



MALHERBEX<sup>™</sup>  
PROPERTY GROUP



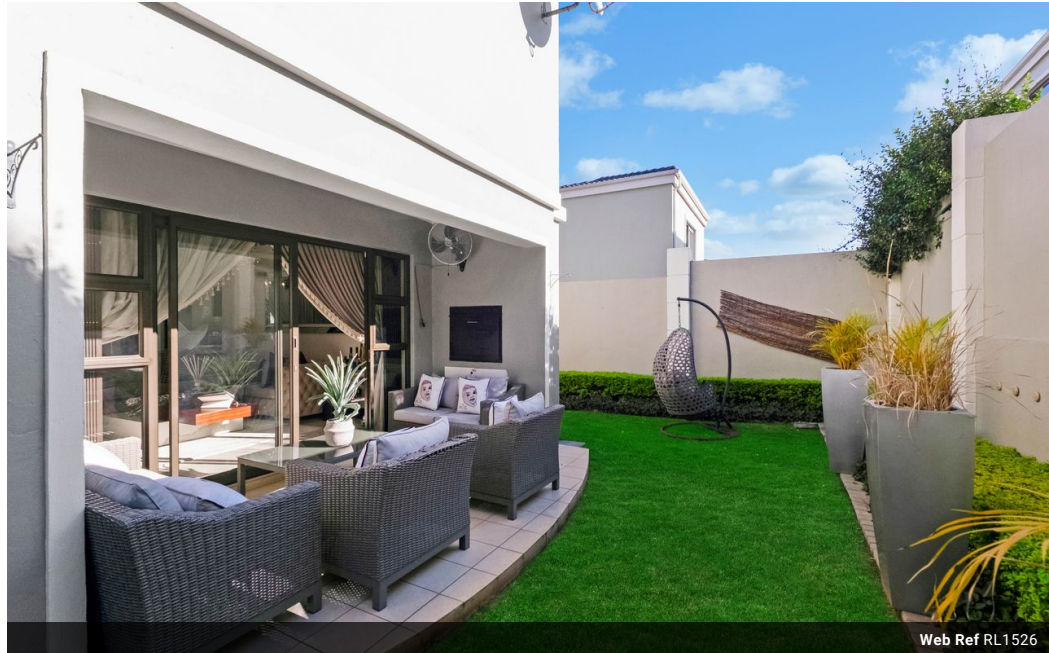
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Unit 1 Cyrus House (Building 13) Mulberry  
Hill Office Park, Dainfern, Sandton, 2191

## 3 Bedroom Cluster For Sale in Maroeladal



Web Ref RL1526



R3,100,000

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**Monthly Bond Repayment** R30,949.78

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R173,520.00 **Bond Costs** R44,070.00

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

**Monthly Levy** R2,000 **Monthly Rates** R3,000

### Elegant Living in a Prestigious Estate

This stylish and spacious 3-bedroom, 2.5-bathroom home offers an exceptional blend of modern design, practical functionality, and secure estate living. Nestled within the exclusive Mont Tremblant Estate this home exudes luxury and sophistication.

The thoughtfully designed open-plan layout features expansive lounge and dining areas—ideal for both everyday living and entertaining. A sleek, modern kitchen is paired with a separate scullery that opens directly to the garden, enhancing convenience and flow. Additional features such as under-stair storage and a guest cloakroom add to the home's functional appeal. In addition, the property also boasts of back up water.

Created with indoor-outdoor living in mind, the residence includes a built-in braai and a beautifully landscaped garden—perfect for relaxed family get-togethers and...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	3
Furnished	Yes

#### Exterior

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

#### Sizes

Floor Size	227m <sup>2</sup>
Land Size	329m <sup>2</sup>