BMI GROUP
ESTATE AGENTS

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TOW379
Available

TOWN

£3,100,000











FEATURES

- 6 Bedrooms
- 0 Bathrooms
- Private Parking
- Private Garden

Set in a prime position along the upper reaches of Europa Road, just north of the picturesque Alameda Gardens, this impressive property comprises two semi-detached buildings and enjoys a sought-after residential location. Ideally situated within easy walking distance of Main Street and Gibraltar's city centre, it offers an attractive combination of convenience, accessibility and considerable potential.Representing an outstanding opportunity for investors, developers and discerning purchasers, this substantial property offers exceptional potential for refurbishment, modernisation and reconfiguration, with further scope for additional development, subject to the necessary planning permissions. Its existing layout and generous proportions provide an exciting blank canvas to unlock its full potential and maximise its long-term value.The two semi-detached properties currently comprise a total of four generously proportioned three-bedroom apartments, offering an estimated combined Gross Internal Area of approximately 385m².The first building, 1D Europa Road, comprises two apartments, with the upper-floor residence extending to approximately 130m² and the lower-floor apartment measuring approximately 75m². The second building, 1E Europa Road, also provides two three-bedroom apartments, each extending to approximately 90m². All four apartments benefit from a westerly aspect, enjoying natural afternoon sunlight and partial coastal views, further enhancing the property's overall appeal.Adding to the attraction are several terraces and patio areas, providing valuable outdoor space and enjoying attractive views towards the Strait of Gibraltar. These areas offer excellent potential to be transformed into appealing outdoor living and entertaining spaces, ...

Interior Size:	385m^2	**Rates:**	TBC
Exterior Size:	610m^2	**Service Charges:**	TBC
Plot Area:	N/A	**Price per sqm:**	£4,492.75
Furnishing:	Unfurnished		

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