



EUROCITY

GIBRALTAR

THE NEW WAY TO LIVE



THE NEW WAY TO LIVE

We want to bring a luxurious convenience to the way Gibraltar lives and works, shaping an environment where people can get more out of life. We believe that by combining luxury resort living with an established global business centre in an attractive Mediterranean location, we will create the ultimate destination.

To realise our vision, we have brought together a world class, multi-disciplinary team of architects, engineers, landscape designers, and experts in service delivery who understand the needs of the most discerning residents, and how to fulfil them in style.

Together we have created EuroCity, an incomparable residential resort at the heart of Gibraltar's business district. Striking, sustainable architecture, lush landscaping, impeccable service and world-class amenities, with all the advantages of Gibraltar's business-friendly approach and its beautiful Mediterranean climate.



WELCOME TO
EUROCITY

GIBRALTAR





Computer generated image is indicative



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.





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A RELAXED WAY OF LIFE

Gibraltar enjoys a high standard of living, with a variety of sporting, cultural and entertainment choices.

With 300 days of sunshine per year, and six beautiful beaches to enjoy them on, life in Gibraltar is as relaxed as you want it to be.





PALMONES

BAY OF GIBRALTAR



WATERBABIES NURSERY

MARINA BAY

AIRPORT

NORTH MOLE ROAD

SUNBORN CASINO

BAYSIDE SCHOOL FOR BOYS
ST ANNE'S MIDDLE SCHOOL

POST OFFICE & PARCEL DEPOT

WATERPORT ROAD

ST MARTIN'S SPECIAL SCHOOL

EUROPORT ROAD

ST PAUL'S NURSERY & PRIMARY SCHOOL

OLD TOWN

GRAND CASEMATES SQUARE

MORRISONS

PETROL STATION

WESTSIDE SCHOOL FOR GIRLS

BISHOP FITZGERALD MIDDLE SCHOOL

EUROCITY
GIBRALTAR

ALGECIRAS

ST BERNARD'S HOSPITAL

EUROPORT AVENUE

MAIN STREET

PORT OF GIBRALTAR

CENTRAL BUSINESS DISTRICT

QUEENSWAY ROAD



Ideally placed for residents, convenient for leisure and commerce, EuroCity's location takes full advantage of Gibraltar's central business district, and its close proximity to transport connections to Europe and further afield.

The EuroCity development 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

TRINITY HOUSE LIGHTHOUSE







EUROPORT AVENUE ENTRANCE
(LOWER LEVEL)

PORCELANA

MURANO

CACTUS GARDEN
(UPPER LEVEL)

GARDEN
(UPPER LEVEL)

OCULUS GARDEN
(LOWER LEVEL)

POOL TERRACE
(UPPER LEVEL)

CARRARA

SECRET GARDEN
(UPPER LEVEL)

A VISION FOR A NEW GIBRALTAR

Architecturally striking, ideally located, and offering outstanding residential, commercial and retail space to the designs of an internationally acclaimed team, EuroCity is a new benchmark of quality at the heart of Gibraltar's central business district.

Three slender towers, including Gibraltar's tallest at 22 storeys with unrivalled views towards Spain and Africa, create a sustainable, residential resort of 366 apartments around a split-level podium of lush landscaped gardens and pools, served by an international-class concierge facility, the first of its kind in the territory.

Welcoming public space at ground level, the attractions of lively retail, cafés and restaurants, and the further benefit of extensive car parking, confirm EuroCity as a prime destination within the central business district, and a valuable new addition to Gibraltar.





RINKO

EUROCITY



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We wanted to create the best of 21st century living, bedded in the centuries old eco-culture of gardens, pools and courtyards and in the process produce an elegant, dignified addition to Gibraltar.

Jonathan Manser

The Manser Practice, Architect for EuroCity

THE ARCHITECT'S VISION

A landmark project designed by the award-winning Manser Practice to reflect Gibraltar's iconic status as the gateway to the Mediterranean, EuroCity's towers - Carrara, Murano and Porcelana - bring together sustainability, striking architecture and lifestyle with shops, offices, restaurants, pools and a gym in one exemplary development intended to create a new way to live in Gibraltar.

Sustainability is built into EuroCity. The orientation of the towers optimises daylight and views of the Rock, Spain and Africa, whilst design elements such as green walls and hanging planting provide some shade from the sun to the lower levels, as well as concealing extensive parking from view.

Even the swimming pools set among the greenery of the landscaped gardens are warmed by the buildings' heat exchange mechanism. On the roofs, rain harvesting and solar panels offer residents convenient energy and water efficiency.

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Computer generated image is indicative





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It is my belief that gardens and landscapes improve not just the environment but the quality of life for all who experience them.

Andy Sturgeon

Andy Sturgeon Design, Landscape Architect for EuroCity

A WELCOME OASIS

Inspired by Gibraltar's shady, old-city lanes, pleasant, cooling courtyards at the base of the three EuroCity towers interconnect with passageways to create a quiet green escape of gardens and pools away from the traffic and midday heat, echoing the territory's North African architectural heritage and offering the best of 21st century living.

Carefully selected and combined, plants and contrasting hard materials in diverse settings define EuroCity's elegant, harmonious contribution to the streetscape, and complement the concept of the residential resort.

Larger trees at EuroCity's threshold welcome residents and visitors arriving from Europort Avenue. A charming micro-climate within, animated with year round structural and tactile interest, leads to the retail experience, with details and texture in hard surfaces encouraging movement through the space, or simply a pause for relaxation at the Oculus Garden, a dramatic courtyard open to natural sunlight from above.

At the podium level, a series of connected zones encourage a variety of uses. The pool terrace makes the most of green and informal landscaping, with semi-tropical planting bordering timber decked edges. The Secret Garden is a private tranquil space, shrouded with leafy palms, while the main Garden and Cactus Garden, with their meandering pathways and integrated seating, create a wonderfully natural oasis, and the perfect natural backdrop to life at EuroCity.







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When we work on a project, our aim is to create a private sanctuary; a beautiful space, realised through a sincere and deep immersion in the detail.

Lada Guseva

Lada Guseva's Design-Bureau, Interior Designer for EuroCity

THREE UNIQUE IDENTITIES

Translating the EuroCity vision into an elegant design for the apartment interiors is the work of Lada Guseva and her internationally-recognised Design Bureau team, a leading force in interior design.

At EuroCity her signature marble, open wood-grain and muted natural colours, contrasted with touches of brushed metal, have been applied to create a restrained harmony from reception to apartment, turning every home into a luxurious style statement, complemented by quality craftsmanship in finishes, fixtures and fittings.

The quintessential palette – Light Tones – is inspired by Carrara, the first of the three dramatic towers at EuroCity. The gold standard across all apartments, this palette is light and cool, perfect for Mediterranean life.

For residents whose tastes demand something different, Lada has also brought together two alternative palettes, each influenced by the distinct architectural personality of the second and third towers. For those who prefer a warmer mix of natural materials and finishes, there is the Mid-Tones palette, inspired by Murano. Alternatively there is the Rich Tones palette – evoking glamour and style, and inspired by Porcelana.

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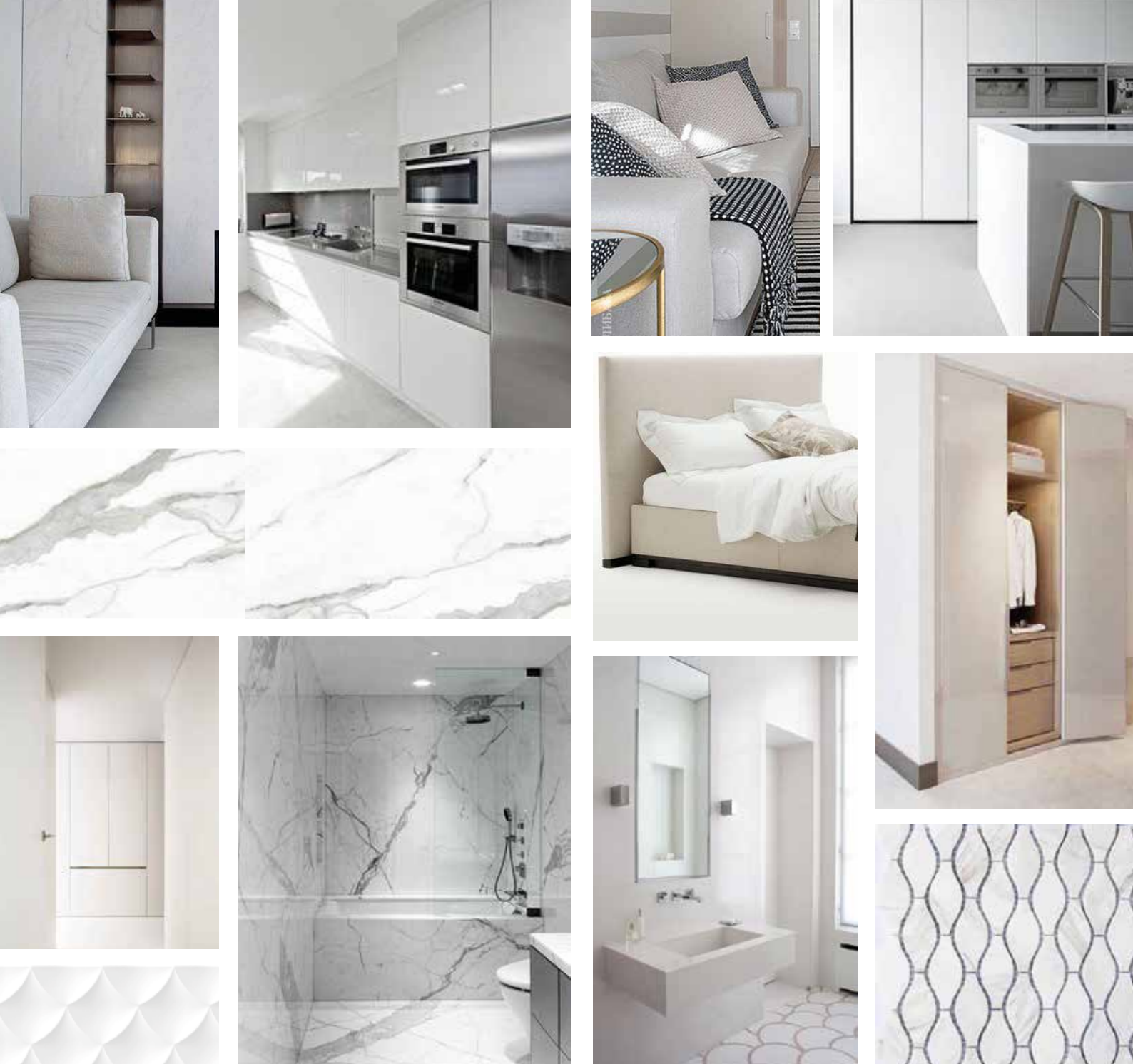




CARRARA ENTRANCE AND RECEPTION MOODBOARD

INTRODUCING
CARRARA

Carrara is the first of the three towers at EuroCity – cool, light and airy, elegant and polished. It is a masterful hand that can wield such restraint, creating something awe-inspiring yet inviting, with finishing touches to delight the eye and the senses.

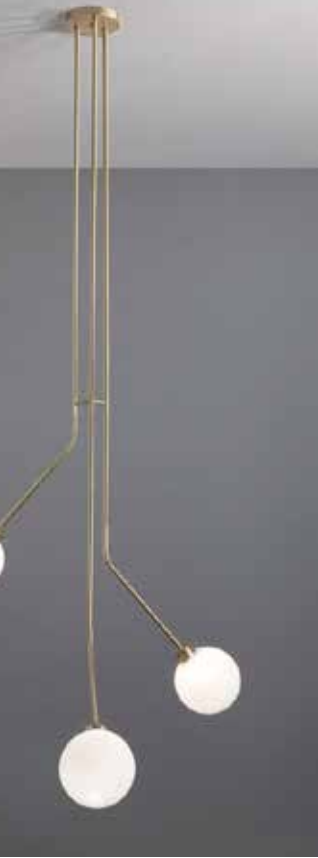


LIGHT TONES APARTMENT MOODBOARD

CORE PALETTE

LIGHT TONES

To complement the personality of Carrara, our Light Tones palette is the gold standard, available to all apartments across the development at EuroCity.



MURANO ENTRANCE AND RECEPTION MOODBOARD

INTRODUCING
MURANO

The personality of Murano, the second tower, is the playful expression of contrasts. The hand of nature - figured timbers and veined marble - tamed by the artisan with precision and care to create spaces that exude comfort and elegance.



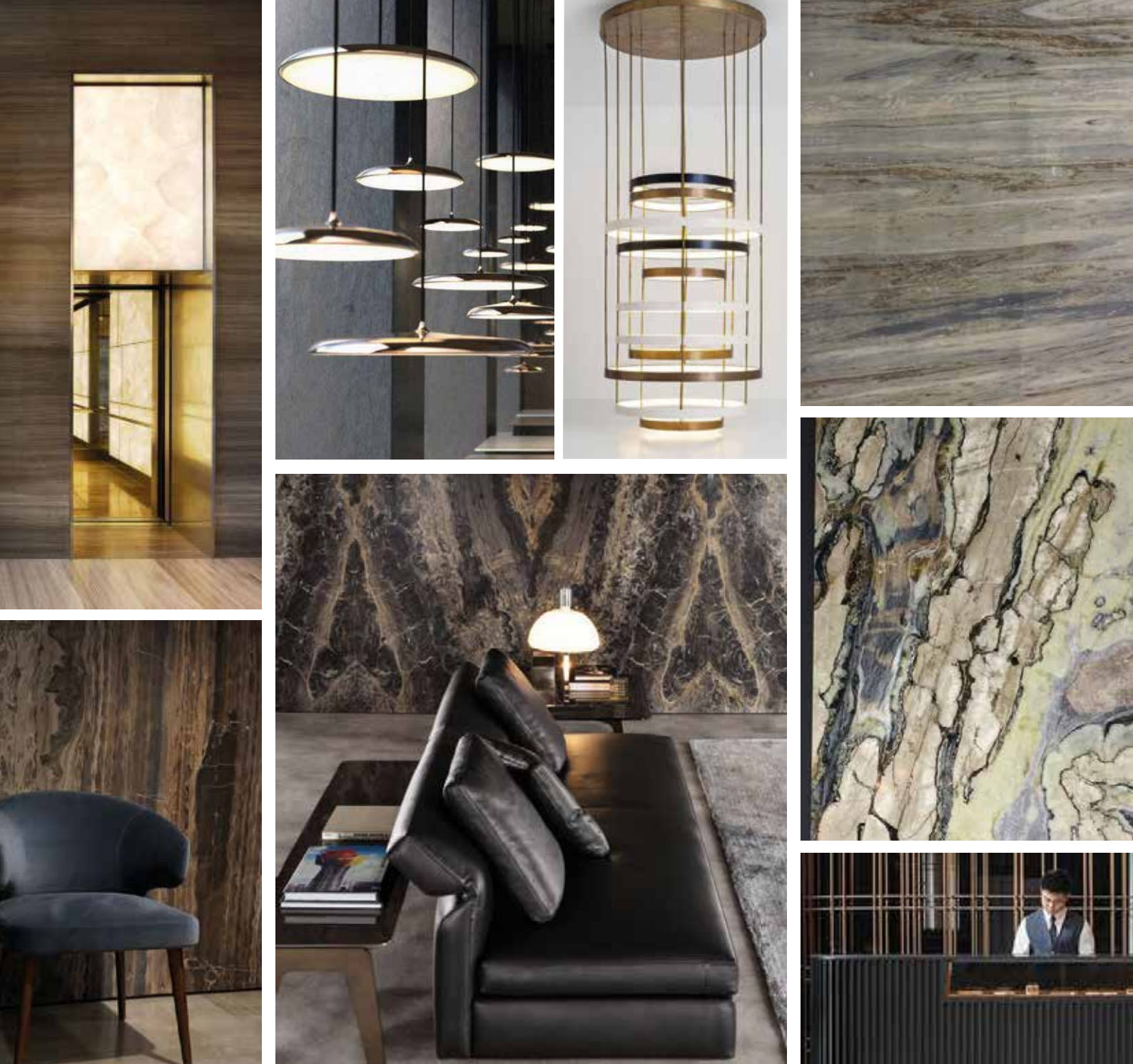
MID TONES APARTMENT MOODBOARD

ALTERNATIVE APARTMENT PALETTE

MID TONES

To complement Murano, our Mid Tones palette is a fine choice for those looking for something a little deeper.

It is available to all purchasers at EuroCity as an alternative to the standard Light Tones palette.

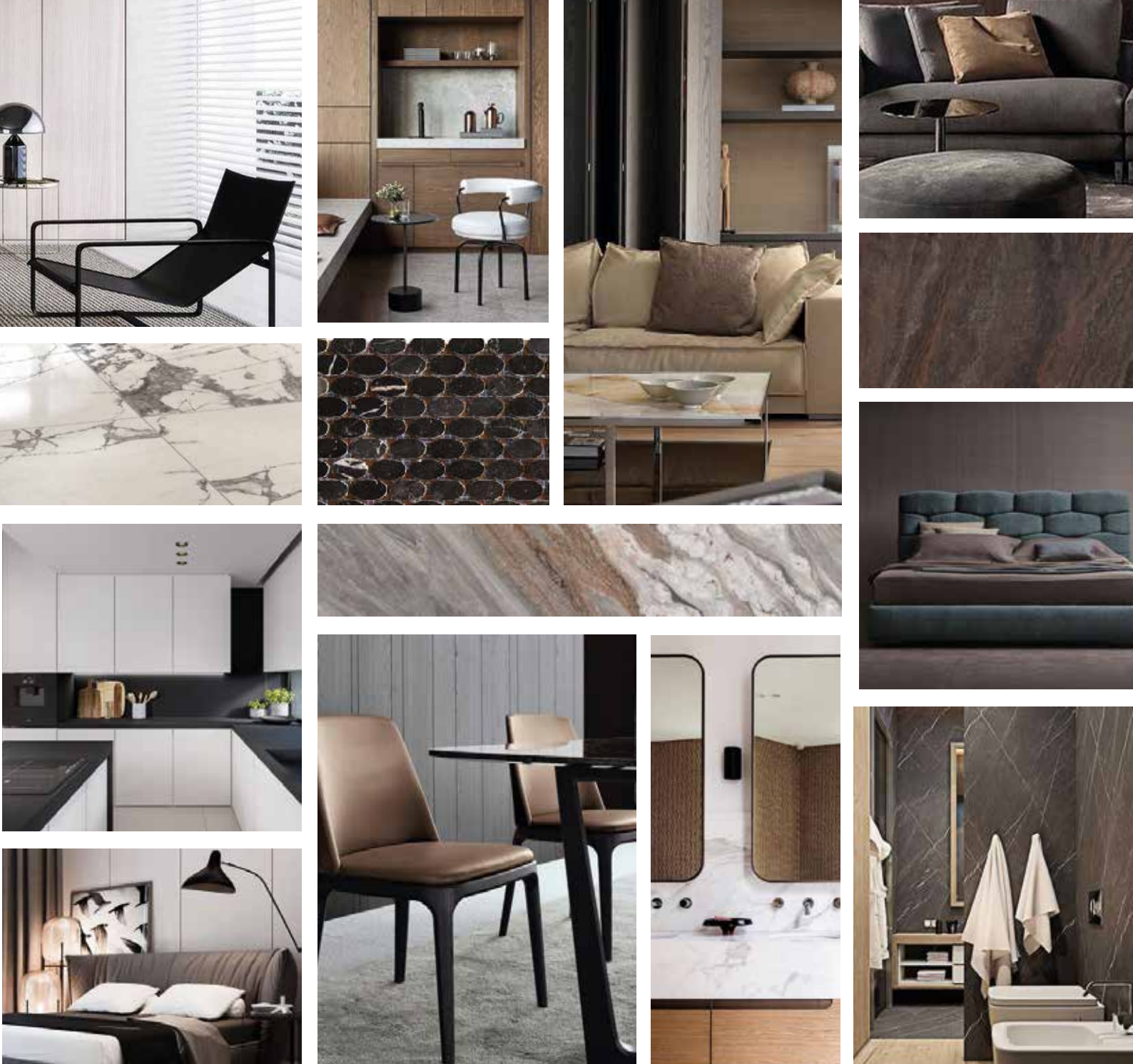


PORCELANA ENTRANCE AND RECEPTION MOODBOARD

INTRODUCING

PORCELANA

The final tower at EuroCity, Porcelana is uncompromising style. Evoking the golden age of glamour, reinvented for today, it creates astonishing depth and drama through materials and finishes - a stunning backdrop to modern life.



RICH TONES APARTMENT MOODBOARD

ALTERNATIVE APARTMENT PALETTE

RICH TONES

Our Rich Tones palette has been devised to offer a rich and sumptuous elegance to your living spaces, inspired by the glamour and style of Porcelana.

This option is available to all purchasers, as an alternative to the standard Light Tones palette.

THE EUROCITY LIFESTYLE

With the advantages offered by location, regulation and climate, Gibraltar already offers an enviable environment to live and work. So that residents can enjoy the best of the territory, we strive to make homes that complement a convenient and connected lifestyle.

An essential part of EuroCity's aim to facilitate the busy working lives of its residents is the EuroCity Concierge, a 24 hour five-star service covering a range of everyday requests, such as accepting deliveries on behalf of residents, arranging bookings for restaurants and events, and organising maintenance and repair from the carefully vetted, on-call, on-site team.

To support this service, and for maximum convenience, an app is in planning to ensure that all of the necessities are a simple click away.

An on-site management company, with over 40 years experience in investment properties is also available at EuroCity. No less important for residents' or investors' peace of mind, EuroCity provides secure parking facilities with controlled access, part of the neighbourhood's fully-monitored, 24 hour security provision.

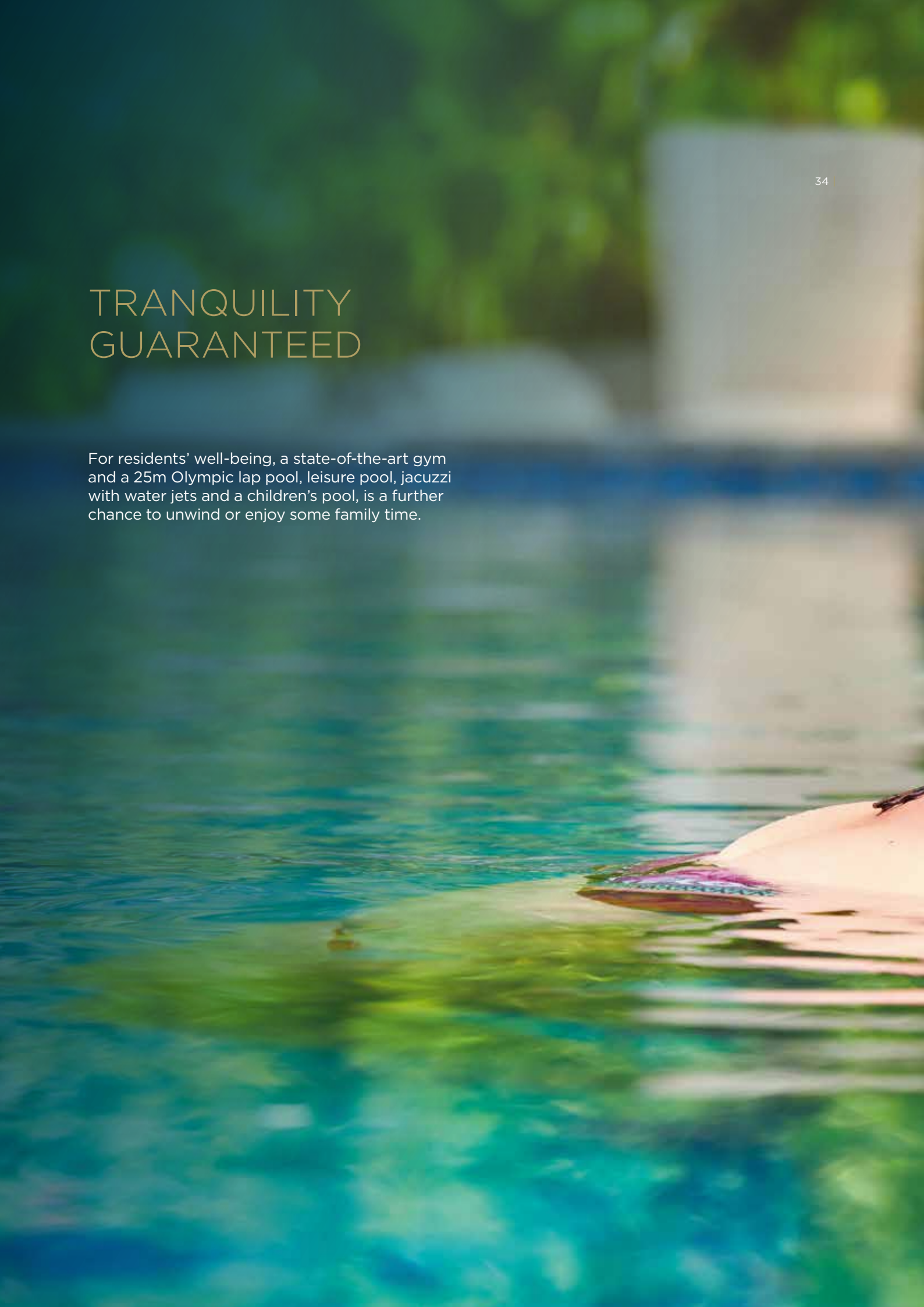


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TRANQUILITY GUARANTEED

For residents' well-being, a state-of-the-art gym and a 25m Olympic lap pool, leisure pool, jacuzzi with water jets and a children's pool, is a further chance to unwind or enjoy some family time.



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ORGANIC

LUCCI

LUCCI



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A NEW DESTINATION

EuroCity will offer a whole new retail experience, with boutiques and brands catering to a range of tastes.

Set in an oasis of lush, green landscaping, EuroCity is set to become a delightful destination in its own right.





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 EuroCity 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 three 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 EuroCity in the form of the Commonwealth Park, the Botanical Gardens or Gibraltar's Nature Reserve with its striking views of two continents.

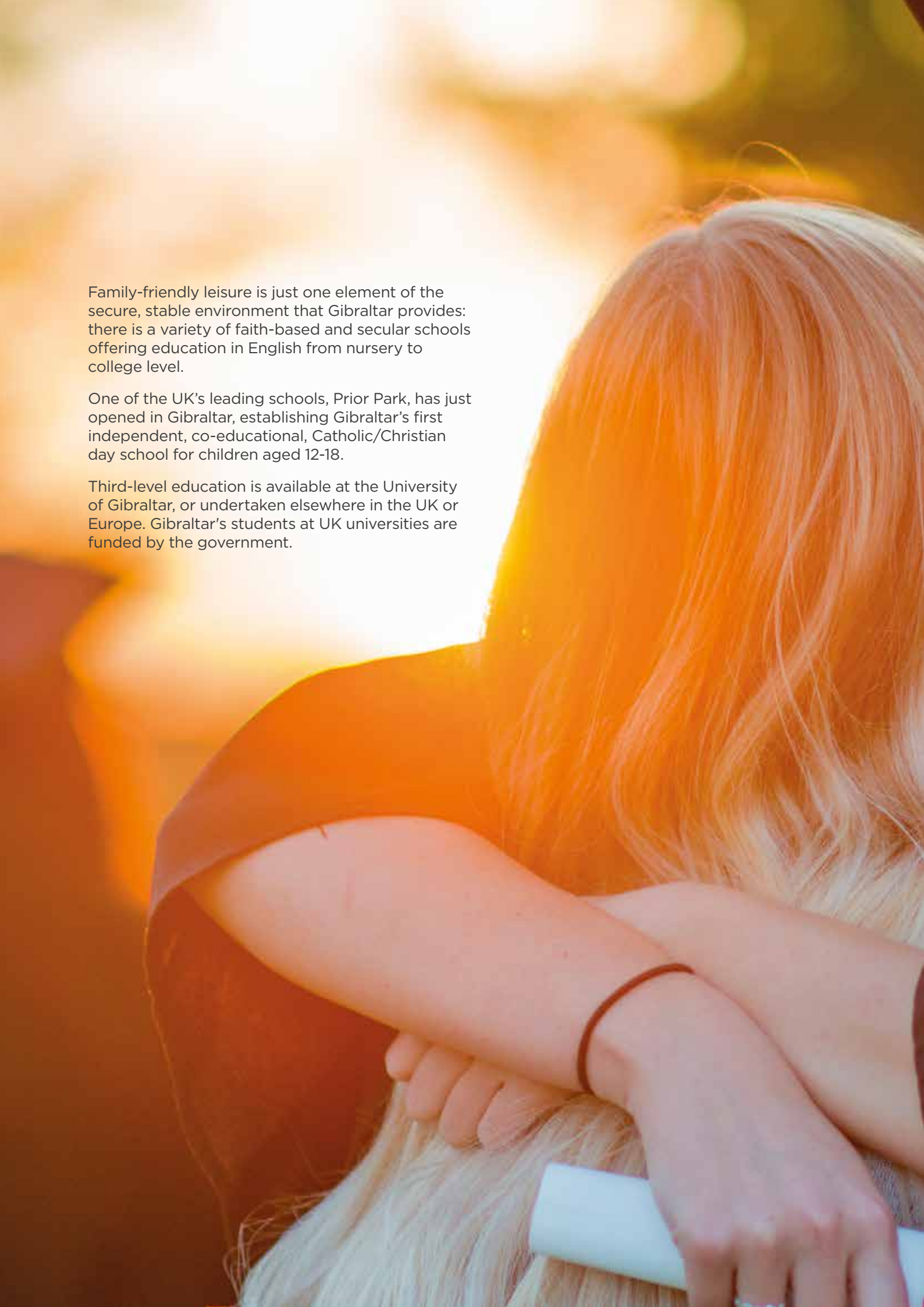


Lively nightlife, with quality restaurants and cafés are all evidence of Gibraltar's international outlook. EuroCity will bring the best of local and world cuisine within easy reach.



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Family-friendly leisure is just one element of the secure, stable environment that Gibraltar provides: there is a variety of faith-based and secular schools offering education in English from nursery to college level.

One of the UK's leading schools, Prior Park, has just opened in Gibraltar, establishing Gibraltar's first independent, co-educational, Catholic/Christian day school for children aged 12-18.

Third-level education is available at the University of Gibraltar, or undertaken elsewhere in the UK or Europe. Gibraltar's students at UK universities are funded by the government.





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 Gibraltarian 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





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.



ROCK SOLID INVESTMENT OPPORTUNITY

Property investment in Gibraltar has shown year-on-year growth consistently since the turn of the century, an enviable statistic for property owners.

There has been no boom and no bust. Slow, steady price growth is the hallmark of the property market, underpinned by rising demand across the price spectrum.

Before examining why this is the case, let's look at the basics.

THE BASICS

Land tenure in Gibraltar follows UK principles with leasehold property being the normal basis for ownership (the ultimate owner of the land being the UK Crown). Leases tend to start at 150 years with minimal ground rents being payable to government. This is also the case for Eurocity. Property law is also broadly based on the UK system.

Gibraltar has two residential property markets: i) government owned and / or funded (local market) where purchase and occupancy eligibility is restricted in line with the government's social housing policy and ii) privately owned and / or funded (open market) where there are no restrictions on foreign nationals purchasing property in Gibraltar.

The open market properties trade at significantly higher prices (up to 100% on a like-for-like basis) than the local market due to the lack of restrictive usage clauses. The open market provides a greater choice and generally higher quality specifications and amenities (for example, communal pools).

EuroCity is an open market development allowing anyone to purchase a unit.

We estimate that there are some 13,000 residential units in Gibraltar of which around one half are in the open market.

ECONOMIC GROWTH UNDERPINNING DEMAND

In 2002 there were 14,000 jobs in Gibraltar. Today, the number of jobs is some 27,500, a near doubling in employment levels in sixteen years. Gaming, insurance, financial services and now fintech / crypto have driven and continue to drive this growth.

In the same period the population has grown from 28,500 to 33,500, an increase of 5,000.

A significant number of jobs are fulfilled by non-Gibraltarian workers who are effectively forced to live in Spain due to the scarcity of available property in Gibraltar. Some 13,000 workers cross the border with Spain each day to work in Gibraltar. It is generally accepted that a large proportion of these workers would live in Gibraltar if there was suitable property and/or more affordable property.

Also in the same period, the economy has grown from a GDP of £507m to £1.8bn.

The growth in demand for property in the last decade, is a direct result of Gibraltar's successful economy which has grown every year since the turn of the century.

WHY NO BOOM AND BUST?

Geographically Gibraltar's housing market is closest to Spain whilst economically it is closest to the UK. Both of these markets have faced a 'boom and bust' since the year 2000. But Gibraltar hasn't. Why?

A property boom is usually fuelled by cheap debt flowing to developers who build speculatively, perhaps selling a small percentage of the development prior to start of construction and with deposits of just 10% from purchasers. Too many properties are built and there is insufficient demand on completion. Prices fall. Purchasers walk away without completing.

In Gibraltar, there has never been a flow of cheap debt. Just two banks have traditionally funded property development and it is the norm for banks to request a high level of pre-sales before making funding available. Furthermore, developers tend to request 25%-30% purchase deposits during the build process which deters the riskier speculators with minimal funds.

As a result, the developments which get off the ground are well funded and predominantly pre-purchased by committed purchasers with capital. Thus historically the financing structure has created a natural brake on a boom and a prevention of a bust.

RETURNS

Investors are typically achieving gross yields of 5.5% - 6.25% in the core buy-to-let market. Higher yields will be achieved on riskier properties or those requiring refurbishment. Lower yields generally attach to above £1m properties which are outside the mainstream buy to let market. Costs of ownership and letting fees reduce the gross yield by c 1% so net yields of 4.5% - 5.25% are typical.

Capital growth has been achieving 2%-5% per annum for the last ten years.

Hence property investment in Gibraltar has rewarded investors well.

If the rate of job growth continues at c250-500 per annum, which is quite possible, then these new employees (and their families where relevant), most of whom will come from outside of Gibraltar, will also have to live somewhere.

Mike Nicholls FCA

Managing Director, Chestertons

A SHARED VISION

Our partners' expertise, and the breadth of their technical capabilities in architecture, landscaping and construction, is what allows us to realise our vision of exceptional quality and design at EuroCity.

Their extensive experience also ensures excellence in cost and schedule management, minimising investment risk and optimising opportunity. They share our values and commitment to quality.

M

THE MANSER PRACTICE ARCHITECTS + DESIGNERS

The Manser Practice is an internationally acclaimed architects, with 40 staff based principally in London undertaking masterplan and development projects from housing schemes to hotels, embassies and hospitals across EMEA, Pakistan, India, China and the US.

AKS

AKS Architects and Engineers are Gibraltar's premier architectural and engineering consultancy. Operating in the territory for the last 50 years, AKS Architects are providing architectural and engineering expertise as well as the benefit of unparalleled local knowledge. AKS Management Ltd are providing overall project management, employers agent and associated services throughout the project. Previous projects include the structural design of Buena Vista luxury housing and The Island.



ANDYSTURGEON DESIGN

Andy Sturgeon, EuroCity's landscape designer is known throughout Europe, the Middle East, Russia and Hong Kong. His designs bring together traditional materials, innovative planting and contemporary styling to create engaging environments with timeless architectural and sculptural qualities.

CHESTERTONS

Chestertons is the largest estate agency in Gibraltar, operating with in-depth local knowledge and the benefit of global experience and reach. The firm brings an experienced property development consultancy to the EuroCity team, a continuation of their existing property management and concierge level service partnership with Bentley Investments.





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I want to bring international standards of design and service to Gibraltar, and create a new way to live. There is huge potential here and I feel a profound obligation to leave a lasting legacy.

Evgeny Cherapakhov

Chairman, Bentley Investments Group

PASSION FOR PERFECTION

Led by founder Evgeny Cherapakhov, over the last two decades, Bentley Investments has been working with internationally-renowned partners to bring world-class design and levels of service to the residential, commercial and office spaces that we develop, build and manage.

Our aim is a lasting contribution to the quality of life in Gibraltar. We remain invested in our projects here, with value and returns founded on delivering the right product for people and businesses in the territory today and tomorrow, exemplified most recently in EuroCity, our forthcoming flagship, mixed-use development in Gibraltar's central business district.

As a family business, we are able to put the long-term at the centre of all we do. This is reflected in our careful attention to planning, finish and detail, as well as our strategic stewardship of buildings and the public realm. It is also apparent in the positive relationships we have with our occupiers and investors, as well as the government.

We have grown as Gibraltar has evolved. It is our home. But what lies behind our track record of success is as constant as the Rock itself.

A PASSION FOR PERFECTION.





FOR FURTHER INFORMATION

If you would like any further information about EuroCity, or to discuss an opportunity to invest in its exciting future, please contact a member of the team, who will be pleased to assist:

E: info@eurocity.gi

T: +350 222 50050

For the most up to date information available, you can also visit our website at:

www.eurocity.gi

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