BRIAN FRANCIS & ASSOCIATES









GARDINERS ROAD
GIBRALTAR

S1243 | Bedrooms: 7 | Bathrooms: 5

£4,950,000

PROPERTY DETAILS:

Service charges:	N/A
Current rates:	£1400 annually
Parking:	Lock Up Garage
Interior Size:	340m^2
Exterior Size:	290m^2
Lease terms:	105 years remaining

Detached 7-Bedroom Villa with Pool and Panoramic Sea Views

New to the market, this exceptional **detached villa** is located in one of Gibraltar's most **upmarket residential areas** on Gardiner's Road. As the only substantial single detached dwelling on the road, the property enjoys **privacy, private access, generous outdoor areas**, and truly uninterrupted **west-facing sea views** across the **Bay and Strait of Gibraltar,** extending south towards Jebel Musa in North Africa.

Set on the edge of the Nature Reserve, the villa occupies a peaceful and natural setting on the cusp of the Upper Town, while remaining conveniently close to the Southern City Gates and Main Street. The property sits on an approximate **350m² plot** and offers expansive internal and external living space, ideal for both family living and entertaining.

A key highlight is the **terrace solarium**, which features an **8m x 4m private swimming pool, covered gazebo**, and multiple **recreational areas** …

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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