



## Luxury 1 Bed Apartment For Sale in Melkbosstrand Cape Town South



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 108,088.73

### Locatie

Aanbevolen Auto Onderdelen:	South Africa
Staat/Regio/Pronvincie:	Western Cape
Plaats:	Melkbosstrand
Adres:	Pelican Parade
Postcode:	7441
Geplaatst:	27-10-2023

### Omschrijving:

Luxury 1 Bed Apartment For Sale in Melkbosstrand Cape Town South Africa

Esales Property ID: es5553922

### Property Location

20 Pelican Parade  
Melkbosstrand, Cape Town  
Western Cape  
7441

### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, South Africa is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.



Newly painted 1 bedroom, 1 bathroom apartment with balcony offering unobstructed sea views of the Atlantic ocean.

The apartment consists of 1 comfortable bedroom, with built in cupboards offering ample storage as well as a working space. The full bathroom is ensuite, featuring a bath and shower combo (shower bath). The kitchen and lounge are open plan with space under the counter top for a washing machine, a dishwasher as well as an oven. Plumbing and electrical connections are in place. A 2-plate stove top is built into the counter top.

The kitchen has ample cupboard space above the counter tops and the lounge has built in cupboards offering more storage space. Unobstructed, breathtaking views of the ocean are visible from the kitchen, lounge as well as the balcony which is reached via sliding doors through the lounge.

The apartment has one off-street parking bay which is well situated in the complex.

The apartment is situated in an extremely well maintained complex, which is at the end of a quiet cul de sac. The pristine white sandy beach is easily reached via private footpaths from the complex, with no public roads to cross. The complex also has a communal pool, with a communal barbeque area, and an array of indigenous flowers and plants.

There is a golf course (Atlantic Beach Golf Estate), 7.5km from the complex. The complex has only 60 units and is hence considered small and private and the levies are low. The complex is within walking distance of a bus stop, which connects to Melkbosstrand as well as Cape Town

## ABOUT THE AREA

Regarded as the start of the ever-growing-in-popularity Cape West Coast, Melkbosstrand is something of a village, although many regard it as a suburb of Cape Town given that it is a mere 35 kilometres outside of the city centre. Melkbosstrand is considered one of South Africa's safest towns.

Melkbosstrand is a favourite with locals and offers hours of beach strolling, surfing, sunsets to put most sunsets to shame, and the much photographed view over Table Mountain and Robben Island.

'Melkbos' literally translates as 'milk bush' and refers to the Euphorbiaceae bushes that grow on sand dunes here, called 'melkbos' by all those familiar with the milky latex substance the plant gives off. Whilst the village is closely tied to the romantic impression of white beaches, great seafood sold at local restaurants, and one of the most popular beaches for kitesurfing, it owes its existence to a thorough development – the Koeberg nuclear power station – built with the help of the British and the French 6 kilometres north of Melkbosstrand, which needed housing for foreign contractors.

Melkbosstrand is nonetheless an ideal and extremely pretty base from which to explore both Cape Town and the West Coast, particularly as the Durbanville winelands are close by and the Boland Mountains, offering a number of wonderful day trips through valleys hung with vines, blue skies for most of the year and mountains looming in the background.



The villages of Darling (think 'darling' town tucked in amongst vines and home to Evita se Perron; theatre you mustn't miss!), Malmesbury (the largest town in the Swartland known for its wine and grain farms), and even Riebeeck-Kasteel and Riebeeck-West if you're prepared to travel a little further, are all within easy range of Melkbosstrand and well worth the effort.

## MAiN FEATURES:

- 57m<sup>2</sup> of living space
- 1 Bedroom
- 1 Bathrooms
- Stunning Views
- Private Parking
- Private Gardens
- Close to essential amenities such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of South Africa
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential Long Term

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### **Algemeen**

Badkamers: 1  
Afgewerkte vierkante meter: 57 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Additionele informatie**

Virtual tour URL: [https://www.youtube.com/embed/f1aT7T5Ax7w?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/f1aT7T5Ax7w?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

### **Contact information**

IMLIX ID: IX5.062.615



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