



## SOUTH DISTRICT GIBRALTAR

S1123 | Bedrooms: 4 | Bathrooms: 3

£875,000

Stunning Duplex for Sale in South District

Welcome to your new home! This beautifully refurbished duplex in the sought-after South District offers everything a family could desire for comfortable and luxurious living.

- \*Four Bedrooms and Three Bathrooms\*: Spacious and stylish, ideal for family living.
- \*Private Split Level Sun Deck Terrace\*: Enjoy exceptional privacy and stunning views.
- \*South-West Facing Garden\*: Bask in the sun with a private swimming pool for your exclusive use.
- \*Upper Outside Area\*: Features a separate dining/BBQ space, a home office, and a sauna.
- \*Self-Sufficient Studio\*: The downstairs floor includes a fully equipped studio with its own entrance, kitchen, and lockable internal door for complete privacy.
- \*Scenic Views\*: Relish pleasant vistas over the Strait, the Bay, and towards Morocco from the terrace and garden areas.
- \*Large Under decking Storage Space\*: Plenty of room for all your storage needs.

### PROPERTY DETAILS:

<b>Service charges:</b>	£178.37 per month
<b>Current rates:</b>	£72.55 per quarter
<b>Parking:</b>	Option to rent a parking space
<b>Interior Size:</b>	120m <sup>2</sup>
<b>Exterior Size:</b>	200m <sup>2</sup>

### PROPERTY FEATURES:

- Private terrace
- Sea view
- Private Pool
- Open Market
- Refurbished
- Plenty of storage