



**Zara Winterbach**  
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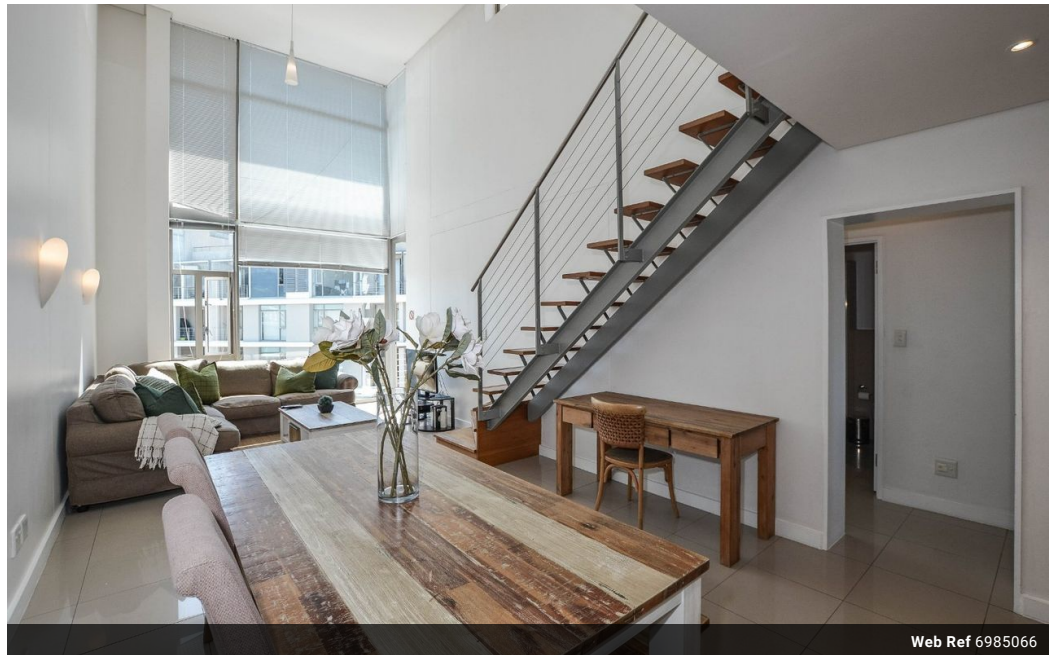


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Web Ref 6985066



**R4,500,000**

 3  2

**Monthly Bond Repayment** R46,448.48

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R343,009.00 **Bond Costs** R57,265.00

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

**Monthly Levy** R6,680 **Monthly Rates** R1,530

### Your Life, Your Space—Right Where You Need to Be -- CLAREMONT UPPER

Discover a rare blend of space, style, and simplicity in this immaculate NORTH-FACING, 3-bedroom, 2-bathroom apartment nestled in the heart of the Quadrant—Claremont Upper's most sought-after lifestyle address. Thoughtfully designed for effortless living, this 145m² residence combines high-end finishes with everyday functionality, all set against the backdrop of leafy surrounds and mountain views.

Why You'll Love It:

- Expansive Open-Plan Living
  - Double-volume ceilings and large windows flood the space with light, offering a feeling of airiness and calm.
  - Stylish Gourmet Kitchen
  - Caesarstone countertops, glass hob, and ample storage—perfect for casual cooking or entertaining.
  - Three Tranquil Bedrooms
- Including a serene main suite with private balcony—ideal for your morning coffee or evening...

### Features

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2

#### Exterior

Carparks / Parkings	1
Security	Yes
Pool	Yes

#### Sizes

Floor Size	145m²
Land Size	116m²