



## FOR SALE

### EXPERIENCE ULTIMATE BEACHFRONT LIVING IN THE ICONIC FOCUS BUILDING

Perched on the 24th floor of the prestigious Focus building, this spacious apartment offers breathtaking, uninterrupted ocean views from all of its balconies. Situated directly opposite lifeguard tower 35 and just a mere 10-second walk to the beach, you'll enjoy the tranquility of coastal living with the added convenience of being only 400 meters from the bustling Cavill Avenue—perfectly placed to embrace both peace and proximity to the action.

Spanning 144 square meters, this apartment features three generously sized bedrooms, two bathrooms, and a large, separate laundry. With five covered balconies, there's ample space to relax and take in the spectacular ocean views. This unit is ready for you to move in and make it your own.

#### Floor Area Details:

Internal: 111m<sup>2</sup>

Balconies: 33m<sup>2</sup>

Total: 144m<sup>2</sup>

#### Additional Features:

- Pet Friendly building
- Close to Public Transport
- Ceiling fans in every room for year-round comfort
- Dishwasher and microwave for added convenience
- Expansive 7-metre-long lock-up garage with extra storage space and cupboards

#### Building Amenities:

- Spacious visitor parking for up to 20 vehicles
- Newly installed heated pool (only 6 months old)
- Hot spa
- Tennis court, basketball court, table tennis room, and a small gym
- Two large covered BBQ areas
- Lush gardens and vast grounds, ideal for future development

Whether you're seeking a prime beachfront residence, looking to earn rental income of \$1,300

3 BED | 2 BATH | 1 CAR

#### PRICE:

\$1,280,000

#### OPEN FOR INSPECTION:

N/A



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FLOOR PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.