



5 5.5 2



## Welcome to your dream home in the prestigious Xanadu Nature Estate!

### Exterior

This magnificent property is a modern architectural masterpiece, blending seamlessly with the natural beauty of Xanadu. The exterior features sleek lines and expansive windows that allow natural light to flood the interior while offering stunning views of the surrounding landscape. The facade is contemporary yet inviting, creating a perfect harmony with the estate's serene environment.

Surrounding the house is a well-maintained, modest garden with lush green grass, providing a serene outdoor space. The outdoor living areas are designed for both relaxation and entertainment, featuring a spacious patio. The property is also equipped with solar panels and a borehole, ensuring sustainable and reliable energy and water supply. Additionally, the property includes a double garage and ample parking space for guests and multiple vehicles.

the luxurious ambiance of the home.

#### Bedrooms

**Master Suite:** The master bedroom is a luxurious retreat, featuring a spacious layout, large windows, and a private balcony. The en-suite bathroom boasts a freestanding bathtub, a glass-enclosed shower, and double vanities.

**Additional Bedrooms:** Each of the additional four bedrooms is generously sized, includes built-in wardrobes, en-suite bathrooms, and a private balcony, offering comfort and privacy for family and guests.

**Staff Quarters:** The property includes a one-bedroom, one-bathroom staff quarters, providing comfortable accommodation for household staff.

#### Outdoor Features

**Patio:** The spacious patio is perfect for outdoor dining and lounging, with a built-in barbecue.

---

#### Monthly Bond Repayment

R60,744.29

Calculated over 20 years at 11%  
with no deposit.

#### Bond Costs

R65,785.00

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

---

#### Transfer Costs

R505,157.00

#### Monthly Rates

R1,100



### INTERIOR

Bedrooms 5  
 Bathrooms 5.5  
 Kitchens 1  
 Recep. Rooms 3  
 Furnished Yes

### EXTERIOR

Carports / Parkings 3  
 Security Yes  
 Dom. Accom. 1  
 Pool Yes  
 Views Yes

### SIZES

Floor Size 627m<sup>2</sup>  
 Land Size 816m<sup>2</sup>



**Yovanka Potgieter**  
 Candidate Property Practitioner

**062 449 6944**  
 yovanka@finehome.co.za



**Lourens Rautenbach**  
 Broker Manager

**076 316 4607**  
 lourens@finehome.co.za