



THE VILLAS

BEACON POINT

EUROPA WALKS BY BV HOMES

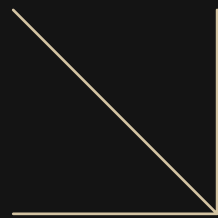


THE VILLAS

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BEACON POINT

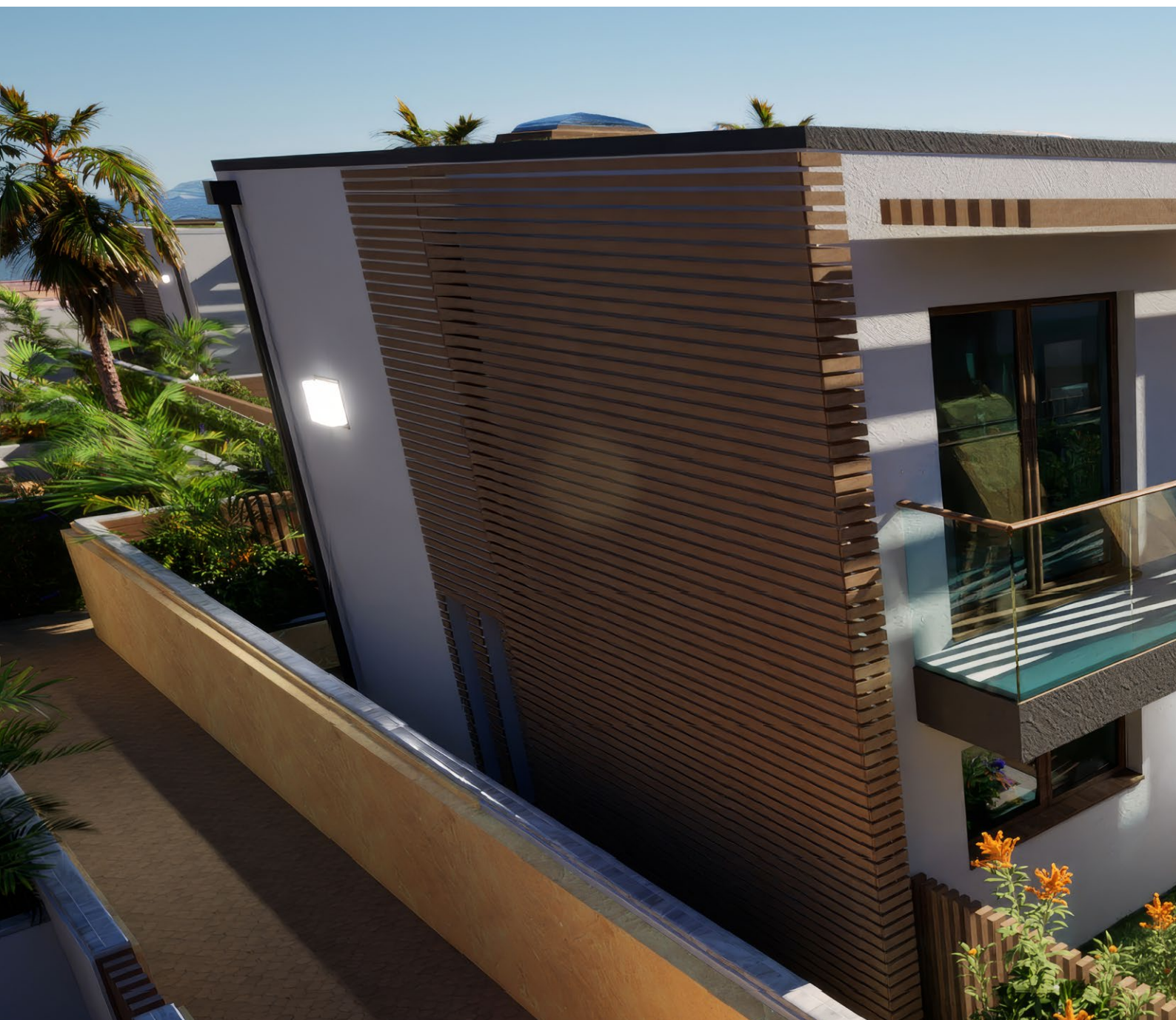
EUROPA WALKS BY BV HOMES



AN EXCLUSIVE  
RANGE OF  
TOWNHOUSES,  
VILLAS AND  
A SELECTION  
OF LUXURY  
APARTMENTS.

# FIND YOUR PERFECT PROPERTY...

Our curated selection of residences offers a harmonious blend of comfort, style, and convenience, ensuring that your dream home is not just a destination, but a reflection of your unique taste and lifestyle. From the iconic Rock of Gibraltar serving as a majestic backdrop to the vibrant cityscape, every dwelling is strategically located to provide both tranquillity and access to the pulse of urban life.







# AN AMAZING LOCATION

Introducing a spectacular new property development in Europa Point, Gibraltar, offering a luxurious blend of villas and townhouses with unparalleled views of Morocco. Nestled on the southernmost tip of Gibraltar, this exclusive enclave boasts a harmonious fusion of modern design and Mediterranean charm.



The villas, meticulously crafted with attention to detail, provide spacious living areas adorned with high-end finishes. Each residence offers panoramic vistas of the glittering Mediterranean Sea, the iconic Rock of Gibraltar, and the distant shores of Morocco. The townhouses, seamlessly integrated into the landscape, create a sense of community and exclusivity. Residents will enjoy the convenience of proximity to amenities, while relishing the tranquility of a seaside haven. This development is poised to redefine luxury living in the heart of Europa Point, offering a unique opportunity to experience the allure of Gibraltar with breathtaking views that stretch across continents.



# ABOUT THE PROJECT

Discover a rare opportunity to own a distinctive property in Gibraltar, set in an excellent location that combines convenience and exclusivity. This unique development not only promises luxurious interiors with high-spec finishes but also embraces the allure of outdoor living. Residents will have the privilege of enjoying communal spaces that include a refreshing pool, perfect for leisurely afternoons in the Mediterranean sun. The property seamlessly integrates modern design with a touch of sophistication, offering a lifestyle that balances comfort and style. With its prime location and a thoughtful combination of outdoor amenities, this development stands as a testament to a new era of elevated living in the heart of Gibraltar.

# ATTENTION TO THE TINIEST DETAIL

We believe in creating not just residences, but lifestyles—spaces that resonate with the unique rhythm of individual lives while harmonizing with the breathtaking backdrop of Gibraltar's landscapes. In every brick and beam, we're dedicated to building not just structures, but homes that inspire and endure. Welcome to a realm where great properties meet even greater possibilities.



# SPECIFICATIONS

This is a basic sales specification which details the particulars of finishes which will be achieved and identifies the items which could be chosen by the client.

Each client will be consulted at the onset of the project and prior to the contractor procuring those items which can be chosen. Once past a certain deadline then these choices will be confirmed by the developer and no longer able to change. If a client comes on board after this point, then the developer's choices will be final.

Upon completion of the construction the client will be issued with a set of drawings, specifications, and maintenance manuals – the “owners pack”.

## KITCHENS

- A high specification contemporary kitchen will be installed. Fully fitted with kitchen base and wall units and work surfaces together with tiled splash backs.
- Stainless steel sink and stainless-steel mono-block mixer tap.
- Equipment will include an oven and hob, extractor unit, integrated refrigerator/freezer, dishwasher and washing machine, all by Bosch or similar.





## UTILITY ROOMS

- Connections for water and drainage will be provided.
- High-capacity energy efficient water heaters will be installed.
- Ventilation will also be provided.

## BATHROOMS / EN-SUITES

- The bathroom consists of glazed shower screens, porcelain tiles, and bathroom suites by Duravit or similar.
- White bath with tiled bath panel or where indicated, walk-in style shower enclosure with tray.
- Wall mounted thermostatic mixer valve with overhead shower and handset on flexible hose.
- Glass bath screen and/or shower screen and door.
- Dual flush floor standing WC with concealed cistern where shown.
- Wash basin / vanity unit with stainless steel mixer taps.
- Shaver point and mirrors with integral lighting.





## INTERIOR FINISHES

- Floors will be timber effect flooring by PlusFloor or similar to all areas other than the kitchen and bathrooms which are to be finished with ceramic tiles.
- Balconies and terraces will be finished in composite timber decking or similar.
- All walls to be painted white other than bathrooms, ensuite and splash back areas which are to be finished with ceramic tiles.
- Internal doors are solid core painted finish.

- External doors and doors to balconies and terraces will be either sliding or outward opening, of similar construction and finish to the windows. Entrance doors to be solid core externally finished with glazing units to be double glazed.
- Wardrobes where shown are to be closed off to the ceiling to stop dust trap and with width as shown on drawings. Internally to have a full width top shelf above a hanging rail and a minimum of one shelf and three drawers to be provided to one side.





- Where a walk-in-wardrobe is shown as a separate “room”, doors will not be provided to the wardrobe. Internally to have a full width top shelf above a hanging rail and a minimum of one shelf and three drawers to be provided to one side.
- High efficiency air conditioning system and wall mounted control.
- Mechanical heat recovery ventilation where appropriate.
- Bathroom extract via light switch and humidistat.

- High quality sockets with a brushed stainless finish.
- High efficiency LED downlights, spotlights, strip lights or wall lights throughout with dimming control in all rooms.
- Ethernet cable, telephone and computer/ data points installed to all principal rooms and bedrooms.
- Remote controlled garage door where appropriate.
- External lighting.





## EXTERNALLY

- Hard landscaped areas, communal pool areas, walkways, and house surroundings will be finished in composite timber decking, concrete paving and/or porcelain tiles. Carports will be paved in concrete permeable paving with lawn infill or similar.
- There will be solar photovoltaic panels fitted to roof areas with safe access systems for access and maintenance by specialists. The remaining roof areas will be provided with a brown roof system.

## SECURITY

- Smoke and heat detectors to all buildings with a full sprinkler system to the main underground garage.
- CCTV to cover main access routes through the estate.
- High security multi point locking entrance doors with spyholes to each villa/apartment.
- Secure post boxes to each building.





## PARKING GARAGE

- Additional spaces in underground parking garage. This will be an access-controlled area with additional CCTV at the entry points.
- These areas will be fitted with a full sprinkler system together with smoke and fume extract ventilation.
- Each space will be able to be fitted with an electric vehicle car charger upon request.
- Limited number of dual space parking spaces with a double car stacker installed.

## SECURE STORAGE

- There are a limited number of conveniently located and maintained lock-up stores in various sizes beneath the parking area.
- These will be available with access control, CCTV entry and individual multipoint lockable doors.
- Fully ventilated and fitted with smoke detectors.



# SITE PLAN



EXAMPLE PROPERTY

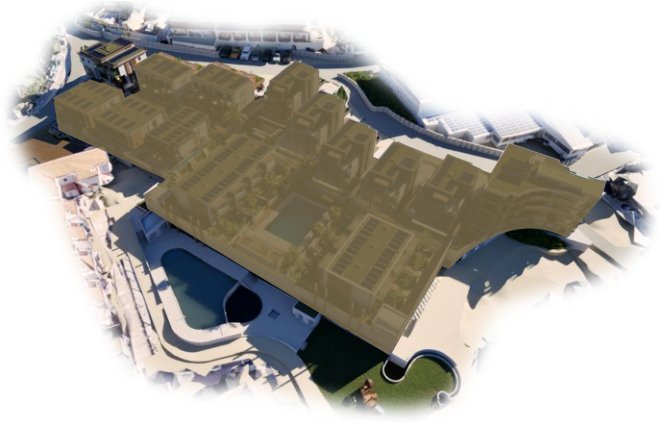
# 4 BED VILLA

HOUSE / 4 BEDS / 5 BATHS / TYPE C2

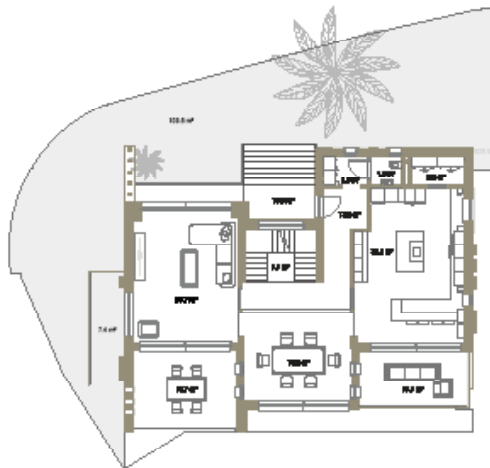
Type C2 is a four bedroom house with five bathrooms, garage, kitchen, lounge, dining room and study room. The terrace faces South West with views to Morocco.

Total Internal Area 316.00m<sup>2</sup>  
Total External Area 239.00m<sup>2</sup>

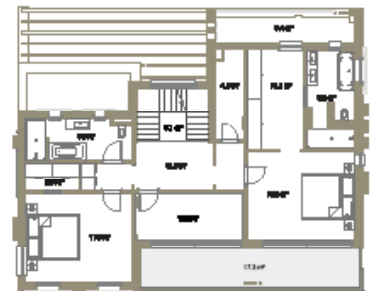
Price £4,070,000



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

EXAMPLE PROPERTY

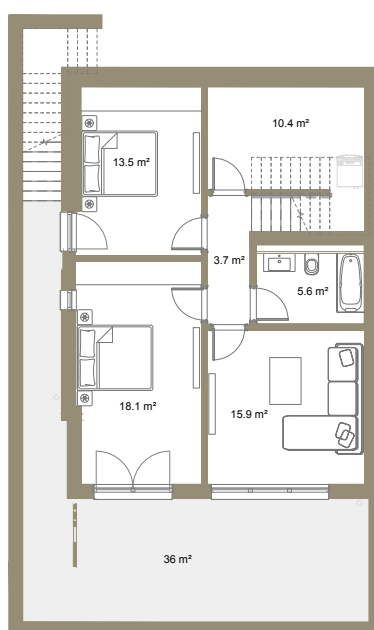
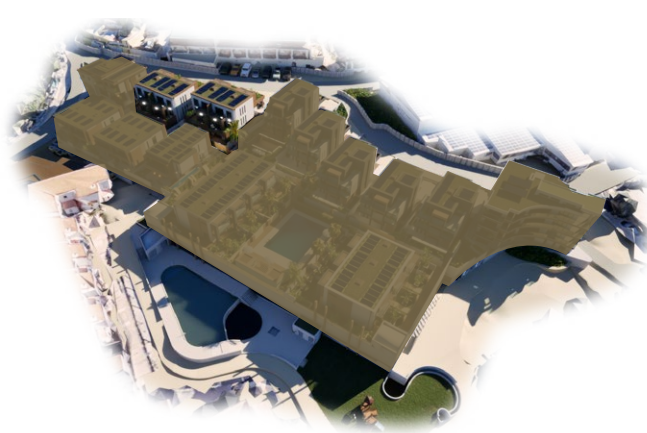
# 4 BED SEMI-DETACHED HOUSES

**SEMI-DETACHED / 4 BEDS / 4 BATHS / TYPE D**

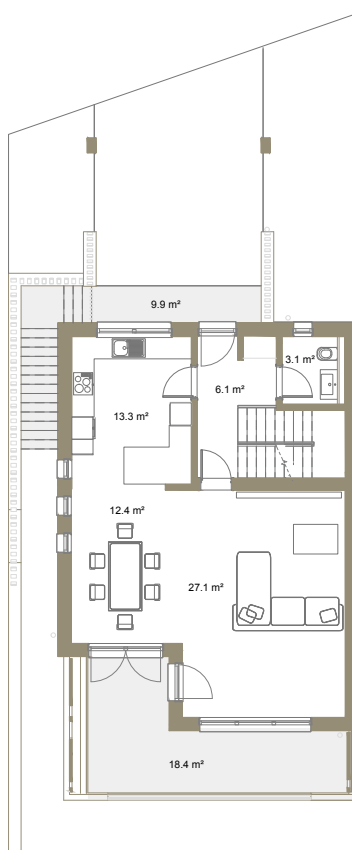
Type D is a semi detached house with four large bedrooms, kitchen, living/dining and three and a half bathrooms. The terrace faces South West with views to Morocco.

Total Internal Area 214.50m<sup>2</sup>  
Total External Area 107.50m<sup>2</sup>

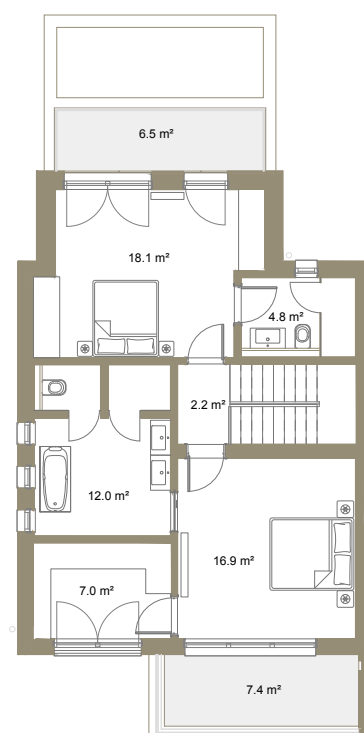
*Price from*  
**£2,275,500**



LOWER GROUND



GROUND FLOOR



FIRST FLOOR

EXAMPLE PROPERTY

# 4/5 BED VILLAS

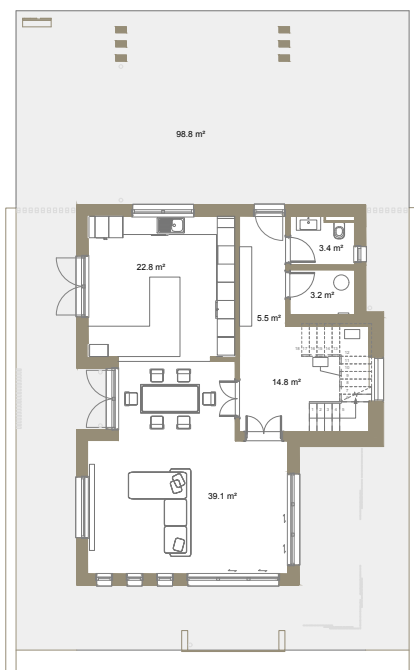
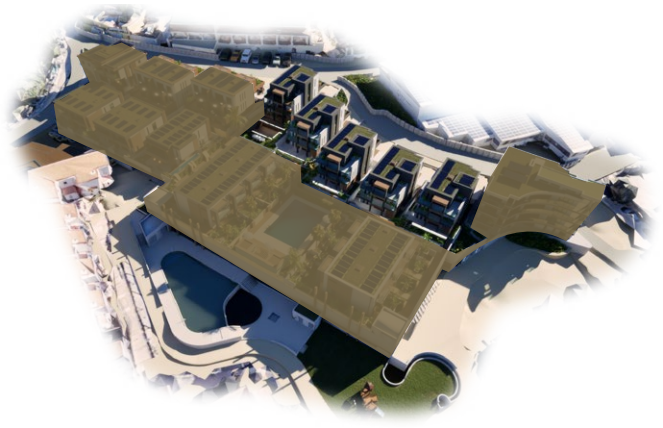
VILLA / 5 BEDS / 4 BATHS / TYPE C3

Type C3 is a five bedroom house with four bathrooms, two W/C, large kitchen, living/dining and gardens.  
The terrace faces South West with views to Morocco.

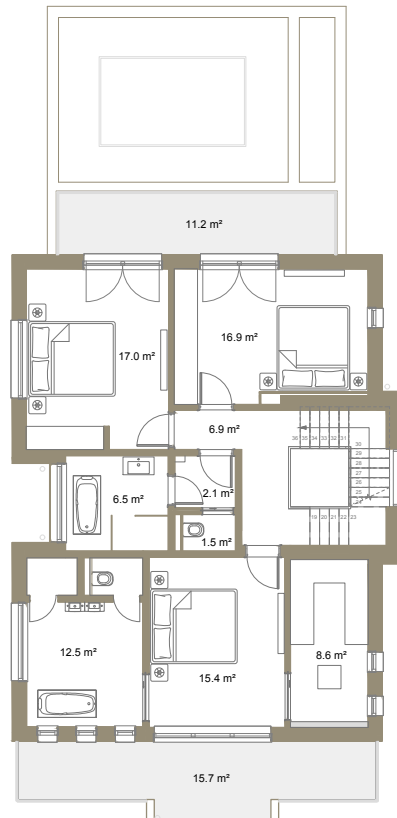
Total Internal Area 282.50m<sup>2</sup>

Total External Area 378.00m<sup>2</sup>

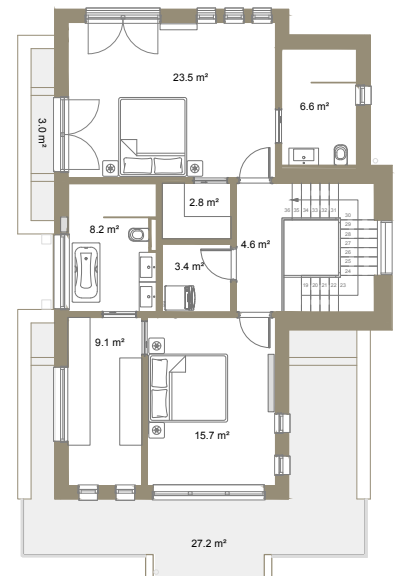
Price from  
£3,550,000



GROUND



FIRST FLOOR



SECOND FLOOR

EXAMPLE PROPERTY

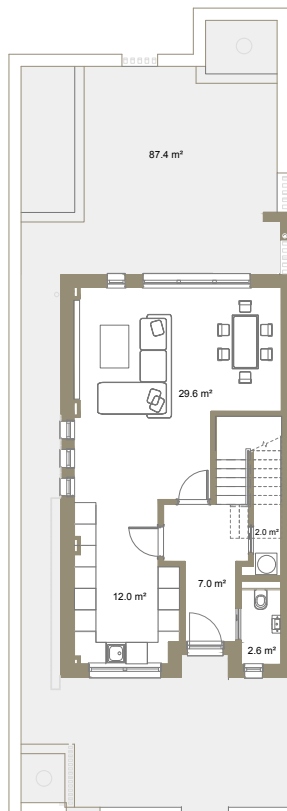
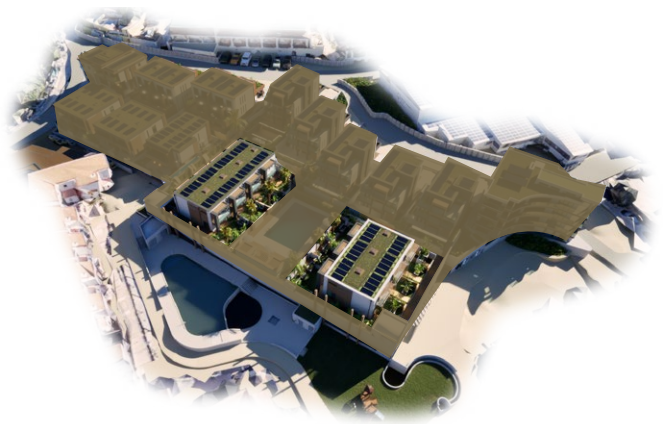
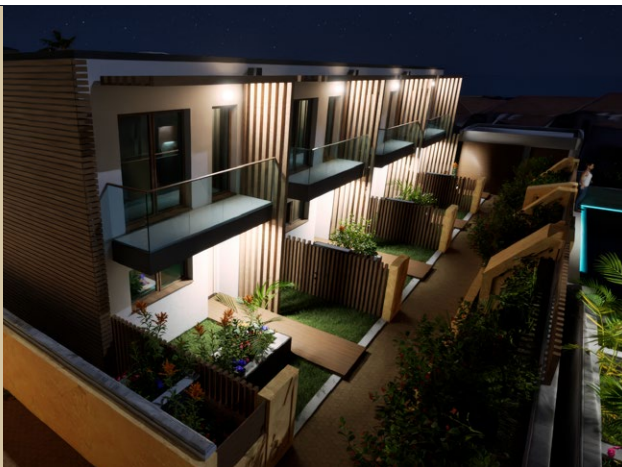
# 3 BED TOWNHOUSES

**TOWNHOUSE / 3 BEDS / 3 BATHS / TYPE B**

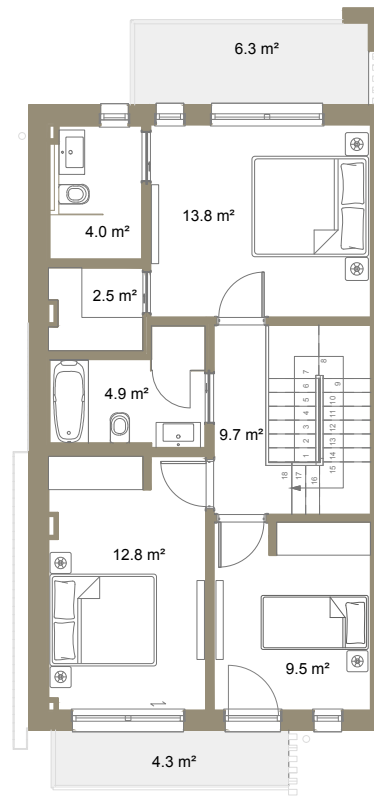
Type B is a 3 bedroom terrace house with back garden with views over swimming pool.

Total Internal Area 120.50m<sup>2</sup>  
Total External Area 98.40m<sup>2</sup>

*Price from*  
**£1,285,000**



GROUND FLOOR



FIRST FLOOR

EXAMPLE PROPERTY

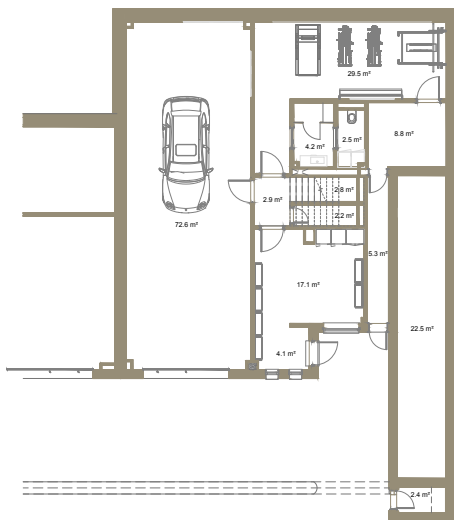
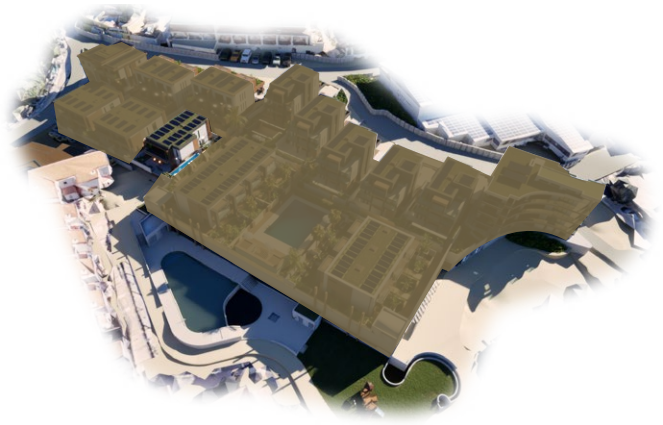
# 4 BED VILLA

**VILLA / 4 BEDS / 5 BATHS / TYPE E**

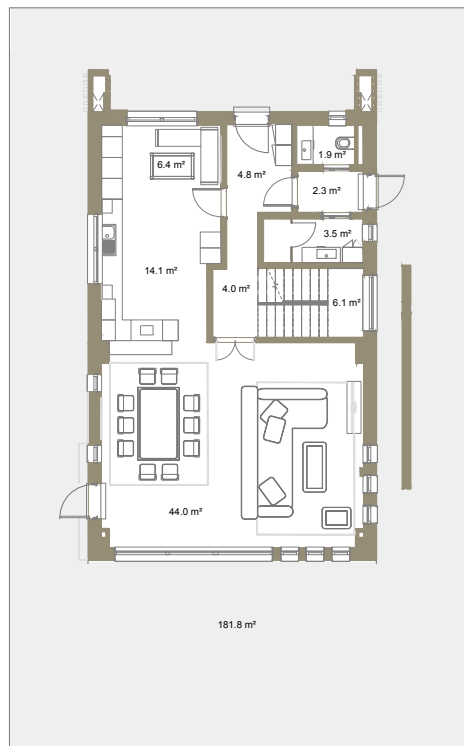
Type E is a four bedroom house with five bathrooms, gym, large garage, kitchen, living/dining room, office and external pool. The terrace faces South West with views to Morocco.

Total Internal Area 285.00m<sup>2</sup>  
Total External Area 299.00m<sup>2</sup>  
Garage 81.00m<sup>2</sup>

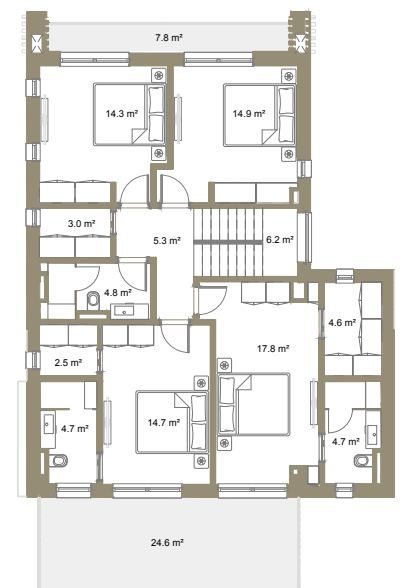
*Price £3,350,000*



LOWER GROUND



GROUND FLOOR



FIRST FLOOR

EXAMPLE PROPERTY

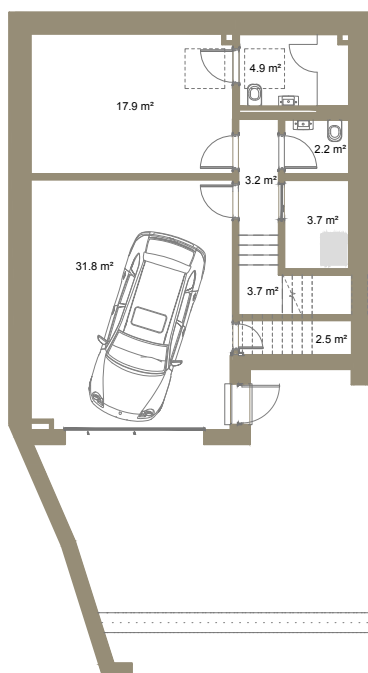
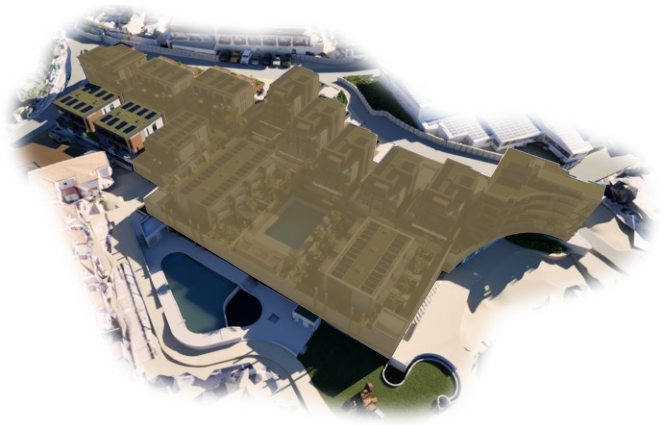
# 3 BED SEMI-DETACHED HOUSES

**SEMI-DETACHED / 3 BEDS / 4 BATHS / TYPE A**

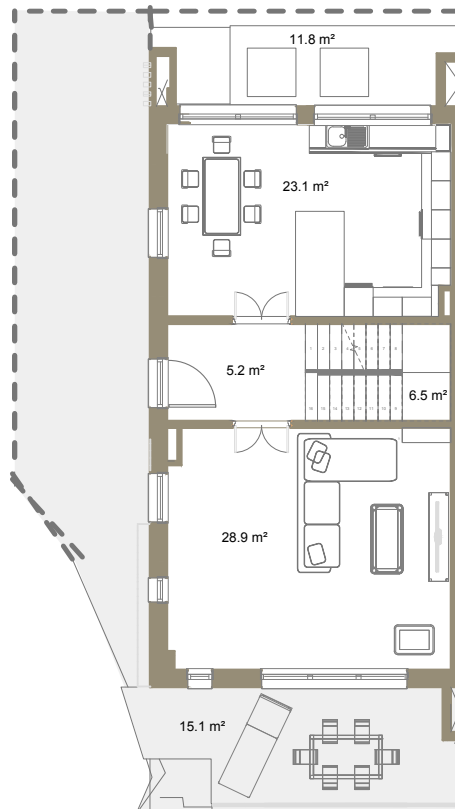
Type A is a three bedroom semi-detached house with three and half bathroom, garage, kitchen, lounge/dining room. The terrace faces South West with views to Morocco.

Total Internal Area      174.50m<sup>2</sup>  
Total External Area      64.00m<sup>2</sup>  
Garage                      31.00m<sup>2</sup>

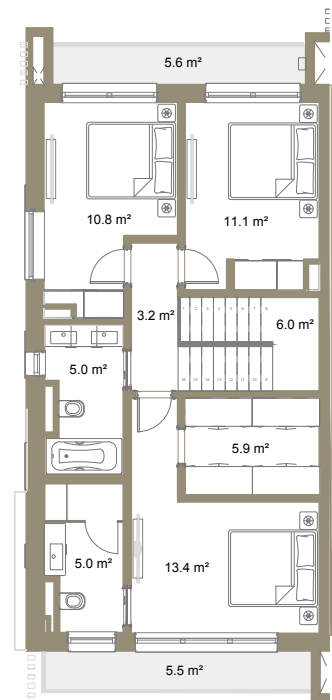
*Price from*  
**£1,525,000**



LOWER GROUND



GROUND FLOOR



FIRST FLOOR

EXAMPLE PROPERTY

# 1 BED APARTMENT

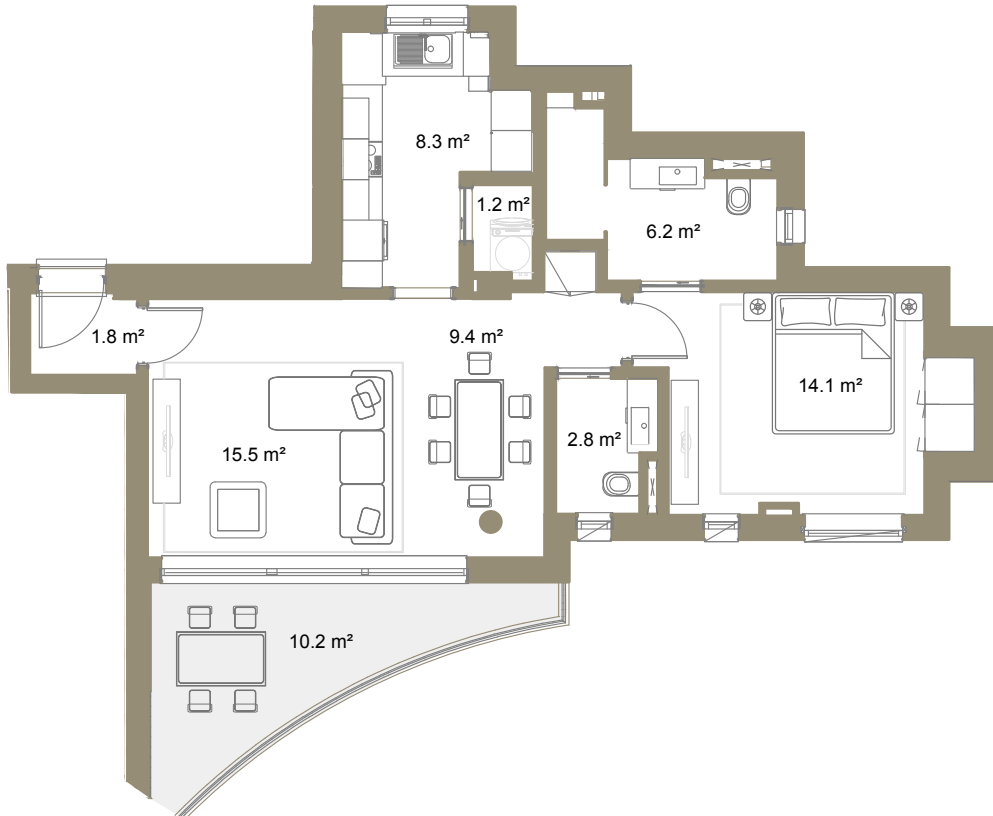
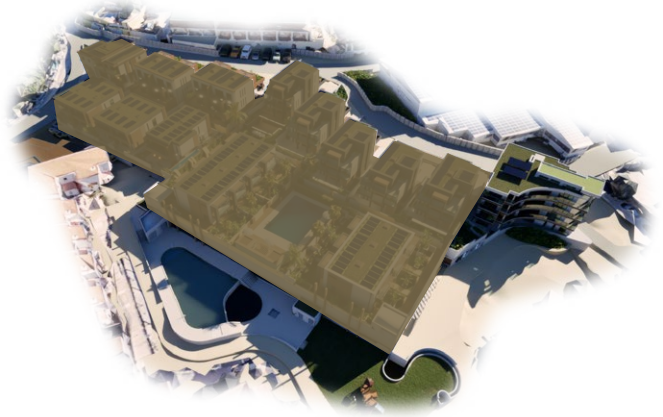
**APARTMENT / 1 BED / 2 BATHS / TYPE F2**

Four floors mixed flats with terrace faces South West with views to Morocco.

Total Internal Area 62.50m<sup>2</sup>

Total External Area 11.50m<sup>2</sup>

*Price from  
£535,000*



GROUND FLOOR

EXAMPLE PROPERTY

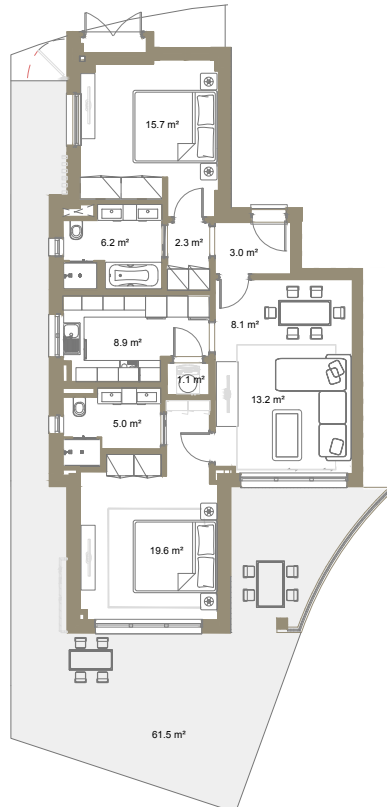
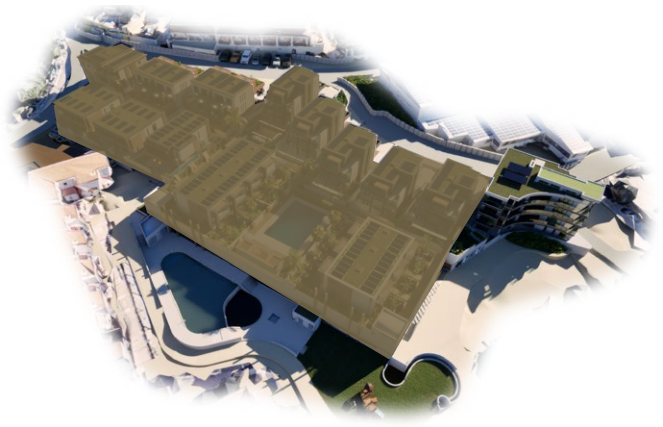
# 2 BED APARTMENT

**APARTMENT / 2 BEDS / 2 BATHS / TYPE F1**

Four floors mixed flats with terrace faces South West with views to Morocco.

Total Internal Area 89.00m<sup>2</sup>  
Total External Area 64.50m<sup>2</sup>

*Price from  
£775,000*



GROUND FLOOR

EXAMPLE PROPERTY

# 3 BED APARTMENTS

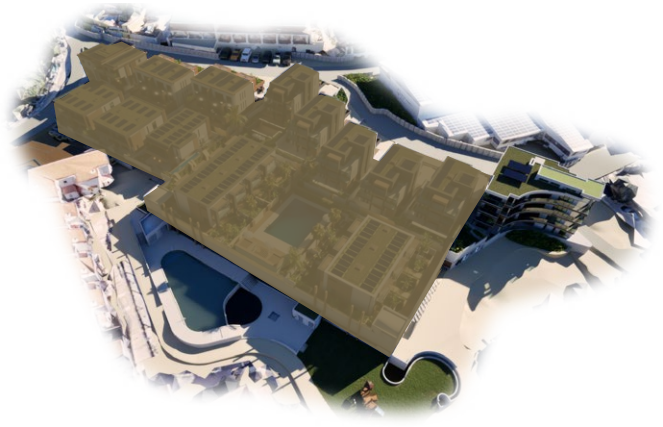
**APARTMENT / 3 BEDS / 3 BATHS / TYPE F5**

Four floors mixed flats with terrace faces South West with views to Morocco.

Total Internal Area 143.50m<sup>2</sup>

Total External Area 60.50m<sup>2</sup>

*Price from*  
**£1,275,000**



THIRD FLOOR



# CONTACT

Contact our sales team for prices and availability:

[sales@europawalks.gi](mailto:sales@europawalks.gi)

[www.europawalks.gi](http://www.europawalks.gi)

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Any illustrations or renderings are for illustrative purposes only and may not reflect the final product. The developer reserves the right to make alterations to the design, layout, or specifications without prior notice. Buyers are encouraged to verify all details and seek independent legal or professional advice before entering into any agreements.

The property is subject to necessary regulatory approvals, and completion dates are estimated and may be subject to delays. The developer and its representatives are not liable for any reliance placed on the information provided.







THE VILLAS

BEACON POINT

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