



**Vickey Dormehl**  
083 973 2065  
vickeydm@dpg.co.za

Contact Northern Suburbs  
(Western Cape)

012 3323677

Sonstraal Heights,  
63 Melody Ridge,  
Durbanville

## FEATURED



Web Ref DPG2764775



## R14,700,000

🛏 13 🛁 15 🚗 2

**Monthly Bond Repayment** R146,761.84

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R1,553,761.00 **Bond Costs** R108,535.00

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

**Monthly Rates** R2,600

Great investment opportunity!

This Mediterranean-styled Villa with amazing views, 80% completed.

This is a perfectly designed home with 13 large bedroom en-suites, all with amazing ocean views. This home is ideal to be a boutique hotel or B&B.

When completed, it will also include the following (included in plans):

Large well-designed basement wine cellar with space for a restaurant perfect to host weddings, wine tastings, or any other functions.

Spa, gym, swimming pool, guard house.

Sadly this dream is waiting for a new owner to finish off in their own style and taste as this 80% completed structure has all the heavy work done. A gem waiting to be discovered. A must-see!

The property is based only a short walk to the Keurboom beach, and the world-famous restaurants. ie. Mels Place and Enrico's.

Contact me today for more information.

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	13
Bathrooms	15
Kitchens	1
Recep. Rooms	3
Furnished	No

### Exterior

Garages	2
Security	No
Pool	Yes
Views	True

### Sizes

Floor Size	1,260m <sup>2</sup>
Land Size	8,593m <sup>2</sup>

