



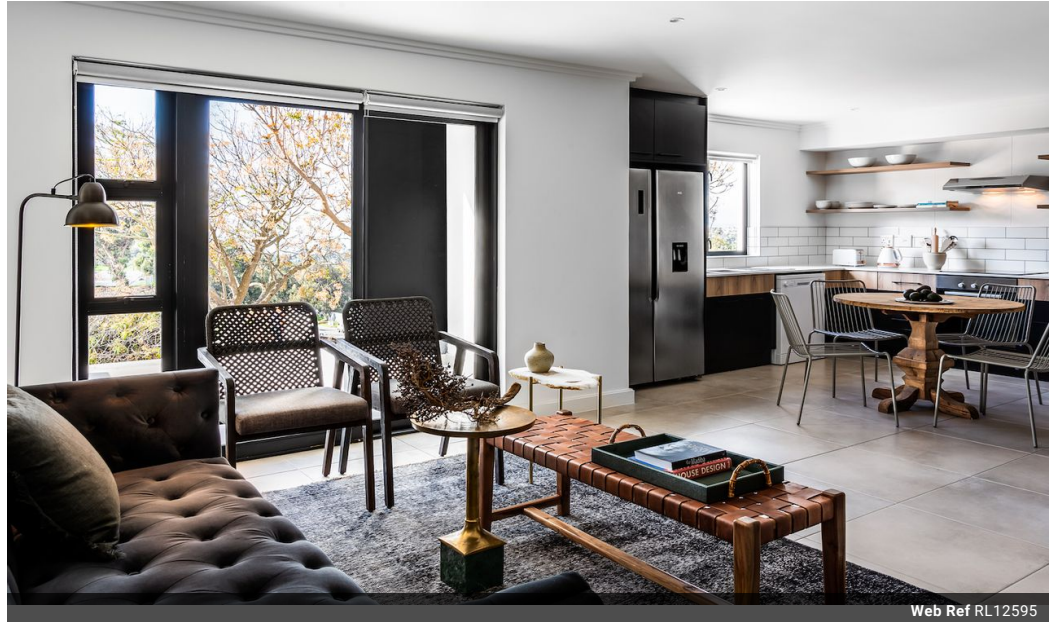
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Contact Louw & Coetzee Properties

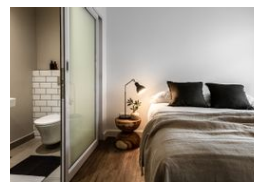
021 0003488

35 Main Road, Durbanville

## 2 Bedroom Flat For Sale in Durbanville Central



Web Ref RL12595



**R2,495,000**

2 2

**Monthly Bond Repayment** R24,909.58

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R115,461.00 **Bond Costs** R38,415.00

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

**Monthly Levy** R2,589 **Monthly Rates** R979

### Sophisticated Urban Living with Bonus Storage in Central Durbanville

Welcome to refined apartment living at Fontijn on Newhaven, a premium residential development in the very heart of Durbanville. This stylish, northeast-facing unit offers a seamless blend of contemporary design and practical convenience – ideal for those seeking a secure, well-positioned home or an investment with strong rental appeal.

One of the standout features of this unit is its generous 17 m<sup>2</sup> private patio – a rare luxury that allows for relaxed outdoor entertaining, quiet mornings with coffee, or evening gatherings with friends. Adding even more value is the inclusion of an 11 m<sup>2</sup> private storage room, offering ample secure space for bicycles, sports gear, seasonal décor, or anything that deserves to be tucked away neatly – a major bonus seldom found in apartment living.

The interior of the apartment is thoughtfully...

### Features

#### Interior

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

#### Exterior

Carports / Parkings	2
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	75m <sup>2</sup>
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#### Extras

Blinds Open Plan TV Port Prepaid Electricity Fibre Lifts 24 Hour Access CCTV - Inside Electric Gate Aluminium Window