



THE RESERVE

— SOUTH DISTRICT · GIBPALTAR —



TECHNICAL SPECIFICATIONS

BUILDING



Main Structure

Reinforced concrete frame and foundations, and hot rolled steel structure on deep trusses.

Building Envelope

Rear external wall, stone coloured ceramic tiled façades and contemporary fascia.

Floors

Reinforced concrete floors with acoustic separation and floor coverings as appropriate to each area.

Roof

Roof to be finished with grass carpet and extensive areas of natural landscaping.

Windows

High-performance double-glazed, 'lift and slide' doors to terraces, tilt and turn windows (or Juliet balconies where shown, overlooking the Nature Reserve). All glazing to be energy efficient toughened glass.

Walls

Party walls constructed to latest acoustic standards. Internal partitions formed in metal studwork with insulation and sound resistant plasterboard.

Ceilings

Sound resistant plasterboard suspended ceilings with service access panels and concealed air cooling and heating system.

Terraces

Cantilevered balconies will feature: premier, high quality, anti-slip porcelain tile finish; glass balustrades giving unimpeded views with stainless steel handrails and landscaped; rendered solid planters to provide a green façade. Electric plugs point and water tap on each balcony. Automatic irrigation installed to all planters.

Flooring

Premier, high quality porcelain tiles throughout the corridors.

Decoration

All internal walls to be painted with washable emulsion. Doors to be hardwood veneer with incised or inlaid pattern and top quality, durable fittings.

Stairs

Premier porcelain tile staircases with stainless steel balustrades to communal areas.

Resort Deck

Natural, beach-style pool, including a children's area with fountains, poolside seating areas, pre-bathing rinse showers and landscaped gardens.

Indoor facilities

Luxurious heated indoor pool with jacuzzi and sauna, poolside loungers and fully equipped changing rooms. Indoor gym and fitness centre with sound absorbing flooring. Fully equipped cinema room with seating, projection and screen equipment and multiuse games room.

Car Parking

Car park with lift access, and allocated, numbered spaces for residents. The facility for overnight electric vehicle charging is integrated into the scheme with charging points in each space. Tandem spaces will be supplied with a key safe system installed.

Fire safety

The building is designed to comply with the latest fire regulations incorporating sprinklers in certain areas, with heat and smoke detection systems throughout the building, including in all apartments and penthouses.

Security

All building entrances will be access-restricted and monitored by a high-tech, security system. Security cameras to be installed throughout the development and a security company contracted.

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December 2020





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TECHNICAL SPECIFICATIONS

APARTMENTS



Kitchens

Appliances from market-leading brands, to include integrated multi-function electric oven and separate microwave, touch control induction hob and extractor hood, fridge/freezer and integrated dishwasher.

LED balance lighting to underside of cupboards.

Custom designed, high quality modular cabinets with stylish modern worktops fitted with under-mounted sink and lever action mixer tap with detachable handset.

Separate utility cupboard provided with plumbing, drainage, ventilation and leak detection.

Wardrobes

Custom made wardrobes in all bedrooms to feature soft close action doors, fully fitted with drawers where appropriate, shelves and/or hanging rails, or where appropriate open such as walk-in wardrobes.

Bathrooms

Bathrooms to be fully tiled with underfloor heating and wall-mounted heated towel rails.

Baths and showers, with glass screens where appropriate, and thermostatic mixer taps with detachable handset.

All WCs to have concealed cisterns.

Vanity units with under-counter concealed storage to be provided to all washbasins.

Generously sized washbasins to have market-leading brand lever action mixer taps, with anti-mist, illuminated mirrors positioned above.

Heating, Cooling and Hot Water

Thermostatically controlled, comfort cooling and heating to all bedrooms and living spaces. Condenser units to the air conditioning system at rear of building (and not on balcony terraces). Hot water boiler located in utility room or utility cupboard with automatic shut off valve operated by in-situ water leak detector.

Electrics

Energy efficient down lighters fitted in all rooms, where appropriate. Switch plates and sockets. Living and bedroom areas to have coffered edge ceilings with LED light shelves in accordance with IET regulations. TV/Data/telephone points in living room and all bedrooms; installation of fibre optic internet connection to each apartment. Smoke and heat detection systems fitted as standard in each apartment.

Options

Some options may be offered on finishes within the apartments that differ from the standard specifications. These options may be offered on colours of tiles and kitchens.

Flooring

Premier, high quality, porcelain tiles throughout the apartments.

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TECHNICAL SPECIFICATIONS

PENTHOUSES



Layout

Two layout options for the internal space of each penthouse apartment are available for a limited time period only and an alternative layout option must be confirmed prior to exchange of contract.

Kitchens

Appliances from market-leading brands such as Miele (or similar), to include multi-function, integrated electric oven and integrated microwave, touch control induction hob and extractor hood, integrated dishwasher, large fridge freezer, wine cabinet and warming drawer.

LED balance lighting to underside of all cupboards.

Custom made, high quality cabinets with stylish, contemporary worktops fitted with under-mounted, double sinks and Quooker Fusion (or similar) stone cold and boiling water taps. Hans Grohe Luxor (or similar) taps with detachable handsets. Separate utility rooms are provided with washer/dryer, ventilation and water leak detection system.

Heating, Cooling and Hot Water

Thermostatically controlled, comfort cooling and heating to all bedrooms and living spaces. Condenser units to the air conditioning system will be at rear of building (and not on balcony terraces). Hot water boiler located in utility room with automatic shut off valve.

Flooring

Premier, high quality, large format porcelain tiles throughout the apartments.

Electrics

Energy efficient down lighters fitted in all rooms, where appropriate. Switch plates and sockets. Living and bedroom areas to have coffered edge ceilings with LED light shelves in accordance with IET regulations. TV/Data/telephone points in living room and all bedrooms, data/telephone points in kitchen; installation of fibre optic internet connection throughout each apartment. Pre-installation for home automation. Smoke and heat detection systems fitted as standard in all penthouses.

Wardrobes

Custom made wardrobes in all bedrooms to feature sliding doors with soft close action or where appropriate open such as walk-in wardrobes. They will be fully fitted with drawers where appropriate, shelves, hanging rails and interior lighting.

Bathrooms

Bathrooms will be fully tiled with underfloor heating and heated towel rails.

Baths and showers will have glass screens where appropriate and thermostatic mixertaps with detachable handset

All WCs to have concealed cisterns.

Generously sized washbasins to have market-leading brand, such as Villeroy & Boch (or similar), lever action mixer taps and will have integrated, anti-mist, illuminated mirrors positioned above. Vanity units with undercounter concealed storage to be provided to all washbasins.

Master ensuites to be fitted with sanitary ware from market-leading brands such as Villeroy & Boch (or similar), shower, where appropriate freestanding bath, and double washbasins. Some ensuites may feature circular or oval baths.

Penthouse terraces (excluding 12th floor)

Terraces to be fitted with vergola (or similar) with roof opening over one area, and floor to be finished with anti-slip, premier porcelain deck tiles or, where appropriate, decking.

High-performance waterproofing membrane with decking system for concealed drainage.

Rooftop Penthouse roof gardens (12th floor)

Individual outdoor kitchen and pergola or similar with roof opening installed on each Penthouse Rooftop area. Spiral staircase leading to landscaped private roof garden. Roof to be finished with grass carpet and extensive areas of natural landscaping. (Please note above is subject to receipt of Planning Permission and may change).

Options

Exclusive to the launch period, during 2021 some options may be offered on finishes within the penthouses, these need to be selected from within 45 days of being advised.

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