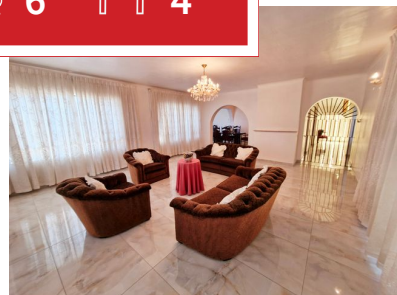


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## Grand Mediterranean-Style Villa with Stunning Sea Views & Endless Possibilities

If you have a vision that demands space, elegance, and versatility, then this is the perfect setting for you. Designed with abundant living areas and breathtaking ocean views, this exceptional property offers multiple residential and income-generating opportunities.

The main house is divided into two distinct levels, providing both privacy and functionality.

### Upper Level;

This section features three generously sized bedrooms, two bathrooms, and a guest toilet. The open-plan kitchen, dining, and lounge area is bathed in natural sunlight, flowing seamlessly onto a sea-facing balcony—perfect for enjoying tranquil ocean views. There is also access to a second balcony facing the main entry to the property.

### Lower Level:

Adjacent to the main house is a 2-bedroom flatlet, this unit comes with two well-sized bedrooms and access to one of the four garages. Currently serving as a rental, it provides an excellent opportunity for passive income.

Nestled below the main house, this charming garden cottage is a retreat of its own. It features:

A spacious bedroom

A massive bathroom

A fully fitted kitchen

A comfortable lounge and dining area

Private garden access, with a separate entry via a wrapped pathway winding around the house.

Whether you envision hosting guests, creating multiple rental opportunities, or simply indulging in a serene coastal

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### Monthly Bond Repayment

R67,092.25

Calculated over 20 years at 11%  
with no deposit.

### Bond Costs

R70,535.00

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

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### Transfer Costs

R578,766.00

### Monthly Rates

R4,600





### INTERIOR

Bedrooms 9  
 Bathrooms 6  
 Kitchens 2  
 Recep. Rooms 5  
 Furnished Yes

### EXTERIOR

Carports / Parkings 5  
 Security Yes  
 Dom. Accom. 1  
 Pool Yes  
 Views Yes

### SIZES

Floor Size -  
 Land Size 1,819m<sup>2</sup>



**Kaylib Baccus**  
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