



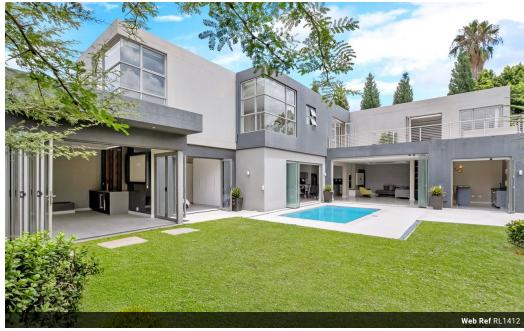
Dwayne Moffat

0680258263 dwayne@malherbex.com

Contact Head Office

011 7869364

Unit 1 Cyrus House (Building 13) Mulberry Hill Office Park, Dainfern, Sandton, 2191











R8,900,000







Monthly Bond Repayment R91,864.77 Calculated over 20 years at 11% with no deposit.

Transfer Costs R854,214.00 Bond Costs R80,035.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R2,000 Monthly Rates R4,960

## Exquisite Contemporary Masterpiece in Prime Location

Offers from R8,900,000.

From the moment you arrive, a sophisticated water feature and an impressive double-volume entrance hall set the tone for this contemporary masterpiece, flooding the home with natural light. Designed for the discerning buyer, this architectural marvel seamlessly blends modern elegance with functional luxury, highlighted by expansive glass elements and sleek finishes.

The ground floor offers a refined living experience with three spacious reception areas. A generously sized lounge, enhanced by frameless stacking doors, creates a seamless indoor-outdoor flow, perfect for entertaining. The open-plan dining space is strategically positioned adjacent to the gourmet kitchen, which features high-gloss white cabinetry, a premium gas stove and integrated appliances, a separate scullery, and a dedicated...

## **Features**

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	4	Garages	3	Floor Size	600m²
Bathrooms	5.5	Carports / Parkings	3	Land Size	912m²
Kitchens	1	Security	Yes		
Recep. Rooms	4	Dom. Accom.	1		
Studies	1	Pool	Yes		

