



**Bronwyn Scholtz**  
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Web Ref RL35895



### R4,499,000

3 3.5 2

**Monthly Bond Repayment** R46,438.16

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R342,899.00 **Bond Costs** R57,265.00

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

### Luxury by the Sea

Exclusive Double-Story Homes – Ocean Living, Britannia Bay, St. Helena Bay  
Plot & Plan – No Transfer Duty – Only R4,499,000!

Ocean Living offers an unparalleled opportunity to own a brand-new double-story home alongside the prestigious Golden Mile Boulevard in St. Helena Bay. With only 6 exclusive plot and plan options available, this modern coastal haven provides a serene, luxurious lifestyle just moments from the Southern Hemisphere's only north-facing beach.

Key Features of Your New Home:

- 3 Spacious Bedrooms, each with incredible views
- 3 Stylish Bathrooms, plus a convenient Guest Toilet
- Open-Plan Living Area combining Lounge, Dining, and Kitchen
- Gourmet Kitchen with sleek quartz countertops and premium appliances
- Separate Scullery & Utility Room for added convenience
- Dedicated Study Area perfect for remote work or...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	3.5
Kitchens	1
Recep. Rooms	2
Studies	0.5
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	2
Security	No
Pool	No
Views	True

#### Sizes

Floor Size	195m <sup>2</sup>
Land Size	502m <sup>2</sup>

