



THE GRAND  
PENTHOUSE

SUMPTUOUS, SKY HIGH STYLE



## A BEAUTIFUL MEDITERRANEAN SETTING

Gibraltar's location and connections to mainland Europe and Africa mean families and the adventurous can choose from a plethora of lifestyle and well-being activities all with the benefit of a Mediterranean climate's long summers and mild winters.



## ABOUT GIBRALTAR

Well-connected, well-located and well-regulated - with a climate that offers every advantage for well-being and lifestyle, Gibraltar has carved a distinctive niche for itself as a global business location for investors, and for the thousands who come to live and work here.

Compared to Monaco, its Mediterranean neighbour, property represents real value and upside potential, delivering an annual 5-8% return on investment over the last 17 years, driven by local, UK and international buyers, attracted by the territory's favourable tax regime, and positive economic outlook.

### STRONG ECONOMY

With an enviable and consistent growth rate, Gibraltar's service-based and globally-connected economy is among the highest of OECD countries.

Besides tourism, a traditional pillar of the region with the marine services sector, recent impetus has come from remote gambling and financial services. Among other blue-chip players, Gibraltar is home to KPMG; PWC; Deloitte; Grant Thornton; Societe Generale; William Hill, Bet365, Betfred, 888, Bwin, Ladbrokes Gala Coral and BetVic.

Source: Spotlight, Gibraltar Residential Market 2016, Savills.



### TAX REGIME

No VAT, no capital gains tax and 10% corporation tax make the territory ideal for international business. High-net worth or Category 2 individuals benefit from low income tax, no inheritance tax and no estate duty, not to mention the Rock's lifestyle opportunities.

### TRANSPORT AND ACCESSIBILITY

There are numerous daily flights to and from the UK and Morocco, with the flight time to London just 2.5 hours. Malaga airport is accessible by car, as is Marbella, Seville, Sotogrande and Tarifa in Spain. Morocco is also a short yacht or ferry crossing away.



### HIGHLIGHTS\*

- GDP per capita ratio remains 4th in the world.
- GDP grew by almost nine percent in the year to 2017.
- GDP has grown on average ten per cent per year since the current Gibraltar government was elected in 2011.
- Government revenue is up seventy five percent since taking office in 2011.
- Employment in the economy is up by one fifth in that same period.
- One tenth of all new jobs in the Gibraltar economy since 2011 have gone to home grown talent. Unemployment for the quarter was down to a record low of 84 people.

\*taken from a speech by Chief Minister Fabian Picardo in October 2017



## THE GIBRALTAR LIFESTYLE

The sea naturally tops the bill in the long list of Gibraltar's leisure attractions. Six beaches, none more than 10 minutes from The Grand Penthouse by car, mean a swim in the warm waters of the Mediterranean is always an option. Scuba, sailing, windsurfing, or yachting out of the territory's two first-class, deep-water marinas are within easy reach. Gibraltar is also renowned as an angler's paradise, its location making it an ideal starting point for deep sea and big game fishing.

Besides sea-life, there is park-life close to The Grand Penthouse in the form of the Commonwealth Park, the Botanical Gardens or Gibraltar's Nature Reserve with its striking views of two continents.



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## ACCESS TO SPAIN AND BEYOND

Besides the opportunities in Gibraltar itself, the territory's location means Spain and the Mediterranean coast of Africa offer additional activities and attractions for residents and visitors.

A car ride of an hour into Spain takes in the golf courses of the Costa del Sol and Marbella, justly famous. There are over 50 links including the renowned greens of Valderrama, Finca Cortesin and San Roque.

Marbella and Sotogrande also offer the chance to spectate at regular polo events during the season, and within striking distance from the territory, Seville and Granada offer cultural and gastronomic attractions.

Equally easy to access by car, three hours north-east of Gibraltar, the slopes of the Sierra Nevada offer a fiesta of sunshine and snow for families or dedicated skiers.

No less sought after on the Costa del Luz by wind and kite-surfing enthusiasts is Tarifa, the European capital of windsurfing: the breeze blowing down the Strait of Gibraltar makes for world-class conditions with the Atlas mountains of Morocco as a backdrop.

The natural beauty of the Atlas mountains across the water also offers extraordinary cycling and hiking, highly popular and simple to arrange from Gibraltar. Less energetically, a stroll in the medina, or a weekend in a Moroccan riad can be enjoyed with only an hour and a half ferry ride to Tangier, a direct flight to Marrakesh or the pace of your own yacht.

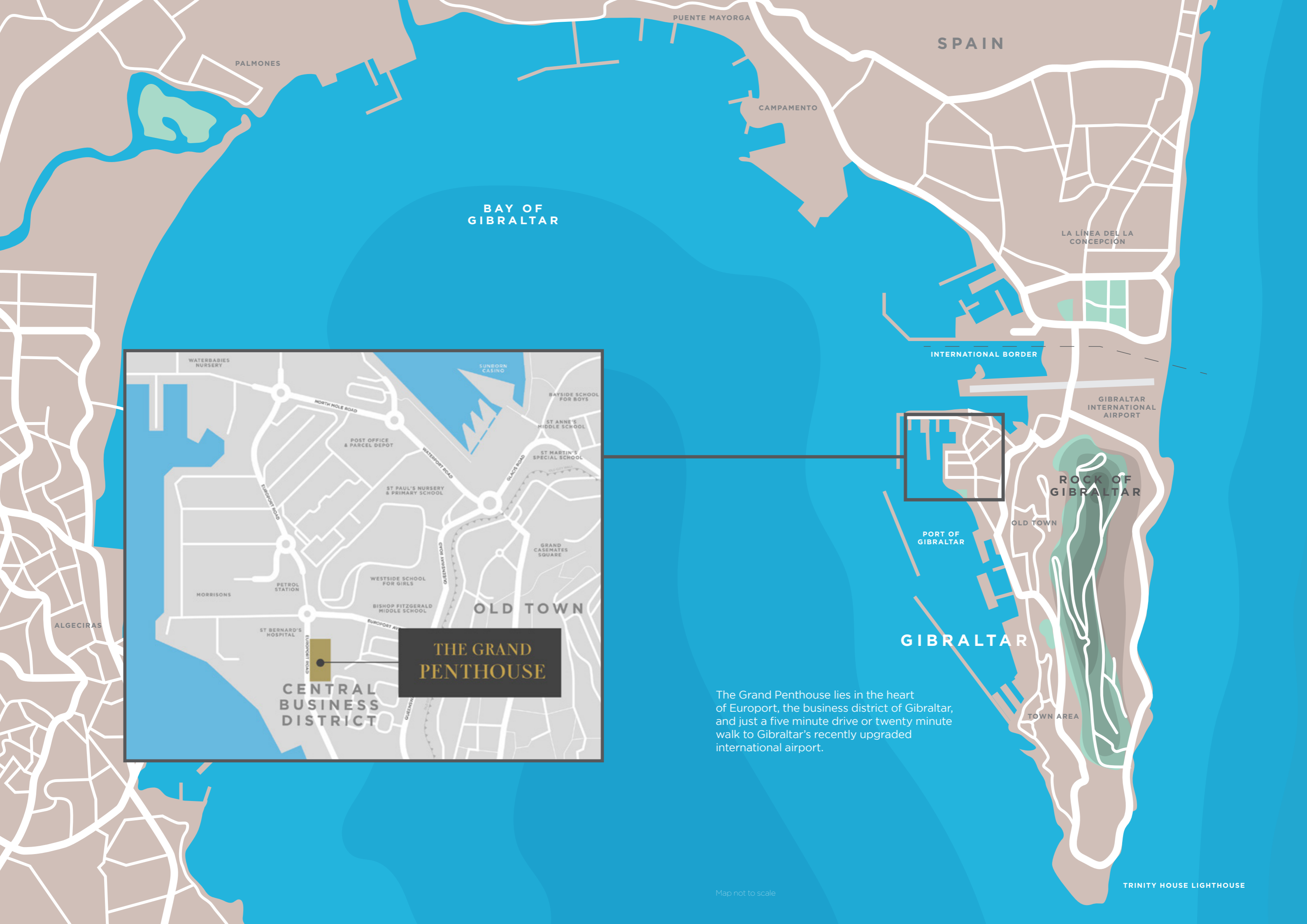
# EUROTOWERS, A LANDMARK LOCATION

For those looking for a new perspective on city living in Gibraltar, close to the best of the Rock's lively retails and quality lifestyle, Eurotowers is a landmark of the territory's international business district, with 14 floors of generous, light filled apartments, complemented by an exclusive rooftop pool, secure parking and security services on call 24/7. Not to mention some of the most fabulous views over the Mediterranean.

Occupying an entire top floor of one of Eurotowers blocks, The Grand Penthouse is ideally placed to take full advantage of one Gibraltar's prime real estate districts, as well as the sweeping views towards the Rock and the Strait.

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**BAY OF GIBRALTAR**

**SPAIN**

LA LÍNEA DEL LA CONCEPCIÓN

INTERNATIONAL BORDER

GIBRALTAR INTERNATIONAL AIRPORT

**ROCK OF GIBRALTAR**

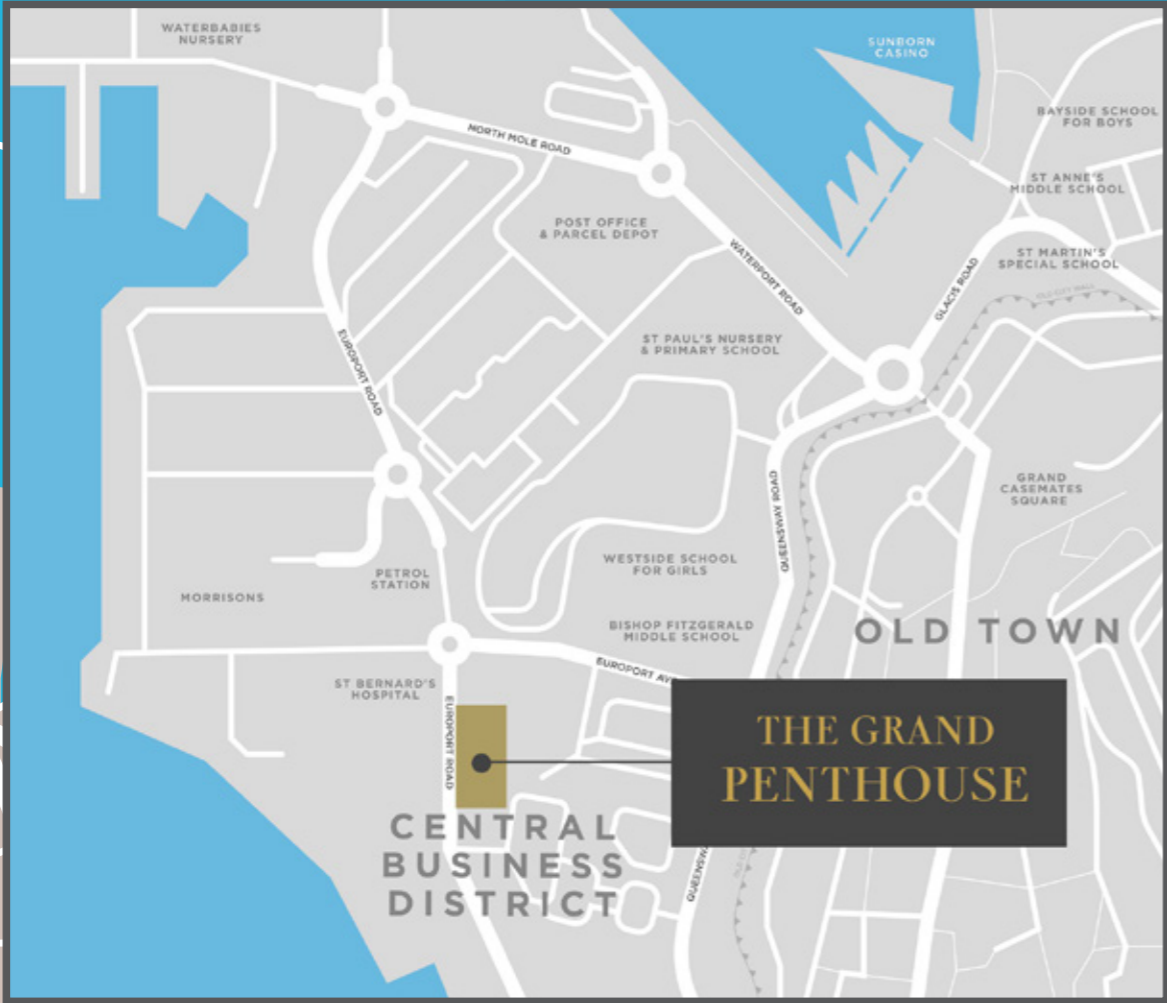
PORT OF GIBRALTAR

OLD TOWN

**GIBRALTAR**

TOWN AREA

TRINITY HOUSE LIGHTHOUSE



**THE GRAND PENTHOUSE**

**CENTRAL BUSINESS DISTRICT**

The Grand Penthouse lies in the heart of Europort, the business district of Gibraltar, and just a five minute drive or twenty minute walk to Gibraltar's recently upgraded international airport.

Map not to scale



Computer generated image is indicative

## SUMPTUOUS, SKY HIGH STYLE

The Grand Penthouse is a blank canvas, ready to be moulded to your perfect vision. Featuring three bedrooms, four bathrooms, a large "Exhibition Style" den and kitchen and a stunning mezzanine study, this is an opportunity to create a bold statement in luxury living - customised to you.





Computer-generated image is indicative

## UNRIVALED 360\* VIEWS

An unparalleled landscape unfolds beyond your windows, with sweeping floor-to-ceiling panoramic views of the Rock and the Gibraltar Strait. Enjoy from your 105m<sup>2</sup> of private wraparound terrace - this vista is the ideal backdrop for Mediterranean life.









## FOR YOUR COMFORT AND CONVENIENCE

### RESIDENT FACILITIES

- Exclusive access rooftop pool with scenic views of the Rock
- Squash courts
- Dedicated on-site maintenance team with over 20 years experience
- Provision of property management and letting services for your apartment

### TRANSPORT

- Secure parking with controlled access
- Bicycle racks throughout

### SECURITY

- Building secure access control system
- Access controlled lifts to Penthouse
- Video intercom system in every apartment
- 24 hour CCTV security surveillance system to carpark, entrance lobbies and development

# MAIN FLOOR

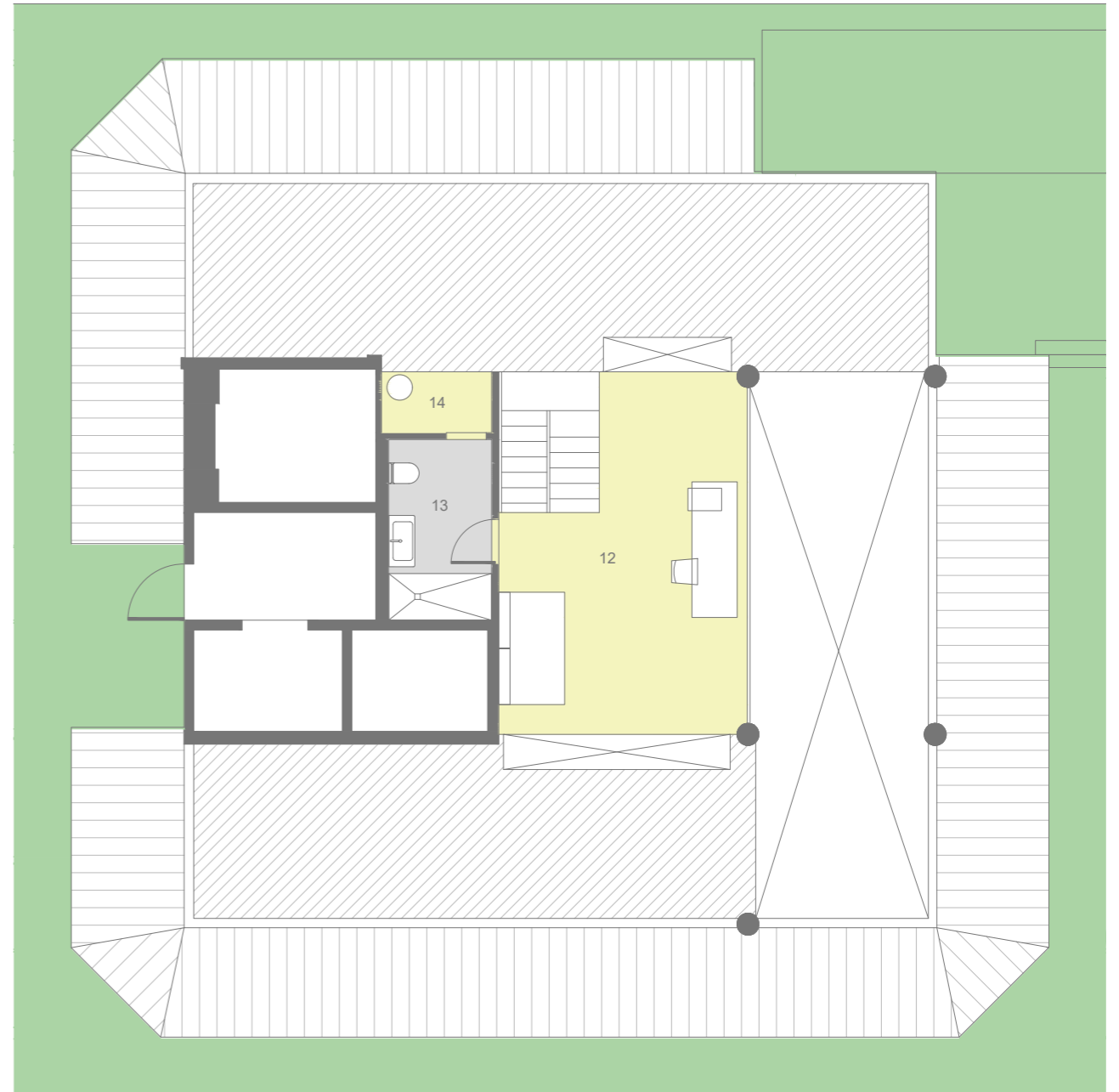
INTERNAL AREA 222.4 sq m | EXTERNAL AREA 104.7 sq m



0	HALL	10.1
1	LIVING ROOM	110.9
2	LAUNDRY ROOM	4.0
3	BATHROOM	4.4
4	BEDROOM 1	23.7
5	MASTER BEDROOM	29.2
6	LOBBY	2.4
7	MASTER BATHROOM	11.3
8	LOBBY	4.2
9	BATHROOM	5.5
10	BEDROOM 2	16.7
	TOTAL INTERNAL, LEVEL 1	222.4
11	TERRACE	104.7

# MEZZANINE

INTERNAL AREA 36.7 sq m



12	CABINET	28.7
13	BATHROOM	5.8
14	UTILITY	2.2
	TOTAL INTERNAL, LEVEL 2	36.7





## FOR FURTHER INFORMATION

If you would like any further information about The Grand Penthouse, please contact a member of the team, who will be pleased to assist:

**E: [info@bentley.gi](mailto:info@bentley.gi)**

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