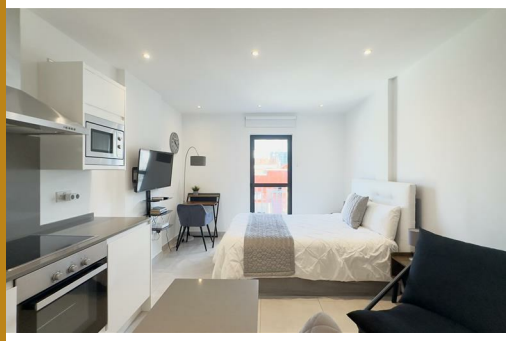








The Residence

£219,900

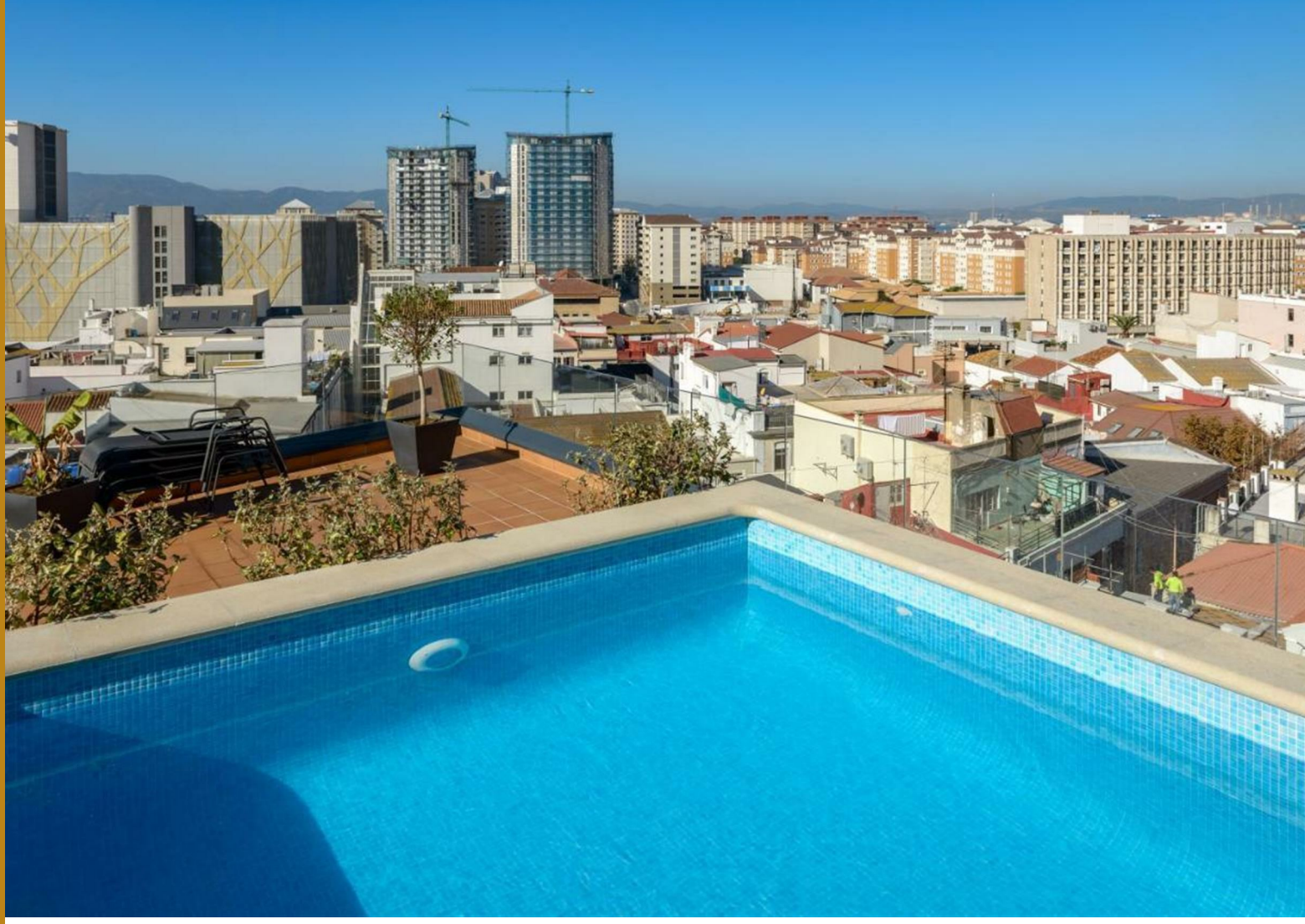
Engineers Lane

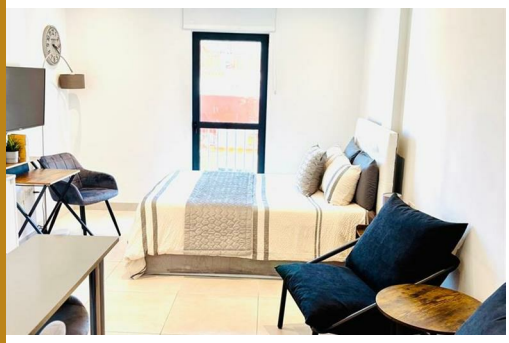
Chestertons is pleased to offer for sale this property in The Residence, Gibraltar. This charming studio apartment nestled in the vibrant heart of town offers a perfect blend of modern living and convenience, making it an ideal choice for those seeking a stylish urban lifestyle. The property is located on a mid floor and boasts a fully fitted kitchen, equipped with all the essential appliances to cater to your culinary needs. The modern bathroom is tastefully appointed, providing a comfortable and refreshing space for your daily routines. One of the standout features of this studio is the small balcony, which offers a lovely spot to enjoy your morning coffee or unwind after a busy day. The apartment is also fitted with air conditioning, ensuring a pleasant atmosphere throughout the year. Residents of The Residence can take advantage of the communal roof terrace, a perfect place to relax and soak up the sun, as well as a communal roof plunge pool, providing a refreshing escape during warmer months. Whether you are a first-time buyer, a young professional, or looking for a rental investment, this studio apartment is a wonderful opportunity not to be missed. This property is one of two studios located on the same floor, currently generating an attractive gross rental yield of approximately 10%. An excellent opportunity for buy-to-let investors or those looking to expand their existing property portfolio. The owner is offering the possibility of transferring the established rental operation, including the booking platform, existing reservations and experienced cleaning team, allowing the new owner to take over a profitable, fully operational business. A special discounted price is available for the purchase of both studios and storage units together.

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26 - 30 Ocean Village Promenade, Ocean Village, Gibraltar

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The Residence

Engineers Lane

Studio

- Small balcony
- Available furnished
- Communal rooftop terrace

1 bath

- Air-conditioning
- Rooftop plunge pool
- Storage unit sold separately

Additional Information

Internal 27 sq m
External 0.8 sq m
Service charges £1,150 pa
Rates £249 pa

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