



**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



SOLE MANDATE

Web Ref 6951333



### R1,795,000



**Monthly Bond Repayment** R18,527.78  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R60,739.00    **Bond Costs** R30,875.00

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

**Monthly Levy** R3,291    **Monthly Rates** R547

Never Been Lived in, Second Floor Unit – The Grove

This stunning, brand-new unit is situated on the second 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.  
Key Features:

2 Bedrooms: Spacious and well-lit, with plenty of room for relaxation and rest.

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, and room for all your culinary needs.

Covered Patio: One of the bedrooms leads out to a private covered patio, ideal for enjoying fresh air in comfort.

Parking: Includes 2 parking bays for your convenience.

This unit is a blank canvas ready for you to move in and make...

### Features

#### Interior

Bedrooms	2
Bathrooms	1
Kitchens	1
Recep. Rooms	1

#### Exterior

Carports / Parkings	2
Security	No
Pool	No

#### Sizes

Floor Size	71m <sup>2</sup>
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