BRIAN FRANCIS & ASSOCIATES









PROPERTY DETAILS:

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

ROSIA DALE

GIBRALTAR

S1257 | Bedrooms: 0 | Bathrooms: 0

£489,000

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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