



SOU743
Available

SOUTH DISTRICT

£1,500,000



FEATURES

- 4 Bedrooms
- 2 Bathrooms
- Fireplace
- West facing
- Patio
- Private parking
- Terraces
- Partly Furnished
- Lock Up Garage



Exceptional townhouse nestled on the outskirts of the Nature Reserve commanding a glorious position overlooking the Bay of Gibraltar and offering remarkable fusion of traditional design. This outstanding property has great potential to design and create a truly contemporary bespoke project, subject to planning permission. Featuring generous volumes, wonderful ceiling heights, glorious natural light and views. The current property provides a built area of approx. 250m² and approx. 50m² of rear patio and terraces over four floors comprising as following: 1st Level: Entrance hall, spacious reception room and bathroom. 2nd Level: Kitchen, living / dining room with working fireplace and wonderful front terrace. This level offers access to rear patio leading to an outside private parking space. 3rd Level: Master bedroom, 2 front bedrooms with access to terrace, study and family bathroom. 4th level: Attic area which has been converted to a very spacious bedroom offering plenty of storage space. Also includes a lock-up garage which can accommodate up to 2 cars. A must view property!!

Interior Size:	250m ²	Ownership:	Leasehold 119 Years
Exterior Size:	50m ²	Rates:	£230 Per Quarter
Plot Area:	N/A	Service Charges:	£400 Per Annum
Furnishing:	Partly Furnished	Price per sqm:	£5,454.55