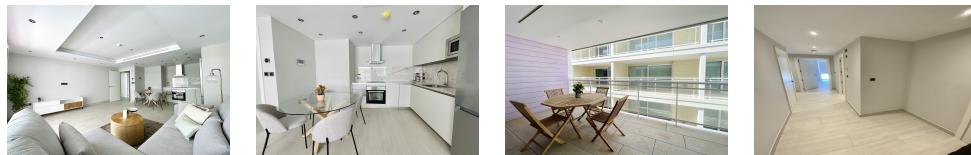


MAC004  
Under Offer

## MARINA CLUB

**£625,000**



Exclusive to BMI – Stylish 2-Bedroom Apartment in Marina Club (Caspian), Ocean Village. BMI is delighted to offer this charming two-bedroom, two-bathroom apartment in the exciting new Marina Club development within Ocean Village. Positioned on the first floor, the property benefits from a generous 29m<sup>2</sup> terrace — the perfect space for entertaining family and friends or simply relaxing and enjoying the lifestyle Marina Club is renowned for. Internally, the apartment offers approximately 78m<sup>2</sup> of contemporary living space, featuring an open-plan kitchen with top-of-the-range appliances, flowing seamlessly into a spacious dining and living area. The apartment enjoys wonderful views toward the Marina and The Rock and is finished to an excellent standard throughout. Features include air-conditioning, heated floors, no-mist mirrors with make-up lighting in the bathrooms, and special LED dimmer lighting in the living room. Marina Club has been designed with modern living in mind, combining a vibrant social scene with a luxurious Superyacht Marina environment. The development comprises 144 waterfront apartments across five three-storey buildings set above the water and accessed via a beautifully landscaped pier within Ocean Village and Marina Bay. Located just 10 minutes from the Spanish border and Gibraltar International Airport, Marina Club forms part of the award-winning Ocean Village community. All apartments benefit from private balconies and superb communal facilities, including landscaped leisure areas and stunning rooftop pool decks connected by sky bridges — offering residents an executive lifestyle tailored to fast-paced living. The property is currently tenanted until July 2026, and the existing tenancy must be respected. For more information or to arrange a viewing, please contact us on +350 200 51010 or email info@bmigroup.gi

<b>Interior Size:</b>	78m <sup>2</sup>
<b>Exterior Size:</b>	29m <sup>2</sup>
<b>Plot Area:</b>	N/A
<b>Furnishing:</b>	Unfurnished

<b>Rates:</b>	TBC
<b>Service Charges:</b>	£247 Per Month
<b>Price per sqm:</b>	£6,756.76