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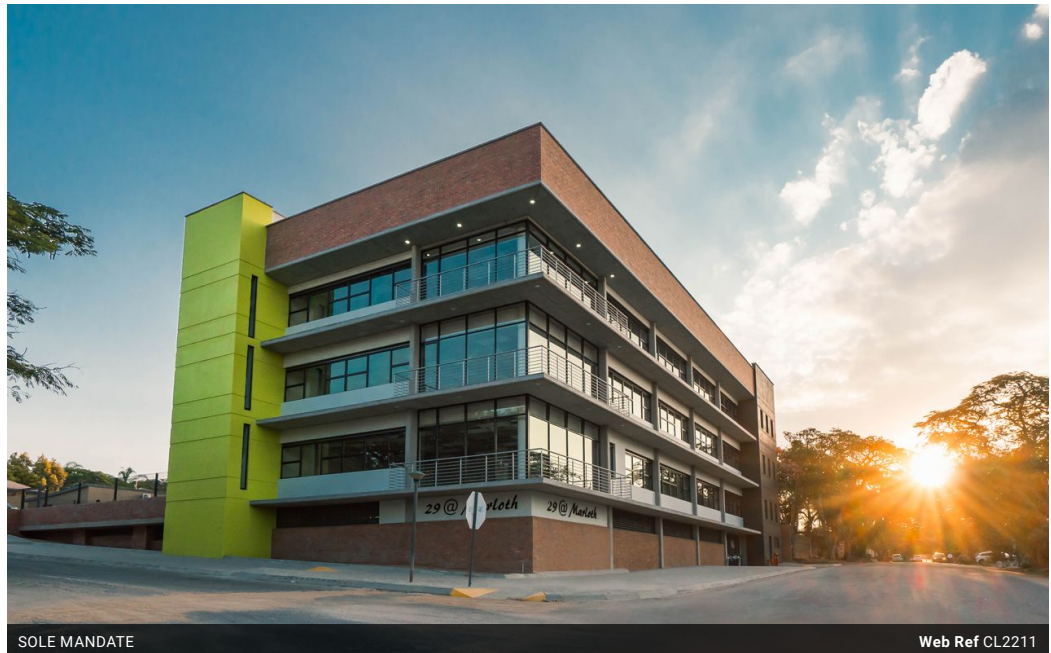


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SOLE MANDATE

Web Ref CL2211



R1,694,000

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FOR SALE: PRIME OFFICE UNIT IN A PROMINENT MIXED-USE BUILDING

Discover an exceptional opportunity at 29@Marloth with KellaprinCE Properties. This modern office unit, ideally situated in a mixed-use building on a prominent corner, offers proximity to a vibrant business community. Located on the second floor, it boasts panoramic views of the surrounding areas and mountains.

This meticulously designed unit features a welcoming reception area, two private offices, an open plan office space, a compact boardroom accommodating six individuals, as well as conveniences like a toilet and kitchen.

The building itself is equipped with amenities including an elevator, stair access, a reliable on-site generator ensuring uninterrupted operations, prepaid electricity and secure basement parking with controlled access.

Features

Building Name		29@Marloth		Zoning		Commercial	
Interior		Exterior		Sizes			
Air Conditioning	Yes	Security	Yes	Floor Size	77m ²		
		Basement Parkings	2	Land Size	1,930m ²		

