

## Nautica – Clifton, Cape Town

Sleeps	6	Pool	Private pool
Bedrooms	3	Views	Sea and mountain
Bathrooms	2	Beach	± 5 km



### Summary

Luxuriously furnished three bedroom apartment which is conveniently situated in a secure residential complex above the coast road on the lower slopes of Lion's Head mountain. Close to the well-known areas of Clifton and Camps Bay.



# CVC CAPE VILLA COLLECTION

## Living

The open plan lounge and dining area lead onto the expansive pool deck with sparkling pool. Comfortably furnished with natural light flooding in through the glass sliding doors.



# CVC CAPE VILLA COLLECTION

## Leisure

The glorious mountain and sea views from the spacious pool deck, ensure al fresco dining and sundowners are the best part of your day. Nautica is the perfect base to explore the many attractions which Cape Town and surrounds has to offer.



### Bedrooms & Bathrooms

Bedroom 1	King size bed with en-suite bathroom. Doors leading to balcony with sea views. Aircon and underfloor heating. TV.
Bedroom 2	Double bed with doors leading to balcony. Underfloor heating. Sea views.
Bedroom 3	Twin beds. Underfloor heating.
Bathroom 1	En-suite to bedroom 1 with bath, shower, basin and toilet. Heated towel rails.
Bathroom 2	Family bathroom with bath, shower, basin and toilet.





### Features and Facilities

Kitchen/Catering:	<ul style="list-style-type: none"> <li>• Gas hob-electric oven</li> <li>• Fridge-Freezer</li> <li>• Microwave Oven</li> <li>• Kettle</li> <li>• Toaster</li> <li>• Coffee maker</li> <li>• Dishwasher</li> <li>• Separate scullery</li> <li>• Bar Fridge</li> <li>• Chest Freezer</li> </ul>
Laundry Facilities:	<ul style="list-style-type: none"> <li>• Washing machine</li> <li>• Tumble drier</li> <li>• Ironing board and Iron</li> <li>• Clothes line</li> </ul>
Indoor:	<ul style="list-style-type: none"> <li>• Dining seating for 8 guests</li> <li>• Breakfast counter seating 2</li> <li>• Air-con</li> <li>• Heaters</li> <li>• Fireplace</li> <li>• Bed Linen</li> <li>• Towels</li> </ul>
Media:	<ul style="list-style-type: none"> <li>• TV with DStv (satellite channels)</li> <li>• Dual viewing</li> <li>• Music system</li> <li>• Wi-Fi internet (capped)</li> </ul>
Outdoor:	<ul style="list-style-type: none"> <li>• Swimming pool</li> <li>• Sun loungers</li> <li>• Outdoor seating</li> <li>• Outdoor dining</li> <li>• Beach Towels</li> <li>• BBQ Facilities (Wood-fire / Gas braai)</li> </ul>
Safety remarks:	<ul style="list-style-type: none"> <li>• Swimming pool with no pool safety feature</li> </ul>
Parking:	<ul style="list-style-type: none"> <li>• Garage Available for 1 cars underground with remote access</li> </ul>
Security:	<ul style="list-style-type: none"> <li>• Fully enclosed property</li> </ul>

	<ul style="list-style-type: none"> <li>Alarm</li> </ul>
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## Servicing

House Keeping:	<ul style="list-style-type: none"> <li>2 times per week</li> <li>excludes weekends and public holidays</li> <li>additional servicing at additional cost (by prior arrangement)</li> <li>excludes personal laundry</li> <li>linen change once per week</li> </ul>
Pool Service:	<ul style="list-style-type: none"> <li>1 times per week</li> </ul>
Garden Service:	<ul style="list-style-type: none"> <li>1 times per week</li> </ul>

## Reservations

Rates & Availability:	<ul style="list-style-type: none"> <li>are subject to final confirmation</li> </ul>
Lease:	<ul style="list-style-type: none"> <li>a standard rental agreement applies</li> </ul>
Booking Deposit:	<ul style="list-style-type: none"> <li>a 50% deposit is required to confirm a booking</li> </ul>
Booking Fee:	<ul style="list-style-type: none"> <li>applies – on booking confirmation invoice</li> </ul>
Breakage Deposit:	<ul style="list-style-type: none"> <li>applies – due prior to arrival</li> </ul>

## GPS Co-ordinates

33°56'19.63"S

18°22'42.11"E

