BRIAN FRANCIS & ASSOCIATES










## PROPERTY DETAILS:

| | |
|---|---|
| **Service charges:** | £ 228.45 per quarter |
| **Current rates:** | £140.55 a month |
| **Parking:** | Communual Car Park |
| **Interior Size:** | 78m$^2$ |
| **Exterior Size:** | 14m$^2$ |

# ROSIA DALE

## GIBRALTAR

**S1172** | Bedrooms: 3 | Bathrooms: 1

## £425,000

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 78m² of internal living space, the property also benefits from an additional 14m² 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
- 78m² internal area plus a 14m² enclosed terrace/conservatory
- West-facing aspect for warm afternoon sun
- Quiet South District location with a peaceful atmosphere
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