

**ANCH181**  
Available

## ANCHORAGE

**£1,300,000**



### FEATURES

- 4 Bedrooms
- 2 Bathrooms
- Air conditioning
- Gym
- Partly Furnished
- Private Parking
- Communal Garden



BMI Group is thrilled to offer our clients the opportunity to acquire this beautiful and luxurious residence, situated on a desirable mid-floor within the highly sought-after development of The Anchorage, located in Gibraltar's peaceful and serene South District. Boasting an impressive internal area of approximately 160sqm, the property features spacious open-plan living areas and four generously proportioned bedrooms, making it ideal for comfortable family living or elegant entertaining. With a total of 40sqm of outdoor space spread across multiple terraces, this home offers ample room to relax and unwind while taking in the breathtaking Mediterranean sunsets. The terraces provide the perfect setting for al fresco dining or simply enjoying the tranquillity of the surroundings. Residents of The Anchorage benefit from access to beautifully maintained communal grounds and a brand-new swimming pool, currently under construction, which will soon further enhance the lifestyle offered by this exclusive development. The property is being sold partly furnished and includes a private, allocated parking space within the secure confines of the estate. Ideally located, The Anchorage is just a short distance from some of Gibraltar's finest beaches, the historic sites of the South District, and excellent local schools including St Joseph's Lower and Upper Primary—catering for children up to the age of 11. Convenient transport links also provide easy access to the town centre and beyond. This exceptional property effortlessly combines luxury, space, and location, making it a rare opportunity not to be missed.

<b>Interior Size:</b>	160m <sup>2</sup>	<b>Ownership:</b>	Leasehold
<b>Exterior Size:</b>	40m <sup>2</sup>	<b>Rates:</b>	TBC
<b>Plot Area:</b>	N/A	<b>Service Charges:</b>	TBC
<b>Furnishing:</b>	Partly Furnished	<b>Price per sqm:</b>	£7,222.22

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