

E1023  
Available

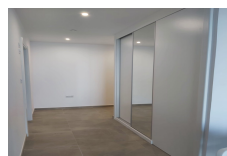
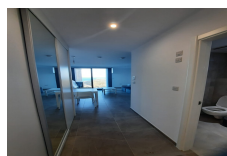
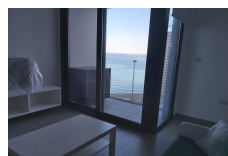
E1

**£275,000**



#### FEATURES

- Studio Bedrooms
- 1 Bathrooms
- Lifts
- Gym/Spa
- Contemporary kitchen
- Contemporary bathroom
- East aspect
- Contemporary finish
- Beautiful views
- Parking facilities on rental basis
- Fully Furnished
- Communal Pool



Studio apartment located on the Presidential Suites (19th floor) with a north/east aspect overlooking Eastern Beach. E1 is a lovely collection of LUXURY SUITES, PRESIDENTIAL SUITES and PRESIDENTIAL PENTHOUSES cleverly engineered to offer the highest in practical life. The world's densest cities have struggled to accommodate the increasing numbers of people wanting to live centrally. Gibraltar is no different. These suites offer the opportunity to live in a high-end specification space of outstanding value. All E1 apartments are supplied fully furnished and equipped (including towels, linen, pots, pans, TV, dishes and toaster) ready to occupy immediately. The development includes a Wellness spa and a Health Club (discounted rates for E1 occupants), as well as dry cleaning services, a co-working space on the first floor and a restaurant. Room service will be provided for food and dry cleaning (within certain hours and paid for by the occupant or tenant). Located within walking distance from the city center, the Gibraltar airport, the Spanish Border and Gibraltar's eastern side beaches. Currently let achieving a gross income of approx. 4% with an immediate return. Viewing is recommended.

<b>Interior Size:</b>	33m <sup>2</sup>	<b>Ownership:</b>	Leasehold
<b>Exterior Size:</b>	2m <sup>2</sup>	<b>Rates:</b>	TBC
<b>Plot Area:</b>	N/A	<b>Service Charges:</b>	TBC
<b>Furnishing:</b>	Fully Furnished	<b>Price per sqm:</b>	£8,088.24