BMI GROUP
ESTATE AGENTS

EXPERIENCE. KNOWLEDGE.

SOU747
Available

SOUTH DISTRICT

£860,000











FEATURES

- 4 Bedrooms
- 1 Bathrooms
- Fully Furnished
- Communal Pool
- Private Parking

New to the Market – Exclusive to BMI!Introducing a delightful semi-detached duplex home, now available in the serene South District. Nestled in a quiet setting, this charming property boasts an expansive 25m² east-facing terrace and garden—perfect for soaking up the area's unique microclimate from morning to evening. With the potential to extend (subject to town planning permissions), the possibilities for transforming this space are truly exciting. If you've been dreaming of a home with generous outdoor space, this is one you won't want to miss. There's also a front yard of approximately 8m² and a garden shed, offering practical outdoor storage.Convenience is key here, with parking located directly outside your front door, ensuring easy access at all times.Inside, the home welcomes you with a characterful hallway, complete with under-stair storage and a guest toilet. From here, step into the spacious living and dining area, which opens onto the beautiful terrace and garden—ideal for indoor-outdoor living. The open-plan galley kitchen is fully equipped with modern appliances and designer finishes, flowing seamlessly into a dedicated laundry room that also leads out to the front yard. The ground floor is completed by a versatile fourth bedroom featuring a walk-in wardrobe.Upstairs, you'll find a well-appointed bathroom serving three bright and airy bedrooms. These east and south-facing rooms are bathed in natural light throughout the day and enjoy the warmth of the morning sun.This rare opportunity requires three-year Gibraltar residency for purchase. A true gem in a tranquil location, offering space, light, and lifestyle.

Interior Size:	110m^2	**Rates:**	£179.01 Per Quarter
Exterior Size:	38m^2	**Service Charges:**	£163.56 Per Month
Plot Area:	N/A	**Price per sqm:**	£6,666.67
Furnishing:	Fully Furnished		

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