



Simoné Pienaar
082 562 2245
simone.pienaar@harcourts.co.za

Contact Harcourts Capital

012 4604444

46 13th Street
Menlo Park
Pretoria
0081

FEATURED



Web Ref NPP72647



R16,000,000



Monthly Bond Repayment R162,436.63

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R1,730,521.00 **Bond Costs** R113,285.00

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

Monthly Rates R2,477

Ambassadorial Villa Property

This masterpiece in grand-scale design with a guard house is nestled deep within a prestige neighborhood in Pretoria. With breathtaking views of the sprawling garden, it's a haven for children and perfect for entertaining. This property is perfect for entertaining a crowd, offering three entrances and a large lawn for parking. Elegance is spread over 3 levels with the middle level hosting a double volume, masterpiece entrance hall and living areas. It also hosts a luxurious guest en-suite wing with a study and designer kitchen with walk-in cooler room with a large, separate scullery. Next to the scullery, you'll find a two-bedroom flat with a kitchenette, perfect for additional guests or staff quarters. The lower level hosts a formal entertainment hall with kitchenette and guest toilet, leading to the garden and pool area....

Features

Pets Allowed Yes

Interior

Bedrooms	6
Bathrooms	5
Kitchens	1
Recep. Rooms	6
Studies	1
Furnished	No

Exterior

Garages	2
Carports / Parkings	9
Security	Yes
Dom. Accom.	2
Pool	Yes
Views	True

Sizes

Floor Size	900m²
Land Size	2,645m²

Extras

Laundry Built In Braai Patio Alarm System Outdoor Beams Under Floor Heating House Style: Lifestyle Views: Private Locality: Close To Schools Locality: Close To Shops Living Area: Formal Dining Living Area: Formal Lounge Kitchen: Separate Kitchen: Scullery Kitchen: Finish Kitchen Finish: Granite Main Bedroom: Double Main Bedroom: Walk-in-robe Ensuite: Bath Ensuite: Separate Shower Bedroom 2: Double Bedroom 2: Built-in / Wardrobe Bedroom 3: Double Bedroom 3: Built-in / Wardrobe Bedroom 4: Double Bedroom 4: Built-in / Wardrobe Main Bathroom: Bath Main Bathroom: Separate Shower Laundry: In Kitchen Additional Rooms: Family Additional Rooms: Office / Study Additional Rooms: Games / Play Room Additional Rooms: Guest Toilet Heating / Cooling: Electric Outdoor Living: Entertainment Area Outdoor Living Entertainment Area: Covered Outdoor Living Entertainment Area: Paved Outdoor Living: Garden Outdoor Living: Washing Line Pool: Chlorine Pool: Inground Garaging / Carparking: Double Lock-up Land Contour: Flat To Sloping Condition: Excellent Security: Electric Fencing Kitchen: Dishwasher Kitchen: Microwave Window Coverings: Blinds Insulation: Walls Additional: Electrical Satellite Dish Garaging / Carparking: Auto Doors Water Supply: Town Supply Sewerage: Mains Window/door Frames: Timber