



## ROSIA DALE GIBRALTAR

**\$1172** | Bedrooms: 3 | Bathrooms: 1

**£425,000**

### PROPERTY DETAILS:

<b>Service charges:</b>	£ 228.45 per quarter
<b>Current rates:</b>	£140.55 a month
<b>Parking:</b>	Communal Car Park
<b>Interior Size:</b>	78m <sup>2</sup>
<b>Exterior Size:</b>	14m <sup>2</sup>

#### Charming 3-Bedroom Duplex with Outdoor Space in Rosia Dale

Located in the peaceful South District, this beautifully maintained three-bedroom, one-bathroom duplex offers a unique blend of comfort and convenience. With a generous 78m<sup>2</sup> of internal living space, the property also benefits from an additional 14m<sup>2</sup> private terrace, thoughtfully enclosed to create a bright conservatory — perfect for year-round relaxation or entertaining.

Positioned to take advantage of a desirable west-facing orientation, the home enjoys plenty of natural light throughout the day. Set within the sought-after community of Rosia Dale, this residence offers a quiet retreat while being just a short distance from everyday essentials.

#### Key Features:

- Three comfortable bedrooms and a modern family bathroom
- 78m<sup>2</sup> internal area plus a 14m<sup>2</sup> enclosed terrace/conservatory
- West-facing aspect for warm afternoon sun
- Quiet South District location with a peaceful atmosphere
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