

WELCOME TO OUR SHOW HOUSE



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Sole agents of choice

PROUDLY PRESENTS:

20 Splice Riviera

Killarney – Riviera

Exquisite living space throughout



This Secure, Magnificent, fully furnished and equipped garden apartment has 2 bedrooms, en-suite bathroom (*bath and shower*). Exquisitely appointed kitchen. Wooden floors with under floor heating throughout.

The Splice Riviera is built around luxury living for the discerning buyer. It offers amongst others a Penthouse Gym, Internet work area, Glass-walled swimming pool, Coffee and juice bar, Underground parking bay and Laundry service.

Designer furnishes and fittings

Home theatre system, DVD player, speakers and 30inch LCD TV.

POSITION.....POSITION.....POSITION.....

Area features

Close access to Schools, shopping centers, shuls, M1 hi-way, clubs and recreation, and basically close everything you could possibly need.

Asking R 1 599 000

Fully Furnished. All serious offers will be presented

Example:

Property cost estimate: +/-

Purchase price	R 1 599 000.00
Bond @ 90%	R 1 440 000.00

Estimated cash requirements: +/-

Transfer Costs	R 95 940.00
Bond costs	R 12 000.00
Inspection fees	R 1 000.00
	<u>R 108 940.00</u>

General estimates: +/-

Income (family) to qualify for Bond
+/- R 46 000.00 P/M

Estimated Bond repayments per

Month: +/-

over 20 yrs@ 10.5% R 15 159.00
over 20 yrs@ 9.5% R 14 157.00
SIZE: ± 78 SQ.M *Excluding Terrace*
Levy Estimate ± R 2 400.00

Transfer Procedure:

1. Offer to purchase completed and signed by buyer and seller.
2. Bond application applied for where applicable.
3. Instruction sent to transferring attorney.
4. Cancellation of sellers bond. (If applicable)
5. Clearance certificate obtained from the local authorities / body corporate.
(No transfer may be lodged with the deeds office without said clearances)
6. Transfer duty receipt applied for by transferring attorney to SARS.
7. Lodgement of various deeds in the deeds office.

Occupation, and occupational rent negotiable..

Please Note: Whilst David Flaum Property has endeavored to quote correct facts & figures; they indemnify themselves of any discrepancies, which may arise from misinformation.

Notes

**EXECUTIVE LIVING JUST FOR YOU.
OUR BUSINESS GROWS THROUGH YOUR REFERRALS
THANK YOU FOR VISITING OUR SHOW DAY.**

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