



HM Government  
of Gibraltar

Affordable Housing Schemes

## Hassan Centenary Terraces



DEVELOPED BY

**CAMOREN**

# Hassan Centenary Terraces



Right Conceptual image of Apartment Building



# Hassan Centenary Terraces

Hassan Centenary Terraces - The Affordable Housing Scheme is named after former Chief Minister Sir Joshua Hassan GBE, KCMG, LVO, GMH, QC and commemorates the centenary of his birth, 100 years ago this year.

This scheme will be constructed as part of the Blue Water Development and will be designed to create family dwellings, built to high standards and quality. These will be available to purchase. The development will include a super yacht marina, a major international branded hotel, luxury apartments and penthouse suites, quality retail outlets, bars and restaurants. The whole waterfront and promenade complex will be a public space allowing access between Eastern Beach and Catalan Bay.

The complex will comprise of 6 residential blocks, which will include apartments of different sizes and internal configuration. Apartments range in size from one to five bedrooms with external balconies. Each apartment will be constructed to incorporate low energy technologies in order to provide the lowest operational and future maintenance costs.

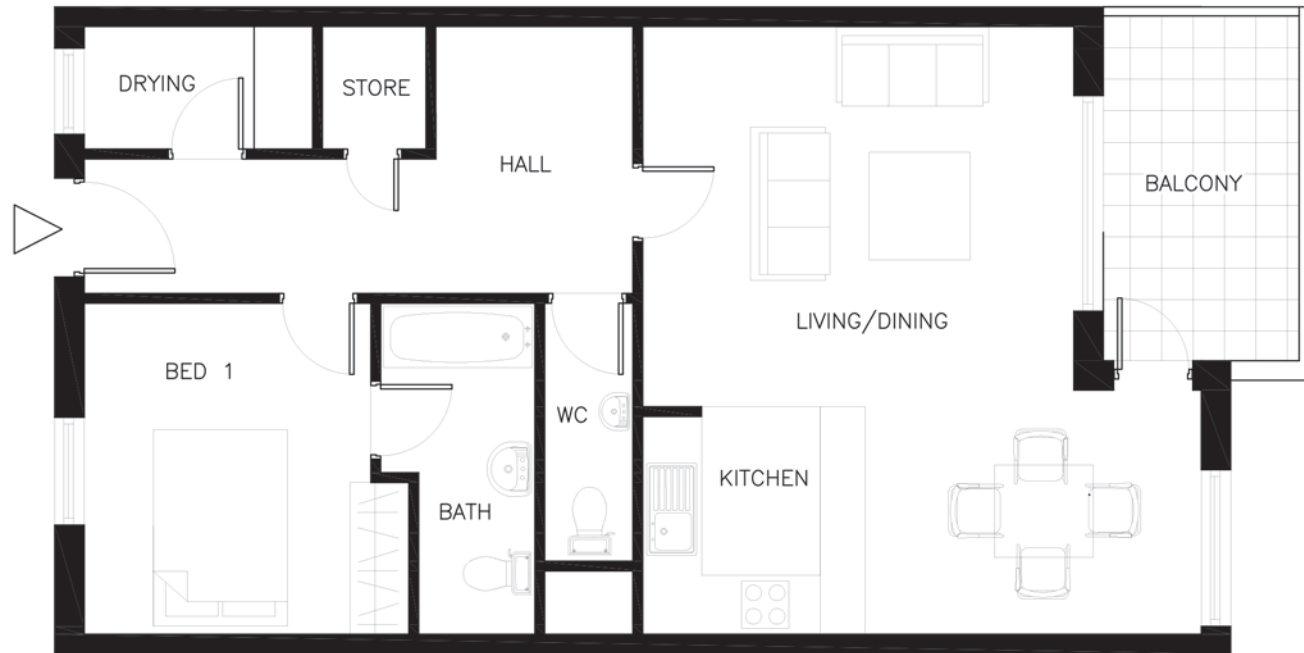
The buildings will rise from a podium deck, which will be designed to provide open space and gardens between each residential block. Car parking for each apartment will be provided within the internal podium, which will also include spaces for motorcycles and bicycles.

Apartments will be offered for sale by HMGoG, through Gibraltar Residential Properties Limited (GRP), a wholly-owned Government company. The development will also benefit from the Government's co-ownership scheme. The development will be constructed in three phases, with phase 1 completed in 2017, phase 2 in 2018 and phase 3 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.

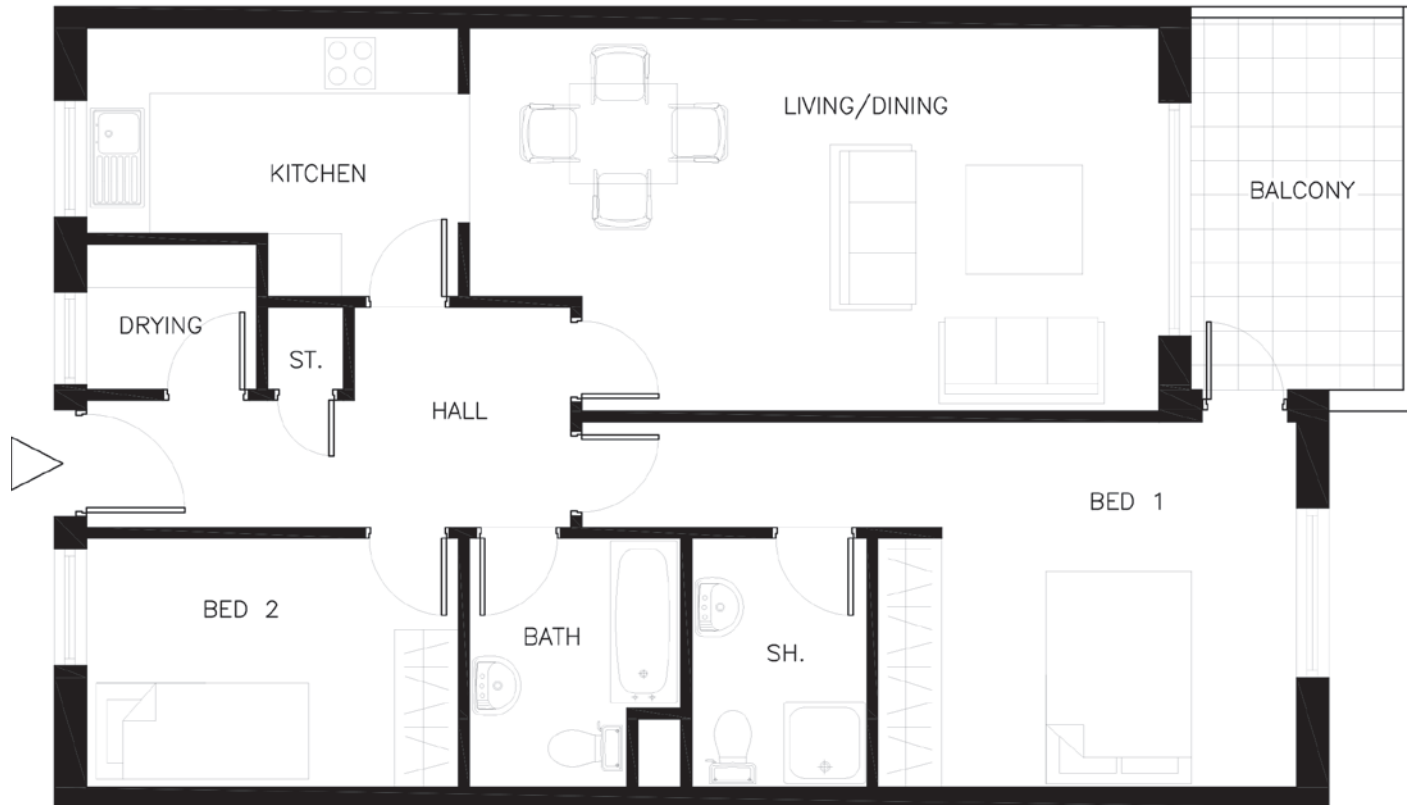
The information contained within this brochure is based on conceptual design studies and apartment layouts. The internal images shown in this brochure are an indication of what the apartment may look like after purchasers have decorated and finished their home. Drawings are not to scale and do not represent 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.

This is a unique opportunity to acquire a high quality apartment which will include public access to the adjacent marina complex, waterfront promenade and public amenities.



1 bedroom apartment - typical layout

Gross internal area:	66.0 M <sup>2</sup>
External balcony:	7.0 M <sup>2</sup>
Total apartment area:	73.0 M <sup>2</sup>



2 bedroom apartment - typical layout

Gross internal area:	77.0 M <sup>2</sup>
External balcony:	7.0 M <sup>2</sup>
Total apartment area:	84.0 M <sup>2</sup>



3 bedroom apartment - typical layout

Gross internal area:	93.6 M <sup>2</sup>
External balcony:	10.3 M <sup>2</sup>
Total apartment area:	103.9 M <sup>2</sup>



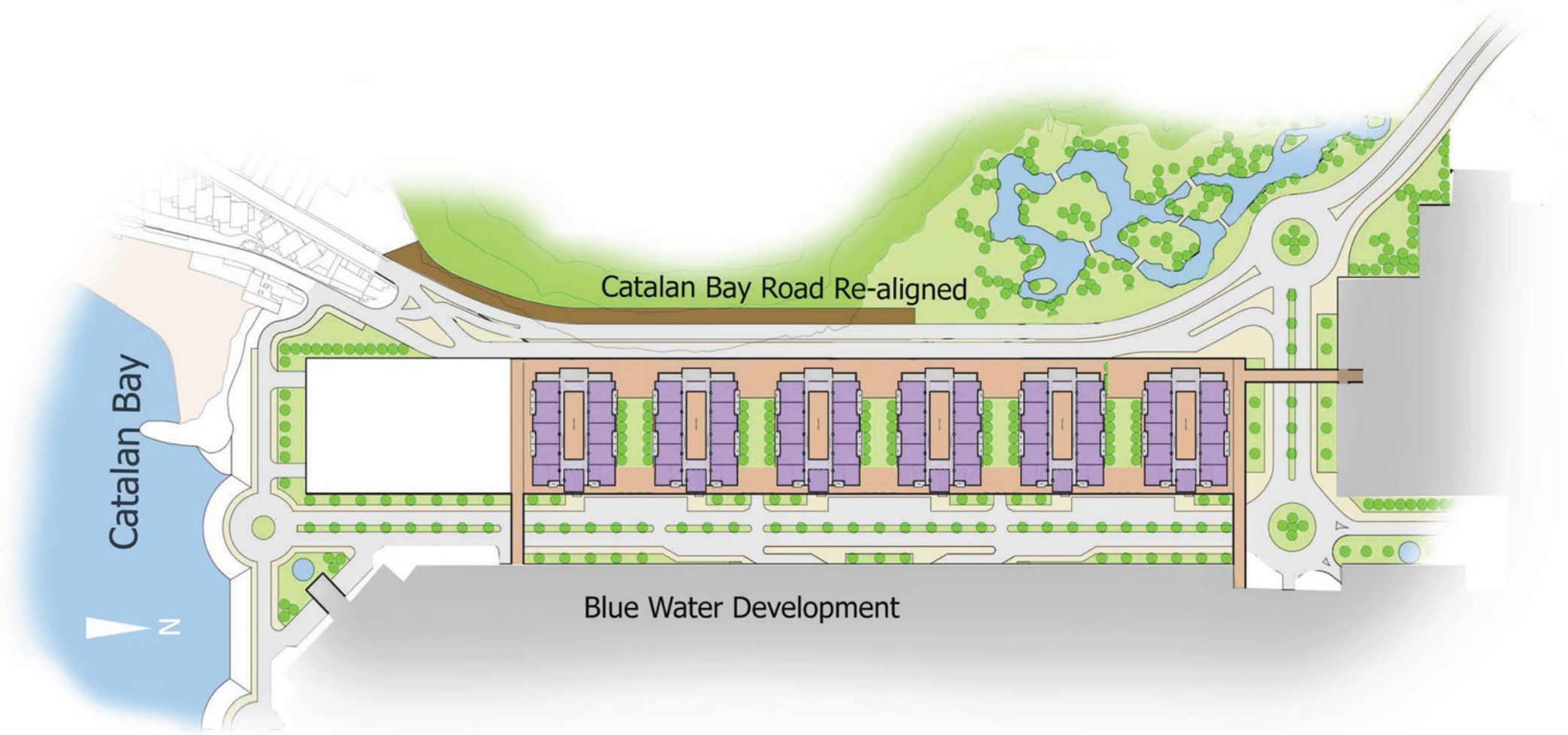
4 bedroom apartment - typical layout

Gross internal area: 124.2 M<sup>2</sup>  
External balcony: 9.9 M<sup>2</sup>  
Total apartment area: 134.1 M<sup>2</sup>



5 bedroom apartment - typical layout

Gross internal area: 134.5 M<sup>2</sup>  
External balcony: 9.9 M<sup>2</sup>  
Total apartment area: 144.4 M<sup>2</sup>



Typical Block and Site Plan

# Apartment description and contents



**1. 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.

**2. Kitchen** - Each apartment will be designed with provision for a modern kitchen. The apartments will not be sold with a fitted kitchen.

**3. 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.

**4. Ventilation and air conditioning** - Each apartment will be provided with a facility to connect, at the purchasers' costs, 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.

**5. 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.

**6. Metering** - Smart meters will be provided to record potable water and electricity usage for each apartment.

**7. Glazing and Building Fabric** - High quality double glazed windows and balcony doors will be provided. Specifications will include high level solar, thermal and acoustic performance. Building fabric will be to the highest quality and designed for good thermal performance and efficiency.

**8. Flooring** - External balconies will be tiled. All other areas will be provided with a screed finish in preparation to receive purchasers' flooring.

**9. Common Services** - Each block will be provided with an impressive entrance foyer, with an enclosed atrium being the focal point of each floor. High speed lifts will be provided to serve all floors for the development including podium parking. A separate larger goods lift will be provided for each block.

**10. Fire Safety** - The development will be designed to a high standard of fire engineering and life safety. Each apartment will be equipped with a sprinkler and smoke detection system. Dual Fire escape and firefighting lifts will be provided to each block.

**11. Alterations to scheme** - The developer reserves the right to alter any aspects of the layout or conceptual specifications of the apartments and common areas.

**12. 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.

**13. 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.



Conceptual image of Apartment views



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of Gibraltar**

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