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PROPERTY GROUP



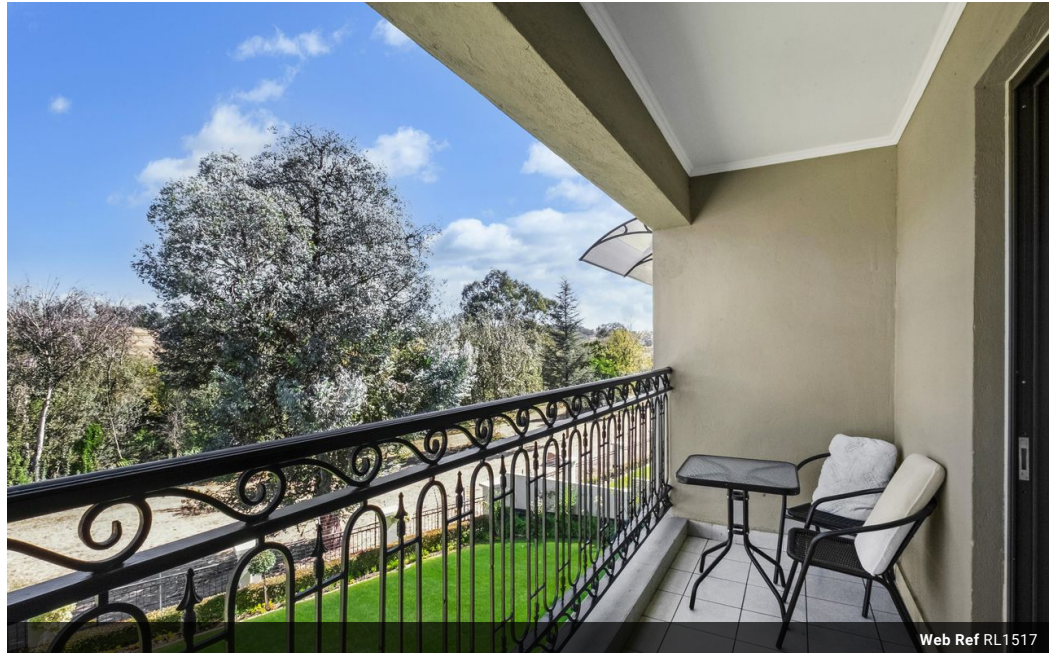
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Unit 1 Cyrus House (Building 13) Mulberry  
Hill Office Park, Dainfern, Sandton, 2191

## 4 Bedroom Cluster For Sale in Maroeladal



R4,500,000

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**Monthly Bond Repayment** R44,927.09

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R343,180.00 **Bond Costs** R57,265.00

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

**Monthly Levy** R2,000 **Monthly Rates** R2,000

### Elegant Home in Prestigious Estate

Located in the highly sought-after Mont Tremblant Estate, this spacious and sophisticated 4-bedroom, 3.5-bathroom residence offers the perfect blend of modern design, functional living, and secure, estate-style comfort. Set on a generous 517 square metre stand, the home is a showcase of Galencia Properties' signature craftsmanship and contemporary aesthetic.

The open-concept layout boasts a generous lounge and dining area-ideal for entertaining 10+ guests with ease. The sleek, modern kitchen is complemented by a separate scullery with direct garden access. Practical features such as under-stair storage and a guest cloakroom further enhance everyday convenience.

Designed for indoor-outdoor living, the home includes a built-in braai area and a professionally landscaped garden-perfect for relaxed family gatherings. This unit...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Studies	1.5
Furnished	No

#### Exterior

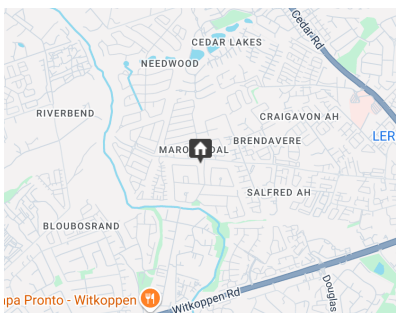
Garages	2
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	256m <sup>2</sup>
Land Size	517m <sup>2</sup>

#### Extras

Pets Allowed Balcony Shared Pool Closed Circuit TV Borehole Built In Braai Electric Garage Intercom Guard Guard House



<https://www.malherbex.com>