



THE RESERVE
— SOUTH DISTRICT - GIBRALTAR —
★ ★ ★ ★ ★

TECHNICAL SPECIFICATIONS

BUILDING

Main Structure

Reinforced concrete post-tensioned structural beams with reinforced concrete floors and soffits.

Building Envelope

Stone rendered rear external wall, stone coloured ceramic tiled façades with a contemporary fascia.

Floors

Reinforced concrete floors and acoustic membrane with screed and floor tiles to all areas.

Roof

Roof to be finished with lawned gardens, private to the rooftop penthouses and the rear to be finished in a natural habitat to reflect the nature reserve.

Windows

High-performance double-glazed doors to terraces, tilt and turn windows where appropriate. All glazing to be energy efficient.

Walls

Party walls constructed to latest acoustic standards. Internal solid party walls with plasterboard linings and metal frames.

Ceilings

Plasterboard suspended ceilings with service access panels.

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 plug 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 interactive water play, 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 enabled facilities is integrated into the scheme.

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.

The Reserve (Gibraltar) Limited

January 2026

This document is for general guidance only and does not constitute, nor form, any part of a contract.



THE RESERVE
— SOUTH DISTRICT - GIBRALTAR —
★ ★ ★ ★ ★

TECHNICAL SPECIFICATIONS

APARTMENTS

Kitchens

Appliances from market-leading brand Bosch, to include integrated multi-function fan 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, 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.
Porcelanosa baths and showers, with glass screens where appropriate, and thermostatic mixer taps with detachable handset.
Villeroy & Boch WCs to have concealed cisterns.
Vanity units with under-counter concealed storage to be provided to all washbasins.
Generously sized washbasins to have 'Noken' 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 concealed LED feature lighting 686t7 in accordance with IET regulations.
TV/Data/telephone points in living room; installation of fibre optic internet connection to each apartment. Smoke and heat detection systems fitted as standard in each apartment.

Flooring

Premier, high quality, porcelain tiles throughout the apartments.



THE RESERVE
— SOUTH DISTRICT - GIBRALTAR —
★ ★ ★ ★ ★

TECHNICAL SPECIFICATIONS

PENTHOUSES

Kitchens

Appliances from market-leading brands Miele and Bosch to include multi-function, integrated electric oven and integrated microwave, touch control induction hob and extractorhood, 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 stone cold and boiling water tap. Franke 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. 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 mixer taps with detachable handset

All WCs to have concealed cisterns.

Generously sized washbasins to have market-leading brand Villeroy & Boch and Porcelanosa, 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 ensembles to be fitted with sanitary ware from market-leading brands Villeroy & Boch and Porcelanosa, shower, where appropriate, a freestanding bath and double washbasins.

Penthouse terraces (excluding 12th floor)

Terrace floor to be finished with anti-slip, premier porcelain deck tiles.

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.