

THE RESERVE

— SOUTH DISTRICT · GIBRALTAR —

★ ★ ★ ★ ★



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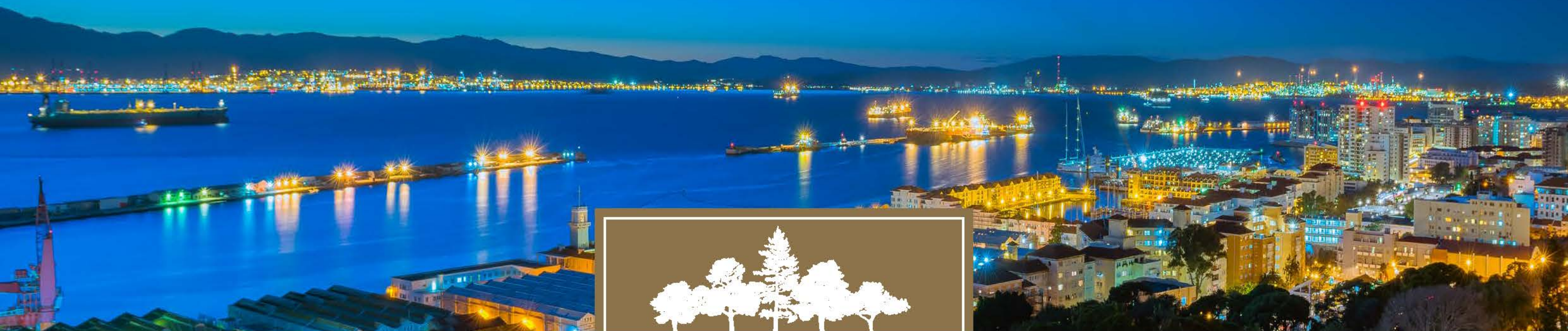
An opportunity never to be repeated

Welcome to The Reserve, Gibraltar's most awaited new residential development. The Reserve offers the most beautiful South District luxury apartments with stunning panoramic views of the Strait of Gibraltar and Morocco.



Surely the best investments are those that are

unique and unrepeatable



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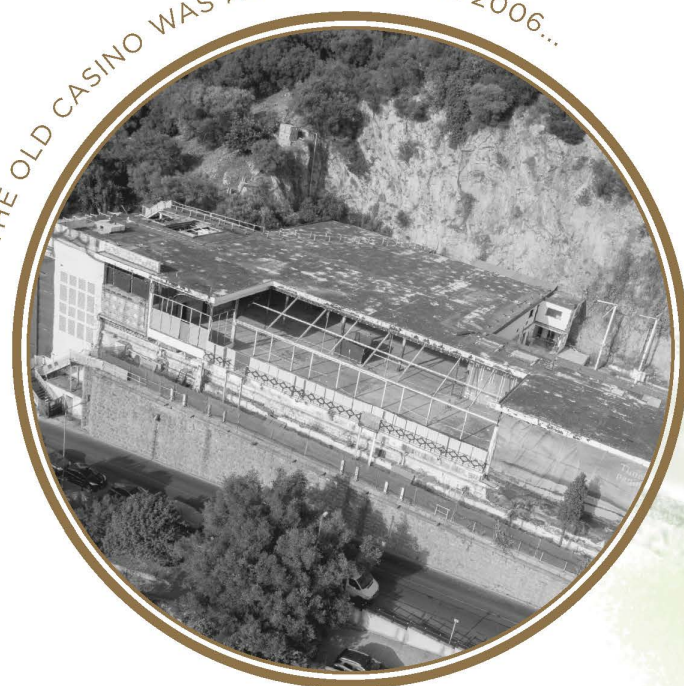


Imagine your views from your dream home



The journey began more than a decade and a half ago...

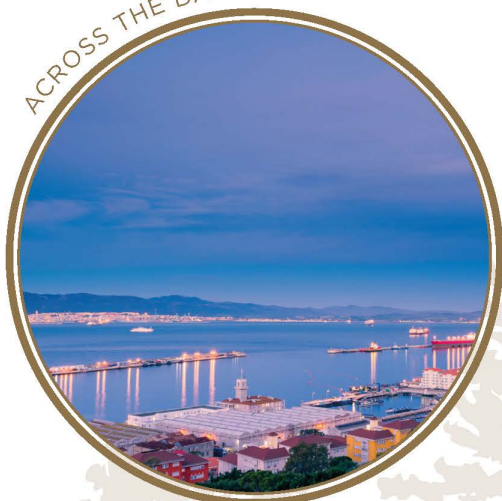
THE OLD CASINO WAS ABANDONED IN 2006...



Our dream

was to provide some of the
greatest views in Gibraltar...
but could permission be gained?

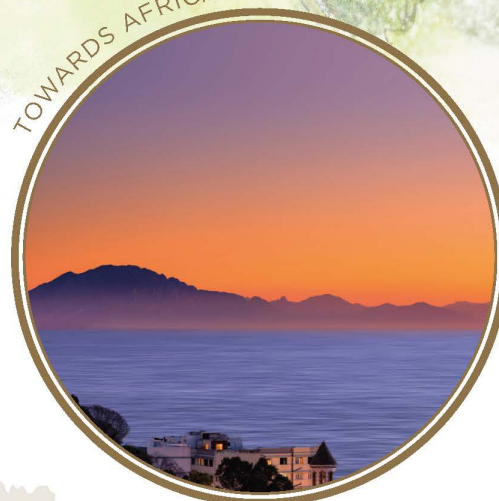
ACROSS THE BAY



OVERLOOKING GIBRALTAR BOTANIC GARDENS



TOWARDS AFRICA



*truly unique...
truly unrepeatable...
truly priceless...*

THE GIBRALTAR BOTANIC GARDENS

your daily walk

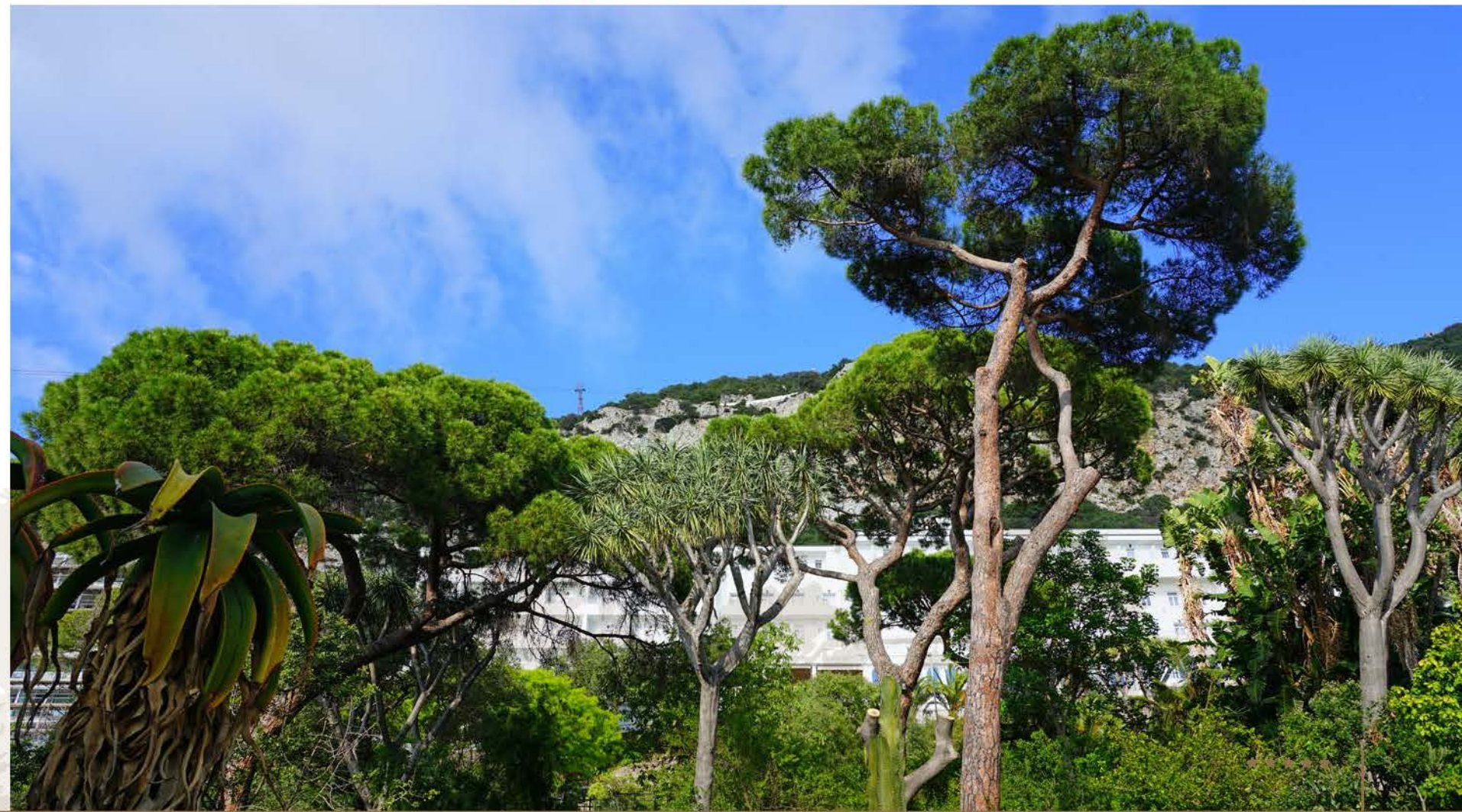
With the 200 year old Gibraltar Botanic Gardens directly in front of The Reserve, residents have peace of mind that their immediate landscape and stunning vistas should be protected forever.

As the location is so rich in biodiversity, environmentalists sought assurances relating to the conservation of each of these species and many more so they could...

...live in harmony and co-exist with nature...



these and other challenges took 15 years to resolve...





The image shows a large, modern building with multiple floors, each featuring a curved balcony. The balconies are adorned with lush greenery and flowers. The building is surrounded by dense tropical forest. In the foreground, there is a swimming pool with lounge chairs and umbrellas. A road with a few cars is visible at the bottom left.

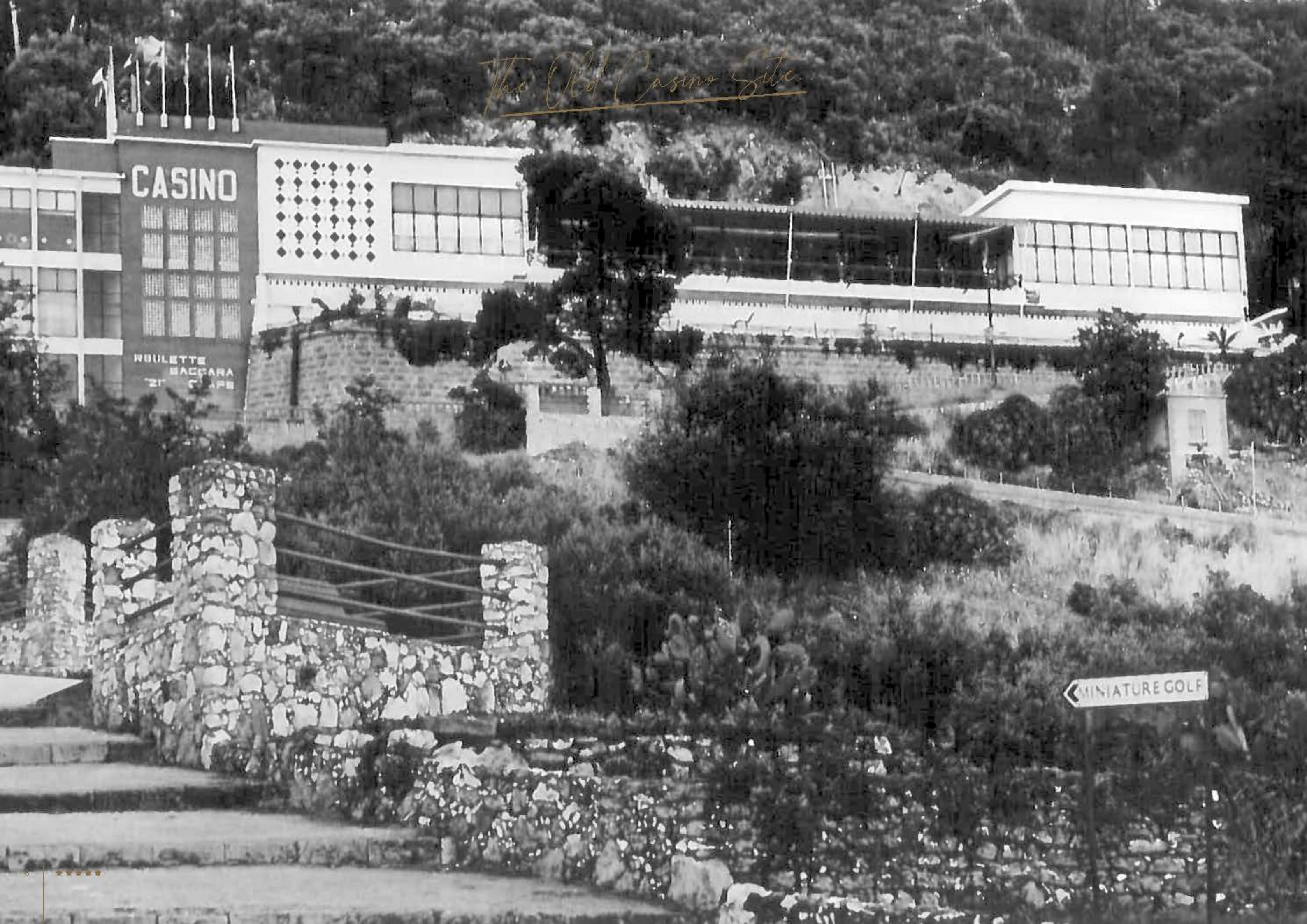
THE RESERVE

SOUTH DISTRICT ASSOCIATES

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The Old Casino Site



CASINO

ROULETTE
BACCARA
21 CARP

MINIATURE GOLF

An iconic building, now the most sought after location

The site of the Old Casino is to become one of Gibraltar's most impressive new addresses. This stunning development sits on the site of the former 1950's iconic Gibraltar Casino, a pioneer in gambling halls to grace The Rock. Today, the position of The Reserve is not only a perfect site for modern living, but it is also an extraordinary location with a unique and distinctive story.

The Old Casino is the epitome of love, romance and beauty, reminiscent of the old-fashioned sophisticated gambling halls of 1950's and 60's Europe. A place to dine and dance, with fond memories for many Gibraltarians.

The story of the Old Casino holds many chapters recalling treasured celebrations and marking key life moments, fun-filled accounts of live music and dancing in the moonlight. The Reserve is a perfect sanctuary with a myriad of quiet green spaces and leisure facilities accompanied by an oasis of landscaped and cascading vertical gardens, green roof tops and tranquil lawns. Strategically planted with mature trees and borders which will provide a biophilic and eco-friendly environment for residents.

The Old Casino is a singular piece of Gibraltar's history and it requires an anchor to keep the space alive in the memories of those that have a fond recollection of it. Our response to this has been to create a classic and cherished development with complementary beautiful outdoor spaces.

Without this history we would never have been granted this opportunity to construct your home, nestled between the Gibraltar Nature Park and Gibraltar Botanic Gardens.



AFRICA IN THE DISTANCE



*Discover breath-taking views
and magical
natural landscapes...*

The pleasant surroundings and charming neighbourhood of Gibraltar's South District provide a perfect setting for The Reserve. To reside on the site of the Old Casino is an exceptional and rare opportunity, with panoramic views over the Bay of Gibraltar and North Africa, nature walks, historical sites and nearby Gibraltar Botanic Gardens and its wildlife sanctuary. Welcome to the best of Gibraltar living.

Gibraltar's South District stands out as an intimate residential location with charming appeal. Nuzzled alongside The Rock, flanked by one of Europe's most outstanding nature reserves and steeped in military history, the spectacular South District is notable because of its ocean-facing location and majestic views across the Bay of Gibraltar.

From this elevated position, away from the hustle and bustle of city life, is a sense of immersion into sublime nature. The nearby 200-year-old Gibraltar Botanic Gardens boast six hectares of stunning gardens, wildlife and a popular outdoor theatre. The focus of Gibraltar Botanic Gardens is on conservation projects whilst constantly striving to inspire respect for the planet through education programmes.

THE GIBRALTAR BOTANIC GARDENS



THE BAY OF GIBRALTAR



WINDSOR SUSPENSION BRIDGE



Resort Style

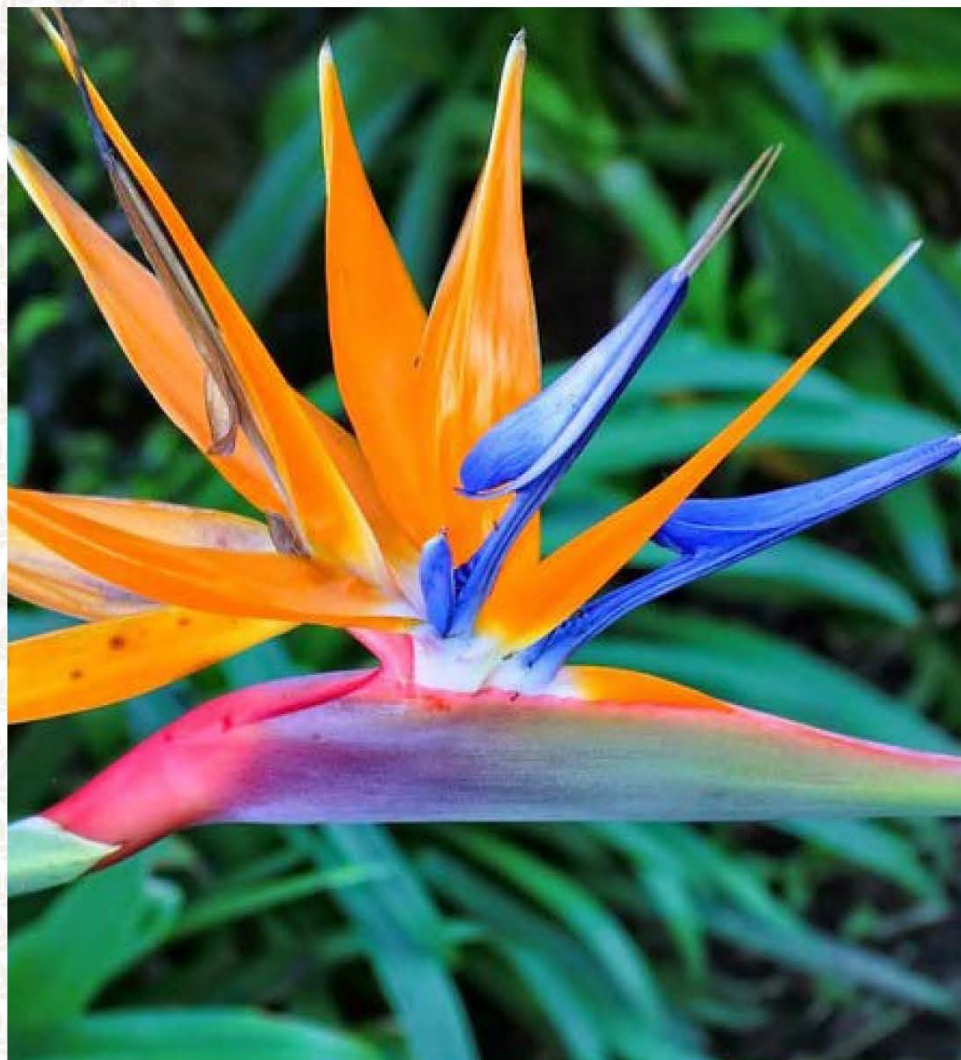
Living





★★★★★

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An intimate collection of circa 100 contemporary, luxurious residential apartments nestled against the Rock of Gibraltar in the heart of the South District, Gibraltar's most sought after natural neighbourhood. The Reserve has been designed to be in keeping with the history and legacy of this much-loved heritage landscape.

The Reserve is a new development of a stature that has never been seen in Gibraltar before.

The Reserve's sophistication is due to its never-to-be repeated location coupled with world-class architecture that seamlessly blends greenery throughout with distinctive interior design.

Welcome home...

Amazing views from sunrise to sunset

The Reserve brings unique luxury and opulence to the area, drawing on style cues from the location's lush green surroundings, ensuring this distinctive design sits perfectly within its secluded location.

Each individually designed residence, from garden apartments to penthouses will feature private terraces, all facing out towards the sea. Step outside onto your terrace and be inspired by the breath-taking views. Look down onto the boldly designed, timeless landscaped gardens, or out across Gibraltar's lush green open spaces and iconic skyline which includes the Bay of Gibraltar and as far as the eye can see to Africa. The magnificent views complement the sense of tranquillity that The Reserve offers.

This first of its kind, an exclusive development that will no doubt have a place in Gibraltar's residential hall of fame.



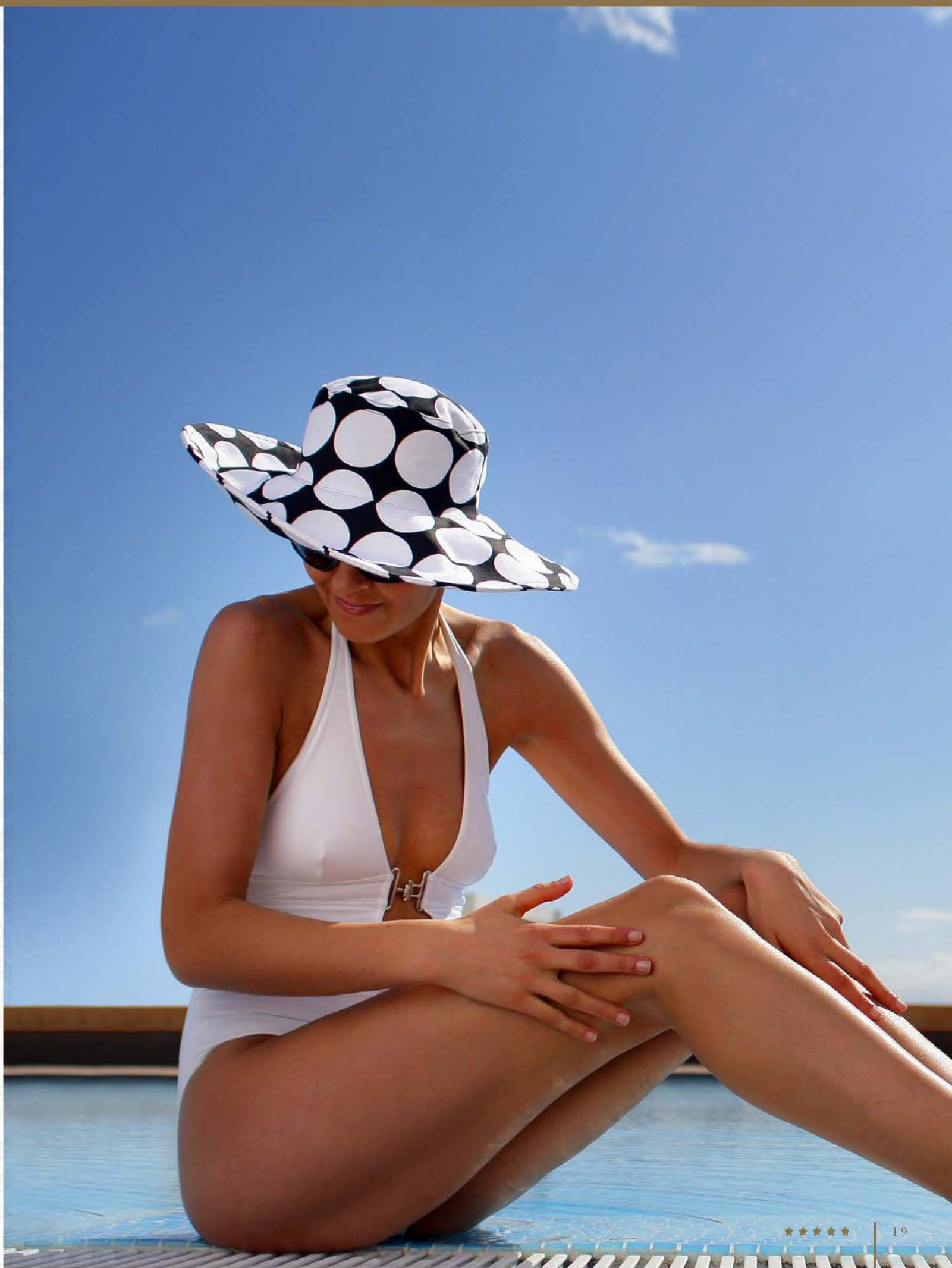


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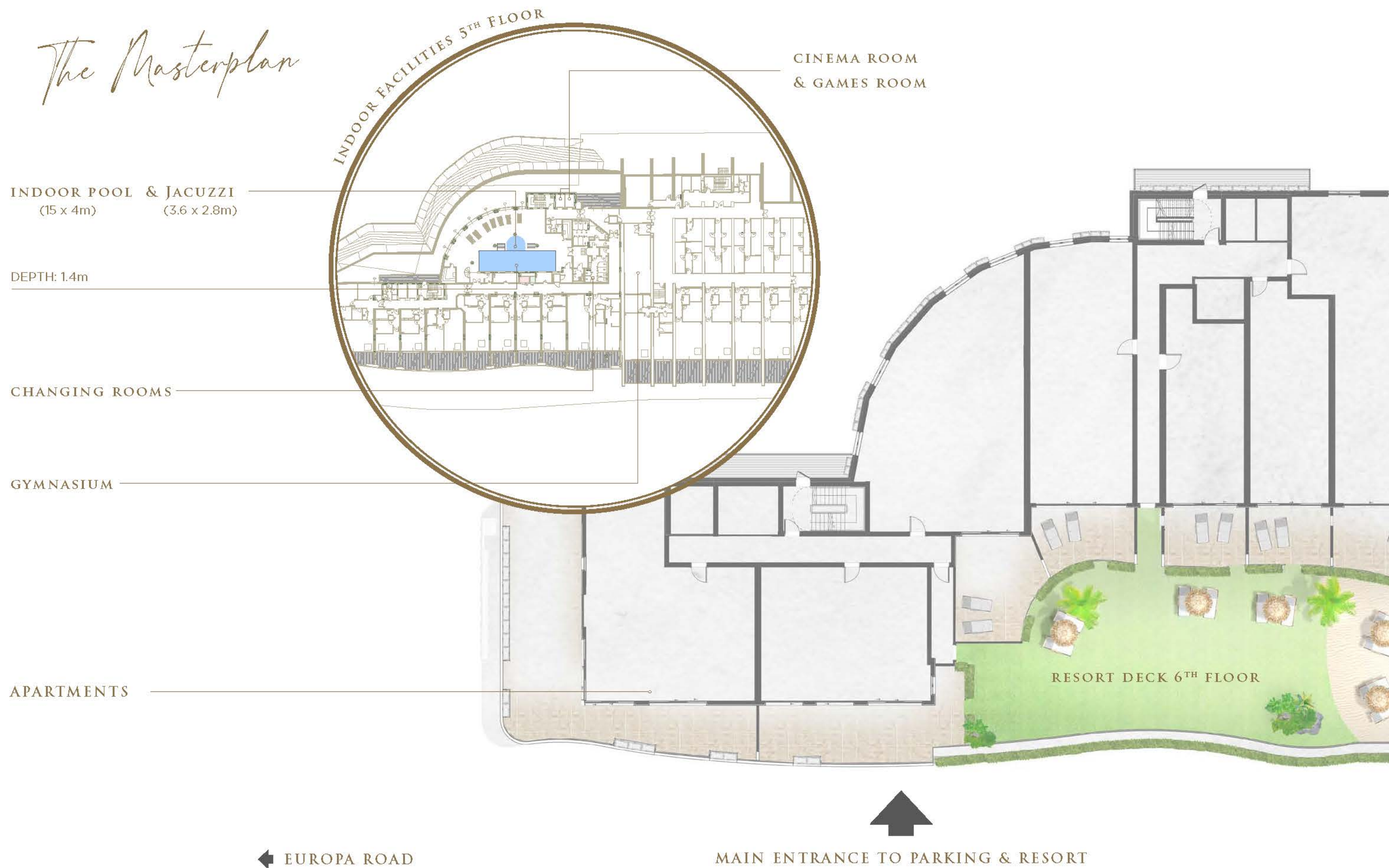


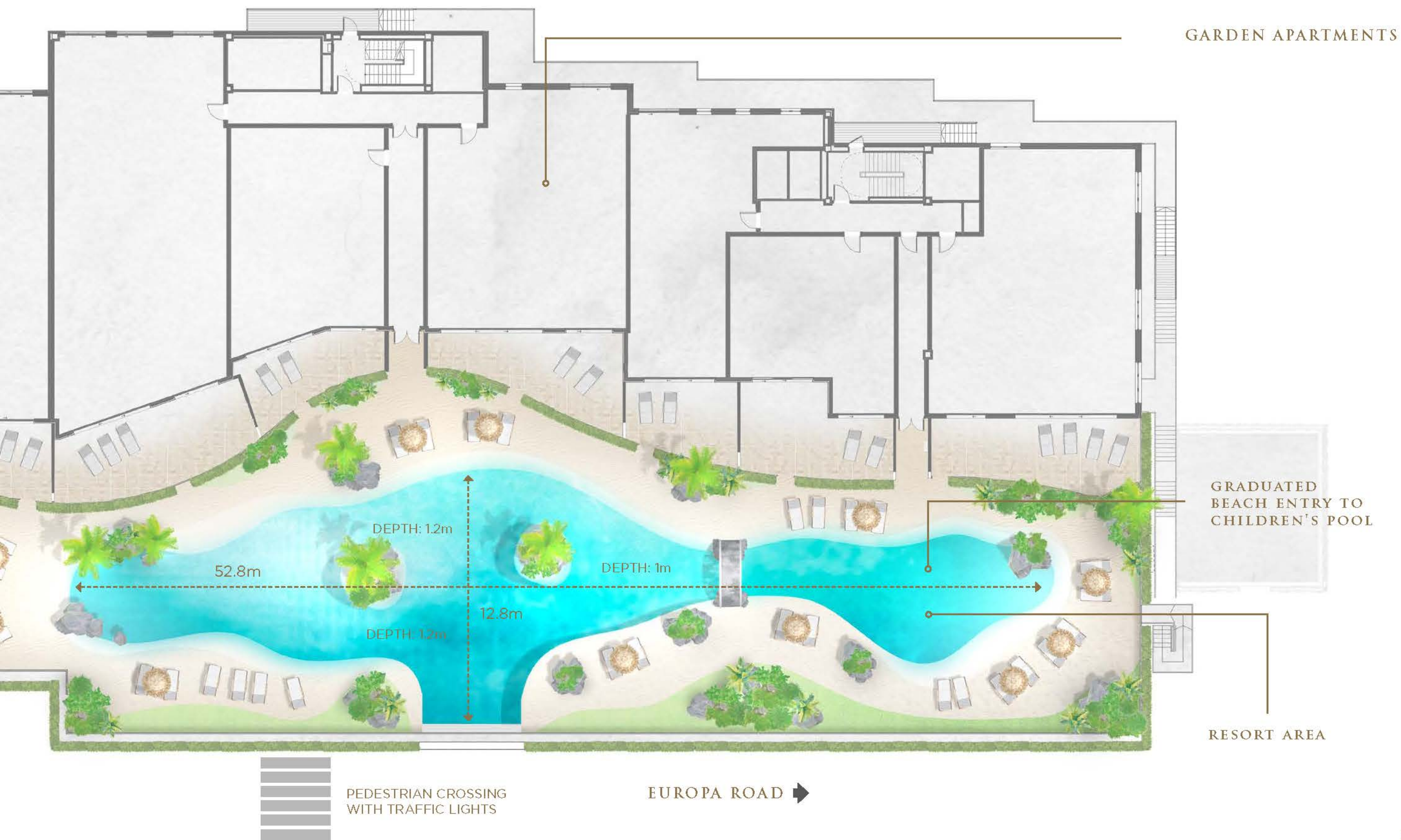
Magnificent Resort Area





The Masterplan





All you need in one community ...



The Reserve boasts unrivalled recreational facilities including a luxurious indoor pool with spa jets, a fitness centre with state-of-the-art gym facilities, games room, community cinema room and storage.

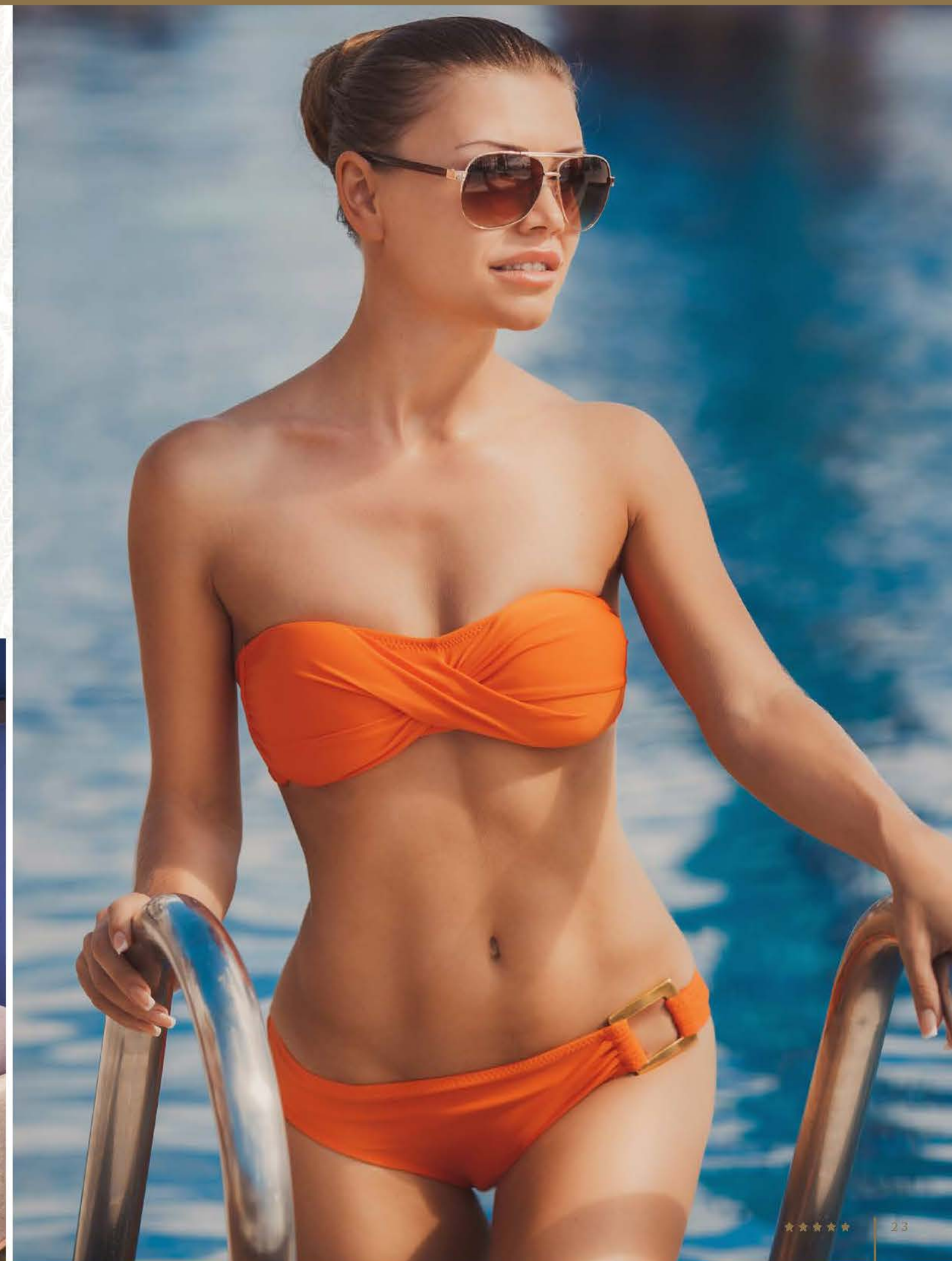
A secure gated community, The Reserve's design focuses on creating a place to feel at home and make new memories.

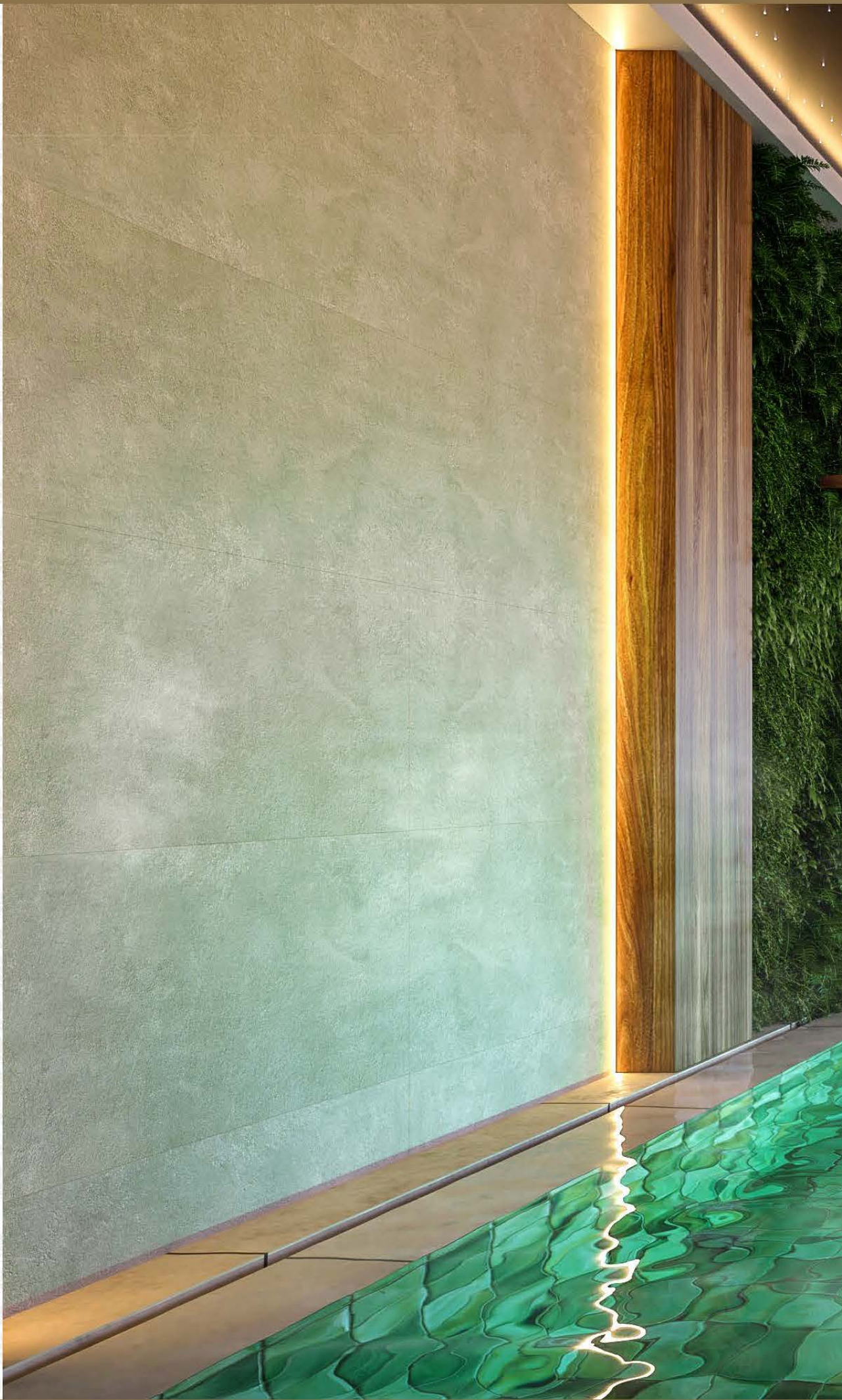
Communal outdoor areas benefit from resort-style chill-out decks with sun loungers and swimming pools set amongst stunning natural landscaped gardens.

... for all the Family



This is a stock photo and is indicative of the Community Cinema Room.





Relax & Revive



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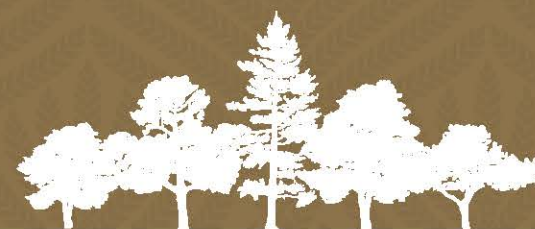




your Dusk...

The Reserve

Living



*A perfect blend of elegance and
contemporary design*





Important: This CGI illustrates how additional interior design elements, for example wall panelling and shelving spotlights, can be added to enhance a penthouse. These elements are not included as standard. ★★★★★

Contemporary style

The development has been designed using modern techniques focusing on delivering the most contemporary feel coupled with a natural sensory experience. The architecture is blended with lush climbing and cascading foliage at various levels and elevations, creating vertical green facades across the entire development.

The rooftop living green gardens provide an elevated, beautifully landscaped area for recreational use by the rooftop penthouses.





Important: This CGI illustrates how additional interior design elements can be added to enhance a penthouse. These elements are not included as standard.



Experience superb luxury and breathtaking views

This outstanding development will blend in perfectly with its rocky backdrop and unobstructed views of Gibraltar Bay across to Morocco's Rif Mountains. Every planning aspect of The Reserve has received careful and thoughtful consideration, taking inspiration from trailblazing urban planning case studies and environmentally groundbreaking architectural projects from across the globe.



Important: This CGI illustrates how additional interior design elements, for example wall panelling and shelving spotlights, can be added to enhance a penthouse. These elements are not included as standard.



Wake up in your dream home...



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All computer-generated images, photographs, dimensions, floor plans, views, estimates, figures, perspectives, opinions, statements, representations and diagrams contained in this brochure are indicative only. Its purpose is to give you an overall feel for the development, not an accurate description of each property. Final designs will include some changes without notice. Some images include optional upgrades at an additional cost. Properties are sold unfurnished.

The price of property and rental income may fluctuate. Historic performance should not be taken as a guarantee of future performance.

Prospective purchasers must undertake their own due diligence and are advised to obtain independent legal advice before purchasing.

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by **one eden**
we build communities