



## OCEAN VILLAGE - OCEAN SPA PLAZA GIBRALTAR

GIB:33643 | Bedrooms: Studio | Bathrooms: 1

**£370,000**

New to BFA!

This cosy studio apartment in Ocean Spa Plaza offers North East Orientation and is situated on the 14th Floor.

The apartment has fantastic views of the Spanish hinterland and the Costa del Sol coastline where you can enjoy on the 10m<sup>2</sup> terrace.

It is the Creation of Gibraltar's first ever environmentally sustainable development.

A stone's throw from amenities such as Gibraltar's bustling Main street, Europe's newest World Trade Centre, as well as Casino, Shops and Restaurants of Ocean Village marina.

Great investment opportunity. Potential yield based on asking price of £370,000 is 4.9% return, however, asking price is negotiable.

Viewing highly recommended.

### PROPERTY DETAILS:

|                  |                  |
|------------------|------------------|
| Service charges: | £971 pa          |
| Current rates:   | £196 pa          |
| Parking:         | Private Parking  |
| Interior Size:   | 25m <sup>2</sup> |
| Exterior Size:   | 10m <sup>2</sup> |