



# A.E REAL ESTATE

MANAGING ALL YOUR PROPERTY NEEDS



## E1

## £229,500

AES2527 | STUDIO

STUDIO | BATHS: 1 | AREA: 30m<sup>2</sup>

### PROPERTY FEATURES

**Service charges:** 249.63 Per Quarter

Communal Pool Fully Furnished No Parking

**Rates:** 66.30 Per Quarter

**Category 2:** No

**Hepps:** No

**3 Year Residency:** No

### PROPERTY DESCRIPTION

E1 building studio on a high floor . High-Floor E1 Building Studio with Sea Views. This spacious 33 m<sup>2</sup> studio apartment in the E1 building is one of the larger studio types available, featuring an east-facing orientation that offers stunning sea views. Key Features: Size: 31m2 orientation: West-facing with picturesque partial sea views Furnishing: Sold fully furnished Kitchen & Bathroom: Equipped with a fully fitted kitchen and an immaculate bathroom Amenities: Residents enjoy discounted access to the on-site gym, pool, and spa. The E1 studios are highly sought after, making them excellent investment properties for Airbnb or long-term rentals due to their high specifications and prime location next to Gibraltar's best beaches. Conveniently located near the airport, World Trade Centre, and just a short walk from the main street with excellent bus links. This studio is a perfect blend of comfort and investment potential. Don't miss out—contact us today on 56021966 (WhatsApp or Call) or email us at [...]

📍 3 Cornwall's Parade

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