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## SMART HOME EQUIPPED FOR SMART, ADVENTUROUS COUPLES AND FAMILIES.

In a world where sustainability is paramount, this home stands as a beacon of progress—a haven designed for the discerning homeowner who seeks to save both money and the planet – sun panels and greenhouse inverter. Spacious and well-designed with a user-friendly app that effortlessly manages and monitors all electrical aspects of your home remotely.

Automated sensors intelligently adjust lighting levels, while smart thermostats maintain ideal temperatures, striking the perfect balance between comfort and conservation. Revel in the freedom of energy independence while minimizing your carbon footprint, all without compromising on modern comforts and convenience, the future is now.

But the innovation doesn't stop there. Beyond its technological prowess. A testament to intelligent design and versatile living. Tastefully adorned with luxurious accents and plush furnishings

The heart of the house, the open-plan living area, has elements to provide and entertain in several scenarios

A massive upstairs balcony wraps around the entire house, offering panoramic views of the canal which in time takes you to the awesome memory of Venice and The Netherlands as well as the famous Magalies Mountain Range being a tranquil space to unwind. Utilize the epic transformation from the canals to dams specially created and built to enter the open waters.

2. State-of-the-art well-equipped Kitchen: Includes gas and electric hob, Caesar stone counters, light wooden finished cupboards, and a functional scullery for added convenience.

3. Outdoor Living Space: Features a covered patio with build in braai leads to a splash pool, perfect for relaxation and entertaining

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**Monthly Bond Repayment**

Calculated over 20 years at 11%  
with no deposit.

R49,493.43

**Bond Costs**

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

R59,150.00

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**Transfer Costs**

R377,627.00

**Monthly Rates**

R1,200



### INTERIOR

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Furnished	Yes

### EXTERIOR

Carports / Parkings	2
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

### SIZES

Floor Size	263m <sup>2</sup>
Land Size	378m <sup>2</sup>



**Lourens Rautenbach**

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