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Sitari Property Sales  
Sitari Country Estate  
Old Main Rd  
Somerset West  
7130



SOLE MANDATE

Web Ref 6951111



R1,725,000

2 1

**Monthly Bond Repayment** R17,512.70

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R56,539.00 **Bond Costs** R30,875.00

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

**Monthly Levy** R3,297 **Monthly Rates** R514

Never Been Lived in, First Floor Unit – The Grove

This stunning, brand-new unit is situated on the first floor of The Grove, offering modern living in a prime location. Perfect for first-time buyers or those looking to downsize, this unit provides a comfortable and stylish living space.

#### APARTMENT FEATURES

- 2 Bedrooms: Spacious and well-lit, with plenty of room for relaxation.
- 1 Full Bathroom: Featuring modern fixtures for your convenience.
- Spacious Lounge: A large living area that's perfect for entertaining or enjoying downtime.
- Well-Equipped Kitchen: Includes a double sink & ample cupboard space.
- Covered Patio: One of the bedrooms leads out to a private covered patio.
- Parking: Includes 2 parking bays for your convenience.

#### PREMIUM ESTATE AMENITIES

- State-of-the-art security – Biometric access, 24/7 monitoring & electrified perimeter fencing
- ...

### Features

#### Interior

Bedrooms	2
Bathrooms	1
Kitchens	1
Recep. Rooms	1

#### Exterior

Carports / Parkings	2
Security	No
Pool	No

#### Sizes

Floor Size	73m <sup>2</sup>
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