

**ANCH128**  
Under Offer

## ANCHORAGE

**£945,000**



### FEATURES

- 4 Bedrooms
- 2 Bathrooms
- Includes a storeroom and large car parking space
- Fully Furnished
- Communal Pool
- Private Parking
- Private Terrace
- Air Conditioning



Exclusive to BMI and New to the Market! This spacious four-bedroom, two-bathroom apartment is situated within an exclusive gated development in Gibraltar's sought-after South District. Known for its unique microclimate, breathtaking views, and beautifully landscaped gardens, this residence offers both tranquility and prestige. Covering approximately 139m<sup>2</sup>, the apartment boasts two terraces: a main south/west-facing terrace of around 29m<sup>2</sup>, perfect for soaking in the sunsets, and a second east-facing terrace of approximately 7.5m<sup>2</sup>, ideal for morning light. While the property would benefit from updating, it presents an excellent opportunity to create a modern and stylish home. All four bedrooms are impressively spacious, with the master bedroom featuring an updated ensuite bathroom. The family bathroom includes both a bath and a shower, providing convenience and comfort. Residents enjoy premium amenities, including comfort cooling in the bedrooms and lounge, private parking, separate storage facility and access to a health and fitness suite within the prestigious Grand Magazine. Additionally, an exclusive communal swimming pool is currently under construction, promising a luxurious new feature for residents in the near future. Early viewing is highly recommended to fully appreciate the potential of this exceptional property. A communal pool is currently undergoing construction. Payment in full for the pool share purchase has been completed and is included in the sale.

<b>Interior Size:</b>	139m <sup>2</sup>	<b>Rates:</b>	£89.08 Per Month
<b>Exterior Size:</b>	37m <sup>2</sup>	<b>Service Charges:</b>	£286.5 Per Month
<b>Plot Area:</b>	N/A	<b>Price per sqm:</b>	£6,000.00
<b>Furnishing:</b>	Fully Furnished		

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