



## OCEAN VILLAGE GIBRALTAR

S1036 | Bedrooms: 2 | Bathrooms: 2

£900,000

### 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

BFA would like to present this stunning 2-bedroom, 2 bathroom property in the exclusive area of Ocean Village, The Mews, a very private and quite area, which has become rare in Gibraltar.

Property enjoys a private, 40m<sup>2</sup> garden that leads into the living / dining area, which has been decorated to a high standard. The bedroom is a sanctuary with reverse air conditioning, top of the range sliding wardrobes and access on-suite with shower and a bathtub, for all tastes! It is a very bright apartment, as it is west orientated, having sun as of midday.

The development also provides common facilities, with exclusive access to over 35,000 square feet of gardens, 5 pools, 7 Jacuzzis, as well as water features and recreational facilities and the property comes with 4 pool passes, and each pass can have 1 guest. Being within the Ocean Village Marina complex, one can enjoy a wide range of commercial and leisure amenities in the form of pools, health clubs, restaurants, and bars as well as the Casino. It is situated steps away from Gibraltar's Main Street and near the frontier and airport. The apartment is sold with a private ...