

TRA057  
Available

## TRADEWINDS

**£925,000**



### FEATURES

- 2 Bedrooms
- 2 Bathrooms
- New air-conditioning
- West/East views
- Partly Furnished
- Private Parking



A rare opportunity - just released and exclusively available on the market! Experience luxury living in this high-floor, stunning apartment in an exclusive marina-side development at Ocean Village. Ideally located, the property is just moments from the vibrant town center and a short distance to the airport, offering unparalleled convenience. The apartment spans approximately 106m<sup>2</sup> of refined interior space, complemented by an additional 15m<sup>2</sup> terrace that boasts breathtaking westward views across the Ocean Village Marina, the Bay of Gibraltar, and the dramatic edge of the airport runway. Inside, two generously sized bedrooms await, one featuring a private en-suite. A state-of-the-art kitchen and a spacious, light-filled lounge open seamlessly onto the terrace, creating the perfect flow for both relaxing and entertaining. This residence is finished with premium touches, including floor-to-ceiling windows, sleek sliding doors to the terrace, hardwood floors, and updated air-conditioning. An underground parking space is included for your convenience, while residents enjoy access to a communal pool. Partly furnished, the property also offers the exciting potential to expand with approved planning permission for an open-plan design, integrating the kitchen and living area for a modern layout. Don't miss the opportunity to see this exceptional property in person - call us today to schedule your viewing.

<b>Interior Size:</b>	106m <sup>2</sup>	<b>Ownership:</b>	Leasehold
<b>Exterior Size:</b>	15m <sup>2</sup>	<b>Rates:</b>	£186.7 Per Quarter
<b>Plot Area:</b>	N/A	<b>Service Charges:</b>	£337.39 Per Month
<b>Furnishing:</b>	Partly Furnished	<b>Price per sqm:</b>	£8,149.78