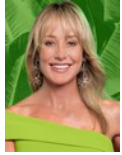




**Andrew Pearse**  
Principal Property Practitioner  
Registered with PPRA  
(FFC 023 387 4)  
083 6528888  
andrew@platinum.co.za



**Melanie Pearse**  
Non-Principal Property Practitioner  
Registered with PPRA  
(FFC 023 996 3)  
083 3900000  
melanie@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

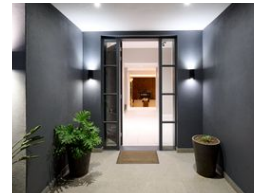
011 8058888

91 Carlswald Estate  
Walton Road  
Carlswald  
Midrand  
1684



SOLE MANDATE

Web Ref RL2189



**R24,999,000**

**Monthly Bond Repayment** R258,036.78  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R2,922,241.00 **Bond Costs** R132,285.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R4,960



### EXPERIENCE UNPARALLELED LUXURY IN THIS CONTEMPORARY MASTERPIECE

Perfectly positioned along the riverfront and overlooking a lush greenbelt, this extraordinary modern residence redefines luxury living. Designed with a seamless blend of elegance and functionality, the home's expansive interiors embrace open-concept sophistication, softened by rich wood accents and bespoke architectural detailing. A striking entrance welcomes you into a sunlit foyer, where soaring double-volume ceilings and a dramatic colour palette set the tone for refined opulence. The formal lounge, warmed by a double-sided closed combustion fireplace, extends into a cosy reading nook—an intimate retreat within the home's grand design. An adjacent dining area unfolds effortlessly onto a covered patio through vast sliding doors, creating a fluid transition between indoor and outdoor living. At the heart of this residence,...

### Features

Pets Allowed		Interior		Exterior		Sizes	
Yes		Bedrooms	5	Garages	3	Floor Size	904m <sup>2</sup>
		Bathrooms	5.5	Carports / Parkings	3	Land Size	1,113m <sup>2</sup>
		Kitchens	1	Security	Yes		
		Recep. Rooms	4	Dom. Accom.	1		
		Studies	1	Pool	Yes		
		Furnished	No	Views	True		

### Extras

Fireplace Inverter Backup Battery Solar Panels Backup Water Borehole Air Conditioner Jacuzzi

