



Carlton House

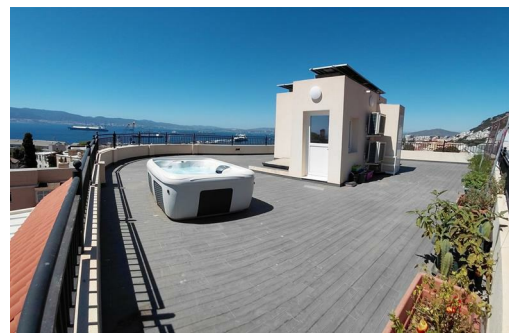
£1,795,000

Chestertons is pleased to offer for sale this exceptional 3 bedroom, 2 bathroom penthouse, complete with a cloakroom and a study, located in the highly sought-after South District of Gibraltar. Situated on South Barrack Ramp, this exquisite residence is perfect for families or anyone seeking generous living space in a tranquil yet well-connected neighbourhood. Upon entering the building, you are welcomed by a smart reception area with the option of lift or staircase access to all floors. The property benefits from double-glazed windows throughout, ensuring comfort and energy efficiency. One of the standout features of this home is its private rooftop terrace, offering a luxurious jacuzzi and breath-taking west-facing views, allowing you to enjoy stunning sunsets, and even sunrises, from the comfort of your own home. The building is finished to a high standard and incorporates modern technology, including electric external blinds, solar panel system, and underfloor heating. For added convenience, there is a cloakroom and 2 allocated parking spaces. The location provides excellent residential benefits, with nearby beaches, scenic walking trails, and cycling paths. Families will appreciate the close proximity to both St Joseph's School and Loreto Convent School, while everyday essentials are within easy reach thanks to Eroski supermarket and nearby transport links. The upper end of Main Street is just a pleasant 16-minute walk away. This is a rare opportunity to secure a spacious, modern home in one of Gibraltar's most desirable districts.

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



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3 bed

- Air-conditioning
- Exquisite penthouse
- 2 allocated parking spaces

2 bath

- Breathtaking views
- Private rooftop terrace
- Schools within walking distance

Additional Information

Internal 169 sq m
External 151 sq m
Service charges £3,793 pa
Rates £1,624 pa

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