

# HILLS PROPERTIES

OPENING DOORS FOR YOU

ROSIA DALE

Ref: G2942



## AT A GLANCE

- 3 year residency required
- Close to beach
- Duplex
- Large patio
- Partly furnished
- Zone parking
- Leasehold
- Close to schools

## SPECIFICATIONS

Beds:	3
Baths:	1
Terrace area:	14m <sup>2</sup>
Living Area	78m <sup>2</sup>

## OUTGOINGS

Service charges:	£228.45 per quarter
Rates:	£140.55 per quarter

## DESCRIPTION

Duplex for sale in Rosia Dale.

Well-maintained three-bedroom duplex apartment located in the peaceful and family-friendly Rosia Dale in Gibraltar's sought-after South District. The property features a spacious living and dining area along with a generously sized kitchen, ideal for everyday living. A key highlight is the private patio, complete with a timber pergola, a panoramic glass roof, and a retractable canopy—designed for comfortable outdoor use throughout the year. The property is offered partly furnished and benefits from a practical layout over two levels and providing ample storage throughout. Residents enjoy on-street permit parking, with local schools, children's parks, and bathing areas all within easy walking distance—making it an ideal home for families. Subject to residency restrictions. Leasehold.

**£425,000**

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