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Web Ref NPP72647



### R16,000,000

6 5 2

**Monthly Bond Repayment** R165,150.14  
Calculated over 20 years at 11% 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** R2,000

### Ambassadorial Villa Property

This masterpiece in grand-scale design is nestled deep within a soon to be boomed-off area. With breathtaking views of the sprawling garden, it is a haven for children and entertaining. 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 and designer kitchen with walk-in cooler room. The lower level hosts a formal entertainment hall with kitchenette and guest toilet, leading to the garden and pool area. The private top level has a large pajama lounge, as well as 4 bedrooms with spectacular views. If you are in the market for luxury, this is your lucky day.

Waterkloof Ridge is a somewhat newer extension of Waterkloof with easy access to Pretoria and Centurion. This is one of Pretoria's more established eastern...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

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

#### Sizes

Floor Size	900m <sup>2</sup>
Land Size	2,645m <sup>2</sup>

#### 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