

# HILLS PROPERTIES

OPENING DOORS FOR YOU

ORDNANCE WHARF

Ref: G2806



## AT A GLANCE

- Air-conditioning
- Ideal location
- Private parking
- Communal pool
- Fully refurbished
- Mostly furnished
- Private terrace
- Stunning views
- Quality finishes
- High spec kitchen
- Fitted wardrobes
- Large attic

## SPECIFICATIONS

Beds:	3
Baths:	2
Terrace area:	14m <sup>2</sup>
Living Area	110m <sup>2</sup>

## OUTGOINGS

Service charges:	£824.36 per quarter
Rates:	£187.80

## DESCRIPTION

We're delighted to offer the rare opportunity to purchase a fantastic duplex apartment in Gibraltar's prestigious Queensway Quay marina. Located at the water's edge, the exceptionally bright property boasts dual aspect views from its terrace and balconies for you to enjoy the Mediterranean sun all year round. And, having been totally renovated in 2023, it's just a question of unpacking your bags and enjoying the views! On the first level, you find a spacious kitchen and living room –which leads to a stunning marina-facing terrace– as well as a small bedroom/study, plus a cloak room. On the second level you find the large master-bedroom (with en-suite), the family bathroom which comes with a sumptuous free-standing bath, and a second double-bedroom. There's no lack of storage space either. Not only are there fitted wardrobes and cupboards throughout, but you have access to a large attic for truly clutter-free living. The duplex is nestled away from the hustle and bustle in the tranquil Ordnance Wharf development and includes access to a quiet communal pool and gymnasium. The property also comes with a parking space adjacent to the building.

**£1,499,900**

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