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Web Ref RPP1029709



**R3,495,000**

4 3.5 2

**Monthly Bond Repayment** R36,074.98

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R221,164.00 **Bond Costs** R47,840.00

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

**Monthly Levy** R3,375 **Monthly Rates** R1,970

**Gated Estate: Luxury Family Home, Filtered Back-Up Water System, Facebrick, Inverter r, Sea Views**

Welcome to this extraordinary 483m² facebrick family home located in an exclusive gated estate in Shelly Beach, where luxury meets breathtaking 180° sea views.

The home is thoughtfully designed in two distinct yet interconnected sections, with a striking skyroof that serves as a transition between the two areas. This architectural feature allows natural light to flood the space, maintaining a sense of openness while subtly dividing the home's living spaces.

The first section is designed for seamless entertaining, featuring a spacious lounge with a built-in bar that opens onto a patio with stunning ocean views. The raised dining area, adjacent to the well-equipped kitchen, also enjoys these views. The kitchen offers ample cupboard space, a breakfast island, a gas stove, and a hob, with a scullery conveniently integrated into...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms 4  
Bathrooms 3.5  
Kitchens 1  
Recep. Rooms 2  
Furnished No

### Exterior

Garages 2  
Carports / Parkings 1  
Security Yes  
Pool No  
Views True

### Sizes

Floor Size 483m²

### Extras

Air Conditioner