



**Graeme Bunyard**  
Candidate Property Practitioner  
Registered with PPRA  
(FFC 126 559 2)  
082 882 5861  
graeme@platinum.co.za



**Andrew Pearce**  
Principal Property Practitioner  
Registered with PPRA  
(FFC 023 387 4)  
083 6528888  
andrew@platinum.co.za



**Annalize Morris**  
Non-Principal Property Practitioner  
Registered with PPRA  
(FFC 121 984 9)  
082 3477305  
annalize@platinum.co.za

Contact Platinum Office

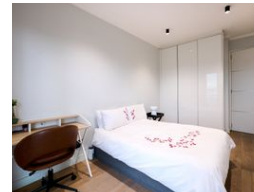
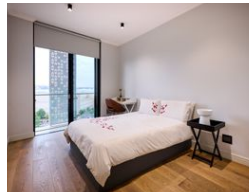
011 8058888

91 Carlswald Estate  
Walton Road  
Carlswald  
Midrand  
1684



SOLE MANDATE

Web Ref RL2181



**R12,999,000**

3 3.5

**Monthly Bond Repayment** R131,969.61

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R1,327,642.00 **Bond Costs** R99,035.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R11,300 **Sectional Title Levy** R11,910

### Penthouse

This is an opportunity to purchase an exclusive north facing 3 bedroom Penthouse, located on the 8th floor in Newton Tower, Ellipse Waterfall upmarket complex.  
There is No Transfer Duty when purchasing this Penthouse.

This luxurious Penthouse is tastefully appointed with Caesar Stone kitchen counters, and built in appliances, tiled and wooden floors, two dining and lounge areas, as well as a Corner Bar, a heated Jacuzzi and Pool, a wrap around balcony with breathtaking sunsets, all of which make this expansive open planned area ideal for entertaining family or holding Corporate functions.

The three bedrooms on the lower level each with their own bathrooms are well appointed also opening onto a small wrap around balcony.

The Penthouse can be used as a permanent residence or a Corporate Investment.

The Ellipse Complex...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	3.5
Kitchens	1
Recep. Rooms	5
Furnished	No

#### Exterior

Carports / Parkings	3
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	390m <sup>2</sup>
------------	-------------------

#### Extras

24 Hour Access Balcony Fibre Generator Jacuzzi Gym Lifts Landscaped Secure Parking  
Security Complex Splash Pool North Contemporary Aluminium Window