



The Genoa Mansion in Birdwood Estate.

Discover unparalleled grandeur and breathtaking vistas in this exquisite 4-bedroom residence, offering expansive 240° views of the majestic Magalies Mountains and the serene Hartbeespoort Dam. Spread across three meticulously designed levels, this home epitomizes opulence and elegance.

The top-level features four bedrooms, including a lavish main suite with a spa bath, walk-in closet, and panoramic views. A wrap-around balcony ensures every bedroom enjoys the stunning scenery. The pajama lounge with a kitchenette adds an extra layer of comfort and convenience.

The entry level boasts an open-plan layout perfect for entertaining, featuring a sophisticated bar area with a built-in braai and wine rack, a pristine white kitchen with granite countertops, and a scullery with a pantry.

The dining, bar, and formal lounge seamlessly open onto the pool balcony through stacking doors, inviting seamless indoor-outdoor living. This level also includes three expansive terraces.

Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R86,294.46

Bond Costs

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

R80,035.00

Transfer Costs

R810,214.00

Monthly Rates

R1,500



INTERIOR

Bedrooms	4
Bathrooms	4.5
Kitchens	1
Recep. Rooms	5
Furnished	Yes

EXTERIOR

Carports / Parkings	4
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	Yes

SIZES

Floor Size	520m ²
Land Size	973m ²



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