

# HOME FOR SALE

GET THE BEST DEALS  
FOR YOUR DREAM  
HOUSE WITH US



## Features :

- Dinning Room
- Living Room
- Parking Area
- Swiming Pool
- Garden & Garage
- Kitchen



# Green Point Gem

Studio Serenity in a Sought-After Setting  
R1 595 000 | 34m<sup>2</sup> Studio Residence | Ground Floor

This studio is situated in the serene beauty of one of Green Point's most desirable retreats. The apartment offers cherished proximity to a lifestyle marked by charm, comfort, and city sophistication.

This cozy, ground-floor studio, within a complex evocative of Cape charm, offers modest yet promising potential. Surrounded by trees and calming sea breezes, it's ready for a discerning touch to restore or recreate its interiors, blending old-world appeal with modern comfort.

Though compact, the apartment opens with a surprising sense of intimacy. Its configuration is ideal for city creatives, minimalist owners, or clever investors seeking a slice of one of Cape Town's most sought-after suburbs. A light studio space opens into a compact kitchen and neat bathroom, where the original finishes are ready for a personal touch.

While pets and short-term letting are not permitted, the property rewards with its walkable access to some of the Atlantic Seaboard's finest offerings: stroll to Giovanni's legendary deli, sip sundowners at Manos, or meander through the lush expanse of Green Point Urban Park.

With Sea Point, the V&A Waterfront, and the CBD on your doorstep, and premier restaurants, lifestyle hotspots, and transport hubs mere minutes away, this is your chance to acquire a slice of the heart of Cape Town at a price rarely seen.

# At a Glance

Studio Apartment | 34m<sup>2</sup>

1 Bathroom | Ground Floor Unit

Cozy character block with green aspect

Levies: R566 | Rates: R660 pm

No pets | No short-term letting allowed

