BRIAN FRANCIS & ASSOCIATES









QUEENSWAY QUAY - RAGGED STAFF WHARF

GIBRALTAR

S1264 | Bedrooms: 3 | Bathrooms: 3

£1,545,000

PROPERTY DETAILS:

Service charges:	£125.00
Current rates:	£555.00
Parking:	Underground Parking
Interior Size:	145m^2
Exterior Size:	18m^2
Lease terms:	117

BFA is proud to present this exceptional, refurbished **duplex penthouse** in the exclusive **Ragged Staff Wharf** development, overlooking the elegant Queensway Quay Marina.

Bright, spacious, and beautifully appointed throughout, this stunning residence offers luxury marina living in one of Gibraltar's most sought-after locations.

The upper level comprises the sleeping quarters, featuring **three generous** bedrooms. The principal bedroom benefits from an **en suite** bathroom, while the remaining two bedrooms share a stylish family bathroom. Each bedroom enjoys direct access to its own **private balcony**, providing an abundance of natural light and outdoor space.

On the lower level, upon entering the property, you are welcomed by a **wide** entrance hall with **solid** wooden flooring, spot lighting, and integrated **air conditioning** throughout.

This floor further comprises:

- Guest bathroom
- Separate utility room
- Fully fitted kitchen with integrated appliances
- Expansive …

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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