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**R1,450,000**

3 2

**Monthly Bond Repayment** R14,966.73  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R44,285.00 **Bond Costs** R28,990.00

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

**Monthly Levy** R2,800 **Monthly Rates** R1,570

Furnished, Ground Floor, 3 Bed, 2 Bath Apartment, 180° Sea View, Walking Distance to Lucien Beach

Welcome to this modern and stylish 3-bedroom, 2-bathroom ground floor apartment in the heart of Manaba Beach, perfectly positioned to capitalize on the thriving holiday letting market.

MOVE-IN READY FOR HOLIDAY LETTING

This turnkey apartment comes fully equipped with:

- Newly purchased patio furniture, perfect for alfresco dining and soaking up the stunning sea views
- Fresh bedding and towels, ensuring a comfortable stay for your guests
- Installed CCTV system and battery backup power for added security and peace of mind
- WiFi connectivity for seamless communication and entertainment
- Furnished

### Features

#### Interior

|              |     |
|--------------|-----|
| Bedrooms     | 3   |
| Bathrooms    | 2   |
| Kitchens     | 1   |
| Recep. Rooms | 2   |
| Furnished    | Yes |

#### Exterior

|                     |      |
|---------------------|------|
| Carports / Parkings | 1    |
| Security            | Yes  |
| Pool                | No   |
| Views               | True |

#### Sizes

|            |                     |
|------------|---------------------|
| Floor Size | 171m <sup>2</sup>   |
| Land Size  | 1,856m <sup>2</sup> |

#### Extras

Alarm System Balcony Granite Tops Fibre Smoke Alarm CCTV