BMI GROUP
ESTATE AGENTS

EXPERIENCE. KNOWLEDGE.

**SOU556**
**Available**

# UPPER ROCK

## £9,000,000












### FEATURES

- 4 Bedrooms
- 4 Bathrooms
- Private Pool
- Lock Up Garage
- Private Garden

An exceptional detached villa nestled in the outskirts of the Nature Reserve commanding a glorious position overlooking the Bay of Gibraltar and offering remarkable fusion of traditional and contemporary design elements.This exceptional property has been granted full planning permission and construction is commencing with immediate effect. The design and build scheme will include your own internal specifications making this a truly bespoke project.Maintaining generous volumes, wonderful ceiling heights and glorious natural light and views, the design of the interior is superb. Underfloor heating, comfort cooling and a fully integrated state of the art technology system are just some of the many features that could be implemented.The current design provides a built area of 449m2 over three floors comprising as following:Ground floor: Garage 109.80m2 with a rotating system to park up to 3 cars, plant room, Bin store, with access to a landscaped garden.First floor:Open plan kitchen/living/dining room, WC, entrance hall, gym, shower room, pump room, terrace, landscaped garden, and pool area.Second floor: corridor, cinema room, family bathroom, bedroom 1 with walk-in wardrobe, bedroom 2 (both share a west-facing terrace (approx. 17.9m2) bedroom 3 with walk-in wardrobe and en-suite bathroom leading to a west-facing terrace (approx. 6.6m2) Third floor: corridor, study, master bedroom with his and hers walk-in wardrobe, en-suite bathroom and two west facing terraces.* Landscape has different specimens of trees under protection by Gibraltar Wildlife.* Waterfall Pool blending...

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| **Interior Size:** | 449m$^2$ | **Rates:** | TBC |
| **Exterior Size:** | 163m$^2$ | **Service Charges:** | TBC |
| **Plot Area:** | 700m$^2$ | **Price per sqm:** | £16,965.13 |
| **Furnishing:** | Unfurnished | | |

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