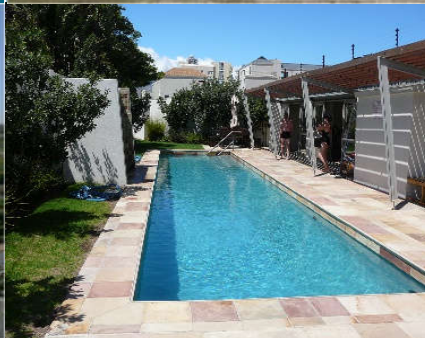


From **ZAR 3,800,000**

FOR SALE DIRECT FROM THE OWNER. LARGE 2 BEDROOM APARTMENT IN CAPE SANDS ON 1ST FLOOR AND THE GARAGE DIRECT BELOW ON GROUND FLOOR. THE ONLY LARGE 2 BEDROOM APARTMENT IN THE BUILDING. THE DEVELOPER HAS TURNED ONE 3 BEDROOM APARTMENT INTO A 2 BEDROOM APARTMENT. THE APARTMENT HAS UNDERFLOOR HEATING. THE GARDEN OF THE APARTMENT IS MAINTAINED BY THE GARDENER OF THE B.C. THE APARTMENT HAS BEEN RENOVATED AND THE FLOOR COVERINGS THROUGHOUT THE HOUSE ARE TILED.

**FOR SALE  
BY OWNER**

## *Spacious 2 Bedroom Seaside Apartment*



**AMENITIES INCL.:**

17M POOL, GARDEN + BRAAI  
SAUNA, STEAM & FITNESS  
ROOMS.

**APT. C0. 202 BEACH ROAD, STRAND.  
WESTERN CAPE. SOUTH AFRICA**

**OWNER: +27 (0) 76 999 4902**

**JANMARION@GRAANSILO.COM**

**[HTTPS://WWW.CAPESANDSSTRAND.COM](https://www.capesandsstrand.com)**

10/12/2021

VALIDATED



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## LINKS TO DOWNLOAD

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### PROPERTY WEB LINK:

[HTTPS://WWW.PRIVATEPROPERTY.CO.ZA/FOR-SALE/WESTERN-CAPE/BOLAND/STRAND/STRAND-NORTH/CO-CAPE-SANDS/202-BEACH-ROAD/T10401](https://www.privateproperty.co.za/for-sale/western-cape/boland/strand/strand-north/co-cape-sands/202-beach-road/t10401)

### YOUTUBE:

[HTTPS://YOUTU.BE/OGPSNHMUPUY](https://youtu.be/ogpsnhmupuy)

### MATTERPORT WALKTHROUGH:

[HTTPS://MY.MATTERPORT.COM/SHOW/?M=9HSSNMzAxCH](https://my.matterport.com/show/?m=9HSSNMzAxCH)

### PHOTO DOWNLOAD:

[HTTPS://WORKDRIVE.ZOHOEXTERNAL.COM/EXTERNAL/B8673F2FB9028387B31294351FA7B5C11CD715FDB78F3CB17D51D093F5B807BD/DOWNLOAD](https://workdrive.zohoexternal.com/external/b8673f2fb9028387b31294351fa7b5c11cd715fdb78f3cb17d51d093f5b807bd/download)

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[HTTPS://WWW.CAPESANDSSTRAND.COM](https://www.capesandsstrand.com)

## WHERE IS CAPE SANDS?



### Details

Luxury beachfront apartment on first floor with garden in secure complex, with unsurpassed all-round views of False Bay, Table Mountain, Strand GC and Hottentots Holland mountains to the north.

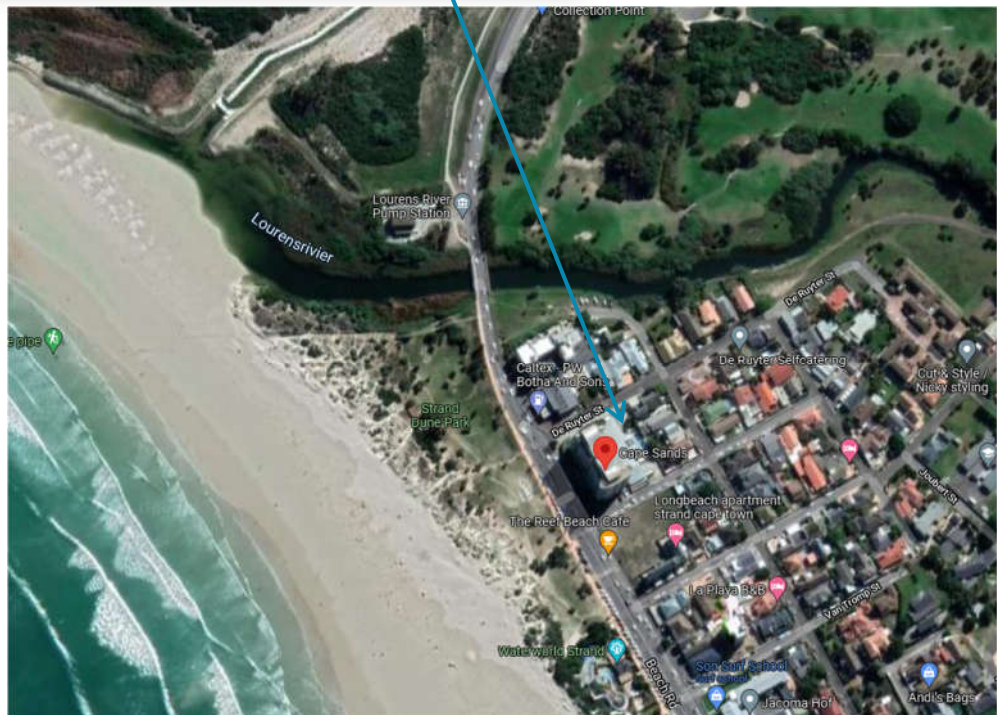
5 mins drive from Somerset West which offers all facilities one could need. 20 mins Capetown Airport and 30 mins to Capetown, 45 mins to Hermanus.

Contact details:

janmarion@graansilo.com

Tel: +

Mob: +



## SITE PLAN: FLOORS 0 – 8



Apart No.	Unit Type	Floor	Unit Area	Garden Terrace	Rear Balcony	Total Area	Undercvr Parking Nr.	Garage	Store Room
C0	2 BED	GND	103.0	68.0	23.0	195	P47 B1	P38 P39 B1	2 @ 7m
LEVIES /m	31.12.2021	CAPE SANDS - R 2,450		CPT MUNI - R 1,150		TOTAL - R 3,600			

## GROUND FLOOR & GARDEN PLAN



SITE PLAN & EXTERNAL PARKING

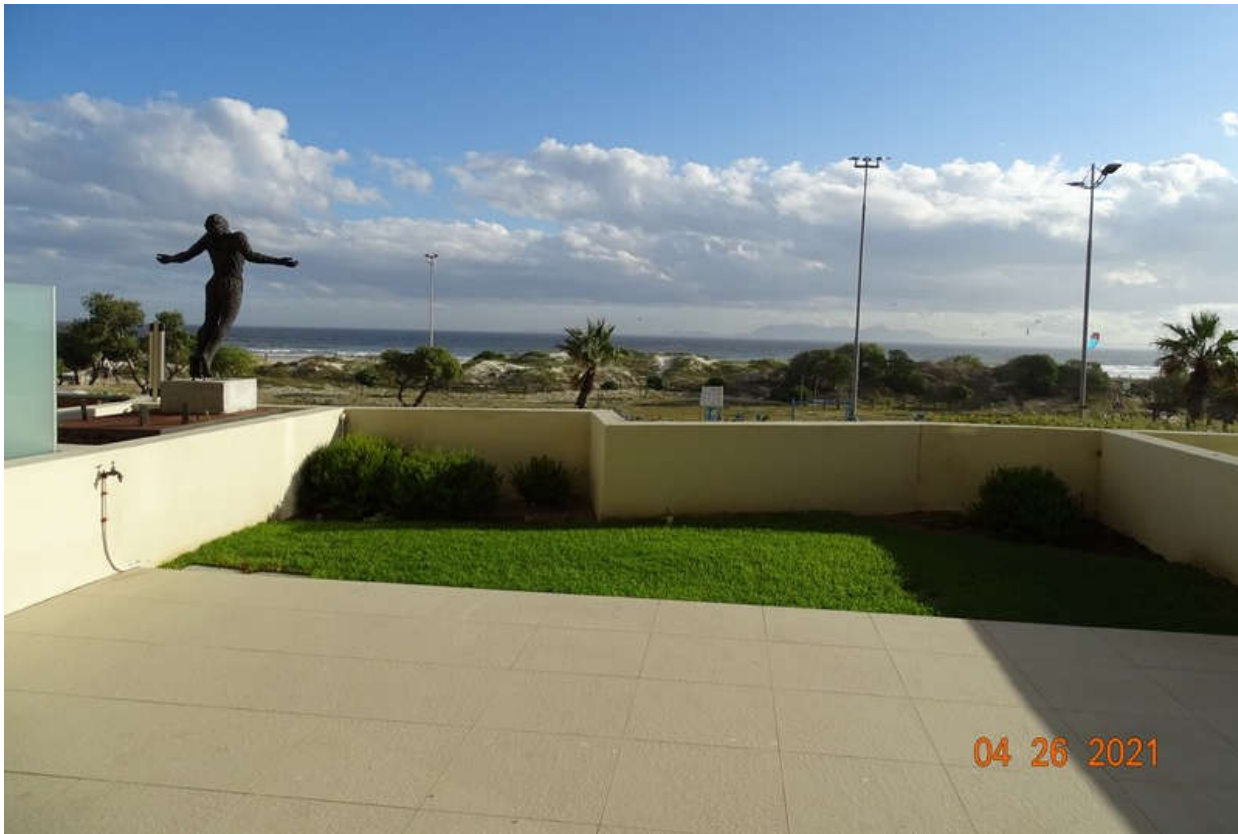
SEA

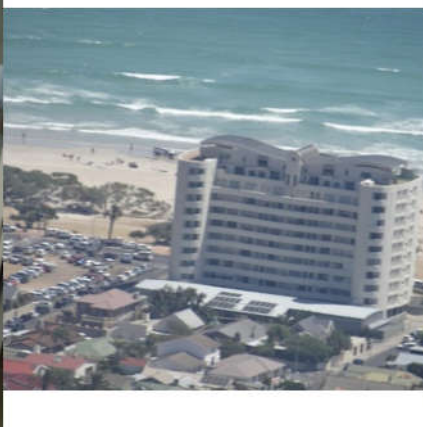
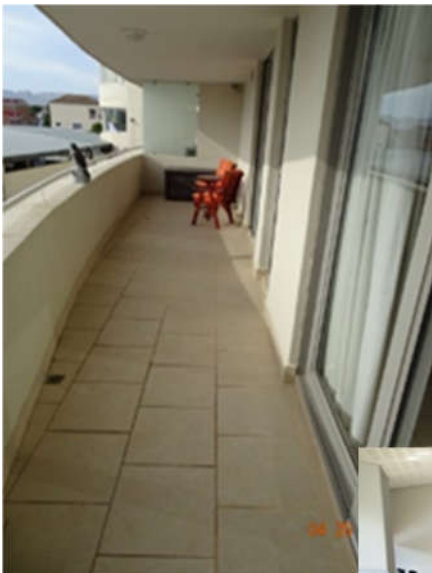
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**GALLERY**

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## DETAILS

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- **2 BEDS**
- **2 BATHS**
- **1 X 2 CAR TANDEM GARAGE**
- **1 X PARKING BAY**
- **2 X STORE ROOMS**

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**CAPE SANDS HAS VERY GOOD SECURITY FEATURES SUCH AS SEPARATE ACCESS CONTROL AND INTERCOM SYSTEM, MAGNETIC ACCESS CONTROL WITHIN THE COMPLEX, ELECTRIC FENCING AND BEAMS, BASEMENT ACCESS ON REMOTE AND SEVERAL SECURITY CAMERAS.**

**CAPE SANDS IS LOCATED AT THE BEGINNING OF THE BEACH ROAD. WITHIN WALKING DISTANCE OF STRAND GOLF CLUB AND BUSAMED PRIVATE HOSPITAL. THE DISTANCE BY CAR TO THE SANCTUARY SHOPPING CENTER IS 5 MIN.**



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## KEY PROPERTY FEATURES

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	2
Bedrooms	
	2
Bathrooms	
	1
Covered Parkings	
	1
Dining Areas	
	1
Garages	
	1
Lounges	
	✓
Access Gate	
	✓
Alarm	
	✓
Balcony	
	✓
Borehole	
	✓
Electric Fencing	
	✓
Entrance Hall	
	✓
Garden	
	✓
Guest Toilet	
	✓
Gym	
	✓
Intercom	
	✓
Irrigation System	
	✓
Kitchen	
	✓
Pool	
	✓
Satellite	
	✓



Scenic View



Sea View



Spa Bath

## SALE PRICE

APARTMENT - 2 Bed		R 4,600,000
2 Car Garage		
+ 1 Parking Bay	P	
+ 2 store rooms		

APARTMENT - 2 Bed		R 3,800,000
+ SINGLE PARKING	P	

## OPTIONS

GARAGE 2 CAR		OPTION B - R 600,000

STORE ROOM - SINGLE		OPTION D - R 100,000
Each		

***OPTIONS NEGOTIABLE DIRECTLY WITH OWNER***

<mailto:janmarion@graansilo.com>

