

# HILLS PROPERTIES

OPENING DOORS FOR YOU

**HIGHCLIFFE HOUSE**

**Ref: G2899**



## AT A GLANCE

- Air-conditioning
- Communal pool
- Lovely views
- Private terrace
- Exclusive development
- Quality finishes
- Spacious living areas
- High floor

## SPECIFICATIONS

Beds:	2
Baths:	2
Terrace area:	9m <sup>2</sup>
Living Area	99m <sup>2</sup>

## OUTGOINGS

Service charges:	£835.90 per quarter
Rates:	£165.45 per quarter

## DESCRIPTION

Luxurious and spacious apartment for sale in a quiet area of the South District.

Located in Highcliffe House, an exclusive development of just 25 properties, this immaculate home is a paradigm of contemporary living and has been designed and decorated to a high standard throughout.

Features of this 99 sqm (internal) home includes engineered hardwood floors throughout, central heating and cooling. Beyond a large, functional entryway the home flows into a stunning and bright, open-concept living and dining room, with separate kitchen. The recently renovated kitchen features fully fitted Bosch Appliances and German designed & engineered, Pronorm cabinetry. The master bedroom with en-suite bathroom is truly exceptional and includes a large, fitted wardrobe. The second spacious bedroom also include a fitted wardrobe.

To the rear of the property, where both bedrooms are located, the property benefits from external rock views providing plenty of green views and a peaceful environment away from any road noise.

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This bright and airy property is located on a high floor and enjoys views across the strait of Gibraltar to the Riff Mountains of Morocco and the Spanish coastline, perfect for enjoying summer evenings and sunsets on its balcony.

In addition to the extensive storage space throughout, there is the possibility to acquire by separate negotiation an external storeroom located immediately outside the property.

An internal lift takes you from the property to your private parking space in the secure garage.

Viewing is highly recommended.

**£835,000**

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