

UPP116  
 Available

## THE ARCHES

**£705,000**


### FEATURES

- 3 Bedrooms
- 2 Bathrooms
- Air conditioning
- Laundry room
- Fitted wardrobes
- West facing
- High ceilings
- 2 Terraces
- Parking Space
- Fully Furnished
- Private Parking
- Private Terrace

Exclusive to BMI – Beautiful 3-Bedroom Duplex in The Arches. BMI is delighted to present this exceptional 3-bedroom, 2.5-bathroom duplex apartment, ideally located just a short walk from Gibraltar's vibrant Main Street. Set within the charming Upper Town, this unique residence forms part of the iconic former police barracks, now known as The Arches — a landmark heritage building dating back to circa 1905. This beautifully appointed home is arranged over two levels and offers a generous semi open-plan kitchen and living area of approximately 40m<sup>2</sup>, seamlessly extending to a west-facing terrace of around 12m<sup>2</sup>. Perfectly framed by three original stone arches, the terrace commands breathtaking 180-degree panoramic views across the Bay of Gibraltar and over the Straits towards Morocco. A further intimate internal patio, also featuring original arches, provides an additional outdoor retreat and enhances the property's historic character. Finished to an impressive standard throughout, the apartment features high-grade AC4 laminate flooring, Schuco double-glazed windows, fitted wardrobes, and Porcelanosa bathrooms with premium sanitary ware. The sleek contemporary kitchen is fully fitted with integrated appliances, stone countertops, and a statement range master cooker. The home is further complemented by reverse-cycle air-conditioning and includes an underground parking space for convenience. Positioned just moments from Prior Park School and within easy reach of all local amenities, this outstanding property perfectly blends timeless heritage with modern luxury living. The property is currently tenanted until end of April 2026, and the existing tenancy must be respected. To arrange a viewing, please contact ...

<b>Interior Size:</b>	110m <sup>2</sup>
<b>Exterior Size:</b>	24m <sup>2</sup>
<b>Plot Area:</b>	N/A
<b>Furnishing:</b>	Fully Furnished

<b>Rates:</b>	£79 Per Month
<b>Service Charges:</b>	£288 Per Month
<b>Price per sqm:</b>	£5,778.69