

QUE169  
Available

## QUEENSWAY QUAY - ORDINANCE WHARF

**£1,499,900**



### FEATURES

- 3 Bedrooms
- 2 Bathrooms
- Air conditioning
- Sea view
- Fitted wardrobes
- Balcony
- Communal gym
- Conditions: Refurbished
- Transport near
- Walking distance to the town centre
- Partly Furnished
- Communal Pool
- Private Parking

We're delighted to offer the rare opportunity to purchase a fantastic duplex apartment in Gibraltar's prestigious Queensway Quay marina. Located at the water's edge, the exceptionally bright property boasts dual aspect views from its terrace and balconies for you to enjoy the Mediterranean sun all year round. And, having been totally renovated in 2023, it's just a question of unpacking your bags and enjoying the views! On the first level, you find a spacious kitchen and living room –which leads to a stunning marina-facing terrace– as well as a small bedroom/study, plus a cloak room. On the second level you find the large master-bedroom (with en-suite), the family bathroom which comes with a sumptuous free-standing bath, and a second double-bedroom. There's no lack of storage space either. Not only are there fitted wardrobes and cupboards throughout, but you have access to a large attic for truly clutter-free living. The duplex is nestled away from the hustle and bustle in the tranquil Ordinance Wharf development and includes access to a quiet communal pool and gymnasium. The property also comes with a parking space adjacent to the building.

<b>Interior Size:</b>	110m <sup>2</sup>	<b>Ownership:</b>	Leasehold
<b>Exterior Size:</b>	17m <sup>2</sup>	<b>Rates:</b>	£187.8 Per Quarter
<b>Plot Area:</b>	N/A	<b>Service Charges:</b>	£274.79 Per Month
<b>Furnishing:</b>	Partly Furnished	<b>Price per sqm:</b>	£12,657.38

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