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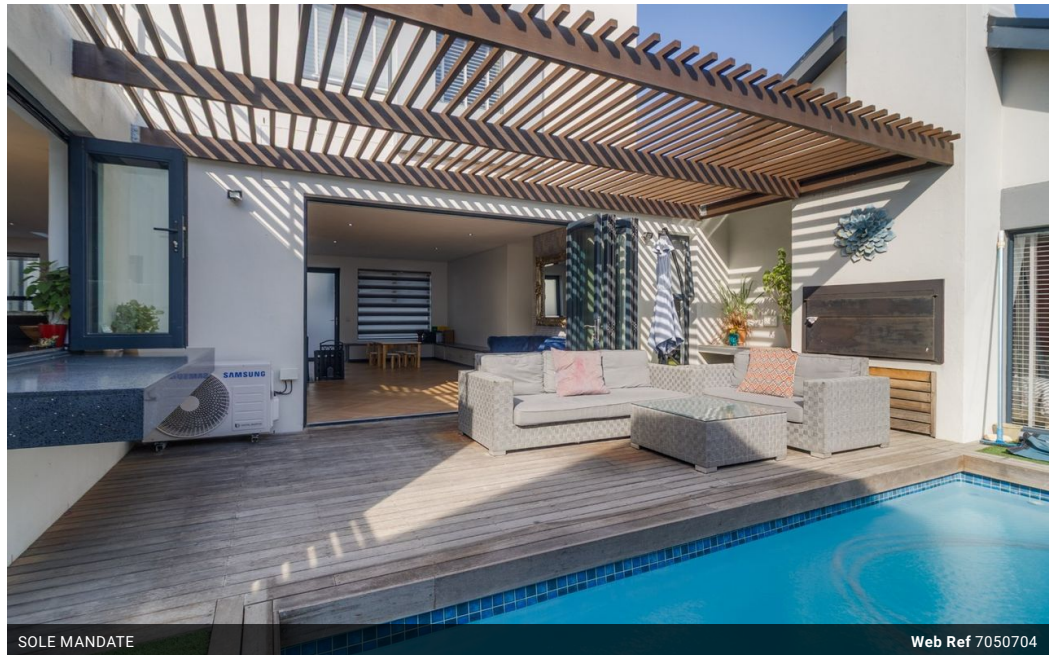
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Contact Somerset West

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



SOLE MANDATE

Web Ref 7050704



R6,795,000

4 4 2

**Monthly Bond Repayment** R68,984.81

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R611,216.00 **Bond Costs** R70,535.00

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

**Monthly Levy** R3,355

### One-of-a-Kind Home - Elegance & Innovation

Step into a masterpiece of modern living, where sophistication meets sustainability. This exceptional home is designed for those who appreciate the finer things in life, offering state-of-the-art features and perfectly designed for your family.

#### KEY FEATURES:

- Heated Salt Chlorinator Swimming Pool – Effortless maintenance for crystal-clear waters.
- Solar-Powered Efficiency – Equipped with 2 solar geysers and solar electricity
- Premium Finishes – Marble countertops add a touch of luxury to the gourmet kitchen.
- Imported Lofra Gas Stove & Oven – A chef's dream for culinary excellence.
- Closed Combustion Fireplace – Cosy up in style with efficient heating.
- Elegant Wooden Shutter Blinds – Timeless aesthetics with practical light control.
- Ensuite Bedrooms – Each bedroom is a private retreat with its...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	4
Kitchens	1
Recep. Rooms	4
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	3
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	340m <sup>2</sup>
Land Size	477m <sup>2</sup>

#### Extras

Security 24 Hour Access 24 Hour Response Boomed Area Closed Circuit TV Electric Fencing Guard Guard House Totally Fenced Built-in Kitchen Appliances Extractor Fan Gas Hob Gas Oven Granite Tops Scullery Pantry Dishwasher Connection Washing Machine Connection Patio Private Pool Built In Braai Shared Gym Built-in Wardrobes Private Garden

