



**Ronel Vorster**

Non-Principal Property Practitioner  
Registered with PPRA (FFC 116 387 4)  
079 096 2026  
ronel@kellaprinCE.co.za

Contact Head Office

013 7544400

The Crossing Shopping Centre, Shop 78, Off R40, Nelspruit, Mpumalanga 1200



SOLE MANDATE

Web Ref RL6162



**R750,000**

**Monthly Bond Repayment** R7,741.41  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R25,898.00    **Bond Costs** R19,565.00

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

**Monthly Levy** R1,313    **Monthly Rates** R595



### Centrally Located Urban Oasis with Views and Basement Parking

Experience Modern Living in the Heart of Nelspruit. This stylish 1-bedroom Apartment offers a perfect blend of design and functionality, just steps away from the CBD. Enjoy a stroll to work and indulge in the convenience of city living. With a neat open-plan living area, granite-topped kitchen, and high-quality finishes, sophistication meets comfort in every corner. Basement parking ensures security and accessibility, catering to busy professionals and city enthusiasts alike. Step onto the balcony for breathtaking views, enhancing your daily experience. Don't miss the chance to call this centrally-located gem your home. Schedule a viewing today for the perfect blend of style, comfort, and convenience!

The Property Practitioner above is fully qualified and holds an active Fidelity Fund Certificate, duly registered with the PPRA...

### Features

#### Interior

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

#### Exterior

Garages	1
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	66m <sup>2</sup>
Land Size	1,460m <sup>2</sup>