

BMI
GROUP

INTRODUCING

ONE
— B A Y S I D E

ONE VISION, YOUR HOME



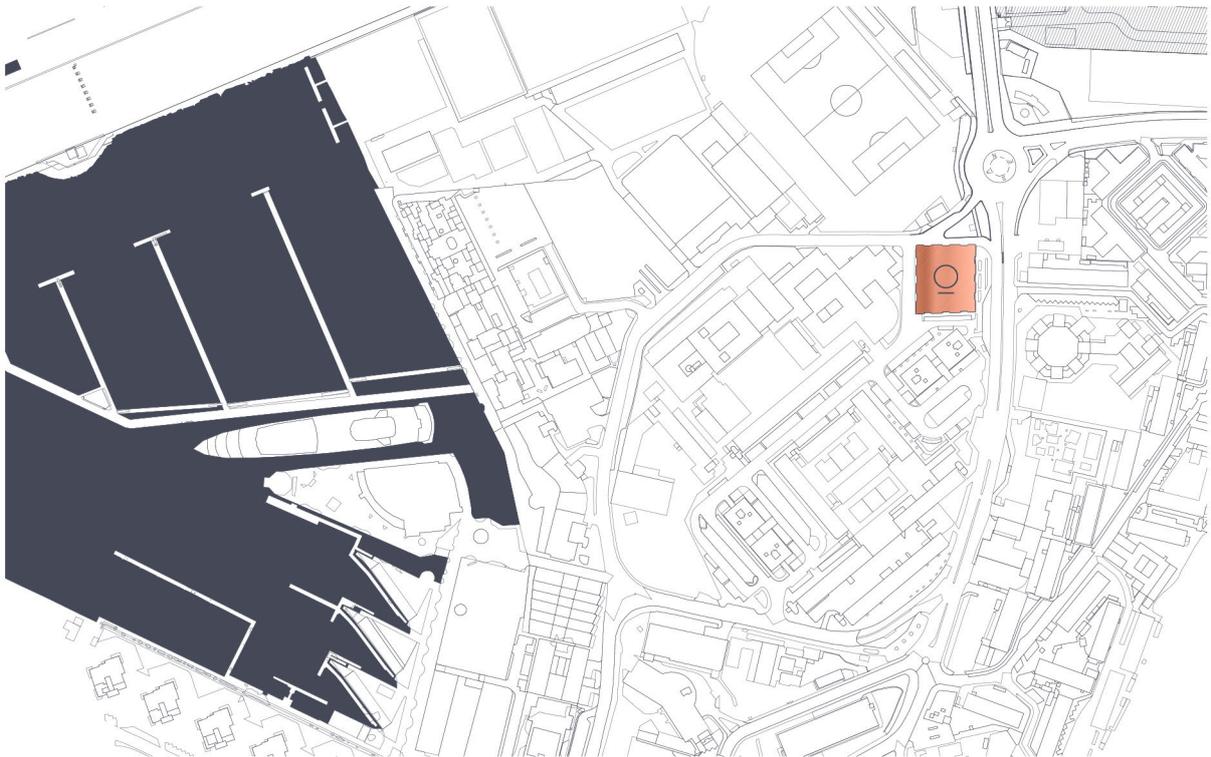
INTRODUCTION

Nestled in a prime location close to the runway, just a stone's throw from the vibrant heart of town and the bustling Ocean Village, our visionary development combines modern luxury with eco-conscious living. Join us on a journey to explore a community where convenience meets sustainability, where the natural beauty of the Rock blends seamlessly with contemporary design, and where you can truly experience the best of Gibraltar. Discover a new way of life – your gateway to a greener, more vibrant future.



LOCATION

One Bayside stands strikingly at the crossroads of Bayside Road and Winston Churchill Avenue, creating an indelible mark in the rapidly evolving landscape of Gibraltar. Once an industrial hub, this district is undergoing a renaissance, transforming into a sought-after urban enclave. The strategic location of One Bayside ensures that residents are mere minutes away from Gibraltar's town centre, marinas, local beaches, and even the Spanish border. Moreover, the vicinity to Gibraltar's International Airport makes global connectivity a breeze.



NEIGHBOURHOOD

The vibrant surroundings of One Bayside encompass some of Gibraltar's finest establishments and landmarks. Adjacent to the esteemed World Trade Centre and the luxurious Ocean Village complex with 5-star hotel and numerous eateries, the building is also within a short stroll from Casemates Square and Chatham Counterguard – Gibraltar's prime social and cultural gathering points, holding regular and well-loved events for the local community.

The proximity to ample public parking in the World Trade Centre and Devil's Tower Road Car Park opposite provide visitors with easy access to see friends and families residing at One Bayside.

A variety of sporting facilities can be found just a stone's throw away at the Bayside Sports Complex and Tercentenary Hall, providing opportunities to spectate or participate in tennis, hockey, football and much more.

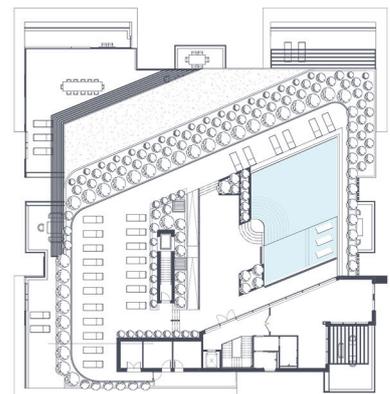
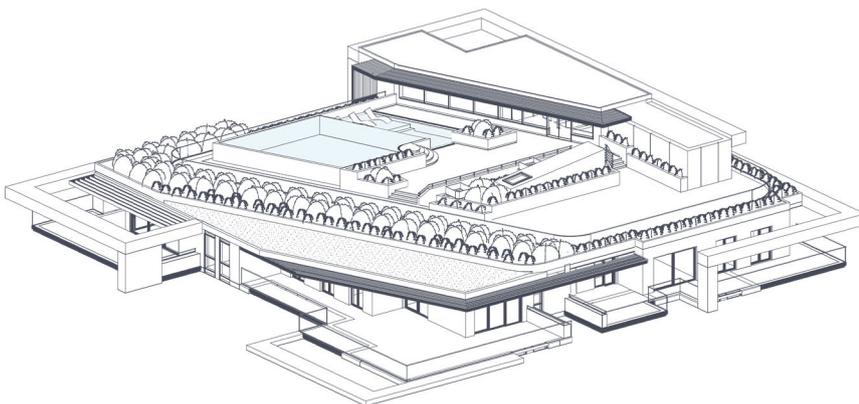
Families will benefit from the short walking distance to two of Gibraltar's top of the range education centres – St Anne's and Notre Dame Primary Schools, ensuring the morning rush is a thing of the past.



AMENITIES & LIFESTYLE



One Bayside is not just a residence; it's a lifestyle. Residents enjoy access to an array of amenities designed for modern living. From the relaxing embrace of the generously sized swimming pool to the state-of-the-art gym offering panoramic views of the iconic Rock of Gibraltar, every detail caters to the needs of the discerning residents. Families especially, will relish the dedicated children's paddling pool and the green rooftop sanctuary, an oasis away from the urban rush. Additionally, every apartment is paired with a spacious store, each one equipped with an electrical point and ventilation, ensuring that residents have the flexibility to store household items without compromise.





ONE
BAYSIDE

G6442F

DESIGN

Bold and contemporary, One Bayside is a beacon of modern architectural vision. The distinct design elements, combined with the building's strategic location, make it a landmark for visitors entering Gibraltar. The interior, too, bears testament to a meticulous attention to detail; from the triple-height entrance lobby welcoming you into the building, to the adaptable apartment layouts that ensure residents' homes can evolve in tandem with their changing lives.

Generous balconies afforded to each apartment provide a comfortable space to relax and enjoy Gibraltar's 300 days of sunshine.

Carefully selected materials bring a sense of calm into both the communal spaces and apartment interiors, with an emphasis on natural finishes of the utmost quality. Tactile timber, porcelanosa and glass combined with designer fittings create homes that are a sanctuary away from the hustle and bustle of everyday modern living.



SUSTAINABILITY & WELLBEING

At the heart of One Bayside's ethos is a deep commitment to sustainability and wellbeing, acknowledging the importance this must have in our future as a community.

EV charging points are fitted in each amply-sized parking space, ensuring every resident is future-ready for the transition to electric vehicles. Stores equipped with electrical sockets provide a secure space to charge electric scooters and bicycles before taking to Gibraltar's dedicated bicycle lane that passes in front of the building.

Strategically located windows and doors provide for natural cross ventilation through apartments, with balcony overhangs delivering a welcome respite from the Mediterranean climate. Integrated planters on balconies make gardening a breeze; providing habitats for pollinators and bringing a natural touch to each home.

Soft lighting, natural textures and materials combine seamlessly to create a serene ambience within communal areas, promoting mental and emotional well-being.

The commitment to enhancing the life quality of its residents makes One Bayside not just a place to live, but a space to thrive.





SPECIFICATION

KITCHENS

- High specification contemporary kitchen featuring a Silestone (or similar) composite worktop combined with lacquered doors and Silestone (or similar) splash back
- Stainless steel under mounted sink and stainless steel monobloc mixer tap
- Concealed worktop lighting and ceiling down lighters
- Bosch, Balay or similar oven, extractor hood and induction hob
- Bosch, Balay or similar integrated dishwasher
- Bosch, Balay or similar fridge freezer

UTILITY ROOMS

- Connection points (drainage and power) for washing machine and tumble dryer
- Large capacity water heater with close coupled heat pump and electrical backup
- Porcelanosa floor tiles
- Ventilation extraction

MASTER BATHROOMS

- White designer bath with porcelanosa tile bath panel or walk-in style shower enclosure acrylic with tray
- Wall mounted thermostatic mixer valve with bath filler, overhead shower and handset on flexible hose
- Wall mounted thermostatic shower mixer valve with overhead shower and handset on flexible hose
- Designer glass bath or shower screen and door
- Dual flush floor-standing WC with concealed cistern
- Countertop designer wash basin with stainless steel mixer
- Wall mounted vanity unit with drawers
- Large format porcelanosa wall tiles
- Large format porcelanosa floor tiles
- Shaver point
- Mirrors with integrated lighting



AV TELEPHONE & DATA SYSTEMS

- Data points included in all living areas
- Home Hub box with dedicated router hub for multi-service provider connectivity
- Wireless access points
- Built in connectivity to fibre broadband network

FLOOR TO CEILING HEIGHTS

- Ceiling heights of approximately 2.7m in the living areas and bedrooms, 2.6m in ancillary spaces and 2.5m in bathrooms / ensuites

BALCONIES & TERRACES

- Large glazed doors to access balconies
- Large format ceramic tiles on floor
- Glass balustrades
- Planters integrated into balcony areas
- IP rated double electrical socket
- Bib taps for external water supply

RESIDENT'S FACILITIES

- Fully equipped gymnasium
- Open air pool and sun deck with shower facilities and extensive landscaping
- Open air separate children's pool
- Residential entrance with contemporary double height lobby area

LIFTS

- Lift access to all floor levels, including amenities level
- Four spacious 13-person lifts with access to every residential level
- Contemporary high specification interiors to lift cars
- Contemporary high specification lift lobbies at each residential floor

CAR PARKING

- Secure car park with access control
- Car parking space included with each apartment
- Electric Vehicle charging point to every parking space
- CCTV security coverage to car park entrance / exits
- Provision for motorcycle parking

STORAGE

- Conveniently located stores within the building residential levels
- Double electrical socket
- Individual ventilation

IN THE AREA

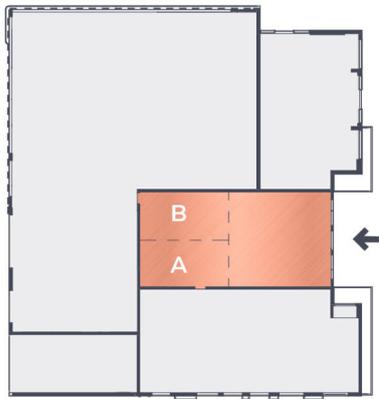
- National sports stadium
- Public transport links to city centre, beaches and airport
- World Trade Centre offices
- Marina and super yacht facilities
- Supermarket
- Bars and restaurants
- Pedestrian access to airport and Gibraltar / Spain border
- Local schools and nurseries
- Safe access to cycle lanes

SECURITY

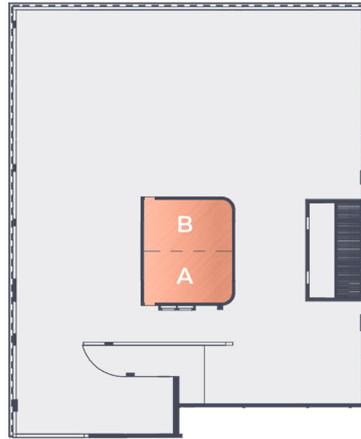
- Access to building via electronic video entry system
- Smoke / heat detectors to all apartments with concealed sprinkler system throughout
- CCTV coverage to building entrances and perimeter, car park entrance / exits, and amenities level
- High security multi point locking entrance door with spy hole viewer to each apartment
- Secure post boxes in main entrance lobby
- Permanent management office on site
- Emergency evacuation system



NAVIGATION



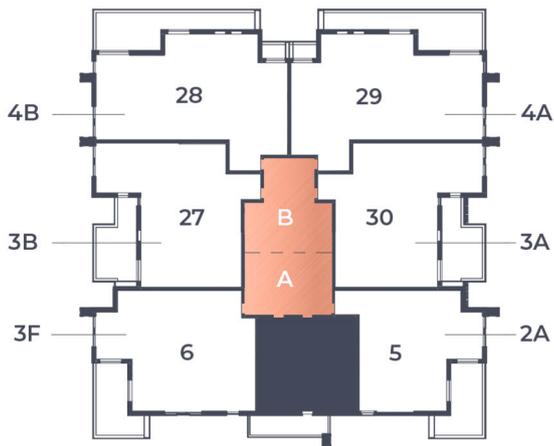
GROUND FLOOR



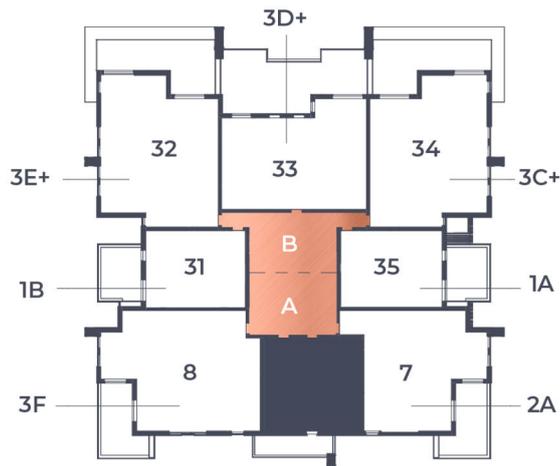
FLOOR ONE



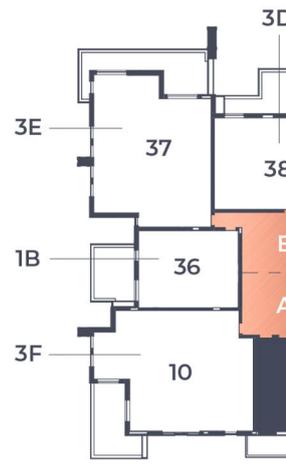
FLOOR TWO



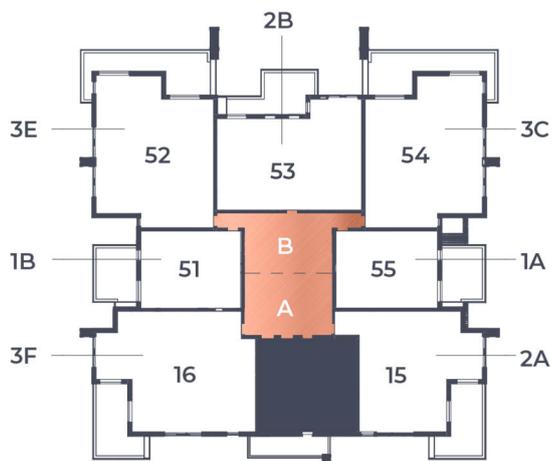
FLOOR FIVE



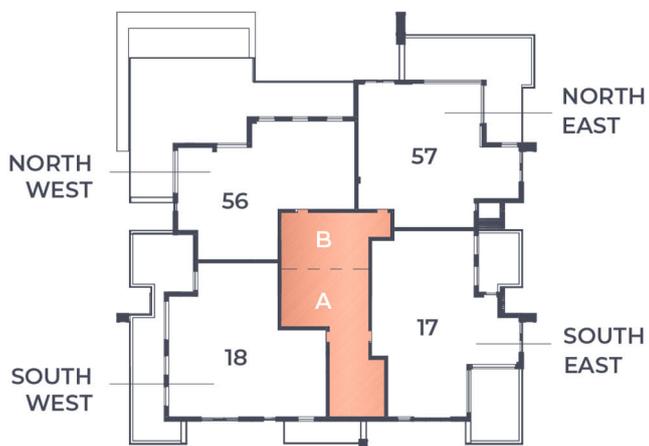
FLOOR SIX



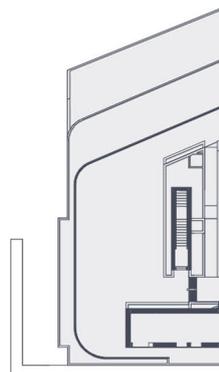
FLOOR SEVEN



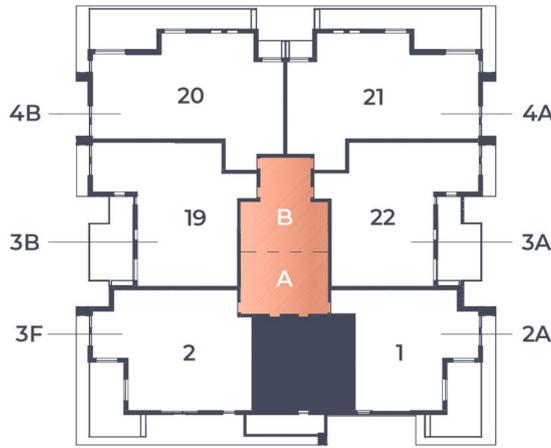
FLOOR TEN



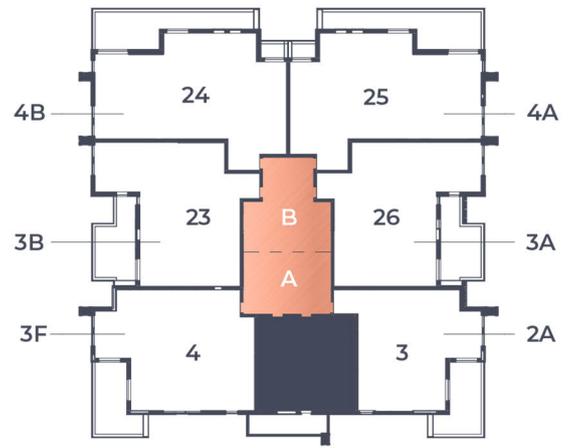
FLOOR ELEVEN



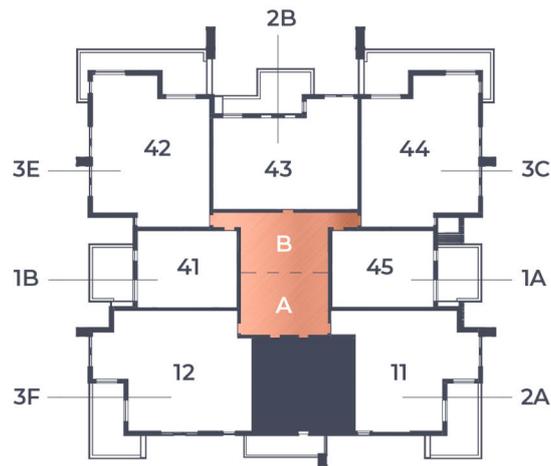
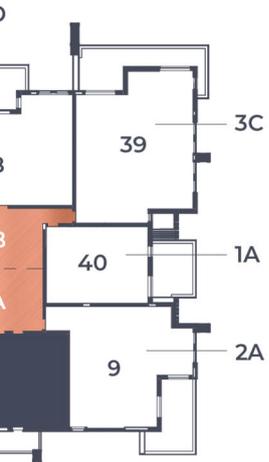
FLOOR TWELVE



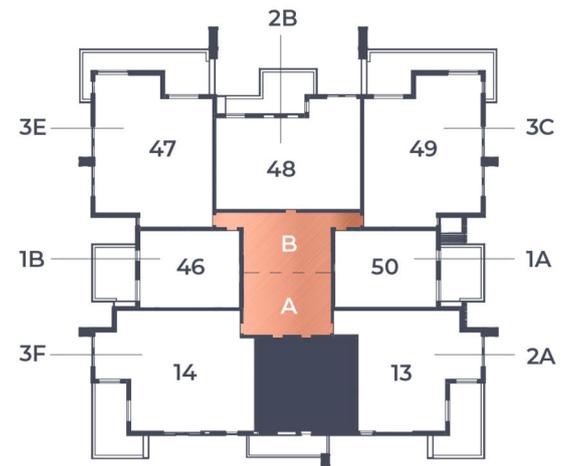
FLOOR THREE



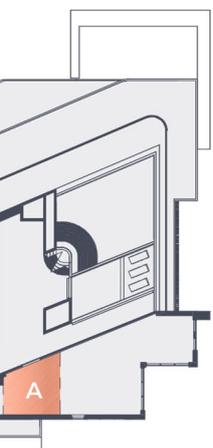
FLOOR FOUR



FLOOR EIGHT



FLOOR NINE



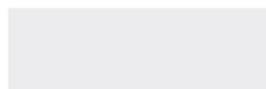
ACCESS



STORES



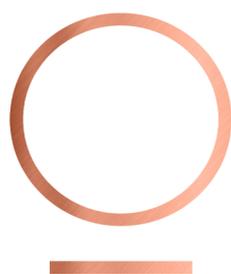
APARTMENTS



OTHER

NAVIGATION
KEY







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