

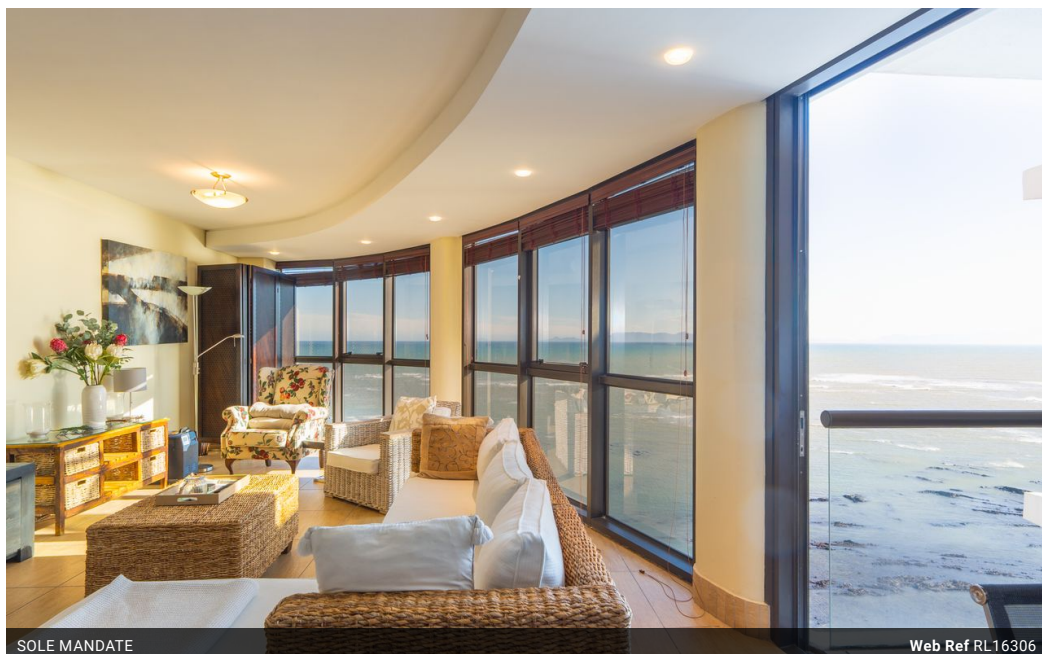


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Contact **Virtual Office**

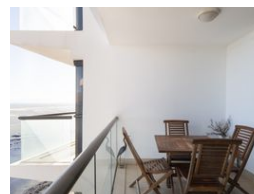
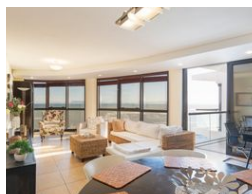
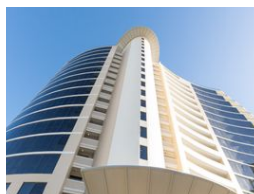
086 1732589

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



SOLE MANDATE

Web Ref RL16306



R3,750,000



2



2.5

**Monthly Bond Repayment** R38,071.09

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R251,382.00 **Bond Costs** R49,725.00

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

**Monthly Levy** R2,700 **Monthly Rates** R1,572

### Dual-Purpose Sale: High-Yield Airbnb or Lock-Up-and-Go Residence

Introducing Unit 1203, Ocean View – a 130 sqm luxury 2-bedroom, 2.5-bathroom apartment on the 12th floor of one of Strand's premier beachfront buildings. Designed for both investors and discerning homeowners, this unit offers 270° panoramic ocean and mountain views, sophisticated finishes, and a prime position on Strand's golden mile.

#### Key Features

- Front-facing, 12th-floor corner unit with uninterrupted views of False Bay and Helderberg mountains
- 130 sqm of internal space plus expansive ocean-view entertainer's balcony
- Fully renovated and furnished with premium appliances and décor
- King XL main en-suite with ocean views
- Second bedroom with 2 XL single beds + full separate bathroom
- Guest toilet for visitors
- Remote work setup: dual 25" monitors, USB-C hub, webcam, and high-speed fibre (100 Mbps)
- Load-shedding ready:...

### Features

#### Interior

Bedrooms	2
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	130m <sup>2</sup>
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