

SOU807  
Available

## SOUTH DISTRICT

**£1,375,000**



### FEATURES

- 4 Bedrooms
- 3 Bathrooms
- Panoramic view
- Patio
- Hard wood flooring
- Partly Furnished
- Private Parking

This stunning three-story family home, approximately 170m<sup>2</sup> in size, is situated in the highly sought-after south district of Gibraltar. Offering an exceptional layout, the property boasts 3 generously sized bedrooms, each with fitted wardrobes, 2 modern bathrooms, and a convenient guest cloakroom. The home also features a utility cupboard for additional practicality. The heart of the home is the spacious kitchen/dining area, perfect for family gatherings, while the elegant living/dining room is designed for both comfort and style. This area leads out to a west-facing, covered terrace, extending onto a private 18m<sup>2</sup> terrace that provides breathtaking panoramic views of the Bay of Gibraltar and the African coastline. A cozy working fireplace adds to the living room's charm, making it an inviting space all year round. The property is filled with ample storage options and benefits from a self-contained basement granny flat, approximately 30m<sup>2</sup> in size. This additional living space includes a full shower room and direct access to a sunny 40m<sup>2</sup> west-facing patio, ideal for outdoor relaxation. Completing this family-friendly home is a carport with parking for one vehicle. With its desirable location, stunning views, and versatile living spaces, this property is a must-see for those seeking an ideal family residence in Gibraltar. Viewing is highly recommended. Subject to planning approval, there is potential to convert the loft area, approximately 70m<sup>2</sup>, into additional habitable space. It is currently used for storage.

<b>Interior Size:</b>	170m <sup>2</sup>	<b>Ownership:</b>	Leasehold 114 years remaining
<b>Exterior Size:</b>	58m <sup>2</sup>	<b>Rates:</b>	TBC
<b>Plot Area:</b>	N/A	<b>Service Charges:</b>	£75 Per Month
<b>Furnishing:</b>	Partly Furnished	<b>Price per sqm:</b>	£6,909.55

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