



**Kobus Eloff - Zambezi  
Country Estate &  
Montana Park**  
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Faerie Glen  
Pretoria



SOLE MANDATE

Web Ref RL13802



**R4,100,000**

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**Monthly Bond Repayment** R42,319.72  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R294,674.00 **Bond Costs** R53,495.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R600

### Brand new, Contemporary & Ultra-Modern home in Eden Acres Estate in Montana Park

Contemporary Masterpiece with Breathtaking Views in the very sought after Eden Acres Security Estate in Montana Park. Step into the pinnacle of modern living with this exquisite, open-concept residence located at the base of Montana Park's majestic mountain. This home boasts extraordinary natural light, following the sun throughout the day, with expansive high ceilings, windows, doors, and fences to enhance the sense of space, elegance & privacy.

This architecturally designed property offers a unique opportunity to collaborate with the contractor on the final touches and colors as construction is currently in progress. Seize the opportunity to personalize this dream home with your choice of finishes to reflect your individual taste and style.

Unique Description:  
Discover the essence of contemporary elegance with this...

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 3  
Bathrooms 2.5  
Kitchens 1  
Recep. Rooms 3  
Studies 0.5  
Furnished No

**Exterior**  
Garages 2  
Security Yes  
Pool Yes

**Sizes**  
Floor Size 328m<sup>2</sup>  
Land Size 951m<sup>2</sup>

#### Extras

Architecturally designed - for maximum, natural light & height Extra high Windows, Ceiling & Fence for ultimate privacy Breakfast nook with coffee station on 1st floor Fireplace

