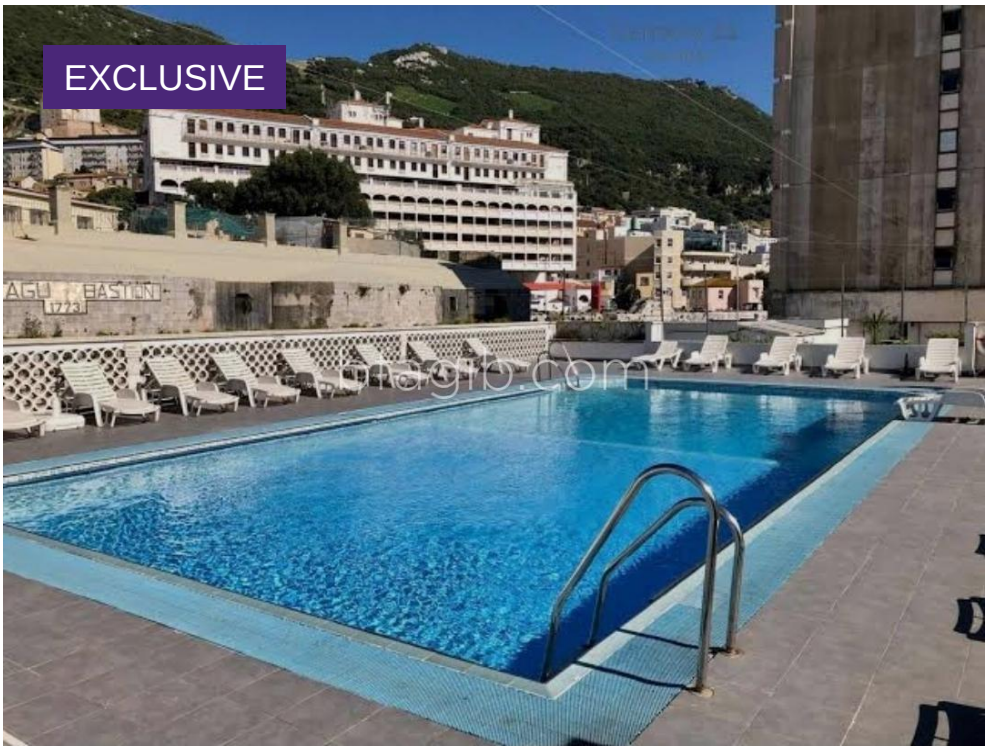
BRIAN FRANCIS & ASSOCIATES









OCEAN HEIGHTS
GIBRALTAR

S1222 | Bedrooms: 1 | Bathrooms: 1

£195,000

PROPERTY DETAILS:

Service charges:	£127.87 per month
Current rates:	£91.66 per quarter
Interior Size:	50m^2
Lease terms: (since July 1976)	Leasehold 999 years

Exclusive to BFA

We are delighted to present this centrally located duplex 1 bed apartment in the sought-after development of Ocean Heights — a superb opportunity for those seeking a convenient Gibraltar home or a sound investment property. Set within a well-maintained building offeringlift access and communal swimming pool facilities, this charming 50m² studio is bright and inviting, enjoying a westerly aspect that captures the afternoon sun.

Key Features:

- Attractive duplex 1 bed apartment in a prime central location
- 50m² internal area offering comfortable, well-designed living space
- Modern fitted kitchen with clean, contemporary finishes
- Recently refurbished bathroom
- Reverse air conditioning in the living area for year-round comfort
- Westerly orientation providing natural light and afternoon sun
- Access to communal swimming pool and lift facilities within …

BRIAN FRANCIS & ASSOCIATES
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