



**Regina Bothma**  
 Non-Principal Property Practitioner  
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The Crossing Shopping Centre, Shop 78, Off R40, Nelspruit, Mpumalanga 1200



SOLE MANDATE

Web Ref RL6550



**R1,450,000**



**Monthly Bond Repayment** R14,966.73  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R44,285.00    **Bond Costs** R28,990.00

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

**Monthly Levy** R2,542    **Monthly Rates** R1,021

### RUBICON RETIREMENT VILLAGE

#### EXCLUSIVE MANDATE:

This beautifully maintained and spacious two-bedroom, one-bathroom home is the perfect blend of comfort and practicality. The open-plan kitchen and living area create a warm and inviting space, ideal for relaxed living. With modern aluminium window frames and stylish tiled floors throughout, the home is easy to maintain. Equipped with pre-paid electricity, it offers convenience and efficiency.

Rubicon Retirement Village is a sought-after community, conveniently located near all essential amenities. Residents enjoy access to a wide range of facilities, including frail care, memory care, a well-stocked library, gym, and delicious daily meals. The village also hosts regular functions and events, fostering a lively and social atmosphere.

This is more than just a home—it's a lifestyle.

### Features

#### Interior

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

#### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Pool	No
Views	False

#### Sizes

Land Size	200m <sup>2</sup>
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