

**ROCKG017**  
Available

## ROCK GARDENS

**£995,000**



### FEATURES

- 2 Bedrooms
- 2 Bathrooms
- En-suite bathroom
- West Aspect
- Electric awning
- Both bedrooms include fitted wardrobes
- Strictly NO pets allowed
- Fully Furnished
- Communal Pool
- Private Parking



This luxurious apartment, located within the exclusive Rock Gardens development, offers breathtaking views across the Bay of Gibraltar. Impeccably maintained and ready for immediate occupancy, the property exudes both comfort and elegance. Upon entering, you're greeted by a spacious and inviting hallway that leads to well-appointed bedrooms, modern bathrooms, a fully equipped designer kitchen, and a sophisticated living/dining room. The highlight is the expansive 40 sqm wrap-around terrace, perfect for year-round entertaining. Part of the terrace is fitted with an electric awning, offering shaded comfort during sunny afternoons. The apartment features premium touches such as engineered wood flooring, air conditioning, and mosquito netting throughout. It also includes a private parking space within the secure underground garage. Residents can enjoy the quiet, uncrowded communal swimming pool accessible on the same level as this apartment, adding to the exclusive feel of the development. This property is suitable for Cat 2 or HEPPS status. Viewing is highly recommended! A low-density building comprising just 22 apartments.

**Interior Size:** 118m<sup>2</sup>  
**Exterior Size:** 40m<sup>2</sup>  
**Plot Area:** N/A  
**Furnishing:** Fully Furnished

**Ownership:** Leasehold  
**Rates:** £41 Per Month  
**Service Charges:** £459 Per Month  
**Price per sqm:** £7,210.14