### Features

**Pets Allowed** Yes

Interior	
Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

Exterior	
Garages	3
Carports / Parkings	3
Security	Yes
Pool	Yes
Views	True

Sizes	
Floor Size	356m <sup>2</sup>
Land Size	722m <sup>2</sup>