BRIAN FRANCIS & ASSOCIATES









GARDINERS VIEW

GIBRALTAR

S1298 | Bedrooms: 3 | Bathrooms: 3

£825,000

PROPERTY DETAILS:

Service charges:	£186.36 Per Month
Current rates:	£78 Per Month
Parking:	Allocated Parking
Interior Size:	148m^2
Exterior Size:	11m^2

Gardiner's View – Three-Bedroom Duplex with Bay Views

Enjoy **spacious duplex** living in Gibraltar's desirable South District, with beautiful **west-facing views** across the Bay, Gibraltar's rooftops and the surrounding coastline. This appealing three-bedroom apartment at Gardiner's View offers generous accommodation, outdoor space and an **elevated position** perfect for enjoying afternoon sunshine and **spectacular sunsets.**

Extending to approximately **148m² internally, with 11m² of external space,** the property is arranged over **two floors**, providing a practical separation between living and sleeping areas. The upper level features a spacious living room and separate kitchen, both with direct access to the terrace. This inviting outdoor space is ideal for relaxing or entertaining while taking in the open views. A guest WC adds convenience. Downstairs, the principal bedroom benefits from an **en-suite bathroom and walk-in wardrobe.** Two further bedrooms share a family bathroom, while an additional room …

Disclaimer: whilst every care has been taken in the preparation of these particulars, neither the agent nor the vendor accept any responsibility for error or omission, nor do they constitute a contract

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