

£752,500

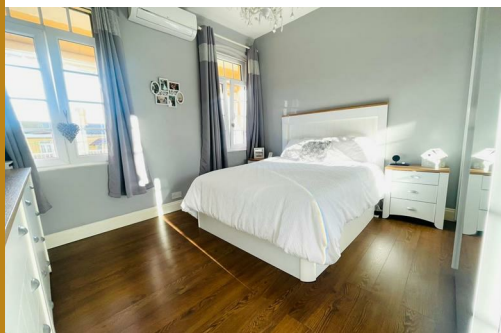
Europa Road

Chestertons is pleased to offer for sale this property in the South District, Gibraltar. Located close to Europa Point, this exquisite colonial apartment and part of a small tranquil community of only 10 properties. Situated on the ground floor, this bright 3 bedroom apartment boasts spectacular views of the Strait and Bay of Gibraltar. The property enjoys over 103 sq m of internal living space, high ceilings, solid walls, wood flooring, plenty of storage space throughout and a spacious fully fitted kitchen with a functional dining area. Further benefits include air-conditioning in each room, double glazed PVC suction windows for energy efficiency and noise reduction. The South facing South living area leads onto the 20 sq m covered terrace ideal for al fresco dining. There is 27 sq m of external space divided into three areas: a front facing covered terrace, a rear BBQ area and a small shed area. Subject to planning this property has potential to be converted to a 4 bedroom apartment. Additionally, residents benefit from 30 sq m of exclusive use of the communal area located to the front of the property, perfect in the summer. At the doorstep of the property, there is a large, allocated parking space with the capacity to park 4 vehicles and a motorcycle, perfect to receive guests. There is currently a portacabin for additional storage, taking up two of those parking spaces, however new owners can opt to keep or remove the portacabin. Located within 1 km away from the nearest beach

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26 - 30 Ocean Village Promenade, Ocean Village, Gibraltar

CHESTERTONS

Buckingham Properties Gibraltar Limited is an independently owned and operated business under licence from Chestertons



Europa Road

3 bed

- Plenty of storage
- Colonial apartment
- Double glazed windows

2 bath

- Spectacular views
- 27 sq m external space
- Large allocated parking space

Additional Information

Internal 103 sq m
 External 27 sq m
 Service charges £1,200 pa
 Rates £300 pa

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