



MALHERBEX<sup>™</sup>  
PROPERTY GROUP



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Unit 1 Cyrus House (Building 13) Mulberry  
Hill Office Park, Dainfern, Sandton, 2191

## 4 Bedroom Cluster For Sale in Flensters



R6,100,000

4 3.5 2

**Monthly Bond Repayment** R61,928.97

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R534,766.00 **Bond Costs** R70,535.00

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

**Monthly Levy** R4,000 **Monthly Rates** R2,600

### Elegance Meets Space and Security

Considering all offers above 6 100 000.00

Experience sophisticated living in this exceptional residence, perfectly located within a prestigious and secure estate in Bryanston. Set on a generous stand, this home offers a harmonious blend of modern luxury and everyday comfort.

Designed with privacy and security in mind, the property features a gated entrance, CCTV surveillance, and an advanced alarm system. French shutters throughout the home enhance both its security and charm. A grand entrance welcomes you into a double-volume foyer adorned with a striking chandelier and feature cladding, setting the tone for the elegance that follows.

The thoughtfully designed layout includes two spacious living areas—one with a cozy fireplace and a formal lounge opposite. At the heart of the home, a large dining area flows seamlessly into...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	4	Garages	2	Floor Size	590m²
Bathrooms	3.5	Carports / Parkings	2	Land Size	1,000m²
Kitchens	1	Security	Yes		
Recep. Rooms	3	Pool	Yes		
Studies	1	Views	False		
Furnished	No				