



**Kobus Eloff - Zambezi Country Estate & Montana Park**  
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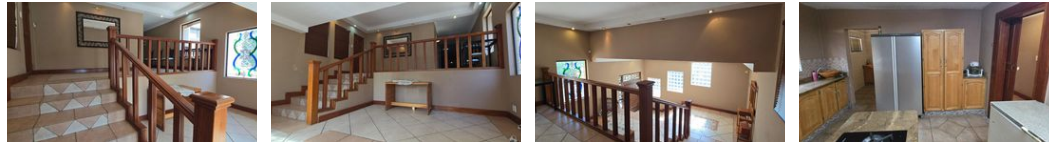
Contact Head Office

081 4042817

5 Portofino,  
 753 Old Farm Road,  
 Faerie Glen  
 Pretoria



Web Ref RL14325



**R6,450,000**

 10  11  4

**Monthly Bond Repayment** R66,576.15  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R573,266.00 **Bond Costs** R70,535.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R5,484

### 10 Bedroom Mansion House for sale in Montana Park

This remarkable property, located in the serene neighborhood of Montana Park, Pretoria, offers a unique investment opportunity as a fully operational guesthouse. Designed to provide guests with comfort and convenience, the property is ideal for business travelers, tourists, or long-term stays.

Running concern.  
 Part of Sales price can be financed as Prime plus 1%.  
 Approved Zoning available.

#### Property Features

10 Luxurious Bedrooms: Each room features an ensuite bathroom with a shower, toilet, and basin, ensuring privacy and comfort for guests.

In-Room Amenities: Rooms are equipped with a coffee station, fridge, kettle, TV, and workspace desk, catering to guests' needs.

Living Spaces:

Fully Fitted Kitchen: Fitted with a gas hob, designed for efficient meal preparation

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	10
Bathrooms	11
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	4
Security	Yes
Dom. Accom.	1
Pool	Yes

#### Sizes

Floor Size	884m <sup>2</sup>
Land Size	3,267m <sup>2</sup>

#### Extras

Space for 20 cars or more Fully functional Guest House or can be used as a normal house

