



**Trix De Waal**  
0766635812  
sales@sitari.co.za



**Shaun Harris**  
0829560599  
sales@sitari.co.za

Contact Somerset West

021 2017337

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

UNDER OFFER



SOLE MANDATE

Web Ref 6946314



R4,095,000

3 3 2

**Monthly Bond Repayment** R41,573.63

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R294,124.00 **Bond Costs** R53,495.00

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

**Monthly Levy** R3,355

### New Home in Sitari Country Estate – Plot and Plan!

Welcome to your dream home in the prestigious Sitari Country Estate! This exquisite plot and plan opportunity allows you to choose your own finishes, working with a renowned builder to create a home tailored to your tastes.

#### Key Features:

3 Bedrooms: Spacious and designed for comfort, including a Main Bedroom Ensuite with a luxurious walk-in closet.

3 Bathrooms: High-end bathrooms with 2 Ensuities, offering the ultimate in convenience and privacy.

Double Vanities in the Main bathroom, adding a touch of elegance and practicality for busy mornings.

Premium Finishes: You'll have the opportunity to select high-end quality finishes, ensuring that your home reflects your personal style.

The home is designed with modern living in mind, with generous spaces and a layout that offers both functionality and luxury. Perfect for...

### Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	3			Floor Size	197m <sup>2</sup>
Bathrooms	3			Land Size	357m <sup>2</sup>
Kitchens	1				
Recep. Rooms	2				
Exterior					
Garages	2				
Security	Yes				
Pool	No				

