

# Stellenbosch



## Deo Gloria Square – Luxury Student Accommodation – Investment opportunity knocks



**R 2 340 000**

**Web Ref: 11444**

Deo Gloria (fase 2), popular among students and known for its modern industrial look with luxury finishes throughout. Complete with furniture, curtains, build-in study, air conditioner, granite counter tops, fridge, oven, microwave and more.

This unit is conveniently located opposite University residences and within walking distance to Coetzenburg, Jan Marais Park and Stellenbosch town Centre.

Positioned on the ground floor with a large exclusive use covered patio to extend your living area. The flat is 33m<sup>2</sup> and the covered patio is 23m<sup>2</sup>. Together it boasts 56m<sup>2</sup> of luxury student accommodation. Secure parking also included.

Included in the levy is cleaning service once a week, laundry service, wifi and excellent security. Students really love staying here.

Excellent investment opportunity as a new lease agreement is already in place that expires 30 November 2024 @ R13 450 per month.

### Features:

Air Conditioner, Blinds, Braai Area, Window Frames Aluminum, Pre-paid Electricity, Floors: Tiles, Patio, Bachelor Flat, Undercover Parking

### Rooms:

Kitchen

Bathroom

### Property Details:

Floor Size: ± 56 m<sup>2</sup>

Levy: R 2 378

Rates and Taxes: R 683

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