

**SOU818**  
Available

**ROSIA DALE**

**£425,000**



#### FEATURES

- 3 Bedrooms
- 1 Bathrooms
- Bright & Airy
- Private patio
- Close to schools
- Good condition
- Family Oriented Development
- 3 Year residency required
- Close to beaches
- Partly Furnished
- Permit Parking - Not Allocated



This distinctive three-bedroom, one-bathroom duplex is located in the sought-after area of Rosia Dale, offering a rare blend of comfort, privacy, and convenience. With an internal area of 78 square metres, the property also features a 14 square metre west-facing terrace that has been thoughtfully enclosed to create a bright and airy conservatory—perfect for relaxing or entertaining throughout the year. Ideally positioned near St Joseph's Lower and Upper Primary Schools, it also benefits from excellent transport links and easy access to nearby beaches, all while preserving the peaceful ambiance of the South District. Please note that Rosia Dale properties are subject to a three-year residency requirement.

<b>Interior Size:</b>	78m <sup>2</sup>	<b>Ownership:</b>	Leasehold
<b>Exterior Size:</b>	14m <sup>2</sup>	<b>Rates:</b>	£140.55 Per Quarter
<b>Plot Area:</b>	N/A	<b>Service Charges:</b>	£76.15 Per Month
<b>Furnishing:</b>	Partly Furnished	<b>Price per sqm:</b>	£5,000.00