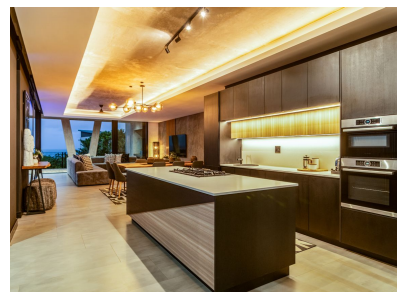
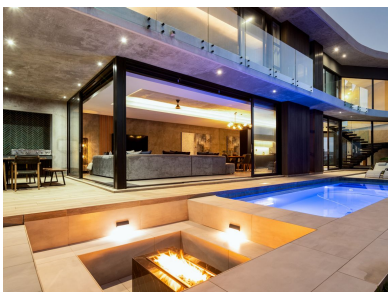




[youtu.be/ca33x0zLgac](https://youtu.be/ca33x0zLgac)

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## ULTRA-MODERN MASTERPIECE WITH EXPANSIVE SEA VIEWS

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This striking 602 square metre residence is positioned in Montcalm Estate in Sheffield Beach, a secure boutique estate offering an exclusive direct from developer opportunity with no transfer duty. The home captures sweeping sea views from both levels, blending modern industrial design with luxury finishes and seamless indoor outdoor flow.



**Yeshlin Gounden**

**083 229 4309**

[yeshlin.gounden@seeff.com](mailto:yeshlin.gounden@seeff.com)

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**Land Size** 1,072m<sup>2</sup>  
**Floor Size** 600m<sup>2</sup>

**Staff Accommodation** No  
**Study** Yes  
**Pets Allowed** Yes

**Rates** R6,900.00  
**Estate Levy** R2,146.00

