

**ANCH178**  
Available

## ANCHORAGE

**£949,999**



### FEATURES

- 2 Bedrooms
- 2 Bathrooms
- Partly Furnished
- Communal Pool
- Private Parking
- Private Terrace
- Air Conditioning

Nestled within the prestigious enclave of The Anchorage in the South District, this exceptional two-bedroom, two-bathroom apartment offers a rare combination of space, elegance, and breathtaking views. Spanning an impressive 109m<sup>2</sup>, the residence is designed to maximize natural light and capture stunning dual-aspect panoramas of the Straits of Gibraltar, extending all the way to Morocco from its south-facing balcony. Inside, the apartment is thoughtfully designed for both style and functionality. Each bedroom is fitted with bespoke wardrobes, providing ample storage, while the warmth of elegant wooden flooring enhances the bright and airy ambiance. The open-plan kitchen flows seamlessly into a spacious living and dining area, which extends onto a generously sized balcony—perfect for enjoying the captivating sea views. The master suite is a luxurious retreat, complete with an ensuite bathroom and a private north-facing balcony, offering a tranquil escape. Both bathrooms have been fully refurbished to a high standard, blending modern sophistication with everyday comfort. This remarkable home is sold partly furnished and includes two secure cage stores for additional convenience. Parking is effortless, with two dedicated spaces—one within a secure garage near the block access door and a second in the outdoor parking area, comfortably accommodating both a car and a motorcycle. Adding to its appeal, residents will soon enjoy exclusive access to the upcoming communal swimming pool, currently under construction. With full air-conditioning, including a reverse function for year-round comfort, this apartment presents an outstanding opportunity for luxurious coastal living. Eligible for CAT2 status, subject to application.

<b>Interior Size:</b>	109m <sup>2</sup>	<b>Rates:</b>	£218.43 Per Quarter
<b>Exterior Size:</b>	21m <sup>2</sup>	<b>Service Charges:</b>	£232.53 Per Month
<b>Plot Area:</b>	N/A	<b>Price per sqm:</b>	£7,949.78
<b>Furnishing:</b>	Partly Furnished		

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