



**Jane Day**  
 Non-Principal Property Practitioner  
 Registered with PPRA (FFC 202 401 036 500 033)  
 0847921548  
 janeday@redzproperties.co.za



**Cruz Wentzel**  
 Candidate Property Practitioner  
 Registered with PPRA (FFC 202 401 071 767 192)  
 0726250653  
 cruz@redzproperties.co.za

Contact REDZetc Western Cape

021 8813311

9 Nicolaas Cleeff Street  
 De Zalze Wine Estate  
 Stellenbosch  
 7600

UNDER OFFER



SOLE MANDATE

Web Ref RL8055



**R9,200,000**

3 Bedrooms 2.5 Bathrooms

**Monthly Bond Repayment** R94,961.33  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R892,676.00 **Bond Costs** R84,785.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,132 **Monthly Rates** R3,150

### Magnificent Prime Hermanus Seafront

Extremely Proud Sole Mandate: The Birkenhead needs no introduction! This amazing ground floor apartment has a raised patio with open sea views plus an extra open patio with garden environment. The price includes a wide basement parking bay.

Offers: three bedrooms, main-en suite, second bathroom with separate guest cloakroom, spacious living area with full mirrored walls which double the awesome sea views and a lavish fitted kitchen. The apartment has been upgraded and offers a surprise if one is seeking a private splash pool!

Hermanus prime area is where the art galleries, shopping centres, boutiques and restaurants are. The Birkenhead is positioned prime and offers sea views from an elevated coastline.

This apartment is well worth a viewing without delay. It will sell fast!  
 Please contact our specialist agents for...

### Features

Interior		Exterior		Sizes	
Bedrooms	3	Carports / Parkings	1	Floor Size	137m <sup>2</sup>
Bathrooms	2.5	Security	Yes		
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	True		
Furnished	Yes				

### Extras

Furniture is sold at an extra cost and there is a collection of art which may be taken over

