





# HILLS PROPERTIES

OPENING DOORS FOR YOU

Rosia Dale

Ref: G2942



## AT A GLANCE

Close to beach  
Duplex  
Large patio  
Partly furnished  
Zone parking  
Leasehold  
Close to schools  
Residency restrictions

## 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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