

The ideal base in the heart of Gibraltar.



THE RESIDENCE

ENGINEER LANE

<i>A rare & unique opportunity —</i>	<i>p6</i>
<i>Central location —</i>	<i>p8</i>
<i>Living the lifestyle —</i>	<i>p10</i>
<i>A well-connected worklife —</i>	<i>p14</i>
<i>An international financial centre —</i>	<i>p16</i>
<i>Investing in The Residence —</i>	<i>p18</i>
<i>Specifications —</i>	<i>p20</i>
<i>Floor plans —</i>	<i>p23</i>
<i>About The Lacey Group —</i>	<i>p40</i>

*The gateway to the
Mediterranean —
Gibraltar is evolving*

🏠 *The Residence comprises 42 executive studios, 6 one bedroom and 5 two bedroom apartments — thoughtfully designed & perfectly placed in the heart of Gibraltar.*

*A rare & unique
opportunity —
The Residence,
Gibraltar*


The Residence represents a superb opportunity to purchase a thoughtfully designed, contemporary property in the heart of vibrant Gibraltar.

Comprising 42 executive studios, 6 one bedroom and 5 two bedroom apartments, The Residence gives buyers the rare chance to purchase in the Town Centre area — protected by the Gibraltar Heritage Trust.

The development of this landmark property is perfectly suited to those seeking a smart and sophisticated base in the town and for astute investors wanting to add a genuine asset to their portfolio.

*Find out more about investing
in The Residence p18*



 *Engineer Lane was named as such because the Commander of the Royal Engineers had his official residence on this very street.*

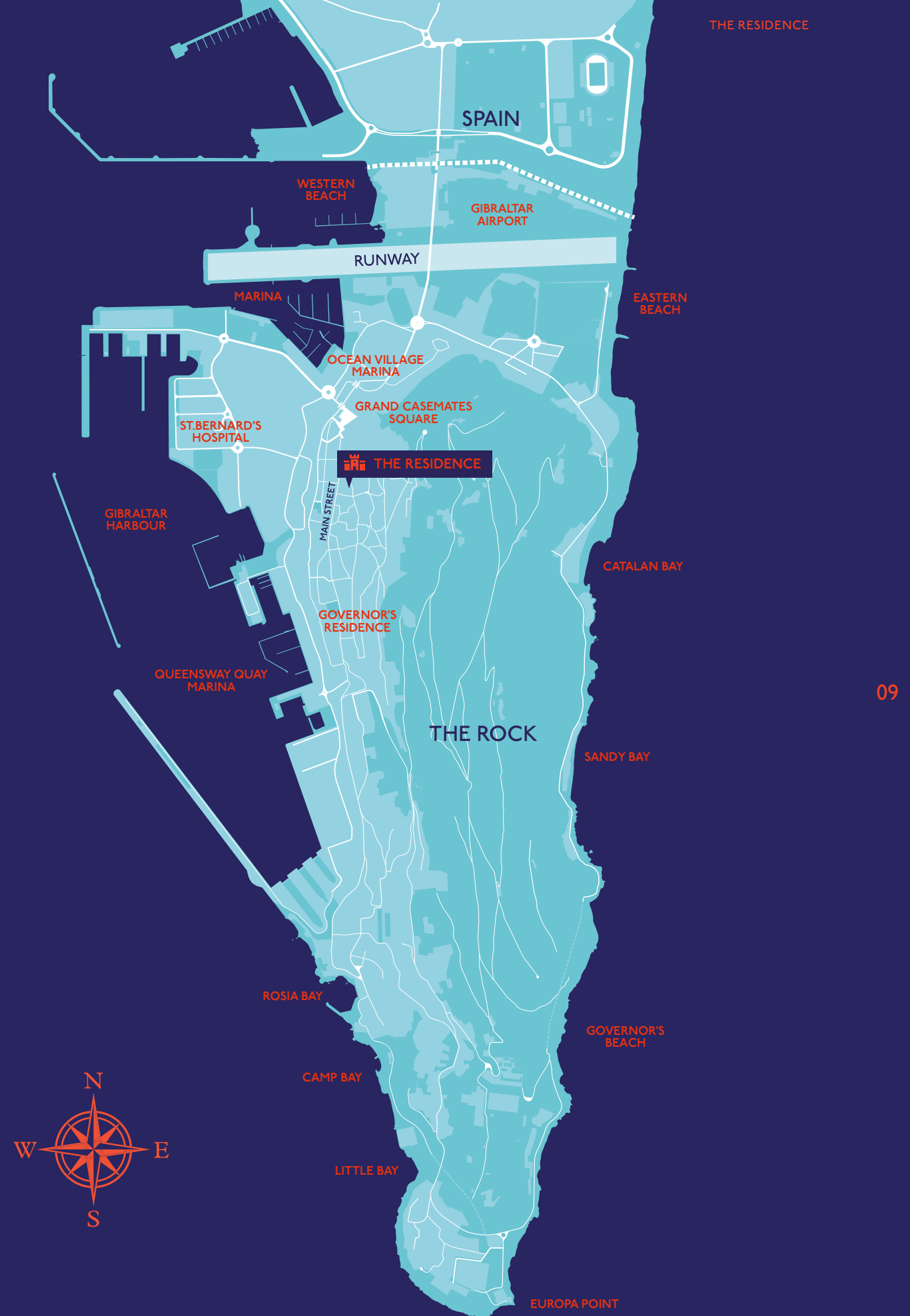


Central location — *Perfectly placed for work and leisure*

Situated on Engineer Lane, The Residence is perfectly placed right around the corner from the energetic hustle and bustle of the iconic Main Street area with its shopping and central office spaces.

Just a 5 minute walk from the historic Casemates Square where you can visit the many bars and restaurants or a 10 minute walk to the lively Ocean Village Marina.

Popping out to meet friends, doing some last minute shopping or dashing back to the office, you'll appreciate the ease and convenience of your new base right in the middle of town, within the city walls.



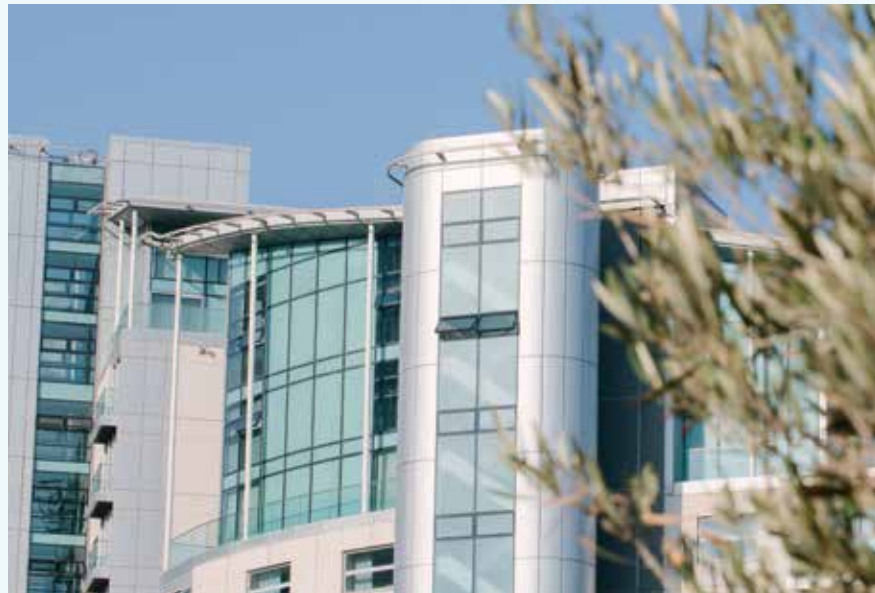
*Living the lifestyle —
Shopping, dining,
socialising & relaxing
are right there, just
outside your door*





*A well-connected worklife —
Providing the ideal base for
getting there on time; wherever
you work in Gibraltar*





 *Gibraltar is already home to many large financial companies, international betting & gaming businesses and is fast becoming a hub for global tech brands.*

16



17

*An international financial centre —
Where business continues to grow*



Gibraltar's economic growth rates in recent years have consistently been among the highest of the OECD countries.*

The main sectors of the economy in Gibraltar today are financial services, e-online gaming, tourism, a vibrant retail shopping district and port services including ship-repair and ship conversion.

More recently there has been a significant focus on light manufacturing, telecommunications and new technologies.

Every day, 13 000 people travel across the border to work in Gibraltar – representing 45% of the local workforce.

The Residence provides the ideal base for workers to have easy access to all of the major employment areas across Gibraltar.

* Source — PwC Gibraltar | <https://www.pwc.gi/publications/assets/doingbusiness.pdf>



18

19



*We estimate a return of over 6% per annum on your investment.**

*Investing in
The Residence —
A truly rewarding
opportunity*

The Residence provides a perfect opportunity for you to take advantage of the preferential terms that make investing in Gibraltar so attractive.

You'll pay **no Capital Gains Tax**, **no VAT** and **no Inheritance tax** – and Corporation Tax is only 10%, almost half that in the UK. You'll also find the local Stamp Duty rates excellent too.

With the continued growth in local employment, there is a proven rental market and we estimate a return of over 6% per annum on your investment.*

At the same time, it is widely recognized that there is a distinct lack of suitable property in the area. Demand for fresh, new developments is exceedingly high.

The Residence also provides an excellent prospect for local investors to add to their portfolio and also represents an exciting opportunity to purchase a fantastic holiday home.

Now is the perfect time to invest in the hungry rental market here or to grab yourself a perfect vacation space in Gibraltar.

Commercial space —

The Residence also offers 3 'blank canvas' spaces ideal for commercial development. Whatever you're planning for your next business venture, one of the commercial spaces could be perfect for you.

* Source — Bray Properties Ltd. Estimate is based on current market conditions (2018) & cannot be guaranteed.



*Apartments —
Fixtures, fittings & other details*

Living spaces —

- TV/telecom/USB connection points
- High quality porcelanic floor tiling
- Flush internal doors
- Anti-solar double-glazed windows

Kitchens —

- Gloss finish integrated fitted kitchen
- Silestone worktops
- Integrated sink with mixer taps
- Baley/Beko appliances — oven, hob & extractor fan with re-circulation charcoal filter, integrated fridge with small freezer compartment in all studios and a tall intergrated fridge/freezer in all 1 & 2 bedroom apartments, microwave, washing machine/dryer & slimline dishwasher

Bathrooms —

- Walk-in showers with glass screen
- Grohe tapware (or equivalent)
- Roca sanitary ware (or equivalent)
- Wall-mounted vanity unit with integrated basin
- Full height porcelanic tiling

Disclaimer —

Please note that computer generated images and specifications are for illustrative and guide purposes only. Stated measurements are subject to tolerances. You are advised, therefore, not to order any furniture, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change. Please note, the development layout shown is a digital illustration only and may not accurately depict elevation materials, gradients, landscaping or street furniture. Wherever furniture, TV's, fixtures and fittings are included on the plans, they are only indicative of scale and are not included in the sale of any property. Please ask the Sales Advisor for further details. Whilst every effort has been made to ensure that the information in this brochure and online is correct, it is designed specifically as a guide and Lacey Homes Gibraltar Ltd reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. November 2020.

Bedrooms —

- Integrated fitted wardrobes with lacquered sliding doors & hanging rail

Resident facilities —

- Plunge pool, external showers & sun loungers on the roof terrace
- Ground floor bicycle storage with provision of one rack per apartment
- Dedicated communal refuse store
- Otis lifts (or equivalent) with one providing direct access to the roof sun deck
- Sabbath Day auto stop system for one lift

Other details —

- Solid core apartment entrance doors with security key locks & stainless steel ironmongery
- Anti-slip ceramic floor tiling to private balconies & terraces
- Dual control air conditioning
- Video entry phone system

*The Residence —
Floor Plans*

GROUND FLOOR	<i>p24</i>
FLOORS 1 — 5	<i>p28</i>
FLOOR 6	<i>p30</i>
FLOOR 7	<i>p32</i>
ROOF TERRACE	<i>p34</i>
BASEMENT	<i>p38</i>

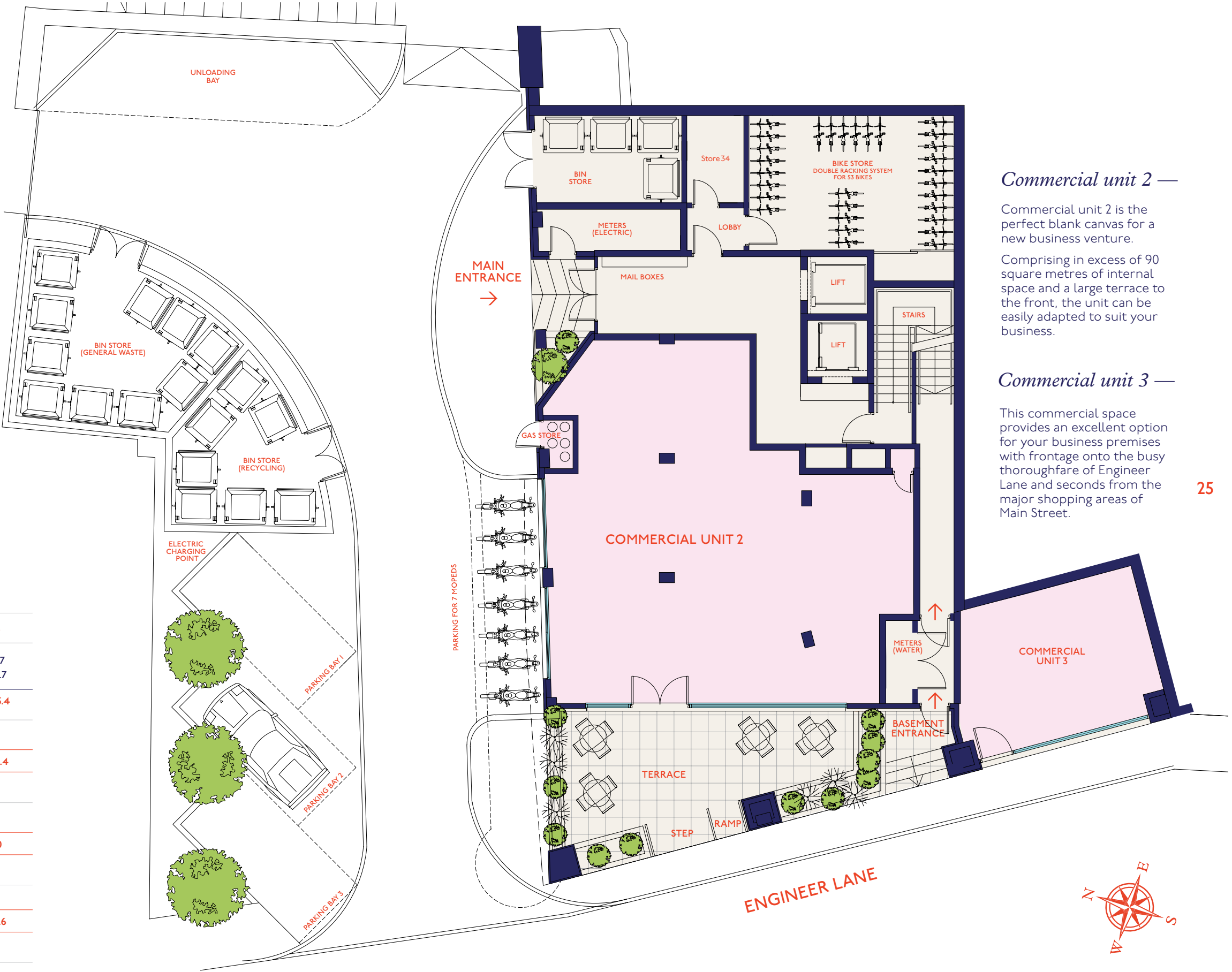
Disclaimer —

The plans and measurements shown are for general guidance only and are subject to change. Areas are based on the measured perimeter of the space. All figures are based on drawn information. Although as accurate as possible at the time of publication they cannot be relied upon for complete accuracy and do not constitute a contract or warranty. Wherever furniture, TV's, fixtures and fittings are included on the plans, they are only indicative of scale and are not included in the sale of any property.

24

Ground Floor
Facilities, parking & commercial units

	Accommodation	m ²
COMMERCIAL UNIT 2	INTERNAL	91.7
	TERRACE	33.7
	TOTAL AREA	125.4
COMMERCIAL UNIT 3	TOTAL AREA	24.4
STORE 34	TOTAL AREA	5.0
BIKE STORE	TOTAL AREA	27.6



Commercial unit 2 —

Commercial unit 2 is the perfect blank canvas for a new business venture.

Comprising in excess of 90 square metres of internal space and a large terrace to the front, the unit can be easily adapted to suit your business.

Commercial unit 3 —

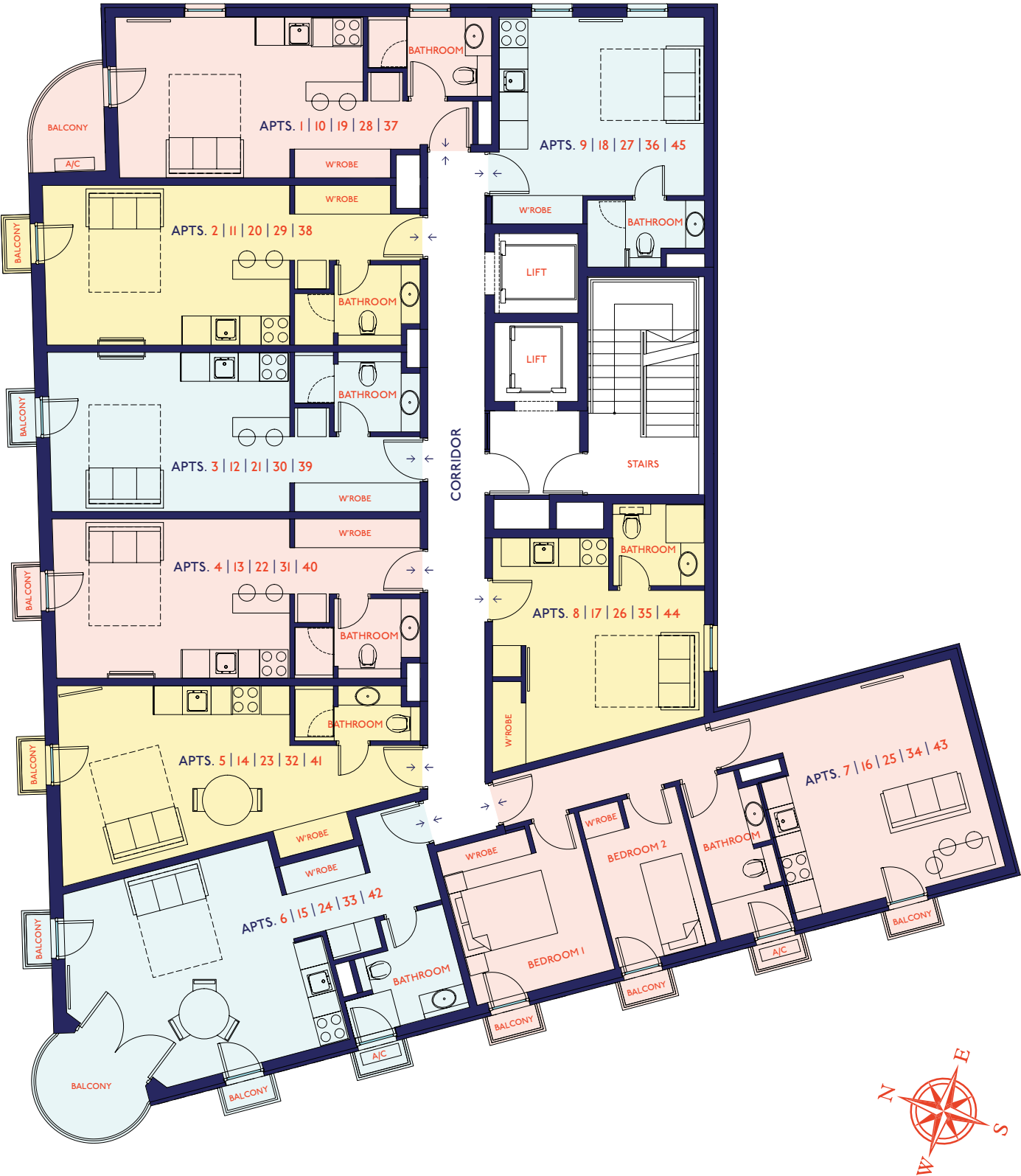
This commercial space provides an excellent option for your business premises with frontage onto the busy thoroughfare of Engineer Lane and seconds from the major shopping areas of Main Street.



Floors 1–5

Apartment Nos. 1–45

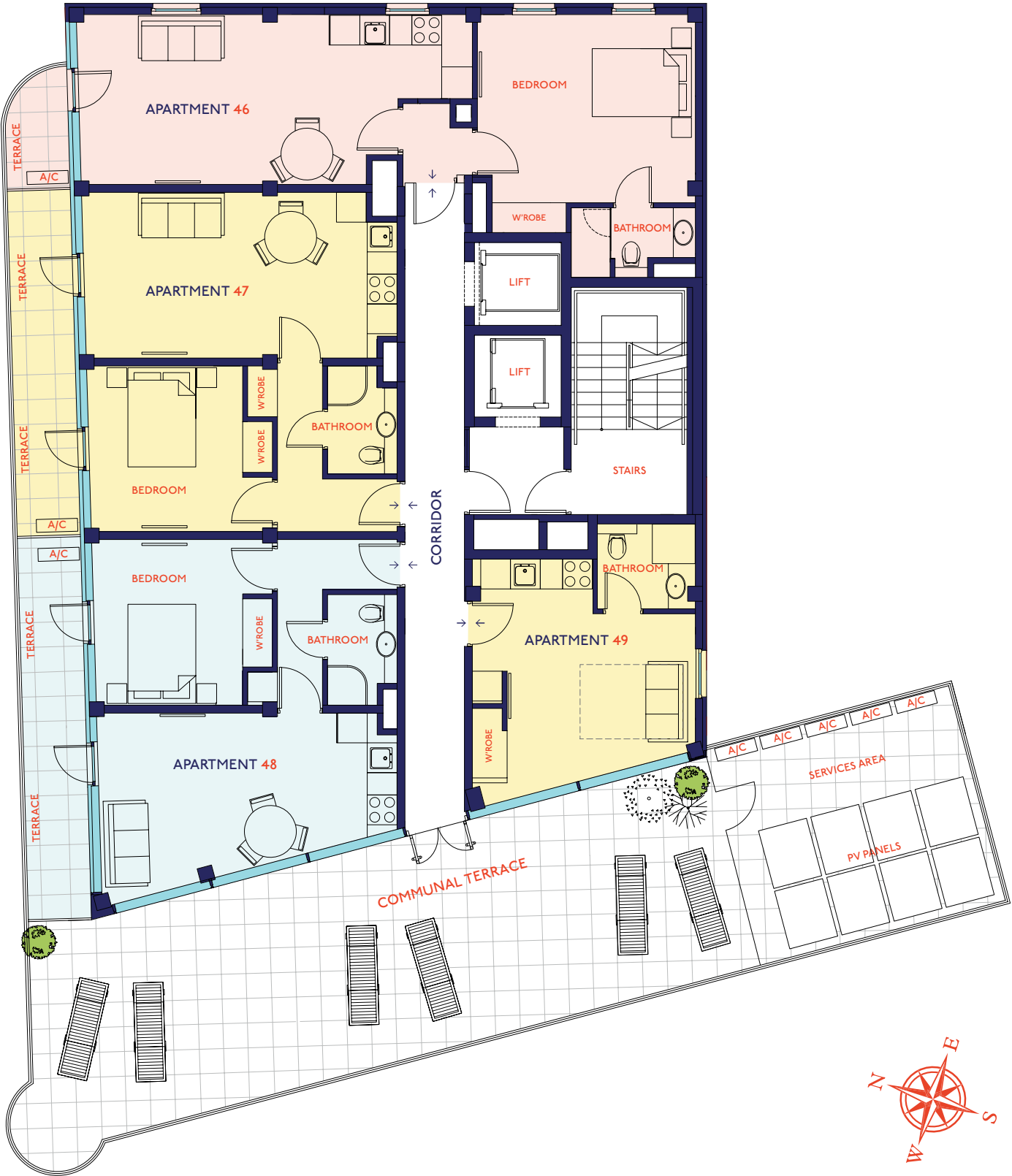
	Type	Accommodation	m ²
APARTMENT 1 10 19 28 37	STUDIO	LIVING AREA BATHROOM	
		TOTAL AREA (Internal)	25.6
		TOTAL AREA (External)	3.3
APARTMENT 2 11 20 29 38	STUDIO	LIVING AREA BATHROOM	
		TOTAL AREA (Internal)	27.0
		TOTAL AREA (External)	0.8
APARTMENT 3 12 21 30 39	STUDIO	LIVING AREA BATHROOM	
		TOTAL AREA (Internal)	27.0
		TOTAL AREA (External)	0.8
APARTMENT 4 13 22 31 40	STUDIO	LIVING AREA BATHROOM	
		TOTAL AREA (Internal)	26.7
		TOTAL AREA (External)	0.8
APARTMENT 5 14 23 32 41	STUDIO	LIVING AREA BATHROOM	
		TOTAL AREA (Internal)	26.3
		TOTAL AREA (External)	0.8
APARTMENT 6 15 24 33 42	STUDIO	LIVING AREA BATHROOM	
		TOTAL AREA (Internal)	34.6
		TOTAL AREA (External)	6.6
APARTMENT 7 16 25 34 43	2 BEDROOMS	LIVING AREA BATHROOM BEDROOM 1 BEDROOM 2	
		TOTAL AREA (Internal)	51.2
		TOTAL AREA (External)	3.2
APARTMENT 8 17 26 35 44	STUDIO	LIVING AREA BATHROOM	
		TOTAL AREA (Internal)	21.3
APARTMENT 9 18 27 36 45	STUDIO	LIVING AREA BATHROOM	
		TOTAL AREA (Internal)	21.6





Floor 6
Apartment Nos. 46–49

	Type	Accommodation	m²
APARTMENT 46	1 BEDROOM	LIVING AREA BEDROOM BATHROOM TERRACE	
		TOTAL AREA (Internal)	48.5
		TOTAL AREA (External)	2.8
APARTMENT 47	1 BEDROOM	LIVING AREA BEDROOM BATHROOM TERRACE	
		TOTAL AREA (Internal)	43.3
		TOTAL AREA (External)	8.9
APARTMENT 48	1 BEDROOM	LIVING AREA BEDROOM BATHROOM TERRACE	
		TOTAL AREA (Internal)	41.2
		TOTAL AREA (External)	9.9
APARTMENT 49	STUDIO	LIVING AREA BATHROOM	
		TOTAL AREA (Internal)	22.0
		COMMUNAL TERRACE	



Floor 7
Apartment Nos. 50–53

	Type	Accommodation	m ²
APARTMENT 50	1 BEDROOM	LIVING AREA BEDROOM BATHROOM	
		TOTAL AREA (Internal)	48.5
APARTMENT 51	1 BEDROOM	LIVING AREA BEDROOM BATHROOM	
		TOTAL AREA (Internal)	43.3
APARTMENT 52	1 BEDROOM	LIVING AREA BEDROOM BATHROOM	
		TOTAL AREA (Internal)	41.2
APARTMENT 53	STUDIO	LIVING AREA BATHROOM	
		TOTAL AREA (Internal)	28.0



Roof terrace
& plunge pool

Area / Item		m ²
SUNBATHING TERRACE	TOTAL AREA	127.9
PLUNGE POOL	TOTAL AREA	21.0





Basement — storage units

Secure storage units —

33 personal storage units available for purchase. Spaces range between 1.7m² to 24.5m² and are fully secure and accessible 24 hours a day providing the ideal solution for your valuables and lesser used possessions.

STORAGE UNITS

No.	m ²	No.	m ²
STORE 1	1.9	STORE 18	4.3
STORE 2	1.9	STORE 19	2.1
STORE 3	1.9	STORE 20	9.4
STORE 4	1.7	STORE 21	9.3
STORE 5	2.0	STORE 22	5.7
STORE 6	2.0	STORE 23	5.7
STORE 7	4.5	STORE 24	5.7
STORE 8	4.3	STORE 25	5.6
STORE 9	6.2	STORE 26	5.7
STORE 10	2.3	STORE 27	5.7
STORE 11	5.7	STORE 28	8.6
STORE 12	4.2	STORE 29	8.6
STORE 13	2.1	STORE 30	24.5
STORE 14	2.0	STORE 31	5.3
STORE 15	2.0	STORE 32	5.6
STORE 16	5.2	STORE 33	9.2
STORE 17	5.0		





About The Lacey Group — Developing buildings of quality & style

We are independent developers who specialise in unique projects that offer us the opportunity to create landmark buildings, that not only improve the landscape of an area, but bring something new and innovative for future generations to take pleasure from and enjoy.

Lacey's aim is to create and build homes of exceptional quality & style in the most sought after locations.

LACEY

Visit our website at laceygroup.co

Recent development projects —

EDEN POINT

A landmark contemporary development that places you within easy reach of the lively and eclectic lifestyle the town offers.

Comprising thirty, 2 & 3 bedroom apartments, each designed with stunning modern living spaces and finished to the very highest standard.

edenpointleigh.co.uk

ST. HILDA'S

Set in a quiet tree-lined avenue, St. Hilda's is the ideal place for families seeking a fantastic space to live and grow, or for people wishing to make the most of the local area.

Four townhouses and fourteen apartments providing contemporary and spacious living. Each home is crafted with attention to detail and finished to an excellent standard throughout.

sthildas-chalkwell.co.uk

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THE RESIDENCE
ENGINEER LANE

