BRIAN FRANCIS & ASSOCIATES









CLIFFTOP HOUSE

GIBRALTAR

S1246 | Bedrooms: 3 | Bathrooms: 2

£1,350,000

PROPERTY DETAILS:

Service charges:	£294 pm
Current rates:	£65.17 pm
Parking:	Lock Up Garage x2
Interior Size:	130m^2
Exterior Size:	40m^2
Lease terms:	Leasehold

BFA would like to present this remarkable **3-bedroom, 2-bathroom** residence. Set within Gibraltar's prestigious South District. It offers a rare blend of style, comfort and elevated coastal living. Positioned high above sea level, the apartment enjoys a stunning natural backdrop, with sweeping views that stretch across the Straits toward Morocco and over the Bay of Gibraltar.

The interior has been meticulously redesigned to create a bright, flowing layout centered around a contemporary **open-plan** living space. A striking **designer kitchen** with island forms the heart of the home, complemented by recessed lighting, **bespoke fitted wardrobes** and an **integrated surround-sound system** installed throughout the property. Extensive glazing on two sides invites natural light into every area, enhancing the home's sense of space and connection to its **panoramic outlook.**

A generous **wraparound terrace** acts as an extension of the living area, offering an exceptional outdoor environment for entertaining, dining or simply enjoying the scenery in total …

Disclaimer: whilst every care has been taken in the preparation of these particulars, neither the agent nor the vendor accept any responsibility for error or omission, nor do they constitute a contract

Copyright © 2026 Brian Francis & Associates. All rights reserved.