BMI GROUP
ESTATE AGENTS

EXPERIENCE. KNOWLEDGE.

UPP214
Available

THE ARCHES

£770,000











FEATURES

- 3 Bedrooms
- 3 Bathrooms
- Bay views
- Character building
- Move-in ready
- Near schools
- Recently renovated
- West orientation
- Fully Furnished
- Private Parking
- Private Terrace
- Air Conditioning

The Arches, Upper Town | Spacious 3 Bedroom Duplex ApartmentBMI Group are delighted to present this impressive three-bedroom, two-and-a-half-bathroom duplex apartment, located within the highly regarded The Arches development, positioned just above Gibraltar's town centre and conveniently close to schools, shops and everyday amenities.Thoughtfully arranged over two levels, this spacious home offers a versatile layout that perfectly balances family living with contemporary comfort.Upon entering, you are welcomed by an inviting entrance hall with high ceilings that immediately enhance the sense of light and space. This level also benefits from a guest cloakroom and useful built-in storage, ideal for coats and day-to-day essentials.The upper floor has been carefully designed to separate the principal living areas from the secondary accommodation. The generously proportioned master suite enjoys fitted wardrobes, additional storage solutions and a large en-suite bathroom. Opposite, the bright west-facing living room seamlessly connects to an open-plan galley-style kitchen, creating an ideal space for both relaxing and entertaining. Both rooms open directly onto a spacious private terrace, perfectly positioned to enjoy afternoon sunshine and attractive views towards the Bay.A broad staircase leads to the lower floor, where further integrated storage has been cleverly incorporated beneath the stairs. This level offers a more informal and flexible living environment, featuring a dedicated TV or games room enhanced by a striking glass ceiling that floods the space with natural light.Two further double bedrooms are located on this floor, both complete with fitted wardrobes and direct access to a second private terrace, creating an ideal space for older children, visiting family members or guests seeking additional privacy.Additional features include reverse-cycle air conditioning...

Interior Size:	125m^2	**Rates:**	£300 Per Quarter
Exterior Size:	15m^2	**Service Charges:**	£3200 Per Annum
Plot Area:	N/A	**Price per sqm:**	£5,811.32
Furnishing:	Fully Furnished		

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

info@bmigroup.gi (+350) 200 51010

www.bmigroup.gi