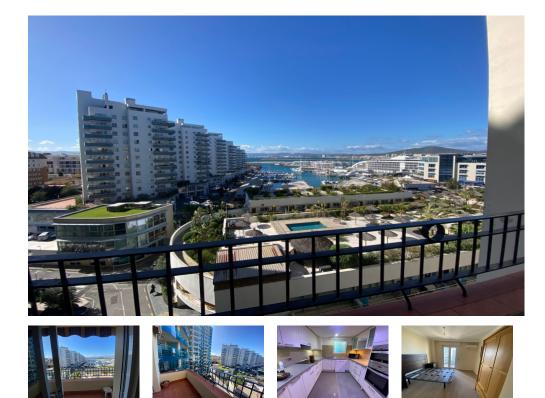


## POR072 Available £700,000

## PORTLAND HOUSE

## FEATURES

- 2 Bedrooms
- 2 Bathrooms
- Partly Furnished
- Communal Pool
- Lock Up Garage



BMI Group are pleased to present this delightful duplex in Portland House, Ocean Village—an exceptional twobedroom, two-bathroom home just moments from the iconic Ocean Village Boardwalk and Main Street.On the lower level, a contemporary fully fitted kitchen flows seamlessly into a bright living area opening onto a balcony with picturesque marina and Spain views, complemented by a convenient guest toilet. Upstairs, two spacious double bedrooms each feature ensuite bathrooms, while the master bedroom offers a Juliet balcony overlooking the marina . A dedicated utility room adds practicality to the layout.Residents enjoy access to a communal rooftop pool and onsite gymnasium, with the added bonus of a secure lock?up garage—a unique feature within Portland House.Ocean Village is one of Gibraltar's premier waterfront locations, offering easy access to local amenities, entertainment, Main Street and the airport.Explore modern marina-side living with contemporary style, convenience, and captivating views.Contact BMI Group on (+350)?200?51010 or email info@bmigroup.gi to arrange your private viewing.

Interior Size: Exterior Size: Plot Area: Furnishing: 100m<sup>2</sup> 7m<sup>2</sup> N/A Partly Furnished Ownership: Rates: Service Charges: Price per sqm:

Leasehold £866.4 Per Annum £1509.38 Per Annum £6,763.29

BMI Group Limited, Unit 7 Portland House, Glacis Road, P.O. Box 469, Gibraltar

🔀 info@bmigroup.gi 🛛 📞 (+350) 200 51010

www.bmigroup.gi