

**PRIME RESIDENTIAL  
REAL ESTATE**


**Ronald Ennik**  
083 273 3707  
theparks@ennikestates.co.za



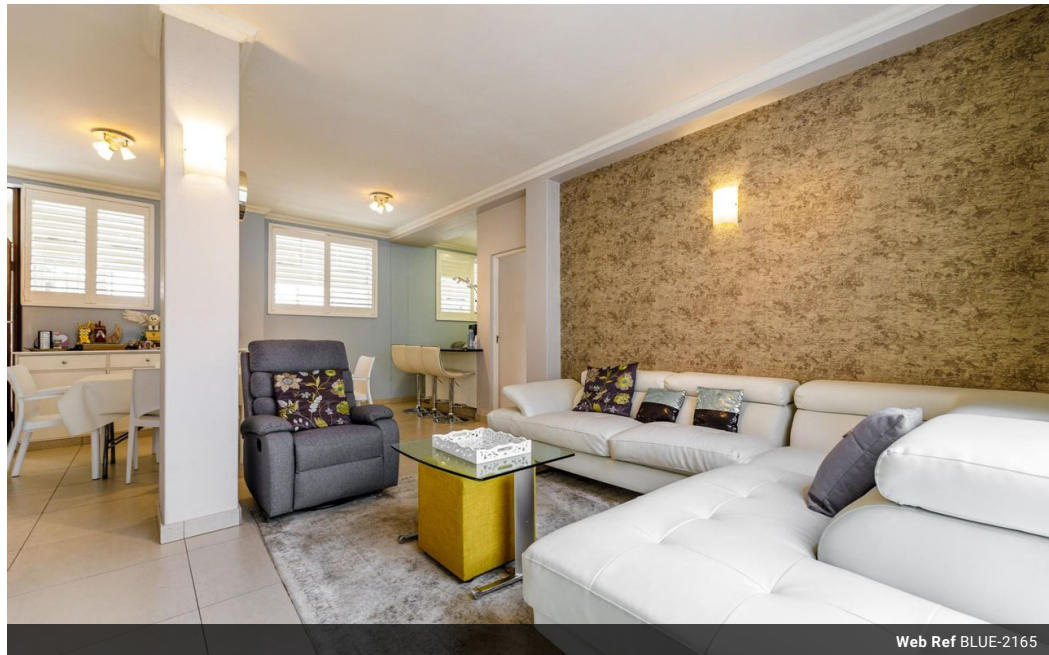
**Delisile Thabethe**  
064 526 6193

delisile.thabethe@ennikestates.co.za

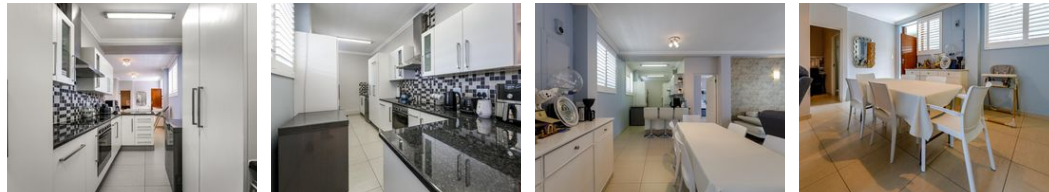
Contact **Johannesburg (Ennik Estates)**

**011 788 0688**

65 Worcester Road  
Parkwood  
2193  
Johannesburg



Web Ref BLUE-2165



**R1,650,000**

**Monthly Bond Repayment** R17,031.11  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R61,700.00    **Bond Costs** R36,112.50

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

**Monthly Levy** R4,330    **Monthly Rates** R2,000



### A Sunlit Sanctuary in Illovo

Bordering Hyde Park (Melville Rd is the next street).

Step into 120m<sup>2</sup> of contemporary charm, where thoughtful design meets effortless elegance. This north-facing apartment, with water backup for the whole complex, is skillfully transformed from two units into a single luxurious haven. Your ticket to refined living.

The interiors boast easy-to-maintain, neutral-toned tiles, enhanced by sleek American Plantation shutters and custom window blinds. Delicate Italian mosaic splashbacks add a dash of flair, creating a space as functional as it is fashionable.

The open-plan living area is an entertainer's delight. A seamless easy flow from the spacious well-appointed kitchen to the dining and lounge areas which lead out to the main balcony (one of two balconies), where evenings are best spent with a drink in...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	2
Bathrooms	2
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	2
Security	Yes
Pool	No
Views	No

#### Sizes

Floor Size	120m <sup>2</sup>
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#### Extras

Granite Counter-Tops, Double Sink, Custom Cabinetry, Defy Appliances, American Plantation Steel Shutters, Glass Hob, Extractor, Oven, Tiled Floors, Feature Light Fittings, Large Shower, 2x Basement Parking, Elevator

