



£1,495,000

## South District

Chestertons is delighted to offer this three storey townhouse on the edge of the nature reserve, Gibraltar. Offering uninterrupted views across the Bay of Gibraltar, with Africa and Spain just beyond. Peaceful, elevated, and full of natural light, it's a home designed for quiet living with a strong connection to the landscape. Unique to find a property of this size with approx. 260 sq m of living space, plus 17 sq m of terrace. High ceilings and large windows bring a sense of openness throughout. The entry level offers a generous reception room and full bathroom. The first floor is the main living area containing a kitchen, dining, and large lounge area with a working fireplace and access to a spacious front terrace. This level also includes a guest WC and a fully equipped gym, which could easily become a fifth bedroom or home office. Upstairs, you'll find a large main bedroom with an en-suite bathroom equipped with underfloor heating, and two further bedrooms. This versatile accommodation also avails a very spacious converted attic, in use as a fourth bedroom with built-in storage. Air-conditioning is available throughout the house. A rare find in Gibraltar is a 40 sq m private garage plus an additional car port providing secure parking and extra storage. A property decorated to a high standard, ready to move in, perfectly blending modern with traditional character.

info@chestertons.gi +350 200 40041 [chestertons.gi](https://www.chestertons.gi)  
26 - 30 Ocean Village Promenade, Ocean Village, Gibraltar

**CHESTERTONS**

Buckingham Properties (Gibraltar) Limited is an independently owned and operated business under licence from Chestertons



## South District

### 4 bed

- Townhouse
- Converted attic
- Uninterrupted sea views

### 2 bath

- Private gym
- Totalling 320 sq m
- Private garage with additional parking

### Additional Information

Internal 260 sq m  
External 60 sq m  
Service charges £2,100 pa  
Rates £1,560 pa

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