



## SOUTH DISTRICT GIBRALTAR

**\$1046** | Bedrooms: 2 | Bathrooms: 2

**£495,000**

### PROPERTY DETAILS:

**Service charges:** £112.95

**Current rates:** N/A

**Interior Size:** 63m<sup>2</sup>

**Lease terms:** 149 years

Introducing a gem in Gibraltar's sought-after South District: a newly listed 2-bedroom, 2-bathroom apartment situated on the ground floor.

Originally a Boarding House in the early 20th century and later utilized as Government rental accommodation, this iconic curved building is undergoing a remarkable transformation into nine premium homes.

Boasting breathtaking views of the bay of Gibraltar and the spectacular sunsets over the Rock, this residence offers a unique blend of history and modern luxury. Nestled in a neighborhood renowned for its relaxed atmosphere and exceptional micro-climate, residents will enjoy access to beautiful west-facing pebbled beaches and scenic walking and cycling routes.

Convenience meets comfort with nearby access to top-tier educational institutions such as St Joseph's Infant and Middle School and Loreto Convent Private School, making it an ideal choice for both young families and professionals seeking to escape the hustle and bustle of the city center.

Featuring double-glazed windows, high ceilings, porcelain flooring, air conditioning, underfloor heating, electric internal blinds, fitted wardrobes, and ...