




**R2,575,000**

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### HIDDEN GEM

This prime positioned, freehold corner plot is situated on the northern side of Mount Cotton, which is situated within Salta Sibaya. The plot is 1 665 sqm and can be turned into an amazing oasis, where your family can live their life to the fullest. The site is nestled between the forest and a greenbelt and has sea views. The estate is pet-friendly and there is ample space for an architecturally designed home. The site has easy access to the northern-access security gatehouse.

Plans have already been approved by Council for immediate construction and the architect will engage with the purchaser to adjust the design to suit them. The design comprises of - Pavilion 1 - a freestanding 3-bed, 3-bath house, over 2 levels and has a pool and pavilion 2 - a 1 bedroom Granny Flat - 80 sqm and on ground level a large studio/home-office on the first