



## MERLOT HOUSE GIBRALTAR

S1133 | Bedrooms: 3 | Bathrooms: 1

£390,000

### PROPERTY DETAILS:

Service charges:	£109.97 a month
Current rates:	£158.70 a quarter
Interior Size:	77m <sup>2</sup>
Exterior Size:	7m <sup>2</sup>
Lease terms:	89 years

Exclusive to BFA!

Introducing this wonderful three-bedroom apartment located on a low floor in the highly sought-after Merlot House development. This property is perfect for families seeking space, comfort, and a tranquil living environment.

Enjoy a generously sized living room that opens directly onto a 7m<sup>2</sup> balcony, offering open views with a Northwest orientation.

The apartment features a fully fitted kitchen and a well-appointed bathroom complete with a bathtub, laundry room, and spacious bedrooms, providing everything you need for comfortable living.

Situated in the desirable South District, this property benefits from excellent bus links into town, proximity to popular west-facing pebbled beaches, and access to top-rated first and middle schools.

This apartment is ideal for a family looking for a larger home within a peaceful microclimate area, renowned for its serene atmosphere.

Includes 2 private storerooms and permit parking within the estate, ensuring convenience and security.