

# Stellenbosch Central



## Deo Gloria Square – Luxury Student Accommodation.



**R 3 590 000**

**Web Ref: 11262**

Deo Gloria, extremely popular among students/young people 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 University, Coetzenburg, Jan Marais Park and Stellenbosch town Centre. Positioned on the ground floor with a welcoming exclusive use covered patio to extend your living area. The flat is 52m<sup>2</sup> and the covered patio is 11m<sup>2</sup>. Together it boast 63m<sup>2</sup> of luxury student accommodation and includes 2 parking bays.

Excellent investment opportunity as a new lease agreement is already in place that expires 30 November 2024 @ R23 960 per month.

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

### Features:

Air Conditioner, Blinds, Braai Area, Window Frames Aluminum, Patio, Guest Toilet, 2 x Undercover Parkings, Pre-paid Electricity

### Rooms:

2 Bedrooms

Lounge

Kitchen

Bathroom

### Property Details:

Floor Size: ± 63 m<sup>2</sup>

Levy: R 4 004

Rates and Taxes: R 1 130

Cornette Liebenberg

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