BMI GROUP
ESTATE AGENTS

EXPERIENCE. KNOWLEDGE.

SOU825
Available

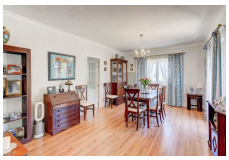
SOUTH DISTRICT

£3,900,000











FEATURES

- 5 Bedrooms
- 2 Bathrooms
- Ample storage
- Bay views
- Fitted wardrobes
- South orientation
- Fully Furnished
- Private Parking
- Private Garden

BMI Group is delighted to offer for sale this rare opportunity to acquire an impressive detached villa in Gibraltar's highly sought-after South District.Occupying a generous plot of approximately 1,000sqm and quietly positioned within a cul-de-sac, set back from Europa Road, this beautifully maintained family home offers approximately 242sqm of internal living space together with extensive private outdoor areas.The ground floor comprises three well-proportioned bedrooms and two bathrooms. The first floor currently provides two further rooms, used as an office and games room, although the layout offers excellent flexibility and could be reconfigured to accommodate up to four bedrooms. There is also additional storage space on this level which may offer the potential to create a further bathroom.At the heart of the property is a spacious open-plan living area with a separate dining space, opening directly onto an external terrace with partial sea views across the Bay. Further practical features include understairs storage and ample additional storage throughout the home.The fully equipped farmhouse-style kitchen includes a breakfast area, adjoining utility space and direct access to a charming rear courtyard surrounded by mature greenery and dramatic Rock views.The villa's expansive garden and terrace areas are exceptionally private, providing a peaceful and tranquil setting ideal for family living and entertaining. The property also benefits from private parking for up to six vehicles.Subject to the relevant planning permissions, there may also be potential to add a third floor, offering further scope to enhance and expand this already substantial residence.Conveniently located within a short walk of Europa Road, the property has easy access to nearby bus links serving Europa Point, Town and Ocean Village.Viewing is highly recommended to fully appreciate the space, privacy and exceptional potential ...

Interior Size:	242m^2	**Rates:**	£252.18 Per Annum
Exterior Size:	850m^2	**Service Charges:**	TBC
Plot Area:	N/A	**Price per sqm:**	£5,847.08
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