

## PRIME RESIDENTIAL REAL ESTATE



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## 2 Bedroom Apartment For Sale in Birdhaven



SOLE MANDATE

Web Ref BLUE-2222



**R1,600,000**

 2  2

**Monthly Bond Repayment** R17,062.87

Calculated over 20 years at 11.5% with no deposit.

**Transfer Costs** R56,676.00 **Bond Costs** R34,088.50

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

**Monthly Levy** R3,865 **Monthly Rates** R1,257

### Elegant, Renovated Apartment in Prime Birdhaven

Discover this stunning, newly renovated 115m<sup>2</sup> apartment, exquisitely presented with gleaming parquet flooring and soaring high ceilings. Nestled in a meticulously maintained complex within the highly sought-after suburb of Birdhaven, this residence embodies sophistication and modern comfort.

#### Gourmet Galley Kitchen

The apartment features a magnificent galley kitchen, complete with Caesarstone countertops, a double sink, and ample space for three appliances. Bathed in natural light with a serene garden view, this kitchen is a chef's delight.

#### Spacious Living Areas

The open-plan lounge and dining area is generously proportioned, flowing seamlessly onto an enclosed balcony. This inviting space is perfect for both relaxation and entertaining.

#### Luxurious Bedrooms

The master bedroom is a true...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms 2  
Bathrooms 2  
Recep. Rooms 2  
Furnished No

#### Exterior

Carports / Parkings 2  
Security No  
Dom. Accom. 1  
Pool No  
Views No

#### Sizes

Floor Size 115m<sup>2</sup>

