



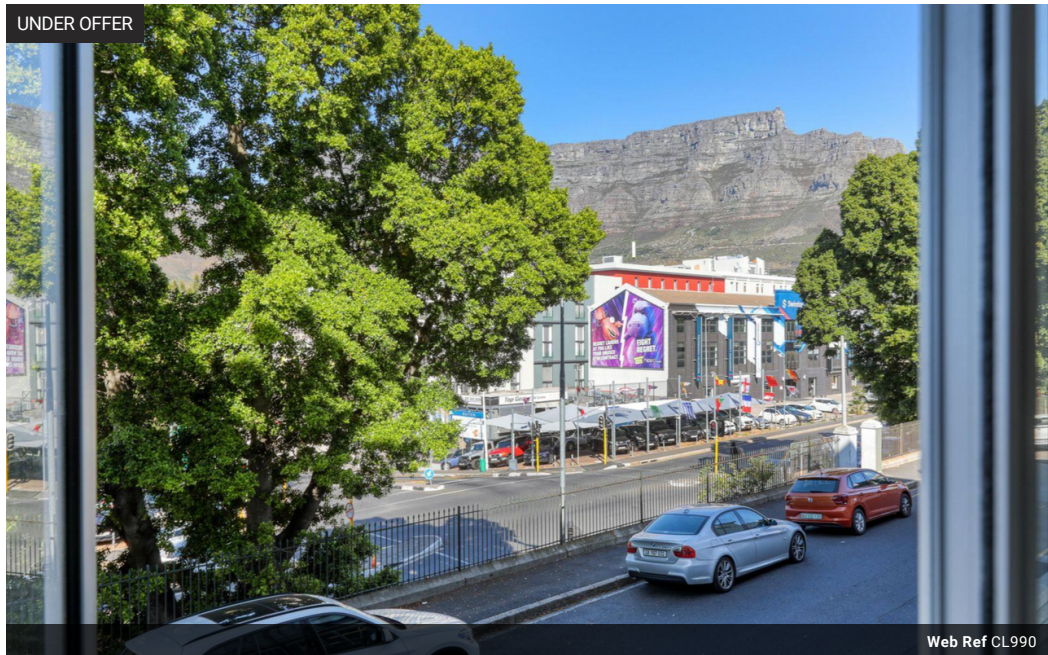
**Ryan Perumal**  
082-781-3836  
ryan.perumal@expsouthafrica.co.za

Contact eXp South Africa

087 8212575

Old Main Road  
Johannesburg  
South Africa

UNDER OFFER



Web Ref CL990



R5,500,000

Monthly Levy R7,888 Excl. VAT

Monthly Rates R5,560 Excl. VAT

 0  0

## Mixed Use Unit For Sale In City Centre

First Floor : Stunning 236m2 full floor-plate for sale in landmark building in Cape Town City Centre.

This is an excellent investment property or an opportunity for an owner-occupier to acquire an amazing property.

Currently partitioned into 2 units with the owner occupying 170m2 and a legal firm occupying 66m2 this would be the perfect property for a creative, legal or financial firm to acquire the entire space as their offices.  
The owner currently resides in their section and works from home.

The unit offers the following :

- 2 basement parking bays
- Entire first floor-plate.
- Elevator
- Modern, contemporary interior.
- Floor to ceiling windows, allowing an abundance of natural light
- Airconditioning
- Two bedrooms/offices/ boardrooms
- Open plan work space
- Fitted kitchen

## Features

**Zoning** Mixed Use

### Interior

Air Conditioning Yes

### Exterior

Security Yes

### Sizes

Floor Size 236m²

### Extras

24 Hour Access Above Road Accommodation Air Conditioner Alarm System Bath, Toilet and Basin Immaculate Condition Aluminium Window Residential Office views Near Bus Service Near Mini Bus Service