



MIDTOWN

The eagerly awaited and unique Midtown real estate development delivers the optimum standard in city living, working and playing.

Midtown has been skillfully designed to provide a contemporary, sustainable hub of residential, corporate, commercial buildings and amenities across 4.3 acres in the very heart of Gibraltar.

Presenting truly beautiful 1, 2, 3 and 4 bedroom apartments as well as a number of breathtaking penthouses; Midtown has been arranged to accommodate all aspects of modern life, but crafted with careful consideration to the traditional values of a home.

Luxurious space

privacy



In addition to this residents at Midtown will enjoy the tranquility and urban sanctuary of a private gardens and pool area, splendid lobbies with dual high-speed elevators and concierge services.

The 24 hour concierge desk offers valet assistance, package delivery and help with any request you may have.

Enjoy fully landscaped private gardens with views of the city and a stunning pool deck.

MIDTOWN DEVELOPMENT

# Specifications

## Kitchens

- High specification contemporary kitchen featuring a quartz stone composite worktop combined with matt lacquered doors and feature splash back
- Stainless steel under mounted sink and stainless steel monobloc mixer tap
- Concealed worktop lighting and ceiling down lighters
- Miele, Bosch, Siemens or similar stainless steel oven, extractor hood and 4 ring induction hob
- Miele, Bosch, Siemens or similar dishwasher
- Miele, Bosch, Siemens or similar fridge freezer
- Miele, Bosch, Siemens or similar integrated microwave

## Master Bathrooms

- White designer bath with porcelain tile or stone bath panel or walk in style shower enclosure with large format tray
- Wall mounted mixer valve with bath filler and handset on flexible hose
- Thermostatic shower mixer valve with wall mounted shower head
- Glass hinged bath screen and door
- Dual flush wall mounted WC with concealed cistern
- Large wall mounted designer wash basin with stainless steel mixer
- Large format porcelain or stone wall tiles
- Large format porcelain or stone floor tiles
- Shaver point, recessed lighting and de-mist mirrors

## Ensuite Shower Room

- Walk in style shower enclosure with large format tray
- Thermostatic shower mixer valve with wall mounted shower head
- Glass hinged shower screen and door
- Wall mounted designer wash basin with stainless steel mixer
- Dual flush wall mounted WC with concealed cistern
- Shaver point, recessed lighting and de-mist mirrors
- Large format porcelain or stone wall tiles
- Large format porcelain or stone floor tiles

## Interior Finishes

- Interior solid core full height apartment entrance doors with matching hardwood frames
- White satin finish internal doors with matching frames and architraves
- Stainless steel ironmongery throughout
- Full height fitted wardrobes to all bedrooms
- Walls to be finished in matt warm white
- American Walnut hardwood engineered flooring to bedroom / living / dining / kitchen area & hallways

## Heating & Cooling

- Integrated reverse air heating / cooling system with individual controls to living / dining room areas and bedrooms

## Electrical

- Recessed LED down lighters
- Perimeter 5 amp circuit lighting to living areas and all bedrooms
- Washing machine and tumble dryer in separate utility area

## AV Telephone & Data Systems

- Wiring for cable and terrestrial television
- TV outlets to living area and bedrooms
- Telephone outlets with broadband capability to living area and bedrooms

## Floor to Ceiling Heights

- Ceiling heights of approximately 2.6m in the living areas and bedrooms and 2.4m in the ancillary spaces

## Balconies & Terraces

- Large glazed sliding doors with iron grey profiles
- Large format ceramic or stone tiles on floor
- Timber deck ceiling lining
- Glass balustrades with stainless steel ironmongery

## Security

- Access to building via electronic video entry system
- Smoke / heat detectors to all apartments
- CCTV
- High security multi point locking entrance door with spy hole viewer to each apartment
- Secure post boxes in main entrance lobby
- Direct call to 24 hour concierge from apartment video entry phone
- Site estate management office

## Resident's Facilities

- Development includes health club, shops, cafes and restaurants
- Residents roof garden on 4th floor of bridge with views of central Gibraltar
- 105m2 pool and sun deck with showers & changing facilities
- Delivery storage facilities

## Lifts

- Dual high speed smart lifts
- Contemporary high specification interiors to lift cars
- Contemporary high specification lift lobbies at each residential floor

## Car Parking & Storage

- Secure access controlled elevated car park
- Car parking space included with each apartment
- CCTV security

## In the Area

Leisure centre, cinema and bowling alley  
Town centre shopping and eateries  
Finance centre, private and high street banks  
Marinas and Super Yacht facilities  
Business suites and offices  
Green parks and event venues  
Hospital  
Independent and state schools & nurseries