



# A.E REAL ESTATE

MANAGING ALL YOUR PROPERTY NEEDS



## South District

**£645,000**

AES2540 | DUPLEX

BEDS: 2 | BATHS: 2 | AREA: 100m<sup>2</sup>

### PROPERTY FEATURES

**Service charges:** 94.23 Per Month **Partly Furnished** **Good condition**

**Rates:** 38.93 Per Month

**Category 2:** No

**Hepps:** No

**3 Year Residency:** No

### PROPERTY DESCRIPTION

Beautifully Presented Two-Bedroom, Two-Bathroom Duplex in Europa Walks Discover this stunning duplex featuring a spacious 20 m<sup>2</sup> patio, meticulously refurbished to a high standard. The open-plan kitchen seamlessly connects to the living and dining area, which opens onto a large patio—perfect for summer BBQs and entertaining. Located in the serene South district, this home is just a short stroll from the lighthouse and Europa Point Sports Complex, complete with a gym. It's an ideal retreat after a long day at work. Upstairs, you'll find two cozy bedrooms and a family bathroom, both equipped with fully fitted wardrobes for plenty of storage. Additionally, there's storage space available in the attic. For further information, please contact us at 56021966 or email [info@aerealestate.gi](mailto:info@aerealestate.gi). Don't miss out on this amazing opportunity!

📍 3 Cornwall's Parade

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