



**Dennis Hamer**  
082 415 8547  
dennis.h@harcourts.co.za



**Nicky Da Silva**  
084 456 2561

nicky.dasilva@harcourts.co.za

Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081

UNDER OFFER



SOLE MANDATE

Web Ref NPP75548



R4,050,000

3 3 2

**Monthly Bond Repayment** R40,434.39

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R289,345.00 **Bond Costs** R53,495.00

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

**Monthly Rates** R2,500 **Special Levy** R1,500

LA MONT Secure Luxury development

LAST BIG UNIT LEFT

WANT: Best address in Pretoria

NEED: Modern, secure lock up and go home

FOUND: Unit 6 the land is 403m2 and Option A is a 221m2 m2 home. There are 3 bedrooms all with en-suite bathrooms with a study and payama lounge.

Call today to secure this unique opportunity to own paradise.

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	3
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	2
Security	No
Pool	No
Views	True

#### Sizes

Floor Size	221m <sup>2</sup>
Land Size	403m <sup>2</sup>

#### Extras

Patio House Style: Contemporary Other Style: Under Construction Views: City Locality: Close To Schools Locality: Close To Shops Locality: Close To Transport Living Area: Open Plan Kitchen: Modern Kitchen: Open Plan Main Bedroom: Double Main Bedroom: Built-in-robe Ensuite: Bath Bedroom 2: Double Bedroom 3: Double Bedroom 3: Built-in / Wardrobe Main Bathroom: Bath Main Bathroom: Separate Shower Laundry: In Kitchen Garaging / Carparking: Double Lock-up Land Contour: Sloping Window/door Frames: Aluminium Water Supply: Town Supply Sewerage: Mains Additional Rooms: Office / Study Additional Rooms: Other Kitchen: Free Standing Stove Kitchen: Finish Kitchen Finish: Granite Outdoor Living: Entertainment Area Outdoor Living Entertainment Area: Covered

