



UPP160  
Under Offer

## SOUTH DISTRICT

£820,000



### FEATURES

- 2 Bedrooms
- 2 Bathrooms



This unique stand-alone structure, perched on stilts in the pristine nature reserve of Gibraltar, offers a blend of tranquility and potential. The building is a two-level gem, with a one-bedroom apartment on the first level and a studio on the ground floor. Both levels feature inviting terraces that provide breathtaking panoramic views of the glistening bay. Although this structure has stood the test of time, it is evident that it now yearns for a new lease on life. With its dated appearance and signs of wear, it's a canvas awaiting either a complete renovation to restore its former glory or the possibility of a fresh start through a full-scale reconstruction. In either case, this idyllic location promises a unique opportunity for those seeking a harmonious blend of natural beauty and architectural potential.

<b>Interior Size:</b>	105m <sup>2</sup>	<b>Ownership:</b>	Leasehold 70 years remaining
<b>Exterior Size:</b>	50m <sup>2</sup>	<b>Rates:</b>	£118.12 Per Quarter
<b>Plot Area:</b>	200m <sup>2</sup>	<b>Service Charges:</b>	TBC
<b>Furnishing:</b>	Unfurnished	<b>Price per sqm:</b>	£6,307.69