

UPP216  
Available

## PRINCE EDWARD'S GATE

**£950,000**



### FEATURES

- 3 Bedrooms
- 2 Bathrooms
- Contemporary
- Good views
- Lift access
- Middle floor
- Move-in ready
- Near amenities
- Sea views
- South orientation
- Storage room
- West orientation
- Hardwood engineered flooring
- Partly Furnished
- Communal Pool
- Private Parking
- Private Terrace
- Air Conditioning
- Gym

Set within the prestigious and highly sought-after development of Prince Edward's Gate Views, this outstanding residence offers an exceptional lifestyle opportunity just moments from Main Street. Combining contemporary elegance with premium craftsmanship, the property has been thoughtfully designed to maximise comfort, space, and breathtaking surroundings. The accommodation comprises three generously proportioned double bedrooms, including an impressive principal suite with walk-in wardrobe and direct access to the main terrace, creating a private retreat with stunning views. Two beautifully appointed Porcelanosa bathrooms, finished to an exceptional standard and fully tiled throughout, provide a luxurious spa-like experience. At the heart of the home is a magnificent open-plan living and dining area, flooded with natural light and seamlessly extending onto a substantial L-shaped south-west facing terrace. From here, residents can enjoy spectacular panoramic views across the Bay and towards the African coastline, providing the perfect setting for both relaxation and entertaining. The sleek, fully fitted kitchen is equipped with integrated Bosch appliances, offering a perfect balance of style and practicality. Hardwood flooring throughout the property, together with reverse-cycle air conditioning, enhances the sense of sophistication while ensuring year-round comfort. Residents of Prince Edward's Gate Views benefit from exclusive access to an outstanding range of resort-style amenities, including a beautifully maintained outdoor swimming pool, a fully equipped gymnasium, jacuzzi, sauna, and steam room. The development also offers 24-hour CCTV security, providing complete peace of mind. Further features include lift access and a secure, enclosed allocated parking ...

<b>Interior Size:</b>	111m <sup>2</sup>	<b>Rates:</b>	£247.04 Per Quarter
<b>Exterior Size:</b>	21m <sup>2</sup>	<b>Service Charges:</b>	£419.05 Per Month
<b>Plot Area:</b>	N/A	<b>Price per sqm:</b>	£7,818.93
<b>Furnishing:</b>	Partly Furnished		

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