BMI GROUP
ESTATE AGENTS

EXPERIENCE. KNOWLEDGE.

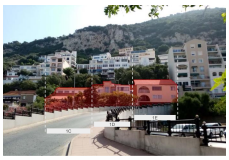
TOW378
Available

TOWN

£2,350,000











FEATURES

- 3 Bedrooms
- 2 Bathrooms
- Lock-up garage 21.75m2
- Lock Up Garage
- Private Garden

Occupying a prominent position along the upper section of Europa Road, immediately north of the beautiful Alameda Gardens, this detached Villa enjoys a highly desirable location within easy walking distance of Main Street and Gibraltar's city centre.Offering exceptional potential, this property represents a rare opportunity for buyers seeking a substantial renovation project with exciting possibilities for further development. The existing accommodation comprises a reception room and separate dining area, kitchen, two bedrooms and a bathroom, together with an additional outbuilding providing useful storage space.A further attractive feature is the self-contained one-bedroom apartment, measuring approximately 40m², situated on the upper floor and benefiting from its own separate access. This provides excellent flexibility, whether for extended family accommodation, rental income or guest use.The property also boasts a variety of terraces and patio areas approximately 25m2, enjoying attractive views towards the Strait of Gibraltar and offering considerable scope to create wonderful outdoor living and entertaining spaces.Further benefits include off-street parking and a private lock-up garage, adding to the property's overall appeal. Of particular significance is the generous area of land to the rear spanning approximately 220m2, offering considerable potential for an extension and possible further development, subject to the necessary planning permissions.With its prominent location, existing accommodation, outdoor space and exciting scope for enhancement, this is a unique opportunity to transform a substantial property into an outstanding home or investment in one of Gibraltar's established residential locations.Contact BMI Group for further ...

Interior Size:	140m^2	**Rates:**	TBC
Exterior Size:	245m^2	**Service Charges:**	TBC
Plot Area:	N/A	**Price per sqm:**	£8,952.38
Furnishing:	Unfurnished		

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

info@bmigroup.gi (+350) 200 51010

www.bmigroup.gi