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Web Ref RLS981966



**R14,500,000**

4 3.5 2

**Monthly Bond Repayment** R142,338.29

Calculated over 20 years at 10.25% with no deposit.

**Transfer Costs** R1,527,761.00 **Bond Costs** R108,535.00

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

**Monthly Levy** R6,350 **Monthly Rates** R5,000 **Special Levy** R400

Sea views, Studio vibes and a splash of Eco Cool

Ruyteplaats Private Estate is a 34 hectare residential retreat nestled on the southern slopes of Table Mountain, offering breathtaking views of Hout Bay Valley. Providing families with a secure, tranquil lifestyle and a range of amenities, including a tennis court, hiking trails, a lakeside picnic area, kids' bike track, playground, zip line, soccer pitch and a padel court in the planning.

Tucked away beside a peaceful greenbelt in the prestigious Ruyteplaats Estate, this much loved family home offers privacy, comfort and an effortless connection to nature. Designed primarily on a single level, with just a few steps separating the bedrooms and TV lounge from the main living areas, the home strikes a perfect balance between open flow and intimate spaces.

As you enter, you're welcomed by a cosy TV lounge complete with a wood...

### Features

Pets Allowed		Yes	
Interior		Exterior	
Bedrooms	4	Garages	2
Bathrooms	3.5	Carports / Parkings	6
Kitchens	1	Security	Yes
Recep. Rooms	4	Pool	Yes
Studies	1	Views	True
Furnished	No		

### Extras

Sea Mountain View Security Estate

Sizes	
Floor Size	330m <sup>2</sup>
Land Size	1,492m <sup>2</sup>

