

SOU806  
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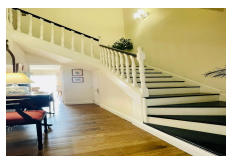
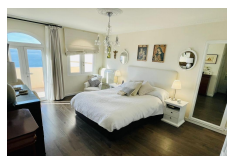
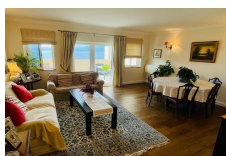
## SOUTH DISTRICT

**£1,345,000**



### FEATURES

- 3 Bedrooms
- 2 Bathrooms
- Underfloor heating (bathrooms)
- Private terraces
- Attic
- Downstairs WC
- Cat 2 Property
- Partly Furnished
- Allocated Parking



This exclusive and newly listed townhouse offers a blend of luxury and comfort, nestled in the coveted South District. Spread across two levels, this 3-bedroom, 2-bathroom residence boasts breathtaking panoramic views of the bay and the distant shores of Africa, visible from not one, but two spacious terraces. The first terrace extends seamlessly from the elegant living room, creating an ideal space for entertaining or simply soaking in the stunning scenery. The second terrace, connected to the master bedroom, offers a private retreat with the same captivating views. Inside, the property features a separate, fully-equipped kitchen, perfect for culinary enthusiasts. The adjacent den provides a versatile space that can serve as a home office, study, or cosy reading nook. The living room, with its tasteful design, is the heart of the home, exuding elegance and warmth. Throughout the townhouse, you'll find premium hardwood flooring, adding a touch of sophistication to every room, except for the kitchen and bathrooms, which are fitted with practical, stylish finishes. An added bonus is the 40m<sup>2</sup> attic, which has been carefully boarded up and offers endless possibilities. Subject to planning approval, this space could be transformed into additional bedrooms, a bathroom, a private gym, or a games room, tailoring the home further to your lifestyle needs. The property also includes an allocated parking space, complete with a built loft area within an enclosed lock-up garage, providing ample storage and security. This townhouse represents a rare opportunity to own a piece of paradise with unparalleled views, elegant interiors, and the potential for future expansion in one of the most desirable locations. Viewing is highly ...

<b>Interior Size:</b>	146m <sup>2</sup>	<b>Ownership:</b>	Leasehold 110 years
<b>Exterior Size:</b>	33m <sup>2</sup>	<b>Rates:</b>	£230 Per Quarter
<b>Plot Area:</b>	N/A	<b>Service Charges:</b>	£150 Per Month
<b>Furnishing:</b>	Partly Furnished	<b>Price per sqm:</b>	£8,276.92