



## Prime Investment Opportunity in Green Point – Stylish 2-Bedroom Apartment

 2  2  0

**Sole Exclusive Mandate\*\*** Positioned in the heart of Cape Town's most cosmopolitan suburb, this super-stylish, fully furnished 2-bedroom, 2-bathroom apartment at The Portswood offers an exceptional opportunity for both local and international buyers. With the Cape Town Stadium, V&A Waterfront, and Green Point's vibrant restaurant scene just a short stroll away, the apartment's location is unmatched — making it highly desirable for short-term rental guests and long-term tenants alike. Investors can step straight into a turnkey opportunity with the apartment sold fully furnished, tastefully decorated, and designed for immediate rental income. Highlights include: Two spacious bedrooms and two modern bathrooms Two private balconies with city and mountain views Secure undercover parking Full-time reception and 24-hour security Lock-up-and-go convenience ideal for business or leisure stays Whether you're seeking a Cape Town base, a lifestyle purchase, or a high-performing investment,...

### Features

#### Interior

|          |   |              |   |
|----------|---|--------------|---|
| Bedrooms | 2 | Bathrooms    | 2 |
| Kitchens | 1 | Recep. Rooms | 1 |

#### Exterior

|          |       |      |    |
|----------|-------|------|----|
| Security | Yes   | Pool | No |
| Views    | False |      |    |

#### Sizes

|          |                  |
|----------|------------------|
| Internal | 70m <sup>2</sup> |
|----------|------------------|

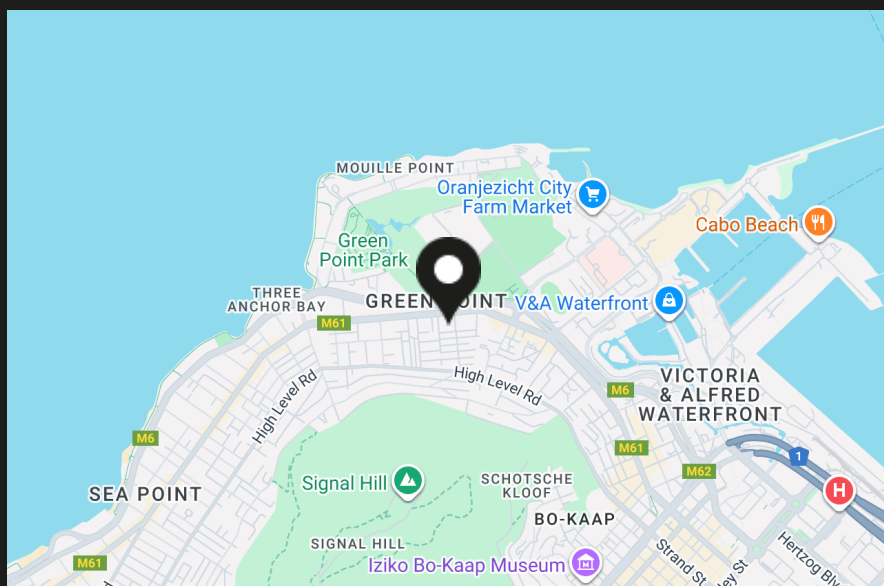
#### Financial

|        |         |
|--------|---------|
| Levies | 5036.20 |
|--------|---------|



## Green Point at a glance

Green Point Stretching from the lower slopes of Signal Hill to the Atlantic Ocean, flanked by Three Anchor Bay on the one side and the V&A Waterfront on the other, lies Green Point. This suburb ticks just about every box one can imagine: proximity to CBD, walking distance to the V&A Waterfront, beaches and the Sea Point Promenade. Check! Living in a vibrant, cosmopolitan suburb surrounded by eateries and nightlife options too numerous to mention. Check! A plethora of accommodation options, from studio apartments to luxurious freestanding homes. Check! One would be hard pressed to find a more suitable locale to appeal to the many young professionals Green Point is favoured by. Although the area is also popular with families who find the proximity of all the...



**Shanel Paul**  
Candidate Property  
Practitioner



0796911922



shanel@hamiltons.co.za



**Jason Da Costa**  
Principal Property Practitioner



0768702471



jason@hamiltons.co.za