



# A.E REAL ESTATE

MANAGING ALL YOUR PROPERTY NEEDS



## Beachview Terraces

**£299,000**

AES2556 | APARTMENT

BEDS: 2 | BATHS: 1 | AREA: 71m<sup>2</sup>

### PROPERTY FEATURES

**Service charges:** 75.53 Per Month   **Fully Furnished**   **Good condition**

**Rates:** 25.59 Per Month

**Category 2:** No

**Hepps:** No

**3 Year Residency:** No

### PROPERTY DESCRIPTION

Top-Floor 2-Bedroom Apartment with Balcony in Sea Shell House ~ Beach View Terraces Located on the 12th and top floor of the sought-after Beach View Terraces, this beautifully presented 2-bedroom, 1-bathroom apartment offers comfortable living in a prime coastal location. The apartment features a fully fitted kitchen equipped with modern appliances and a separate utility room, ideal for added convenience. The bright and airy living room opens onto a 3m<sup>2</sup> south-facing balcony. The master bedroom is of a generous size, while the second bedroom is currently configured as a walk-in wardrobe, offering excellent storage solutions or the flexibility to convert back to a bedroom or office. Sold fully furnished and ready to move in, the property also includes one dedicated car parking space in the price. Ideally situated within walking distance to local beaches, Gibraltar Airport, and the frontier, this apartment combines comfort and convenience. Please note: Residency restrictions apply.

📍 3 Cornwall's Parade

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