

NEW INSTRUCTION



## THE ARCHES GIBRALTAR

GIB:33424 | Bedrooms: 2 | Bathrooms: 2

**£539,999**

A wonderful opportunity to purchase an exceptional property in The Arches, an exclusive development within walking distance to Gibraltar's bustling Main Street, in the historic upper town in a restored iconic arched building built circa 1905.

The old Police Barracks aptly renamed The Arches forms part of Gibraltar's regeneration Scheme. Existing buildings have been preserved and regenerated to a very high standard. Apartments enjoy interiors that have been fitted to a high standard offering modern living spaces.

This two bedroom two bathroom corner apartment offers fantastic semi open plan kitchen living room giving way to a west facing 8.63m<sup>2</sup> terrace flanked by 2 original arches framing views over the roof tops and bay of Gibraltar, further provides an East facing patio of 28m<sup>2</sup> offering fantastic outdoor space for relaxing and entertaining. Fitted to a high standard the apartment comes complete with AC 4 rated laminate flooring, Schuco double glazed windows, fitted wardrobes, Porcelanosa fully fitted bathroom complete with sanitary wear, fully fitted kitchen inclusive of all appliances and stone worktops as well as reverse Air-conditioning. The property also ...

### PROPERTY DETAILS:

<b>Service charges:</b>	£191.94 Per Month
<b>Current rates:</b>	£54.33 Per Month
<b>Parking:</b>	Private Parking
<b>Interior Size:</b>	73m <sup>2</sup>
<b>Exterior Size:</b>	37m <sup>2</sup>