

# HILLS PROPERTIES

OPENING DOORS FOR YOU

ADMIRALS PLACE

Ref: G2810



## AT A GLANCE

- Communal pool
- Exclusive development
- Suitable for Cat 2
- Communal gardens
- Spacious living areas
- Partly furnished
- Large attic
- Suitable for HEPSS
- Hardwood flooring

## SPECIFICATIONS

Beds:	3
Baths:	2
Terrace area:	37m <sup>2</sup>
Living Area	154m <sup>2</sup>

## OUTGOINGS

Service charges:	£337.92 per month
Rates:	£220 per quarter

## DESCRIPTION

Stunning colonial house located in the exclusive gated community of Admirals Place. An oasis in the South District, with fantastic communal space, including a wonderful pool with surrounding landscaped gardens and panoramic views of the Bay, Spain and Africa that can be enjoyed year round! This house is decorated to the highest standards throughout. The property is of approximately 154sqm and terraces of approximately 37sqm as well as two private parking spaces. Internally, this unique house has retained the original hard wood floors and includes high quality large family kitchen with dining area / family room. The separate large living dining room is light and features a working fireplace and high ceilings as the rest of the household.

On the ground floor you will find entrance hall – large kitchen fully fitted and equipped with dining area / family room – utility cupboard - guest cloakroom – large living dining room leading onto a beautiful private south facing terrace. Leading up the staircase you will come to a bright spacious lobby landing designed as a mini library offering space to sit, relax and enjoy a good book. From the lobby you can access the master bedroom with dressing room, en-suite bathroom and further south facing terrace – 2nd double bedroom with walk-in-wardrobe – 3rd double bedroom with fitted wardrobe and family bathroom.

The property benefits from an attic (circa 60sqm) which is ripe for development and could provide two further bedrooms with en-suites or a spectacular large master suite with

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potential access to a further terrace with incredible panoramic views. Viewing is highly recommended.

**£1,895,000**

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