BRIAN FRANCIS & ASSOCIATES









ROSIA DALE

GIBRALTAR

S1257 | Bedrooms: 0 | Bathrooms: 0

£489,000

PROPERTY DETAILS:

Service charges: £95.83 per month
Current rates: £49.45 per month
Lease terms: Leasehold

Lovely **Duplex** for Sale in Rosia Dale – South District

Situated within a quiet residential area of the sought-after **South District**, this beautifully **refurbished** duplex in Rosia Dale offers the perfect blend of comfort, style and convenience. Ideally located just a two-minute walk from Camp Bay Beach and close to St Joseph's School and Loreto Convent, this is an ideal family home.

Offering approximately **78sqm** of internal living space, the property comprises **three** bedrooms and one brand new **designer** bathroom. Recently refurbished to high standards throughout, it features a fully fitted kitchen by Berman with **top-of-the-range** appliances, stylish Porcelanosa **wood-effect** flooring, and contemporary finishes.

Further benefits include a **14sqm private patio** with retractable awning, external **shed**, and access to a communal children's playground. The property is offered furnished to an exceptional standard with Riviera Maison furniture.

Property Features:

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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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