



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



Web Ref RL16018



**R7,250,000**

🛏 5 🚿 6 🚗 2

**Monthly Bond Repayment** R73,604.10

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R666,728.00 **Bond Costs** R75,285.00

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

**Monthly Levy** R525 **Monthly Rates** R2,613

## Endless Views & Luxurious Living in Waterfront Estate Langebaan

This exceptional three-level residence in the sought-after Waterfront Estate, Langebaan, offers the perfect balance of luxury, versatility, and breathtaking views. Ideal for multi-generational living or generating additional rental income, this home is a rare find on the West Coast.

**Main House (Middle & Upper Levels):**

Step inside to discover a beautifully designed main home spread across two levels, offering 3 spacious bedrooms, a study, and 2.5 bathrooms.

The middle level boasts two generously sized bedrooms, a full shared bathroom, and a dedicated study – ideal for remote work or quiet reading.

Upstairs, the heart of the home opens up to an expansive open-plan lounge, dining area, and fully fitted kitchen with a separate scullery. The enclosed braai stoep features uninterrupted 270° ocean views, creating the ultimate...

## Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	5	Garages	2	Floor Size	404m²
Bathrooms	6	Carports / Parkings	2	Land Size	368m²
Kitchens	2	Security	No		
Recep. Rooms	3	Pool	No		
Studies	1	Views	True		
Furnished	No				

