



B O B P E L I Z A M E W S



HM Government  
of Gibraltar

Affordable Housing Schemes

DEVELOPED BY

**CAMOREN**





## B O B P E L I Z A M E W S



Bob Peliza Mews - The Affordable Housing Scheme, is named after the former Chief Minister Sir Robert Peliza KBE, ED, GMH.

This scheme will be designed to create family dwellings constructed to a high standard and quality and will be available at the lowest possible prices.

The complex will be a mixed use development comprising of 5 residential blocks built from a three-storey carpark podium. The overall development will also incorporate a small number of commercial two-storey units suitable for ground floor retail and first floor office accommodation.

As part of the overall development, facilities will be provided to relocate a number of existing HMGoG and private tenants into the scheme, all of which will be self-contained and will not form part of the residential development.

Apartments will be offered for sale through Gibraltar Residential Properties Ltd (GRP), a wholly-owned HMGoG company.

The development will also benefit from the HMGoG's co-ownership scheme.

Each residential block will incorporate a number of different sized apartments ranging from one to five bedroom and penthouse units with a strong emphasis on low energy, maintenance and operating costs.

The development will be constructed in two phases, with phase 1 available early in 2018 and phase 2 available in 2019.

This brochure has been produced in order to allow potential purchasers to register their interest via GRP. A form is enclosed with this brochure for this purpose.

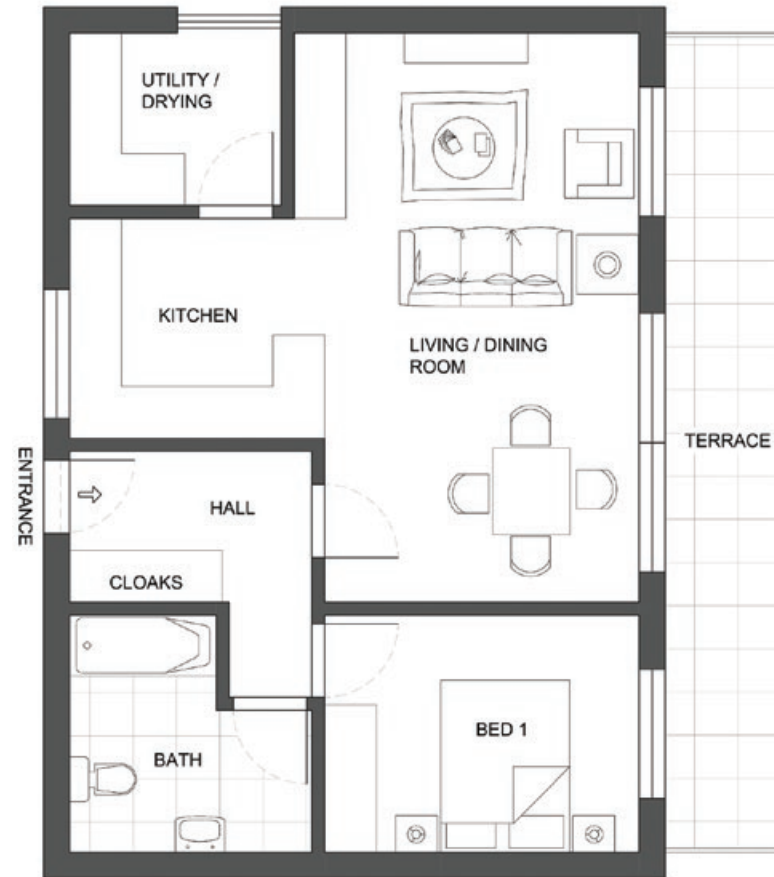
The information contained within this brochure is based on conceptual design studies and apartment layouts. The internal images shown in this brochure are an indication of what the apartment may look like after purchasers have decorated and finished their home. Drawings are not to scale and do not represent the final finish that will be provided by the developer. The developer reserves the right to alter any details of the specifications and layouts. A further publication will follow with actual designs and apartment numbers for sale at a later date.



# 1 B E D R O O M

## ARCHITECTURAL CONCEPT DESIGN

Gross Internal Area 63m<sup>2</sup>  
Balcony Area 12.7m<sup>2</sup>  
Total Apartment Area 75.7m<sup>2</sup>

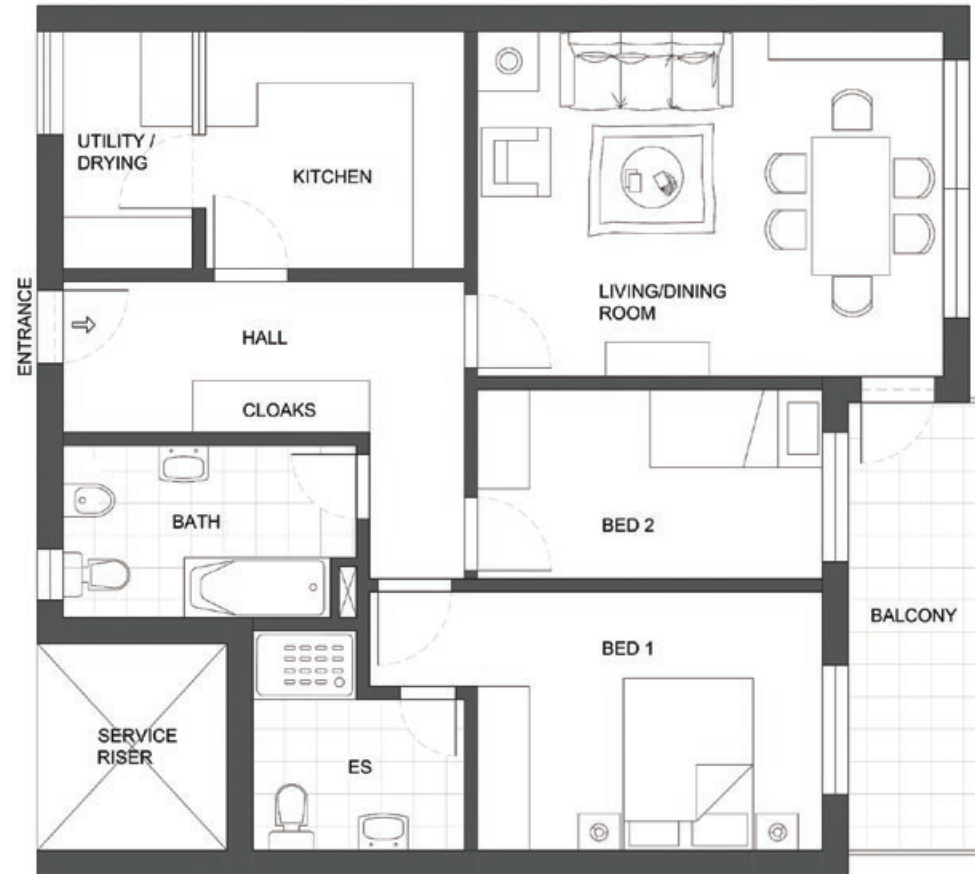




## 2 B E D R O O M

### ARCHITECTURAL CONCEPT DESIGN

Gross Internal Area 83m<sup>2</sup>  
Balcony Area 8.3m<sup>2</sup>  
Total Apartment Area 91.3m<sup>2</sup>



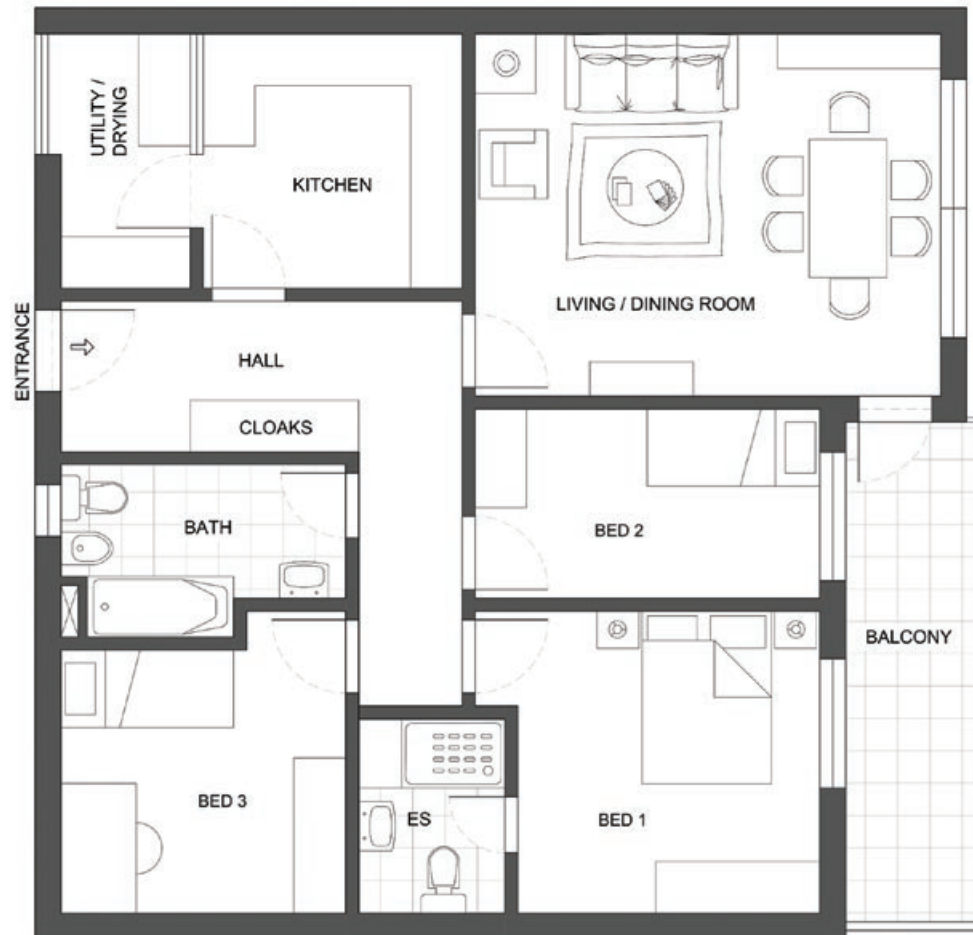




### 3 B E D R O O M

#### ARCHITECTURAL CONCEPT DESIGN

Gross Internal Area 96m<sup>2</sup>  
Balcony Area 9.3m<sup>2</sup>  
Total Apartment Area 105.3m<sup>2</sup>

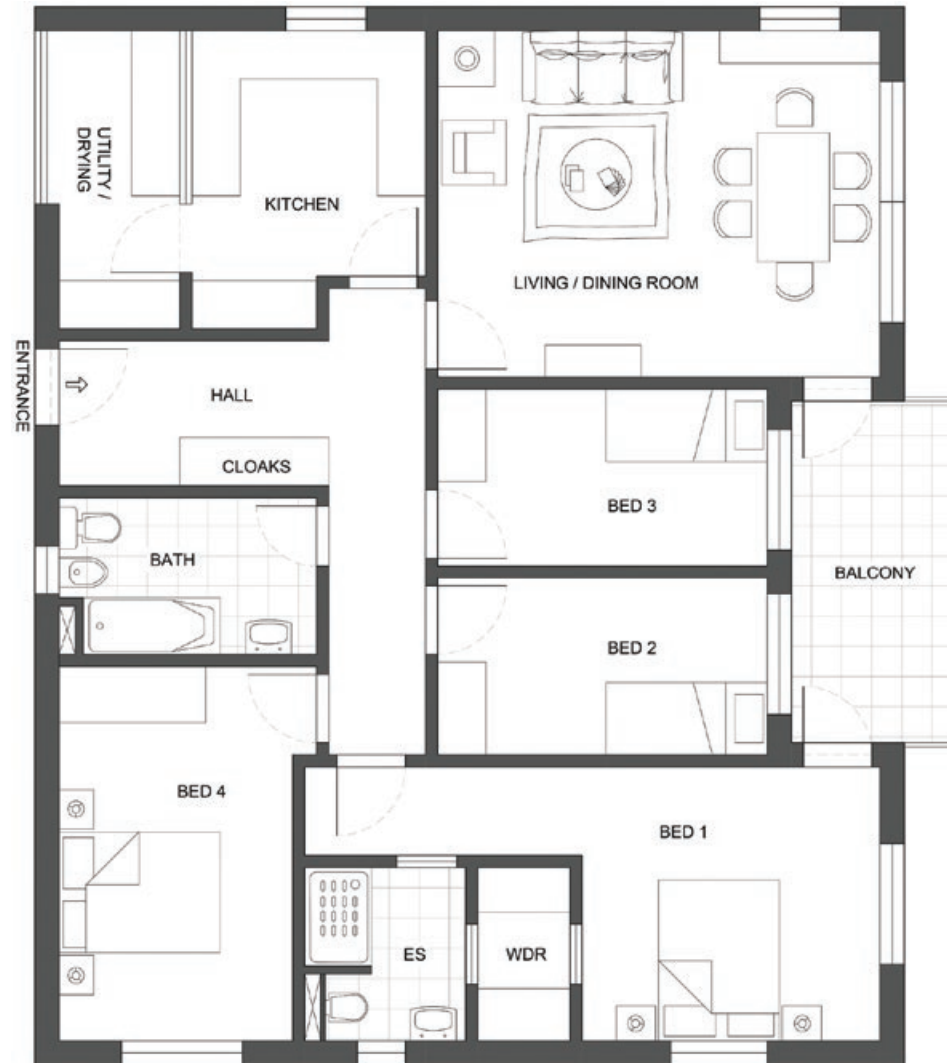




## 4 B E D R O O M

### ARCHITECTURAL CONCEPT DESIGN

Gross Internal Area 121m<sup>2</sup>  
Balcony Area 8.9m<sup>2</sup>  
Total Apartment Area 129.9m<sup>2</sup>

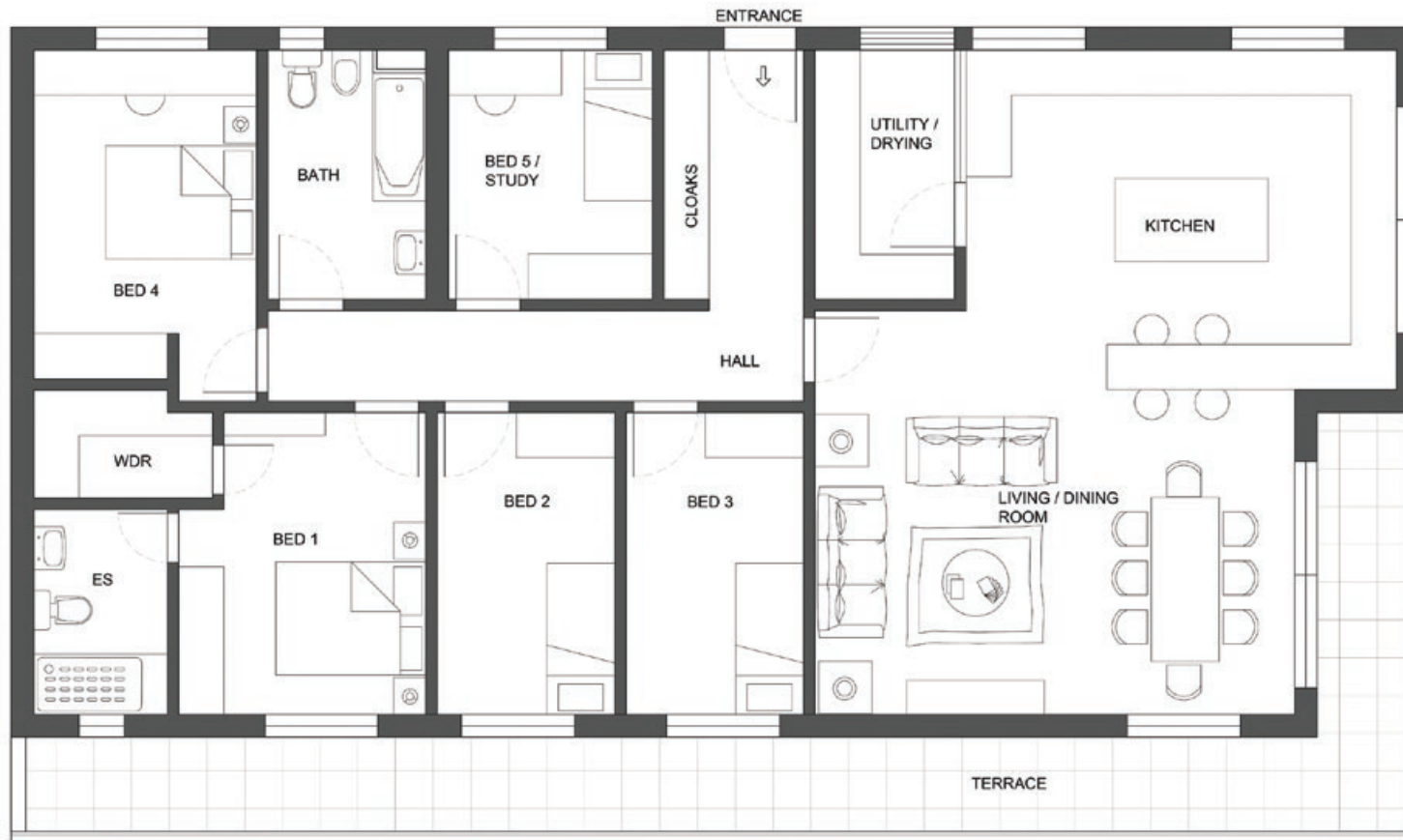




## 5 B E D R O O M

### ARCHITECTURAL CONCEPT DESIGN

Gross Internal Area 153m<sup>2</sup>  
Balcony Area 28m<sup>2</sup>  
Total Apartment Area 181m<sup>2</sup>

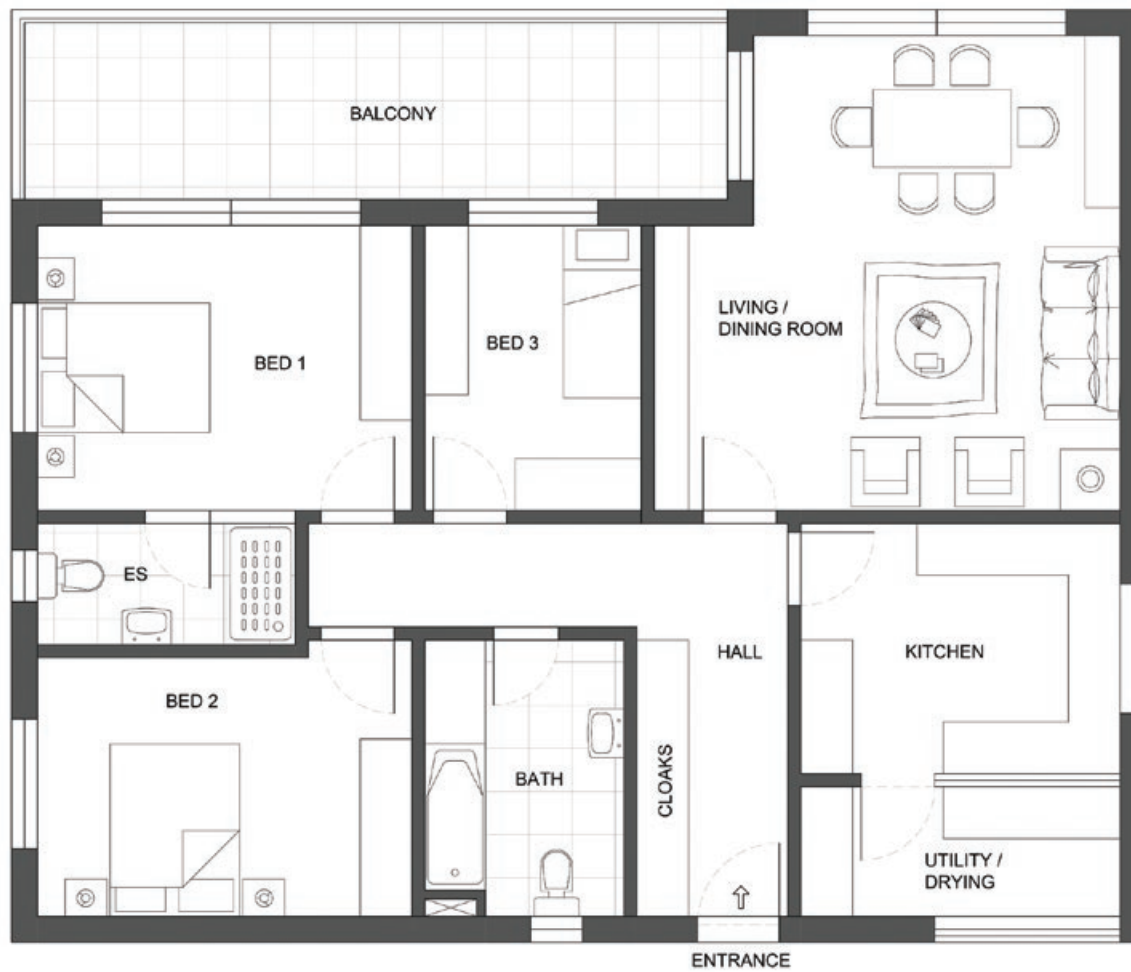




### 3 BED ROOM PENTHOUSE

#### ARCHITECTURAL CONCEPT DESIGN

Gross Internal Area 110m<sup>2</sup>  
Balcony Area 16.7m<sup>2</sup>  
Total Apartment Area 126.7m<sup>2</sup>

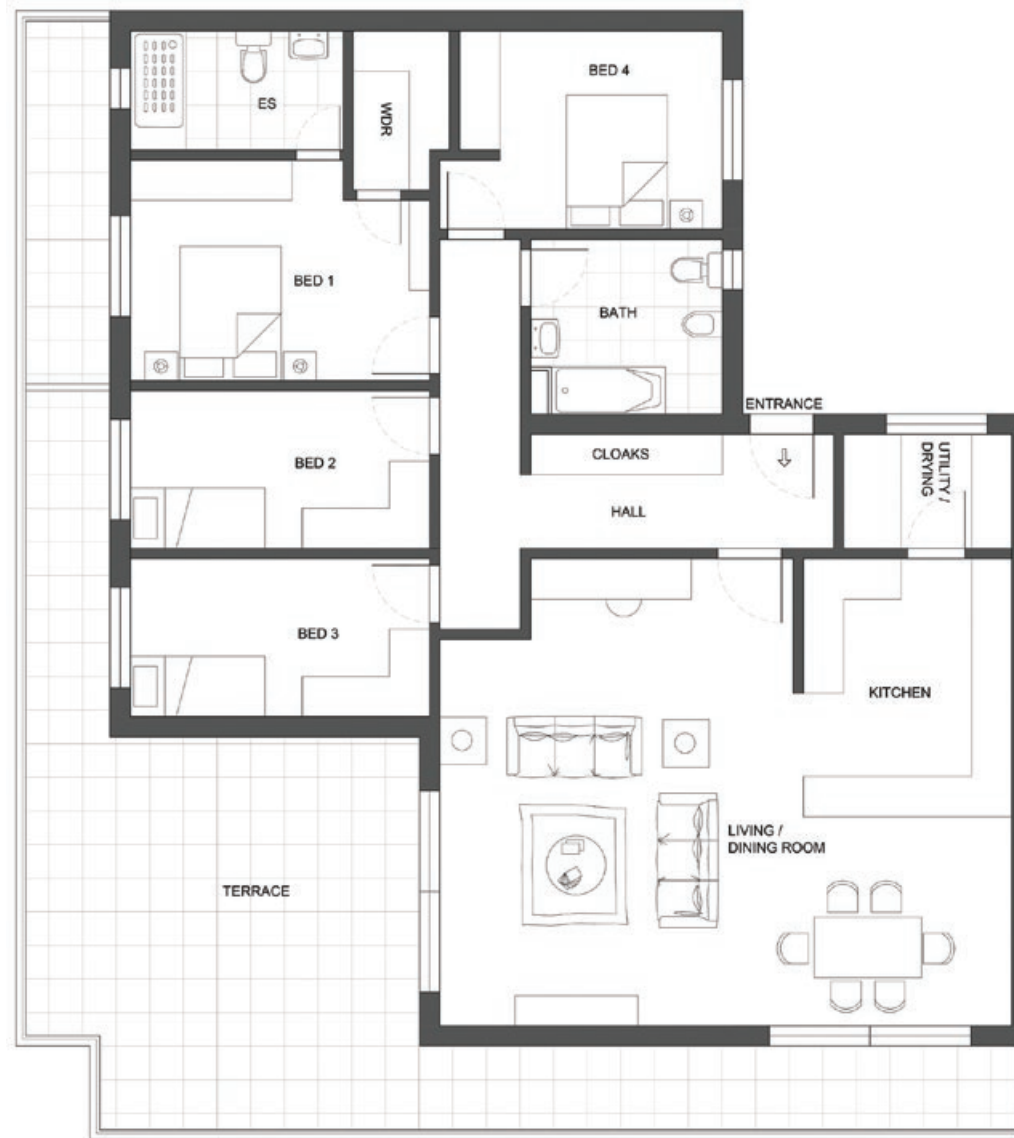


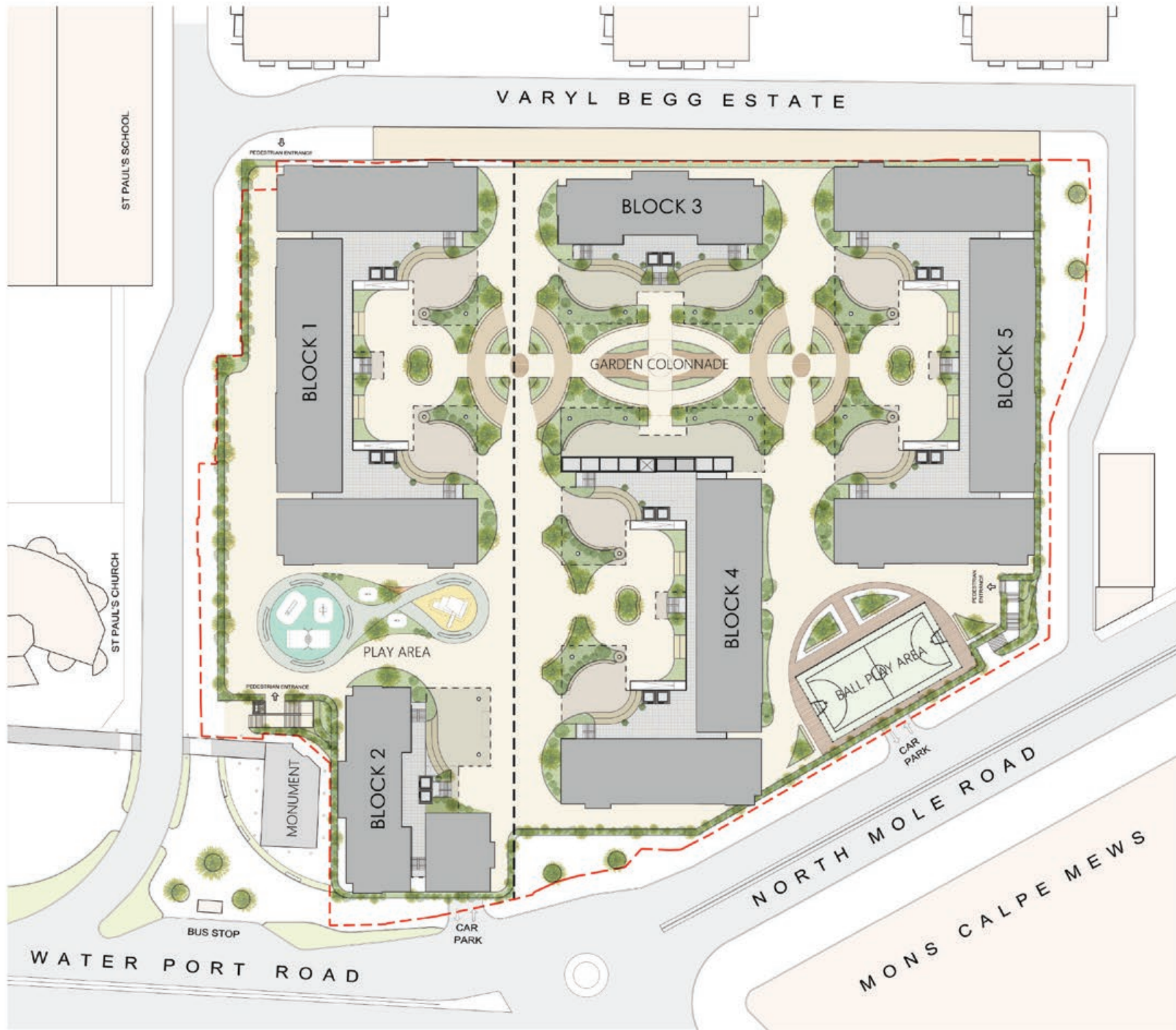


## 4 BEDROOM PENTHOUSE

### ARCHITECTURAL CONCEPT DESIGN

Gross Internal Area 146m<sup>2</sup>  
Balcony Area 57m<sup>2</sup>  
Total Apartment Area 203m<sup>2</sup>





**PODIUM LEVEL - GENERAL ARRANGEMENT**

 Overhang

**ARCHITECTURAL CONCEPT DESIGN**



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- **Security** - Each apartment will be provided with a monitored access control and alarm system. A voice entry phone system to the main entrance will also be provided. The main podium entrance, lifts, atria and car park will be provided with CCTV surveillance.
- **Kitchen** - Each apartment will be designed with provision for a modern kitchen. The apartments will not be sold with a fitted kitchen.
- **Bathroom** - Dependent on the size of the apartments, bathrooms and/or shower rooms will be provided. These areas will be partly tiled and fitted with good quality sanitary ware and fittings.
- **Ventilation and future air conditioning** - Each apartment will be provided with a facility to connect, at the purchasers' cost, a future heat pump installation which could provide both heating and cooling to the apartment. Details of

available systems will be separately provided within a future sales publication. Mechanical extract ventilation will be provided to the kitchen and bathroom areas.

- **Water heater** - Each apartment will be provided with a high efficiency, low energy self contained water heater. Capacity of each system will vary depending on the size of the apartment. Water heaters will be located within the utility room.
- **Metering** - Smart meters will be provided to record potable water and electricity usage for each apartment.
- **Glazing & Building Fabric** - High quality double glazed windows and balcony doors will be provided. Specifications will include high level solar and acoustic performance. Building fabric will be to the highest quality and designed for good thermal performance and efficiency.



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- **Flooring** - External balconies will be tiled. All other areas will be provided with a screed finish in preparation to receive purchasers' flooring.
- **Common Services** - Each block will be provided with an impressive entrance foyer, which will incorporate high speed lifts and stair cores providing access to all upper floors and car parking areas.
- **Fire Safety** - The development will be designed to a high standard of fire engineering and life safety. Each apartment will be equipped with a communal smoke detection system.
- **Alterations to scheme** - The developer reserves the right to alter any aspects of the layout or conceptual specifications of the apartments and common areas.
- **Management and maintenance** - The management and upkeep of the estate will be undertaken by a management company whose members will be the purchasers of each and every apartment. A service charge will be payable to the management company to cover the costs of running the estate and the common parts of the development.
- **Energy efficiency** - a series of environmentally friendly measures will be introduced to reduce energy consumption. Amongst these will be low-energy water heaters and energy saving LED light fittings. At the time of going to print, rainwater harvesting, grey water re-use, wind and solar power systems are being assessed.





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of Gibraltar

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# CAMOREN

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