



## OCEAN VILLAGE GIBRALTAR

S1036 | Bedrooms: 2 | Bathrooms: 2

£925,000

Exclusive 2-Bedroom Apartment in The Mews, Ocean Village – Gibraltar

BFA is proud to present this exceptional 2-bedroom, 2-bathroom apartment in The Mews, an exclusive and serene corner of the highly sought-after Ocean Village. Nestled in one of the quietest and most private areas in Gibraltar, this rare gem offers both luxury and tranquility.

### Property Highlights:

- Spacious & Modern Interior
- Tastefully decorated living and dining area
- Seamless flow into a private 40m<sup>2</sup> garden, perfect for relaxation or entertaining
- West-facing orientation offers an abundance of natural light from midday onward
- Comfortable Bedrooms Master bedroom features top-quality sliding wardrobes and reverse air conditioning
- En-suite bathroom with both a shower and bathtub to suit every preference

### High-End Development Features

- Access to over 35,000 sq ft of landscaped communal gardens
- Includes 5 swimming pools, 7 Jacuzzis, and tranquil water features
- Comes with 4 exclusive pool passes (each allowing 1 guest)

### Unbeatable Location

...

### PROPERTY DETAILS:

<b>Service charges:</b>	£1,800 biannually
<b>Current rates:</b>	£135 per quarter
<b>Parking:</b>	Underground Parking
<b>Interior Size:</b>	100m <sup>2</sup>
<b>Exterior Size:</b>	40m <sup>2</sup>
<b>Lease terms:</b>	Lease term 149 years from 24/09/2003