



SOU822  
Available

## SOUTH DISTRICT

£1,495,000



### FEATURES

- 4 Bedrooms
- 2 Bathrooms
- Air conditioning
- Panoramic view
- Designer Kitchen
- Large parking space
- Smart home system
- Penthouse Apartment
- Partly Furnished
- Private Parking
- Private Garden



BMI Group are delighted to present a stunning penthouse for sale in Gibraltar's coveted South District. This exclusive dual-aspect residence offers approximately 200m<sup>2</sup> of internal space on a single level, complemented by a generous 30m<sup>2</sup> private terrace boasting uninterrupted sea views. The carefully designed interior accommodates four double bedrooms and two contemporary bathrooms. The spacious, open-plan living and dining area centres around a sensational fish-tank fireplace and flows seamlessly from a high-spec designer kitchen. Smart automation features include reverse-cycle air-conditioning throughout, voice-controlled lighting, blackout and soft-shutter blinds with sun and wind sensors, and Bluetooth ceiling speakers in both bathrooms. Elegant hardwood flooring runs throughout the home, enhancing its refined ambiance. Outdoor living is elevated by a south-facing terrace ideal for alfresco dining against panoramic water views. Storage is plentiful, with fitted wardrobes, a utility room, and two large, easily accessed attic spaces. The property includes a covered parking space that accommodates a large car and a motorbike. Offered partly furnished and leasehold, the residence is suitable for Category 2 and HEPSS applications in addition to being located close to schools making this an ideal family home. Please note that dogs are not permitted within the building. Viewing is highly recommended to fully appreciate the sophistication, craftsmanship and lifestyle this property offers. Contact BMI Group today on (+350) 200751010 or email [info@bmigroup.gi](mailto:info@bmigroup.gi) to arrange your private viewing.

|                       |                   |                         |                     |
|-----------------------|-------------------|-------------------------|---------------------|
| <b>Interior Size:</b> | 200m <sup>2</sup> | <b>Ownership:</b>       | Leasehold           |
| <b>Exterior Size:</b> | 30m <sup>2</sup>  | <b>Rates:</b>           | £256.14 Per Quarter |
| <b>Plot Area:</b>     | N/A               | <b>Service Charges:</b> | £1571 Per Quarter   |
| <b>Furnishing:</b>    | Partly Furnished  | <b>Price per sqm:</b>   | £6,953.49           |