

**NOG004**  
Available

## NORTH GORGE

**£2,900,000**



### FEATURES

- 4 Bedrooms
- 3 Bathrooms
- Bespoke fitted kitchen
- Instant boiling water tap
- Heated towel rail
- Underfloor heating
- Integrated control system - lights, heating and cooling with local and remote control access for bet
- Burglar alarm connected to central security desk
- EV charger in garage
- Cabling for Gibraltar's IPTV services
- Installation for surround sound in living room and speakers in master bedroom/bathroom and terraces
- Installation for whole home li-Fi coverage
- Bedrooms and living room/kitchen - high quality engineered board.
- Bathrooms/hall/stairs/terraces - high quality tiling
- Air conditioning - heating and cooling
- Windows - high quality powder coated aluminium / composite
- Entry / internal room blind
- 24 hour security/concrete at entry
- Monitored CCTV
- Barrier to entry
- RFID tags for gate opening by residents
- Communal Gymnasium
- Communal Pool
- Private Pool
- Lock Up Garage x2
- Private Garden



Step into this exceptional 4-bedroom, 3-bathroom, 2 guest cloakroom modern property which harmoniously blends comfort, style, and functionality, offering you a truly extraordinary living experience blended into the natural surroundings in an exclusive gated community in the South District that is ready to be appreciated by all your senses. As you walk into your new home, you have a direct view into the garden and the glimmering pool beckoning you in for a dip. The additional garden room (self contained 4th bedroom / office) features folding doors, ample storage, and a side kitchenette which totally creates a unique space to enjoy a day in the garden. Enter into an open plan living room with a bespoke kitchen, with views from all angles, allowing you to enjoy the surrounding serene views while you cook. The kitchen also features an instant boiling water tap, perfect for culinary enthusiasts like those who appreciate instantaneous tea. The open living room seamlessly flows into the kitchen, creating a harmonious space for entertaining and relaxation. Along with a wraparound balcony, the room offers a perfect blend of indoor-outdoor living in the lap of luxury. Continue this experience as you retreat upstairs and into the spacious terrace, perfect for hosting or unwinding under the sun. Featuring an electric motor blind, this outdoor space is open to you in rain or shine. Alternatively, create your unique space in the spacious basement. Featuring 2 rooms and a laundry room, let your imagination wander and create the perfect space for you. The master bedroom offers a sanctuary with its view of the natural milieu and pool, providing a serene escape within your own home. The adjoining en-suite is accentuated by the natural light pouring through the opaque window and his ...

**Interior Size:** 295m<sup>2</sup>  
**Exterior Size:** 181m<sup>2</sup>  
**Plot Area:** N/A  
**Furnishing:** Unfurnished

**Ownership:** Leasehold  
**Rates:** TBC  
**Service Charges:** TBC  
**Price per sqm:** £7,522.70