

BMI GROUP

CALPE LODGE

GOVERNOR'S PARADE
GIBRALTAR

A Distinguished Property
An Exceptional Opportunity



INTRODUCTION

A PROPERTY OF **CHARACTER**. A VISION FOR THE FUTURE...

BMI Group are delighted to present **Calpe Lodge**, a distinctive **early-century freehold property** situated in the heart of Gibraltar at Governor's Parade.

Combining **period architectural character** with considerable redevelopment potential, Calpe Lodge represents a **rare opportunity** to acquire a substantial **873 m² property** in one of Gibraltar's established central locations.

INTRODUCTION

A BUILDING WITH **HISTORY**, **CHARACTER** AND THE POTENTIAL FOR AN EXCITING NEW **CHAPTER**.



Offered with **vacant possession** and with planning permission pending for either a **residential** and **commercial** scheme or a **boutique hotel**, the property presents investors, developers and hospitality operators with the flexibility to ***explore two distinct development opportunities.***

With an **existing gross internal area of 722 m²** and **external area of 151 m²**, the property offers ***scope for expansion*** through the introduction of **additional floors**.

Combining historic architectural character with redevelopment potential, the property represents **a distinctive investment opportunity** in the heart of Gibraltar.





THE LOCATION

AT THE **HEART** OF GIBRALTAR

Governor’s Parade

Positioned in a **prime central location**, Calpe Lodge enjoys the advantages of being situated within Gibraltar's established urban centre.

Governor's Parade provides a distinctive setting, surrounded by the character of **Gibraltar's historic townscape** and within **convenient reach** of the **town centre's** commercial, retail and leisure amenities.



IT'S LOCATION OFFERS AN **ATTRACTIVE FOUNDATION** FOR BOTH **RESIDENTIAL** AND **HOSPITALITY-LED** DEVELOPMENT

bringing together central convenience and the individual character of a historic Gibraltar setting.


29
HAIRDRESSES



A **DISTINCTIVE** GIBRALTAR SETTING

Gibraltar's town centre offers a unique combination of **heritage**, **commerce** and everyday **convenience**.

From its **traditional streets** and established architecture to its **shops**, **restaurants** and **commercial activity**, the surrounding area reflects the character of a town shaped by generations of history.



SENSE OF SPACE

PRIME CENTRAL **LOCATION**

Calpe Lodge sits within this **distinctive environment**, offering the opportunity to develop a property that responds to the **needs** of **modern residents** or **visitors** while retaining a connection to its **historic surroundings**.

ARCHITECTURAL HERITAGE

A BUILDING WITH A **STORY TO TELL.**

Calpe Lodge is a characterful **early-century property** whose distinctive external appearance contributes to its individual identity.

Its **traditional façade** and architectural proportions provide an attractive starting point for a sensitive redevelopment, creating the opportunity to **combine** the building's **established character** with **contemporary design** and **functionality**.







Whether **reimagined** as a **collection** of **residential apartments** or **transformed** into a **boutique hospitality destination**, the property's architectural identity offers the potential to create something truly distinctive.





PRESERVING CHARACTER.
CREATING *POSSIBILITY*.

THE RESIDENCE

GENEROUS *PROPORTIONS.*

DISTINCTIVE CHARACTER.

Beyond its attractive exterior, Calpe Lodge reveals a series of **generous internal spaces** that offer considerable scope for reconfiguration and redevelopment.

The property's existing layout and architectural character **provide an interesting canvas** for a *new residential or hospitality concept*, with the opportunity to introduce **contemporary functionality** while drawing inspiration from the **building's original identity**.









For **prospective purchasers**, the appeal lies not only in what the property is today,

BUT IN WHAT IT COULD **BECOME.**





PERIOD ARCHITECTURAL DETAILS REVEAL DISTINCTIVE HERITAGE

THE COURTYARD

AN **UNEXPECTED** SENSE OF **SPACE**

Among Calpe Lodge's distinctive features is its courtyard, introducing an **additional dimension** to the property's architectural appeal.





The courtyard offers an opportunity to explore how internal and external spaces might be brought together as part of a **wider redevelopment vision**.

Whether incorporated into a **residential concept** or considered as part of a **boutique hospitality experience**, this space contributes to the property's individual character and future possibilities.





INTERIOR OPPORTUNITY

DESIGNED AROUND **POSSIBILITY**

Calpe Lodge presents an opportunity to rethink its existing internal spaces and create an environment suited to contemporary residential or hospitality requirements.









TWO DISTINCT *DIRECTIONS.* ONE *EXCEPTIONAL* PROPERTY.

For a residential scheme, the potential lies in creating **thoughtfully planned accommodation** supported by complementary facilities.

For a boutique hotel, the building's character and internal spaces provide a foundation for a **distinctive guest experience**, where architectural heritage and modern comfort could work together.





THE ROOFTOP

A DIFFERENT **PERSPECTIVE** OF GIBRALTAR

From its rooftop terrace, Calpe Lodge enjoys an **elevated perspective** across Gibraltar's distinctive **townscape**.

The surrounding rooftops and established architecture create a **compelling visual connection** to the property's central setting and the character of the town below.









AN OUTLOOK DEFINED BY THE **CHARACTER** OF GIBRALTAR.

This elevated outdoor space adds another point of interest to the property, presenting further possibilities for consideration within a future redevelopment scheme, subject to the necessary approvals.









DEVELOPMENT OPPORTUNITIES

TWO DISTINCT DEVELOPMENT OPPORTUNITIES

01 | RESIDENTIAL & COMMERCIAL SCHEME

With planning permission pending for a residential-led scheme comprising contemporary apartments, communal facilities, commercial accommodation and stores, **Calpe Lodge presents an attractive redevelopment opportunity in a prime central location.**

The proposed scheme allows for the **introduction of additional floors**, combining modern living with the building's historic character, subject to planning approval.









DEVELOPMENT OPPORTUNITIES

02 | BOUTIQUE HOTEL

With planning permission pending for a boutique hotel concept, offering the opportunity to **transform Calpe Lodge into a distinctive hospitality destination.**

Its central location, period character and individual architectural identity provide an appealing foundation for a hotel concept designed to accommodate business travellers, leisure visitors and international guests.

Both development options remain subject to the relevant planning approvals.


HAIRDRES

CALPE LODGE PROPERTY AT A *GLANCE*

With its distinctive architectural character, prime central location, freehold ownership and two potential redevelopment directions, Calpe Lodge represents an exceptional opportunity for those looking to invest in Gibraltar's property market.

Address	Governor's Parade, Gibraltar
Property Type	Early-century character property
Tenure	Freehold
Gross Internal Area	722 m²
Gross External Area	151 m²
Combined Areas	873 m²
Possession	Vacant
Location	Prime central Gibraltar
Development Options	Residential/commercial or boutique hotel
Planning Status	Applications pending
Existing Features	Period façade, generous interior spaces, courtyard and rooftop terrace
Price	*On Application*

A FLEXIBLE OPPORTUNITY FOR INVESTORS, DEVELOPERS AND HOSPITALITY OPERATORS.

BMI GROUP

A RARE **OPPORTUNITY** IN THE HEART OF GIBRALTAR

Discover the possibilities with BMI Group.

For further information, development enquiries or to arrange a private viewing, contact our experienced property team.

+350 200 51010
info@bmigroup.gi

EXPERIENCE | KNOWLEDGE

www.bmigroup.gi

#ZeroHype #SeriousAdvice #LeadingAgents