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Web Ref RPP1030638



**R695,000**

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**Monthly Bond Repayment** R7,173.71  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R23,730.00 **Bond Costs** R17,680.00

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

**Monthly Levy** R3,071.2

### Diamond in the rough: Spacious 115m<sup>2</sup> Apartment in Shelly Beach

Discover a hidden gem in this spacious 115m<sup>2</sup>, 3-bedroom, 2-bathroom apartment, boasting an open-concept living area and a balcony overlooking a lush communal garden perfect for kids to play.

While the apartment requires some TLC, its incredible value and potential for renovation make it an unbeatable opportunity.

Enjoy access to top-notch amenities, including a large communal pool, braai area, and pool house. The complex features secure covered parking, a guardhouse at the entrance, and large backup water tanks for added peace of mind.

Please note that the building is currently being repainted, as evident by markings on the balcony walls.

Located in the heart of Shelly Beach, this apartment is close to all amenities, making it an ideal choice for those seeking convenience and comfort.

Don't miss out on this incredible...

### Features

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	115m <sup>2</sup>
Land Size	14,955m <sup>2</sup>

#### Extras

24 Hour Access Balcony Guard House