BRIAN FRANCIS & ASSOCIATES









SOUTH DISTRICT
GIBRALTAR

S1198 | Bedrooms: 3 | Bathrooms: 2

£1,795,000

PROPERTY DETAILS:

Service charges:	£303.28 per month
Current rates:	£154.52 per year
Parking:	Lock Up Garage x2
Interior Size:	169m^2
Exterior Size:	151m^2

Carlton House Penthouse

A rare chance to own part of Gibraltar's **heritage**. Carlton House, has been beautifully restored into **eight exclusive** residences.

This **four-bedroom penthouse** combines timeless character with contemporary luxury. Its curved facade captures sweeping views of the Bay, while a **private rooftop terrace** offers the perfect setting for Gibraltar's **west-facing sunsets** whilst relaxing in the Jacuzzi.

Located in the sought-after South District, the property offers a **relaxed** atmosphere, mild micro-climate, and everyday convenience. Pebbled beaches, scenic walking and cycling paths, and the city centre are all close by.

Families will value the nearby St Joseph's Infant & Middle School and Loreto Convent Private School.

Key Features

- Four bedrooms converted to three (one is currently being used as a study)
- High ceilings
- Porcelain flooring with underfloor heating
- Double-glazed windows & electric external blinds
- Air conditioning …

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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