



**Owen Dormehl**  
082 654 0024  
owendormehl@dpg.co.za



**Welma Deyssel**  
082 540 6828  
welmadeysel@dpg.co.za

Contact Pretoria Moot

012 3323677

1170 Moulton Ave  
Waverley  
Pretoria  
0186



SOLE MANDATE

Web Ref DPR21034



## R19,500,000

🛏️ 6 🚿 8 🚗 4

**Monthly Bond Repayment** R194,684.08

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R2,202,364.00 **Bond Costs** R127,535.00

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

**Monthly Levy** R9,700 **Monthly Rates** R5,200

### Exclusive Waterfront Estate Living in Pecanwood – A Rare Family Sanctuary of Space and Luxury

This magnificent family residence commands one of the most sought-after positions in Pecanwood Estate, uniquely built across three prime north-east facing waterfront stands with an expansive 45 metres of Hartbeespoort shoreline. Set on a total of 1,500 sqm—the largest stand size in the estate—this extraordinary 750 sqm home has been designed to celebrate the ultimate family lifestyle, offering uninterrupted views of the dam, the distant Magaliesberg mountains, and the twinkling lights of Hartbeespoort village.

From the moment you enter through the formal foyer, the home opens effortlessly into grand living and entertainment spaces. Two elegant lounges, a bar, a banquet-style dining room, and an expansive patio flow seamlessly into a breathtaking 700 sqm indigenous garden, curated by renowned landscape architect Donovan...

### Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	6	Garages	4	Land Size	503m²
Bathrooms	8	Carports / Parkings	8		
Kitchens	1	Security	No		
Recep. Rooms	2	Pool	Yes		
Studies	1	Views	True		
Furnished	No				

