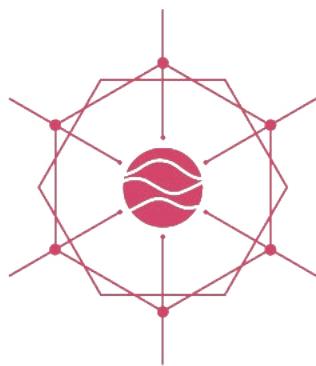


BMI  
GROUP

INTRODUCING



ELYSIUM  
BAYSIDE



# ELYSIUM

BAYSIDE

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A NEW BENCHMARK  
FOR LUXURY LIVING  
IN GIBRALTAR

# A LIFE OF ELEGANCE

ELYSIUM Bayside is designed to capture the breathtaking beauty of the surroundings, offering residents a retreat that is as tranquil and refreshing as the ocean breeze. From golden sunsets viewed from private terraces to the gentle rhythm of the waves, ELYSIUM Bayside invites residents to savour life's simple yet most rewarding pleasures. It is a place where modern design harmonises with nature, and where every detail is crafted to enhance well-being.



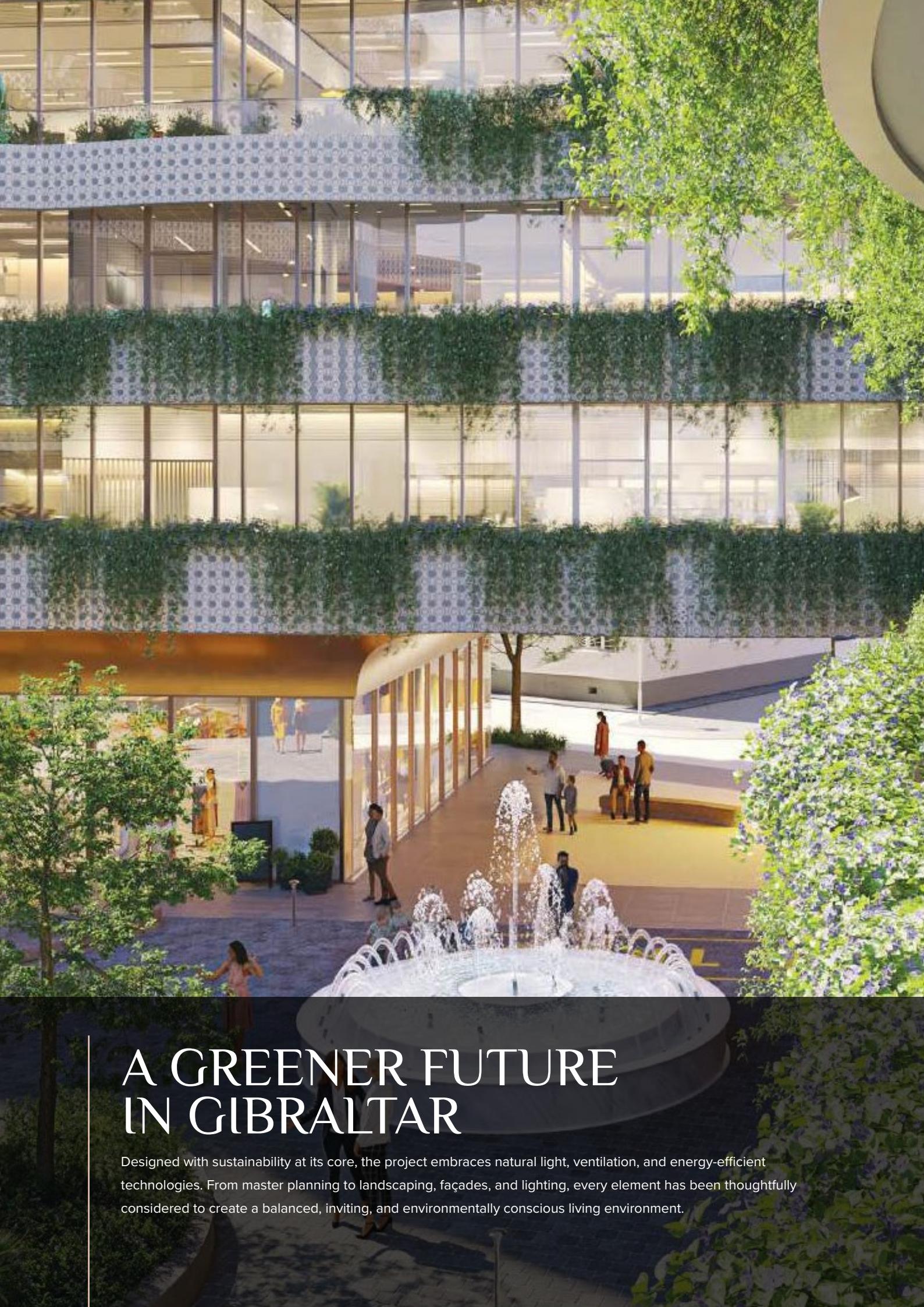




## STRATEGIC LOCATION

Strategically situated between the historic town centre and Marina Bay, ELYSIUM Bayside offers effortless access to local schools, healthcare, everyday conveniences, and leisure. From here, residents are just steps away from the essentials of daily life and the energy of a thriving coastal community.





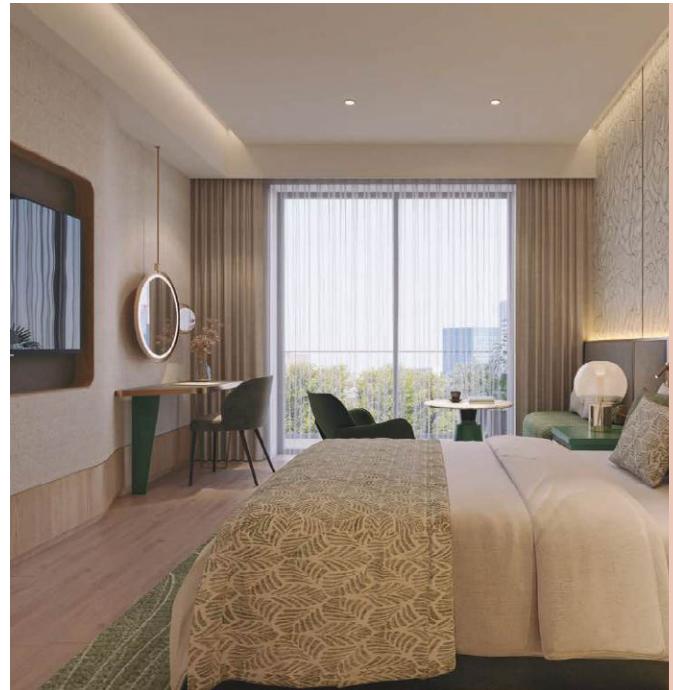
# A GREENER FUTURE IN GIBRALTAR

Designed with sustainability at its core, the project embraces natural light, ventilation, and energy-efficient technologies. From master planning to landscaping, façades, and lighting, every element has been thoughtfully considered to create a balanced, inviting, and environmentally conscious living environment.

# APARTMENT DESIGN THAT ELEVATES LIVING

The strength of each apartment lies in its thoughtful design features: abundant natural light energises every space, soaring high ceilings enhance openness, and ensuite bedrooms provide privacy and luxury.

Additional bedrooms are crafted for comfort and versatility, perfectly suited as second or third bedrooms to accommodate a range of lifestyles. Together, these elements create homes that are spacious, bright, and designed to support modern living with ease.



# LIVE, WORK, RELAX AND CONNECT

Experience the effortless harmony of living, working, shopping, and relaxing—all just steps from your home or office.

Whether you're starting your day in a bright, inspiring workspace designed to boost focus and creativity, taking a well-deserved break in vibrant retail areas, or unwinding in welcoming communal spaces, every detail is crafted to make your daily routine smoother, more enjoyable, and genuinely connected.





At ELYSIUM Bayside, the boundary between work and leisure fades—allowing you to embrace the best of both worlds with flexible work environments, wellness amenities, and social spaces that encourage balance and inspiration.

Here, sustainability and innovation unite to create a place where every moment feels purposeful and truly meaningful.



# SPECIFICATIONS

## LIVING AREAS

- Spacious ceiling heights of approximately 2.68m, finished with smooth plaster and premium whitish lime paint.
- Premium whitish lime paint finish, offering a clean, fresh, and contemporary look.
- Elegant Italian wood-effect porcelain tiles, providing warmth, sophistication, and long-lasting durability.
- Expansive glazed sliding doors with high-quality aluminium profiles, designed to flood interiors with natural light and provide stunning panoramic views.
- State-of-the-art concealed centralized air conditioning and hot water system with individual room controls. Ceiling fans in living areas and bedrooms enhance ventilation and reduce energy consumption, in line with NZEB (Nearly Zero Energy Building) sustainability standards.





## KITCHEN

- Moisture-resistant plaster ceiling with a premium whitish lime finish, designed for longevity and a sleek aesthetic.
- Large-format ceramic tiles, enhancing elegance while ensuring durability and easy maintenance.
- Luxurious Italian ceramic tiles, combining modern aesthetics with easy maintenance and superior functionality.
- Contemporary white satin-finish internal doors with matching frames and architraves for a seamless, elegant interior.
- Fully equipped with complete cabinetry, stove, microwave, refrigerator, dishwasher from high-end brands such as Bosch, Siemens, or equivalent .

## BALCONIES & TERRACES

- Ceiling height approximately 2.4m, finished with high-quality white paint for a clean and refined appearance.
- Premium whitish lime paint finish, offering a clean, fresh, and contemporary look.
- Elegant Italian wood-effect porcelain tiles, providing warmth, sophistication, and long-lasting durability.
- Contemporary white satin-finish internal doors with matching frames and architraves for a seamless, elegant interior.





## BEDROOMS

- Spacious ceiling heights of approximately 2.68m, finished with smooth plaster and premium whitish lime paint.
- Premium whitish lime paint finish, offering a clean, fresh, and contemporary look.
- Elegant Italian wood-effect porcelain tiles, providing warmth, sophistication, and long-lasting durability.
- Contemporary white satin-finish internal doors with matching frames and architraves for a seamless, elegant interior.
- Custom-designed, full-height fitted wardrobes in all bedrooms, optimizing storage with a sleek and modern finish.
- State-of-the-art concealed centralized air conditioning and hot water system with individual room controls. Ceiling fans in bedrooms enhance ventilation and reduce energy consumption, in line with NZEB (Nearly Zero Energy Building) sustainability standards.



## BATHROOMS

- Stylish lime plaster ceiling lining, complementing outdoor elegance.
- Premium whitish lime paint finish, offering a clean, fresh, and contemporary look.
- High-performance, weather-resistant Italian wood-effect tiles, seamlessly blending indoor and outdoor spaces.
- Sleek, modern glass balustrades with stainless steel profiles, maximizing views and sophistication.
- Fully furnished equipped with underfloor heating system, demister mirror with integrated light, with high-end fixtures like Hansgrohe, Grohe and Duravit

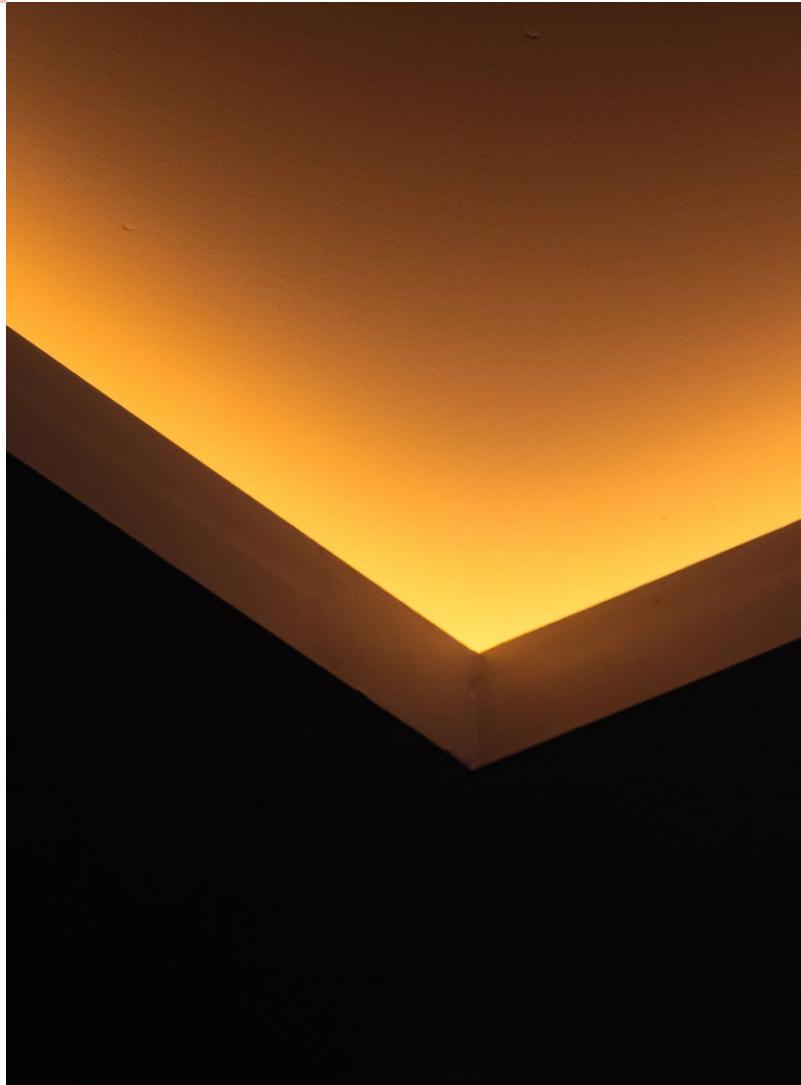


## ELECTRICAL & HOME FEATURES

- Designer LED lighting throughout, incorporating stylish wall-mounted fixtures and ceiling-recessed spotlights for an inviting ambiance.
- Seamlessly integrated electrical outlets and switches, designed to complement the overall interior aesthetic.
- High-speed fibre optic internet connection pre-installed, with dedicated telecom points in the living room and all bedrooms for seamless connectivity.

## CORRIDOR & ENTRANCE

- Spacious ceiling heights of approximately 2.68m, finished with smooth plaster and premium whitish lime paint.
- Premium whitish lime paint finish, offering a clean, fresh, and contemporary look.
- Elegant Italian wood-effect porcelain tiles, providing warmth, sophistication, and long-lasting durability.
- Contemporary white satin-finish internal doors with matching frames and architraves for a seamless, elegant interior.
- High-quality solid-core interior door with a premium hardwood frame, equipped with an advanced smart lock system (fingerprint, password, and key access).



# SITE PLAN



**A** ARCADIA

**B** HORIZON

**C** CELESTE

**D** HARMONY

**E** UTOPIA

**F** LUMINARA

## GROUND F

**1** WATER FEATURE

**2** PIAZZA, EVENT AREA

**3** SCULPTURE

**4** COFFEE SHOP,  
FASHION STORE.

MINIMART,  
SHOWROOM...

## LEVEL 5

**1** RECEPTION

**2** CHANGING ROOMS

**3** FITNESS STUDIO

**4** LAP POOL

**5** INDOOR POOL

**6** GYM

**7** NURSERY, GAMES ROOM,  
MEETING ROM,...

## LEVEL 11

**1** BAR/LOUNGE AREA

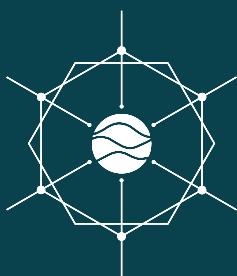
**2** CHANGING ROOMS

**3** ROOFTOP POOL

**4** JACUZZI

**5** TERRACE AND GREEN SPACES

**6** SUN TERRACE



EXAMPLE PROPERTY

# STUDIO

BUILDING B - LEVEL 3

*Price on application*

Total Internal Area 41.81m<sup>2</sup>

Total External Area 3.82m<sup>2</sup>



EXAMPLE PROPERTY

# 1 BEDROOM

BUILDING B - LEVEL 3

*Price on application*

Total Internal Area 61.011m<sup>2</sup>

Total External Area 11.90m<sup>2</sup>



EXAMPLE PROPERTY

# 2 BEDROOM

BUILDING B - LEVEL 3

*Price on application*

Total Internal Area 96.53m<sup>2</sup>

Total External Area 17.98m<sup>2</sup>



EXAMPLE PROPERTY

# 3 BEDROOM

BUILDING A - LEVEL 6

*Price on application*

Total Internal Area 120.07m<sup>2</sup>

Total External Area 33.51m<sup>2</sup>





# ELYSIUM BAYSIDE AN INVESTMENT IN YOUR WELLBEING

It's about cultivating a lifestyle that nourishes your soul. It's about having the time and space to pursue your passions, to connect with loved ones, and to simply enjoy the finer things in life.



# CONTACT



Contact our sales team for prices and availability:

[info@bmigroup.gi](mailto:info@bmigroup.gi)  
[www.bmigroup.gi](http://www.bmigroup.gi)

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**ELYSIUM**  
BAYSIDE