



### Adell Ferreira

Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 114 377 0)  
083 964 1155  
adell.f@harcourts.co.za



### Yolande Naude

Non-Principal Property  
Practitioner  
Registered with PPRA

(FFC 117 115 5)

079 920 5390

yolande.naude@harcourts.co.za

Contact Harcourts Winelands

021 8828136

281 Main Road  
Paarl  
7600



Web Ref RL48241



## R5,300,000

3 3 2

**Monthly Bond Repayment** R52,914.13

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R440,978.00 **Bond Costs** R65,785.00

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

### Plot & Plan Opportunity in Security Estate

Introducing an exceptional plot in the highly sought-after Optenhorst Estate, which boasts 92 premium residential erven. Perfectly positioned just moments away from acclaimed schools and the elegantly designed Optenhorst lifestyle shopping centre, this development ensures a safe and secure environment for your family to flourish. Your children can easily walk to school, while you can enjoy a coffee meeting with clients at the centre, epitomizing the luxury of country estate living. With architectural guidelines and thoughtfully planned landscaping, this area presents a unique opportunity for creating your dream home. Additionally, we offer a convenient plot-and-plan option that simplifies the building process and aids in securing financing. The home offers, 3 bedrooms, 3 bathrooms, patio, pool and a double garage. Our design...

### Features

#### Interior

Bedrooms	3
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	2
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	225m <sup>2</sup>
Land Size	252m <sup>2</sup>

