# THE REALTY BOUTIQUE



## Nevenka Mavrodaris

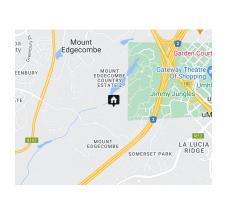
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Shop 46 - Protea Mall 1 Lighthouse Road Umhlanga Rocks













R8,600,000









Monthly Bond Repayment R87,309.69

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R821,214.00 Bond Costs R80,035.00

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

Monthly Levy R4,900 Monthly Rates R9,193

## LIVE IN LUXURY

Discover the perfect blend of luxury and comfort in this stunning residence, nestled in the prestigious and secure Mt. Edgecombe Estate. This meticulously maintained home is ideal for both entertaining and everyday living. Key Features:

- Grand Entrance: Be greeted by a beautiful staircase and a striking wrought-iron chandelier that adds a touch of elegance to the entryway.
- Spacious Living Areas: Enjoy two large lounges designed for relaxation and social gatherings, complemented by an open-plan dining room that seamlessly connects to an undercover patio.
- Gourmet Kitchen: Delight in a well-appointed kitchen with large windows offering picturesque views of the meticulously landscaped garden.
- Private Quarters: The home boasts three generous bedrooms, (large prayer room can be converted to a bedroom) including a master...

### **Features**

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	455m²
Bathrooms	2.5	Carports / Parkings	3	Land Size	1,440m²
Kitchens	1	Security	Yes		
Recep. Rooms	3	Pool	Yes		
Studies	1	Views	True		
Furnished	No				

#### Extras

24 hour manned ducted aircon clubhouse