



ELYSIUM
BAYSIDE

ELYSIUM BAYSIDE
A LIFE OF ELEGANCE

PRIVATE & CONFIDENTIAL -FOR THE USE OF LISTED AGENTS
FACT FIND DOSSIER

Listed Agent Pack

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Issued to:

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Agency / Company:

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Elysium Bayside is a visionary mixed-use development designed to redefine luxury living in Gibraltar. Inspired by the softness and movement of clouds, an iconic feature of Gibraltar's skyline, the building's sculpted, fluid form expresses openness, natural character, and a commitment to exceptional design





A LANDMARK ARCHITECTURAL VISION

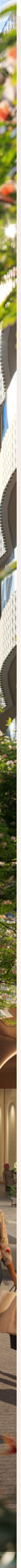
The scheme is arranged as six uniquely shaped buildings surrounding a central piazza, with discreet underground parking to ensure a pedestrian-friendly environment. This internal piazza creates its own protected views, one of the only developments in Gibraltar to generate its own visual identity and certainty of outlook regardless of future surroundings.

Guided by a Mediterranean-inspired design philosophy, the architecture embraces curves and organic lines, breaking away from Gibraltar's prevailing "copy-and-paste" approach. Every residence is crafted to feel individual and distinctive, offering a new level of exclusivity for discerning end users, including ultra-high-net-worth individuals seeking prime location, lifestyle convenience, and architectural uniqueness.

Positioned between the upcoming Bayside Road enhancement and Marina Bay, the piazza becomes a natural focal point a social, commercial, and leisure hub with transport, amenities, and the marina all on your doorstep.



LIVE, WORK, RELAX



A NEW BENCHMARK FOR LUXURY LIVING IN GIBRALTAR

Elysium Bayside is designed as an 80% residential and 20% commercial highly managed development, offering 24/7 services and a lifestyle unmatched in Gibraltar today. It serves as a foundation to elevate the market to prepare for the eastside project, setting a new standard through thoughtful amenities, strategic design, and curated resident experiences.

Residents will have access to:

- State-of-the-art gym
- Outdoor pool
- Family pool
- Indoor lap pool
- Jacuzzis
- Co-working space
- Kids' zone
- Yoga studio

This integrated offering supports wellbeing, productivity, and community delivering a holistic lifestyle previously unavailable in Gibraltar.

Designed for Comfort, Light, and Living Well Homes are shaped to maximise natural light, ventilation, and panoramic views. Private terraces frame daylight and sunset aspects, creating a serene residential environment. The architecture, amenity strategy, landscape design, and operational management all work seamlessly to create an efficient, high-quality, and sustainable living experience.

Project name	Elysium Bayside
Project Developer	TNG Realty (Bayside) Limited
Location	Bayside Road, Gibraltar
Total Land Area	1.38 hectare
Project Scale	Total: 1.38 hectare Residential: 40,000+ sqm Office: 10,000+ sqm Retail: 2,848 sqm Building: 06 Amenities: 30+ services
Communal & Landscaping Area	8,808 sqm
Property Specifications	Premium built-ins per specification
Site Plan Design	CZA (Italia) One of the leading European studios in the fields of architecture and urban design, is constantly searching new spatial solutions in the diverse and layered character of contemporary human territories.
Landscape Design	PAISA (Italia) With over 30 years of practice in the Landscape Architecture sector, PAISA' studio is an interdisciplinary group of professionals capable of hybridizing different knowledge to satisfy the multiple aspects that involve Landscape Architecture.
Apartment Area	Studio apartment • Internal: 38.29 to 41.81 sqm • External: 3.82 to 5.82 sqm 1-bedroom apartment • Internal: 59.41 to 79.05 sqm • External: 11.89 to 27.31 sqm 2-bedroom apartment • Internal: 86.95 to 118.75 sqm • External: 17.96 to 85 sqm 3-bedroom apartment • Internal: 115.09 to 141.66 sqm • External: 28.01 to 64.91 sqm 4-bedroom apartment • Internal: 152.05 sqm • External: 39.08 sqm

Development Mix
& Parking Allocation

5,385
sqm of storage

09
retail spaces

520
bicycle slots

443
car parking slots
(40% active EV
charge station)

369
residential units

72
offices

376
motorcycle
parking slots





Views

- Central piazza creates protected internal views for long-term certainty.
- Building orientation and block layout ensure consistent outlooks regardless of future development.

Acoustic Strategy

- Grade-A UK acoustic report with high-performance acoustic glazing.
- Enhanced insulation between apartments to minimise neighbour noise.
- Piazza overhang prevents sound travelling upward into apartments.
- Curved balcony geometry helps deflect sound waves.
- Located on a quiet, one-way road.
- Underground car park entrance positioned under Block A to reduce ground-level vehicle noise.
- Balcony exteriors finished mainly in concrete rather than metal to avoid echo.
- Piazza and external areas managed 24/7 for controlled noise levels.

Lighting Strategy (Exterior + Piazza)

- Warm, downward-facing lighting to minimise light pollution to apartments.
- Piazza lighting designed to reflect off the overhang material, creating a warm, welcoming atmosphere without glare.
- Full LED system throughout the development with programmable, low-glare fixtures.

Facade Design

- Pearl-finished curved concrete façade bespoke to Elysium Bayside.
- Sculpted form supports architectural identity, fluidity and durability.

Landscape Strategy

- Mature trees from the former school site were removed, preserved, and nurtured off-site and will be replanted on completion.
- Use of native plant species with low pollen impact.
- Landscaping guided by a wind-analysis strategy to select species suited to local wind conditions.
- Ensures the development looks green, full, and established from day one.

Underground Car Parking

- Two underground parking levels enabling a fully pedestrian piazza at ground level.
- Over 440 car parking spaces with approximately 40% active EV charging points.
- Direct lift access from the car park to the residential floors.
- Parking pillars positioned outside the actual bay to make parking easier.
- Motorcycle and bicycle parking provided.

Cooling and Ventilation

- Centralised AC system (no individual external AC units).
- Air output positioned above the kitchen and circulated by ceiling fans for even, energy-efficient cooling.
- Prevents hot/cold zones and reduces stale air.
- Bedrooms also include ceiling fans and centralised AC for improved temperature regulation.

Hot Water System

- Centralised hot water supply with in-apartment boosters to maintain temperature.
- Provides continuous, reliable hot water.
- Reduces reliance on in-unit boilers, improving efficiency and performance.

Solar Energy

- PV panels installed to support communal energy requirements and reduce long-term running costs.

Thermal Massing

- High-performance building materials regulate internal temperature.
- Maintains conditioned air inside the apartments and reduces heat transfer.
- Improves comfort and energy efficiency across all units.

Individual Unit Planning

- Each apartment uniquely planned to maximise natural light, privacy, orientation and spatial comfort





REDEFINING LUXURY
THROUGH THE EXCEPTIONAL
AMENITIES



AMENITIES

Pools (all pool-related features)

- Rooftop swimming pool (dimensions to be confirmed) with afternoon sun and views toward the Rock
- Rooftop pool deck with a leisure side and a lap-swim side
- Southwest-facing orientation ideal for daytime and afternoon sun
- Outdoor and indoor pool lounge areas supporting pool service
- Large rooftop changing room area serving the pool deck
- Indoor lap pool, suitable for winter and year-round swimming
- Indoor family leisure pool designed for children
- Outdoor jacuzzi located on the upper terrace
- West-facing sky garden terrace with green space, an outdoor pool and a jacuzzi overlooking the Bay and the airport, ideal for sunset



Fitness and Wellness

- Gymnasium including cardio machines, free weights and multifunctional equipment
- Yoga studio for classes and wellness sessions

Social, Family and Community Spaces

- Children's playroom with an adjoining parent lounge
- Indoor lounge and bar area
- Co-working space with high-speed WiFi
- Sky garden with sun deck and relaxation zones

Parking and Mobility

- Private underground parking with barrier control and CCTV
- Indoor and outdoor motorbike and bicycle parking
- Direct lift access from parking levels to all residential floors

Management and Services

24/7 on-site management team

Piazza Area

- Central pedestrian-only piazza surrounded by six residential blocks
- Fully landscaped with mature trees, seating, pavers and planted borders
- Managed and monitored 24/7 to maintain security and prevent antisocial behaviour
- Ground-level retail units including shops and dining options
- Spacious open area designed to encourage social interaction and community activity
- Acoustic design supported by curved façades and overhangs to minimise sound reaching apartments
- Piazza layout creates internal protected views for residents





PIAZZA AREA

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FLOORPLANS AND PRICING

PRICING

Starting price per sqm:

Studio apartment

- Starting size: Int: 38 sqm, Ext: 3 sqm
- Starting price per sqm: 6,700 GBP
- Starting price 250,000 GBP

1-bedroom apartment (Parking space is included)

- Starting size: Int: 58 sqm Ext 11.89 sqm
- Starting price per sqm: 8,000 GBP
- Starting price 475,000 GBP

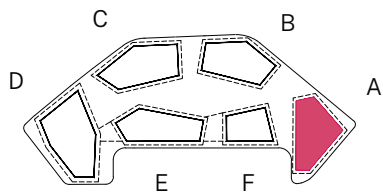
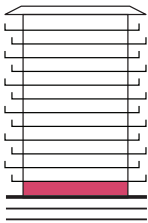
2-bedroom apartment (Parking space is included)

- Starting size: Int: 86 sqm, Ext: 17 sqm
- Starting price per sqm: 8,200 GBP
- Starting Price: 700,000 GBP

3-bedroom apartment (Parking space is included)

- Starting size: Int: 115 sqm Ext: 28 sqm
- Starting price per sqm: 8,700 GBP
- Starting price: 1,000,000 GBP

BUILDING A Level 1



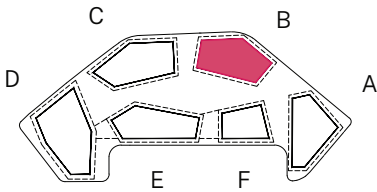
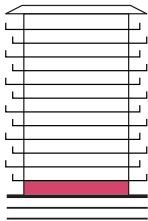
» Total Apartment: 12

- Studio: 3
- 1 Bedroom: 4
- 2 Bedroom: 4
- 3 Bedroom: 1

- Studio
- 1 BR
- 2 BR
- 3 BR
- 4 BR



BUILDING B Level 1



» Total Apartment: 9

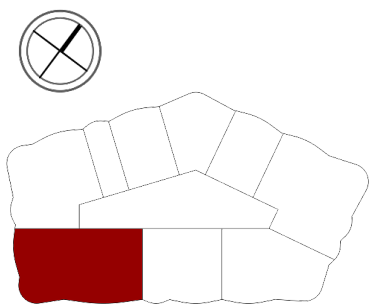
- Studio: 1
- 1 Bedroom: 3
- 2 Bedroom: 3
- 3 Bedroom: 2

- Studio
- 1 BR
- 2 BR
- 3 BR
- 4 BR



BUILDING B - LEVEL 1

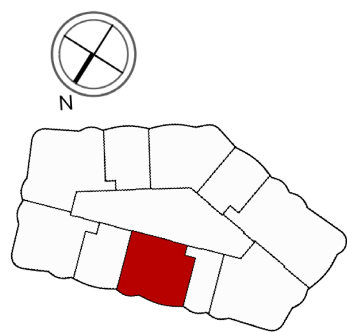
B1 - 01



» 3-bedroom apartment

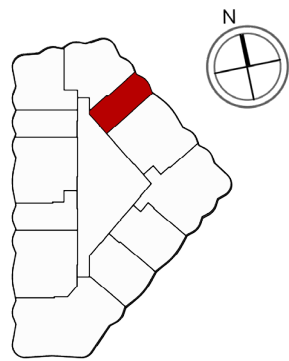
B1-01
Int: 156.25 sqm
Ext: 40.84 sqm



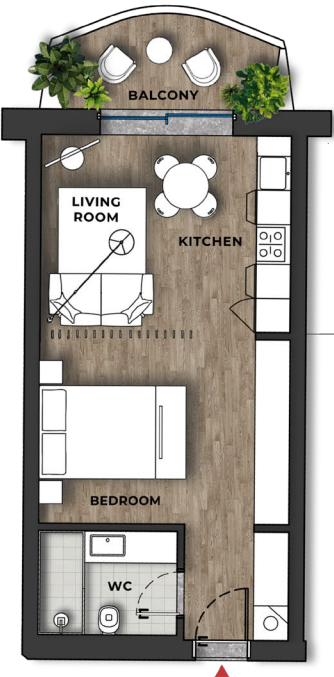


» 2-bedroom apartment



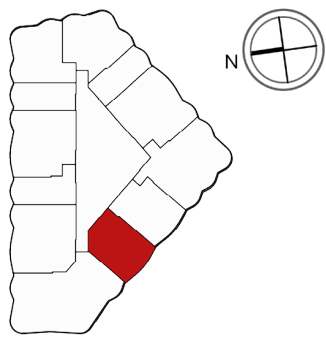


» Studio apartment



A1-05
Int: 38.29 sqm
Ext: 5.80 sqm

» 1-bedroom apartment



A1-01
Int: 65.40 sqm
Ext: 11.22 sqm





LUXURY
SPECIFICATION
MEETS THOUGHTFUL
DESIGN

SPECIFICATION

1. General Apartment Finishes

Doors

- Main apartment door is fire-rated, finished with a wood-grain laminate surface.
- MDF Laminate wood doors with a laminate finish in natural wood color and grain.
- Main door is equipped with a smart door lock.

Flooring

- Premium ceramic tiles with wood grain texture to living, dining, kitchen, bedrooms and hallways.
- High-quality porcelain/ceramic tiles in bathrooms and utility areas.
- Non-slip finishes where required.

Wardrobes & Storage

- Built-in wardrobe made of engineered wood.
- Built-in storage space at ground floor available for sales.

Walls & Windows

- Cement-rendered wall, skim-coated with putty, finished with two layers of primer and premium white topcoat. Washable interior paint for living, bedrooms, dinning, kitchen and hallways.
- Walls are clad with premium large-format ceramic tiles featuring a marble-look finish for bathrooms
- Large glazed sliding doors/windows with effective acoustic and thermal performance.
- Double glazed solar control windows and terrace doors.

2. Kitchen Specifications

Wardrobes & Storage

- High-specification fitted kitchen with soft-close cabinets and natural stone worktops.
 - Contemporary under-mounted stainless-steel sink with mixer tap.
 - Premium integrated appliances (premium brands)
 - Induction hob
 - Electric oven
 - Range hood
 - Microwave
 - Sink
-

3. Bathrooms

- Designer bathroom suites
- Dual-flush WC with concealed cistern and easy-access service panel.
- Contemporary wash basins, mixer taps, rain shower and bathtub in master bedroom.
- Frameless glass shower enclosures.
- Porcelain or stone-effect tiling to walls and floors.
- Illuminated mirrors with LED lighting.
- Heated towel rails.
- Extractor ventilation fans.

4. Electrical & AV

- Interior and exterior lighting systems are set up as design.
 - Internet and cable TV (or internet-based TV) in the living room and all bedrooms.
 - Provision for washing machine.
 - Dedicated energy-saving LED lighting system.
 - Installation-ready for whole-home WiFi coverage.
-

5. Heating, Cooling & Ventilation

- Central ceiling-mounted air conditioning system with individual apartment controls.
 - Energy-efficient centralized hot water system.
 - Additional ceiling fans in the living room and bedrooms to enhance efficiency and ventilation.
-

6. Security

- Video door entry system with mobile phone integration.
- Keyless door entry system.
- Fire system:
 - Smoke & heat detectors
 - Integrated sprinkler system
- CCTV coverage in communal areas and entrances.
- Secure mailboxes in lobby.

7. Services & Communal Facilities

- Gymnasium with free weights, cardio machines, and multifunctional training equipments.
 - Yoga studio
 - Rooftop swimming pool
 - Indoor swimming pool & family pool
 - Outdoor jacuzzi
 - Kid zones
 - Indoor lounge
 - Co-working space with high-speed internet.
 - Sky garden with sun deck and relaxation area.
 - Private parking with barrier access and CCTV.
 - Indoor and outdoor motorbike & bike parking.
 - 24/7 on-site management team.
-

8. Sustainability & Green Credentials

- EV charging points.
- Low-energy LED lighting throughout.
- High-efficiency insulation & energy-efficient glazing.
- Energy-efficient HVAC systems.
- Solar/PV panels supporting communal lighting
- Conscientious building management with focus on energy optimisation.

RESERVATION PROCEDURE

1. Submit Reservation Request

Email TNG with the following details:

- Your agent information
- Unit number
- Price
- Buyer information
(name, contact number, address, email)
- Lawyer information
- Payment option

Email to TNG:

Chloe.McDonnell@tng-global.org
and cc Hang.Vu@tng-global.org

2. Reservation Form Preparation

TNG prepares the reservation form while the agent collects the deposit.

3. Form Issued to Client

TNG Customer Service sends the reservation form to the client for online signature.

4. Client Signature & Deposit Transfer

- The client signs the form.
- The agent arranges for the deposit to be transferred to **Triay**.
(Estimated processing time: 2 days)

5. Reservation Confirmation

- Triay confirms receipt of the deposit.
- TNG countersigns the reservation form.
- The signed copy is sent to the client for their records.







PAYMENT PLAN STANDARD

Bulk Purchase with 7.5% Discount

10%	Initial investment (start of 2026)
10%	Approx. beginning of 2027
10%	Approx. beginning of 2028
70%	Upon completion (beginning of 2029)

ABOUT US

***TNG**Global

***TNG**Realty

XROX
Living Global

- Investment commitments include approximately £1.2 billion for the Eastside project and £450 million for the Bayside development.
- £90 million cash premium contributed to HM Government of Gibraltar.
- £330 million allocated to community-related components.
- Delivered two large schools at no cost to the taxpayer, with a total value exceeding £29 million.
- Contributed £3.9 million to the Campion Park project.
- Completed the coastal protection works for the Hassans Centenary Terraces housing development.

Developer with 29 years of experience and more than 14,000 employees.

Operates across six core sectors:

- Real Estate Management, Business & Development: 20,000 units across 200 housing projects.
- Industrial Park Development: 14 industrial parks in Vietnam.
- Hospitality: 14 hotels, including the SOJO chain in Vietnam, plus one hotel in London and one in Paris.
- Services
- Renewable Energy
- Finance & Banking: MSB (Vietnam) and TNB (Gibraltar).



Website
Home Page - Elysium Bayside

FOR MORE INFORMATION

TNG Global Realty Limited

Address: Units 1-3, Ground Floor, TNG Global House,
39-43 Irish Town, Gibraltar.

*Disclaimer: All information in this document is for reference only and may be subject to change without prior notice.
For the most accurate and up-to-date details, please contact our sales team.*