

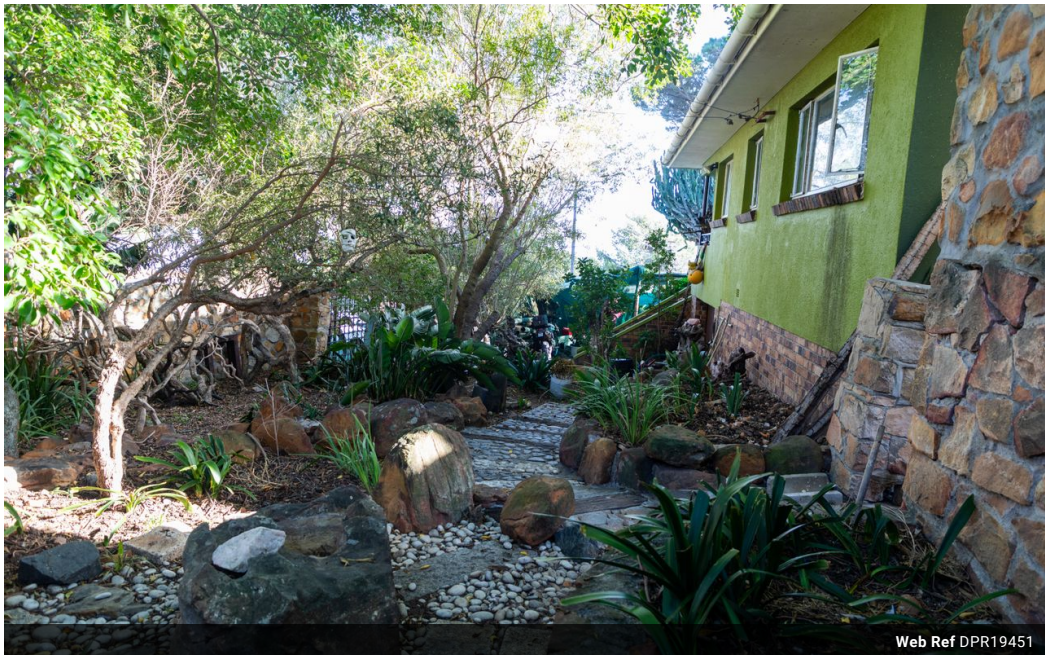


**Vickey Dormehl**  
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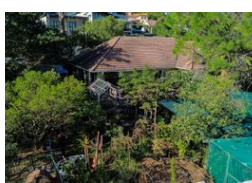
Contact Northern Suburbs  
(Western Cape)

012 3323677

Sonstraal Heights,  
63 Melody Ridge,  
Durbanville



Web Ref DPR19451



R27,000,000

3 1 2

**Monthly Bond Repayment** R269,562.57

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R3,182,826.00 **Bond Costs** R132,285.00

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

### Prime Camps Bay Corner Stand with Panoramic Views – A Rare Development Opportunity

Set against the dramatic backdrop of the Atlantic Ocean and framed by the iconic silhouette of Lions Head, this corner stand in sought-after Camps Bay offers an exceptional canvas for visionary developers. Positioned on a prominent corner within one of Cape Town's most prestigious coastal suburbs, the property combines panoramic natural beauty with the rare advantage of untapped potential.

The existing structure—a characterful three-bedroom home with one bathroom, a lounge, dining room, and a double garage—speaks to a bygone era. While modest in its current form, the home carries a charm that hints at Camps Bay's residential heritage. However, the true value of this property lies not in its present, but in its future.

Nestled in the mountains and the majestic rise of Lions Head to the North, this stand offers the ideal...

### Features

#### Interior

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

#### Exterior

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

#### Sizes

Land Size	1,014m <sup>2</sup>
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