



**Pierre Kotze**  
084-870-8342  
pierre.kotze@expsouthafrica.co.za

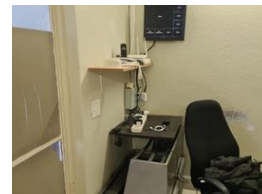
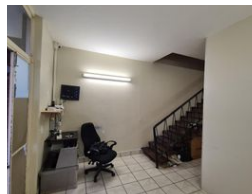
Contact eXp Realty

087 8212575

South Africa



Web Ref 7002001-61064



R700,000

Monthly Levy R980 Excl. VAT

Monthly Rates R1,200 Excl. VAT



### Versatile Commercial Office Space and Apartment in Cedrella Building

Nestled within the bustling Murray Street, the Cedrella building hosts this unique 77-square-meter office space/apartment. Ideal for those seeking a dual-purpose setup, it seamlessly combines professional functionality with residential comfort. Situated on the first floor, this space spans two levels: The lower level features a welcoming reception area, followed by convenient storage and a spacious, fully equipped kitchen. Upstairs, enjoy the comfort of a full bathroom and a generously sized bedroom or office space. Additional Features: Air conditioning on both levels ensures year-round comfort. A comprehensive camera system enhances security. Electricity is prepaid, and water is covered by the levy. Includes one covered parking space.

### Features

**Zoning** Commercial

#### Exterior

Security Yes

#### Sizes

Floor Size 77m²  
Land Size 77m²

#### Extras

Near Shops Fibre Open Air Conditioning Unit Near Medical Center Brick Pets Not Allowed  
Alarm System Safe Location Built in Wardrobes Covered Parking Security - System

