

ANCH128  
Available

## ANCHORAGE

**£945,000**

### FEATURES

- 4 Bedrooms
- 2 Bathrooms
- Air conditioning
- Private terrace
- Balcony
- Communal gym
- Store
- Fully Furnished
- Communal Pool Pool
- Private Parking
- Private Terrace Garden



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.

**Interior Size:** 139m<sup>2</sup>  
**Exterior Size:** 37m<sup>2</sup>  
**Plot Area:** N/A  
**Furnishing:** Fully Furnished

**Rates:** £89.08 Per Month  
**Service Charges:** £286.5 Per Month  
**Price per sqm:** £6,000.00