

# HILLS PROPERTIES

OPENING DOORS FOR YOU

ANCHORAGE

Ref: G2968



## AT A GLANCE

- Air-conditioning
- Fully furnished
- Large terrace
- Close to beach
- Spacious living areas
- Air-conditioning
- Store room
- Leasehold
- Covered parking
- Close to schools

## SPECIFICATIONS

Beds:	4
Baths:	2
Terrace area:	37m <sup>2</sup>
Living Area	139m <sup>2</sup>

## OUTGOINGS

Service charges:	£286.50
	per month
Rates:	£89.08 per
	month

## DESCRIPTION

This spacious four-bedroom, two-bathroom apartment is situated within an exclusive gated development in Gibraltar's sought-after South District. Known for its unique microclimate, breathtaking views, and beautifully landscaped gardens, this residence offers both tranquility and prestige.

Covering approximately 139m<sup>2</sup>, the apartment boasts two terraces: a main south/west-facing terrace of around 29m<sup>2</sup>, perfect for soaking in the sunsets, and a second east-facing terrace of approximately 7.5m<sup>2</sup>, ideal for morning light. While the property would benefit from updating, it presents an excellent opportunity to create a modern and stylish home. All four bedrooms are impressively spacious, with the master bedroom featuring an updated ensuite bathroom. The family bathroom includes both a bath and a shower, providing convenience and comfort.

Residents enjoy premium amenities, including comfort cooling in the bedrooms and lounge, private parking, separate storage facility and access to a health and fitness suite within the prestigious Grand Magazine. Additionally, an exclusive communal swimming pool is currently under construction, promising a luxurious new feature for residents in the near future.

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Early viewing is highly recommended to fully appreciate the potential of this exceptional property.

A communal pool is currently undergoing construction, with anticipated completion date set for Spring 2026. Payment in full for the pool share purchase has been completed and is included in the sale.

**£945,000**

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