



## ORDNANCE WHARF GIBRALTAR

S1052 | Bedrooms: 2 | Bathrooms: 2

£1,590,000

Luxurious Duplex Living at Queensway Quay Marina

Embrace the epitome of waterfront living with this exceptional duplex apartment situated in Gibraltar's esteemed Queensway Quay marina. Offering a rare blend of elegance and comfort, this meticulously renovated residence presents an unparalleled opportunity to indulge in Mediterranean luxury year-round.

Step onto the terrace and balconies to soak in the dual aspect views, bathing in the warm Mediterranean sun while savoring the tranquil ambiance of the marina. Renovated to perfection in 2023, this residence invites you to simply unpack and immerse yourself in its breathtaking views.

The first level welcomes you with a spacious kitchen and living area, seamlessly flowing onto the marina-facing terrace, ideal for al fresco dining or leisurely evenings spent gazing at the boats. Accompanying this level is a versatile small bedroom or study, along with a convenient cloakroom.

Ascending to the second level, discover the expansive master bedroom boasting an en-suite bath and ample natural light. Adjacent, the family bathroom beckons with its indulgent free-standing bath, offering a sanctuary for ...

### PROPERTY DETAILS:

Service charges:	£824.36 per quarter
Current rates:	£187.80 per quarter
Parking:	Underground Parking
Interior Size:	110m <sup>2</sup>
Exterior Size:	17m <sup>2</sup>

### PROPERTY FEATURES:

- Transport near
- Fitted wardrobes
- Marina views
- Balcony
- Air-conditioning
- Communal Pool
- Communal Gym
- Walking distance to Town