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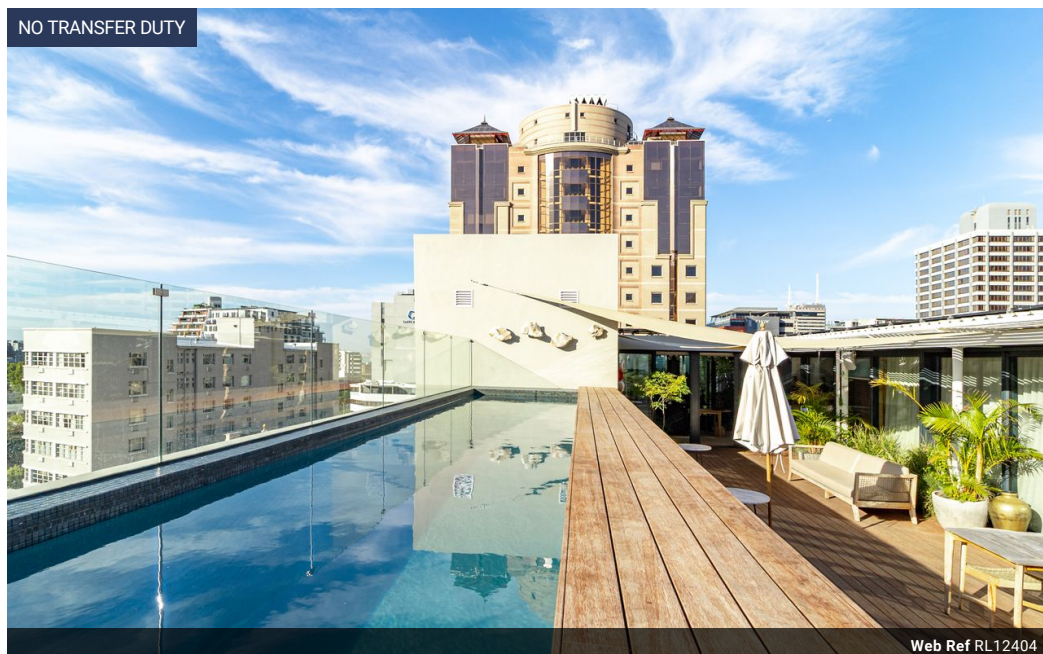
Contact Louw & Coetzee  
Properties

021 0003488

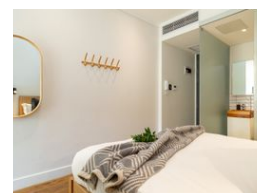
35 Main Road, Durbanville

## 0.5 Bedroom Apartment For Sale in Cape Town City Centre

NO TRANSFER DUTY



Web Ref RL12404



R2,295,000

0.5 1

**Monthly Bond Repayment** R22,912.82

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R97,838.00 **Bond Costs** R36,530.00

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

**Monthly Levy** R1,295 **Monthly Rates** R1,763

Limited Released: One of Cape Town's most unique investment opportunities

Investor Alert | Directly from the Developer (Vat Inclusive, ie No Transfer Duty)

Step into a piece of Cape Town's rich history with The Barracks, an iconic heritage restoration in the heart of the city. Originally built in 1751, this architectural masterpiece was thoughtfully reimagined and opened its doors in 2023, blending old-world charm with contemporary luxury.

This exclusive developer offers fully furnished with modern de'cor and premium appliances perfect for savvy investors seeking high rental returns through both short-term and long-term leasing.

Why Invest in The Barracks?

- No transfer duty – VAT inclusive
- Short-term letting approved – high-yield investment potential
- Fully serviced apartments – hassle-free management
- Concierge service & 24/7 security – ultimate peace of mind
- Double-glazed windows –...

### Features

#### Interior

Bedrooms	0.5
Bathrooms	1
Kitchens	1
Recep. Rooms	1
Furnished	No

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	31m <sup>2</sup>
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#### Extras

24h Manned Complex Prepaid Electricity Aluminium Window Blinds TV Port Open Plan Air Conditioner Multi Storey West Architect Designed communal Pool

