



CUM030  
Available

## CUMBERLAND TERRACES

**£299,000**



### FEATURES

- 2 Bedrooms
- 1 Bathrooms
- Air conditioning
- Laminate flooring
- Close to schools
- Ceramic flooring in kitchen & bathroom
- Close to beaches
- Partly Furnished
- Private Parking



Situated on a high floor in the highly sought-after South District, this modern two-bedroom, one-bathroom apartment offers a bright and comfortable living space in one of Gibraltar's most desirable residential areas. The property is presented in good condition and features a stylish, fully fitted kitchen equipped with contemporary appliances—ideal for everyday living and entertaining. The spacious living room is tastefully decorated, creating a welcoming atmosphere, while both the master and second bedrooms are generously sized doubles, providing ample room for relaxation or working from home. Additional features include sleek laminate flooring throughout and air conditioning for year-round comfort. The apartment is being sold partly furnished, allowing you to move in with ease while still leaving room to add your personal touch. For added convenience, the property also comes with an allocated parking space in the secure underground garage—an invaluable asset in this area. This is a fantastic opportunity to secure a quality home in a tranquil yet well-connected part of Gibraltar. Early viewing is strongly recommended to fully appreciate what this apartment has to offer. Please note: a three-year Gibraltar residency requirement applies for purchase.

<b>Interior Size:</b>	78m <sup>2</sup>	<b>Ownership:</b>	Leasehold 135 years remaining
<b>Exterior Size:</b>	N/A	<b>Rates:</b>	£99.09 Per Month
<b>Plot Area:</b>	N/A	<b>Service Charges:</b>	£230.96 Per Quarter
<b>Furnishing:</b>	Partly Furnished	<b>Price per sqm:</b>	£3,833.33