



## Luxury 3 Bed House For Sale in



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 3,641,117.02

### Τοποθεσία

Χώρα:	Gibraltar
Νομός/Περιοχή/Επαρχία:	Gibraltar's Lands
Πόλη:	Gibraltar
Δημοσιεύθηκε:	21/06/2023
Περιγραφή:	Luxury 3 Bed House For Sale in Gibraltar

Esales Property ID: es5553768

### Property Location

MILTON HOUSE.  
15c TOWN RANGE.  
Gibraltar  
GX11 1AA.

Price in pounds £2750000

### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Gibraltar is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Turnkey ready exquisite property set over three levels with private rooftop terrace and offering three bedrooms each with their own ensuite bathrooms.



The property additionally offers two office spaces on the ground floor which currently yield approx £30,000 per annum.

On the first floor, the generous living room and dining area lead on to a private Rock facing balcony. A modern kitchen with high end appliances, small office and convenient W/C are also found on this floor.

The second floor houses the master bedroom with ensuite which also has access to a private balcony and walk in wardrobe. There are also two additional double bedrooms and ensuite bathrooms.

The rooftop terraces offers approx 100m<sup>2</sup> of private space with a covered area with facilities for dining and grilling.

Notable features:

- \* 3 bedroom 3 ensuite bathrooms
- \* small w/c
- \* office spaces
- \* lock up garage for two cars with additional external parking bay
- \* internal lift
- \* wooden flooring throughout
- \* sold partly furnished
- \* access to communal pool & gym
- \* centrally located

## ABOUT THE AREA

Gibraltar is situated at the southern tip of the Iberian Peninsula. It is recognised historically as the southernmost point of Europe and is also strategically positioned at the western end of the Mediterranean, forming one of the ancient Pillars of Hercules. The nearby countries are Spain to the north and Morocco (North Africa) to the south, on the other side of the strait 24 kilometres (15 miles) away. The Rock is mainly Jurassic Limestone some 200 million years old.

In terms of style, Gibraltar – a three-mile-long headland on Spain's south coast – is dressed up like a seaside town you'd find in Blighty. Its buzzing town centre's dotted with waterfront hotels, red post boxes, and plenty of fish-and-chip shops. Main Street, meanwhile, is a quintessential British high street – expect rows of handsome shops selling VAT-free perfume, jewellery, and souvenirs.



## Wartime tunnels

Gibraltar's main star – the 420-metre-tall Rock of Gibraltar – has been used as a defensive fort by Britain since the Napoleonic Wars, in the early 1800s. At the time, British soldiers dug miles of maze-like underground tunnels, to protect themselves from incoming cannon fire. These were later expanded during the Second World War – bringing the total distance to over 34 miles – and they're now one of Gibraltar's must-see attractions.

## Spanish-style shorelines

Just like mainland Spain, Gibraltar's beaches are top class. You'll find the territory's main belts on the east coast, where their sands gently shelve into the Mediterranean Sea. A couple of the headliners include Catalan Bay – a fishing-boat-scattered beach that's backed by a row of pastel-painted houses – and Sandy Bay. The latter has pond-still water, courtesy of a coastal rock wall that protects the area from the open sea.

## MAiN FEATURES:

- 200m2 of living space luxury fittings
- 3 Bedrooms
- 3 Bathrooms
- Private Parking
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Gibraltar
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com
- Service charges: £1100.37 per quarter
- Current rates: TBC
- Parking: Lock Up Garage x3
- Pool: Communal
- Furnishing: Partly Furnished
- Conditions: Good Condition

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### **Κοινά**

Κρεβατοκάμαρες:	3
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	200 τ.μ

### **Building details**

Number of Garages:	1
Outdoor Amenities:	Pool



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## Rental details

Furnished:

Ναί

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link:

[http://www.arkadia.com/UAJM-T2063/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UAJM-T2063/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

18703-es5553768

