



**Nicky Da Silva**  
084 456 2561  
nicky.dasilva@harcourts.co.za



**Dennis Hamer**  
082 415 8547

dennis.h@harcourts.co.za

Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref RL44094



R1,250,000



**Monthly Bond Repayment** R12,479.75

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R36,219.00 **Bond Costs** R27,105.00

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

**Monthly Levy** R1,265 **Monthly Rates** R600

Charming 1-bedroom apartment in Menlo Park, Pretoria—perfect for first-time buyers or investors!

Discover modern urban living in this contemporary one-bedroom apartment located in the highly desirable neighbourhood of Menlo Park. Perfectly suited for young professionals and students, this residence combines comfort, convenience, and style.

**Property Highlights**

Spacious Bedroom with En-Suite Bathroom

Unwind in a generously sized bedroom complete with a private en-suite bathroom, offering both comfort and tranquillity.

Open-Plan Living Area

The stylish open-plan layout seamlessly connects the living area to a covered balcony — an ideal setting for entertaining guests or enjoying peaceful mornings.

Modern Kitchen

Cook with ease in the fully equipped kitchen featuring granite countertops and state-of-the-art appliances. A practical and elegant space for everyday living.

Energy Efficient Comfort

Stay comfortable year-round with...

### Features

#### Interior

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

#### Exterior

Security	No
Pool	No
Views	False

#### Sizes

Floor Size	57m²
Land Size	2,508m²