

SOU786  
Available

## SOUTH DISTRICT

**£752,000**



### FEATURES

- 3 Bedrooms
- 2 Bathrooms
- Air conditioning
- Storage room
- Wood flooring
- Double glazing
- High ceilings
- Fully Furnished
- Private Parking



A rare opportunity to own an exquisite colonial apartment in a small tranquil community of only 10 properties, situated in the highly sought after area of the South District with its own micro-climate. This bright, 3-bedroom ground floor apartment is located in a colonial building close to Europa Point, enjoying the spectacular views of the Straits and Bay of Gibraltar. The property enjoys over 103sqm of internal living area, with high sound-proofed ceilings, solid walls, wooden flooring and plenty of storage spaces throughout. This spectacular apartment has been recently refurbished and boasts fully fitted air conditioning units in every room, complemented with double glazed PVC suction windows for energy efficiency and noise reduction. The property has the potential to be converted into a four bedroom apartment. Fully fitted spacious kitchen with functional dining area, offering ample storage space and worktop areas for the chef in the family. South facing lounge leads onto the 20sqm covered terrace ideal to sit out in a nice evenings. There are 27sqm of external space divided into three areas; a front facing covered terrace, ideal for the winter to as it is the perfect sun trap, a rear BBQ area and a small shed area. The front terrace can be closed off in the winter by rolling down the awnings. Additionally, buyers will benefit from 30sqm of exclusive use of communal area at the front of the property, perfect for summer time use or children's play area. At the doorstep of the property, there is a large allocated parking space with the capacity to park four vehicles and a motorcycle, perfect to receive guests! There is currently a porta-cabin for additional storage, taking up two of those parking spaces. Potential new owners can opt to keep or remove the porta-cabin. The property is on the open market with no restrictions. Located within 1km away from the nearest beach (Little Bay) & Europa pool and a few...

<b>Interior Size:</b>	103m <sup>2</sup>	<b>Ownership:</b>	Leasehold
<b>Exterior Size:</b>	N/A	<b>Rates:</b>	£25 Per Month
<b>Plot Area:</b>	N/A	<b>Service Charges:</b>	£100 Per Month
<b>Furnishing:</b>	Fully Furnished	<b>Price per sqm:</b>	£7,300.97

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