



# A.E REAL ESTATE

MANAGING ALL YOUR PROPERTY NEEDS



## Flat Bastion Road

**£469,600**

AES2586 | APARTMENT

BEDS: 2 | BATHS: 2 | AREA: 97m<sup>2</sup>

### PROPERTY FEATURES

Rates: 35 Per Month

Fully Furnished

Category 2: No

Hepps: No

3 Year Residency: No

### PROPERTY DESCRIPTION

This charming property on Flat Bastion Road in Gibraltar's desirable Upper Town area offers an exceptional blend of character,quirky lay out, space, and potential. Spread across three thoughtfully designed levels, it provides a versatile layout perfect for modern living and future expansion. **\*\*Top Level:\*\*** The main entrance, with direct road access, features stunning sea views toward the west—ideal for enjoying breathtaking sunsets over the Bay. This level sets a welcoming tone and highlights the property's elevated position, offering a warm and inviting atmosphere. **\*\*Middle Floor:\*\*** Here, you'll find a fully fitted kitchen, a comfortable living room, a bathroom, and a generously sized bedroom. These well-proportioned, naturally lit spaces are perfect for relaxing or entertaining guests. **\*\*Lower Level:\*\*** The master bedroom boasts ample built-in storage and a quirky, stylish bathroom. A separate utility room adds convenience. An independent entrance provides privacy and flexibility—making it suitable as a guest suite or rental opportunity. **\*\*Development Potential:\*\*** A key highlight is the possibility to add an additional floor, creating space for two more bedrooms or [...]

📍 3 Cornwall's Parade

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