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46 13th Street  
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Pretoria  
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UNDER OFFER



Web Ref NPP75552



R3,800,000

3 3 2

**Monthly Bond Repayment** R37,938.44

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R257,023.00 **Bond Costs** R49,725.00

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: Option B the land is 403m² and Option A is a 200m² m² home. There are 3 bedrooms all with en-suite bathrooms with a payama lounge.

Call today to secure this unique opportunity to own paradise.

## Features

Pets Allowed		Yes	
Interior		Exterior	
Bedrooms	3	Garages	2
Bathrooms	3	Security	No
Kitchens	1	Pool	No
Recep. Rooms	3	Views	True
Furnished	No		
Sizes			
Floor Size	200m²		
Land Size	380m²		

## 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

