



Soma Holloway-Carther  
076 191 0363  
soma@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

Loft Office 6  
The Woodmill Lifestyle Centre  
Vredenburg Road  
Devonvallei  
Stellenbosch  
7600



SOLE MANDATE

Web Ref RL15657



**R7,995,000**

🛏 5 🚿 4.5 🚗 2

**Monthly Bond Repayment** R81,167.55

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R748,678.00 **Bond Costs** R75,285.00

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

**Monthly Rates** R3,161

## Coastal Luxury Just Steps from the Ocean

Exclusive Sole Mandate

Wake up to the soothing sound of waves in this stunning 5-bedroom coastal retreat, situated just one house from the ocean in Langebaan. A mere five-minute stroll along the scenic shoreline takes you to the popular Kokomo's Restaurant, making this the ideal location for seaside living.

Ground Floor – Spacious & Serene

Step inside to a beautifully designed coastal-inspired lounge that sets the tone for relaxation. The ground floor features:

Five bedrooms, including two luxurious master suites, each with a private en-suite bathroom and ample cupboard space.  
Two additional full bathrooms, shared by three well-appointed bedrooms.  
A large separate laundry room for added convenience.  
A covered stoep with an adjustable louvre ceiling, perfect for year-round enjoyment.  
A guest toilet and an outdoor shower,...

## Features

| Pets Allowed |     | Yes                 |       |            |                   |
|--------------|-----|---------------------|-------|------------|-------------------|
| Interior     |     |                     |       | Sizes      |                   |
| Bedrooms     | 5   | Garages             | 2     | Floor Size | 350m <sup>2</sup> |
| Bathrooms    | 4.5 | Carports / Parkings | 2     | Land Size  | 742m <sup>2</sup> |
| Kitchens     | 1   | Security            | Yes   |            |                   |
| Recep. Rooms | 3   | Pool                | Yes   |            |                   |
| Furnished    | No  | Views               | False |            |                   |