



NORTH GORGE

SOUTH DISTRICT, GIBRALTAR

DRAFT



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WELCOME TO NORTH GORGE

An exceptional collection of high specification homes set in the peace and tranquility of Gibraltar's exclusive South District.

From the moment you arrive at North Gorge, you will sense that this is truly a development like no other in Gibraltar. Elegant, contemporary luxury villas and townhouses nestle comfortably in a carefully considered landscape of beautiful trees and green spaces, lush natural planting around communal pools and secluded seating areas, surrounded by majestic natural cliffs that create an idyllic, private place to call home.

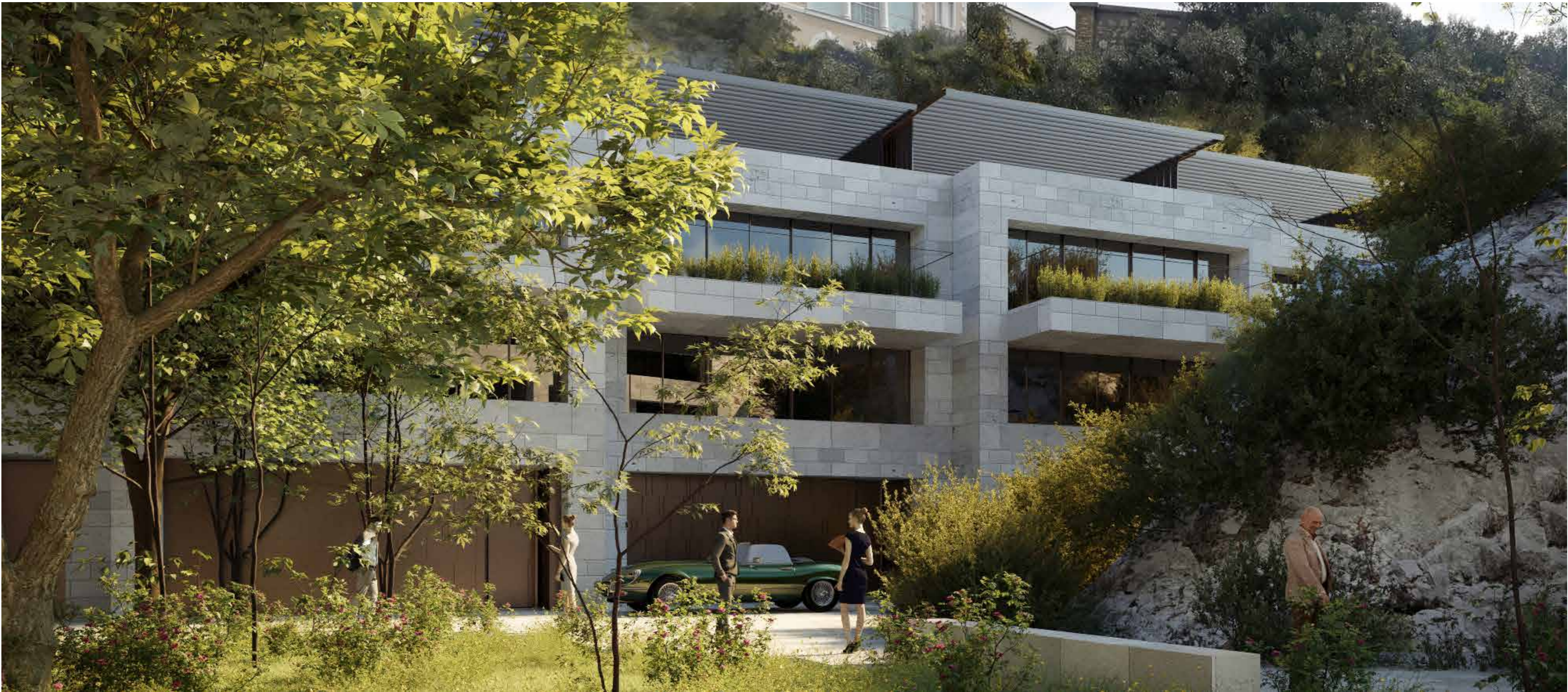
Every care has been taken to ensure that residents of North Gorge enjoy the unique benefits of the development's imaginative design with rooftop terraces, private balconies, pools and rear gardens, floor to ceiling glazing and generous natural planting schemes throughout, creating magnificent family living spaces.

Each home is also packed with a host of energy efficient features so they're kinder to the environment too.

NATURE AND ARCHITECTURE IN PERFECT HARMONY

Each home in North Gorge has been designed to create living spaces that work in harmony with the breathtaking natural beauty of the development as well as providing thoughtful practical features to meet the demands of busy modern lifestyles. With a choice of 3, 4 and 5 bedroom townhouses and 4 bedroom luxury villas, there really is something for everyone in this exceptional development.

- Natural light floods most rooms through floor to ceiling glazing while an integrated air conditioning and heating system keeps things comfortable indoors, whatever the weather.
- Open plan living, dining and designer kitchen spaces sit at the heart of every home with adjoining balconies bringing the outside in.
- Spacious wardrobes are fitted beautifully in generously sized bedrooms, with the option of ensembles and walk-in closets available in most house types.
- Top quality, high specification finishing touches in kitchens, bathrooms, and throughout each property inside and out, help make each house your home.
- Outside spaces are celebrated from rooftop terraces and delightful balconies while considered planting and private back gardens create privacy and seclusion for each home, beautifully and effortlessly.





①
The Oak



②
The Fennel



③
The Laurel



④
The Fig



⑤
The Fern



⑥
The Bay



⑦
The Buckthorn

A

Rock pool and garden

An ecological pool and garden area will be set into the existing rock face.



B

Large tree lounge garden

A beautiful garden and relaxation area will be created for residents to enjoy underneath one of the landmark trees in the development.



C

Secure entrance

The development is accessed through a manned security entrance on Europa Road, with a ramp for pedestrians and vehicles and a staircase under the dragon tree.



D

Gymnasium and infinity swimming pool

A high specification, fully equipped gymnasium, changing facilities, swimming pool and access to the ground floor of the development.



A

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An ecological pool and garden area will be set into the existing rock face.



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Large tree lounge garden

A beautiful garden and relaxation area will be created for residents to enjoy underneath one of the landmark trees in the development.



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Secure entrance

The development is accessed through a manned security entrance on Europa Road, with a ramp for pedestrians and vehicles and a staircase under the dragon tree.



D

Gymnasium and infinity swimming pool

A high specification, fully equipped gymnasium, changing facilities, swimming pool and access to the ground floor of the development.



The Oak

Plot numbers 9, 10, 11, 12, 13 & 14



- Choice of 6 luxury villas each with magnificent roof terraces

Option of private pool and basement

Exceptional open plan living, dining and kitchen space

4 bedrooms
- Bedroom 1 with ensuite and walk in closet, bedroom 4 with ensuite

2 bathrooms

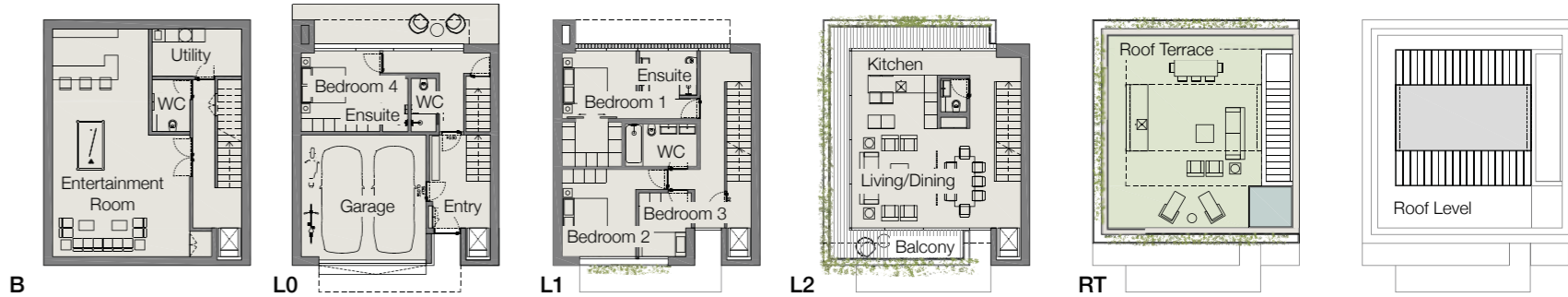
High specification finishes throughout

2 internal car park spaces and 1 external car park space

The Oak
without pool
with basement*

*indicative use only

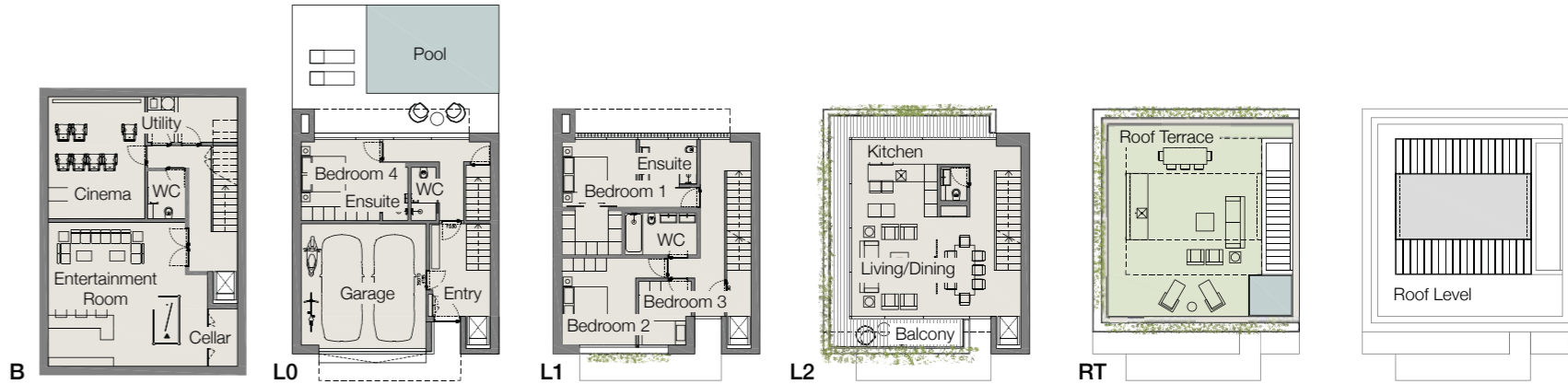
☒ Lift



The Oak
with pool
with basement*

*indicative use only

☒ Lift

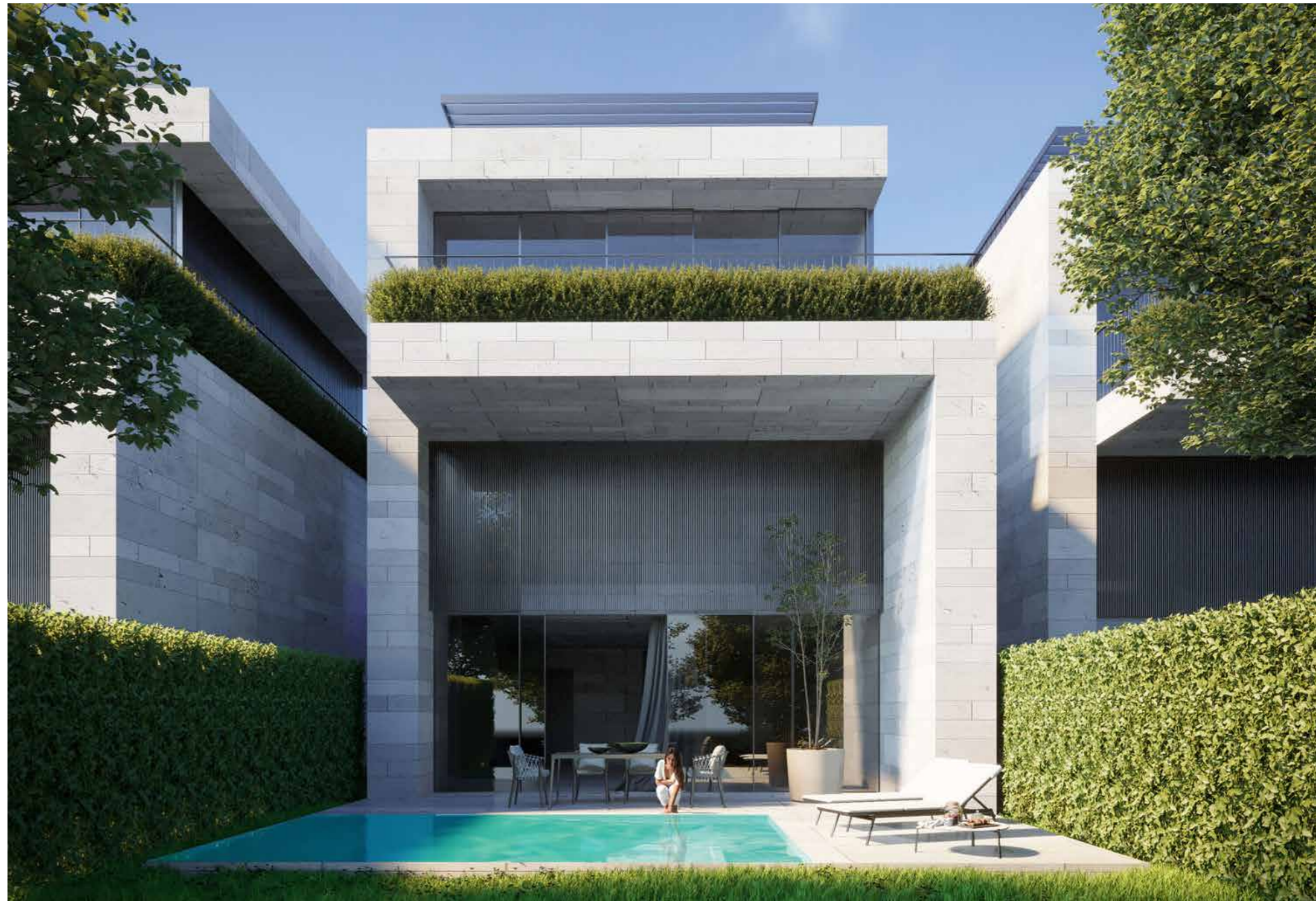


The Oak
with pool
without basement

☒ Lift



Internal Living with basement	Internal Living without basement	Garage	Balcony	Roof Terrace
322.82	219.21	33.35	21.88	64.03



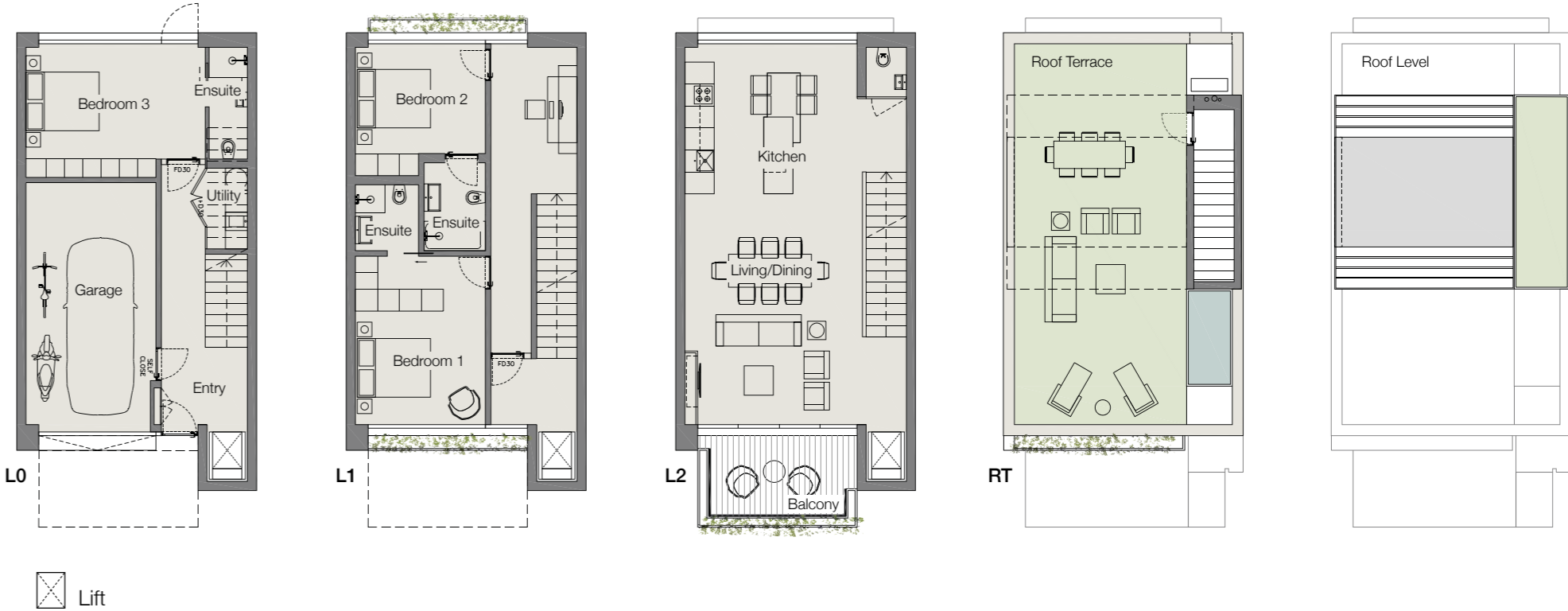
The Fennel

Plot numbers 6 & 8



- Choice of 2 luxury townhouses
- Private roof terrace with the option of a jacuzzi
- Exceptional open plan living, dining and kitchen space with private balcony

- 3 bedrooms, each with ensuite
- 1 internal and 1 external car park space



Internal Living	Garage	Balcony	Roof Terrace
195.39	25.45	9.51	55.26

All sizes in m2



The Laurel

Plot numbers 5, 7, 15, 16, 17 & 18



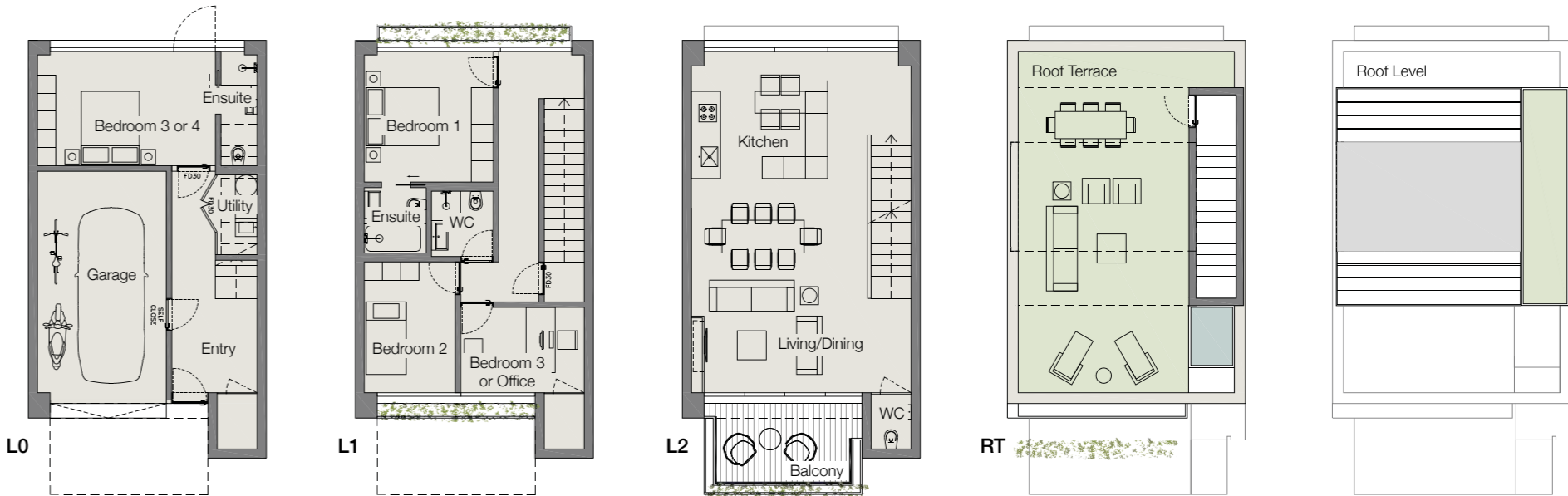
- Choice of 6 high specification townhouses

Private roof terrace with the option of a jacuzzi

Exceptional open plan living, dining and kitchen space with private balcony
- Choice of 3 or 4 bedrooms, bedrooms 1 and 4 with ensuite

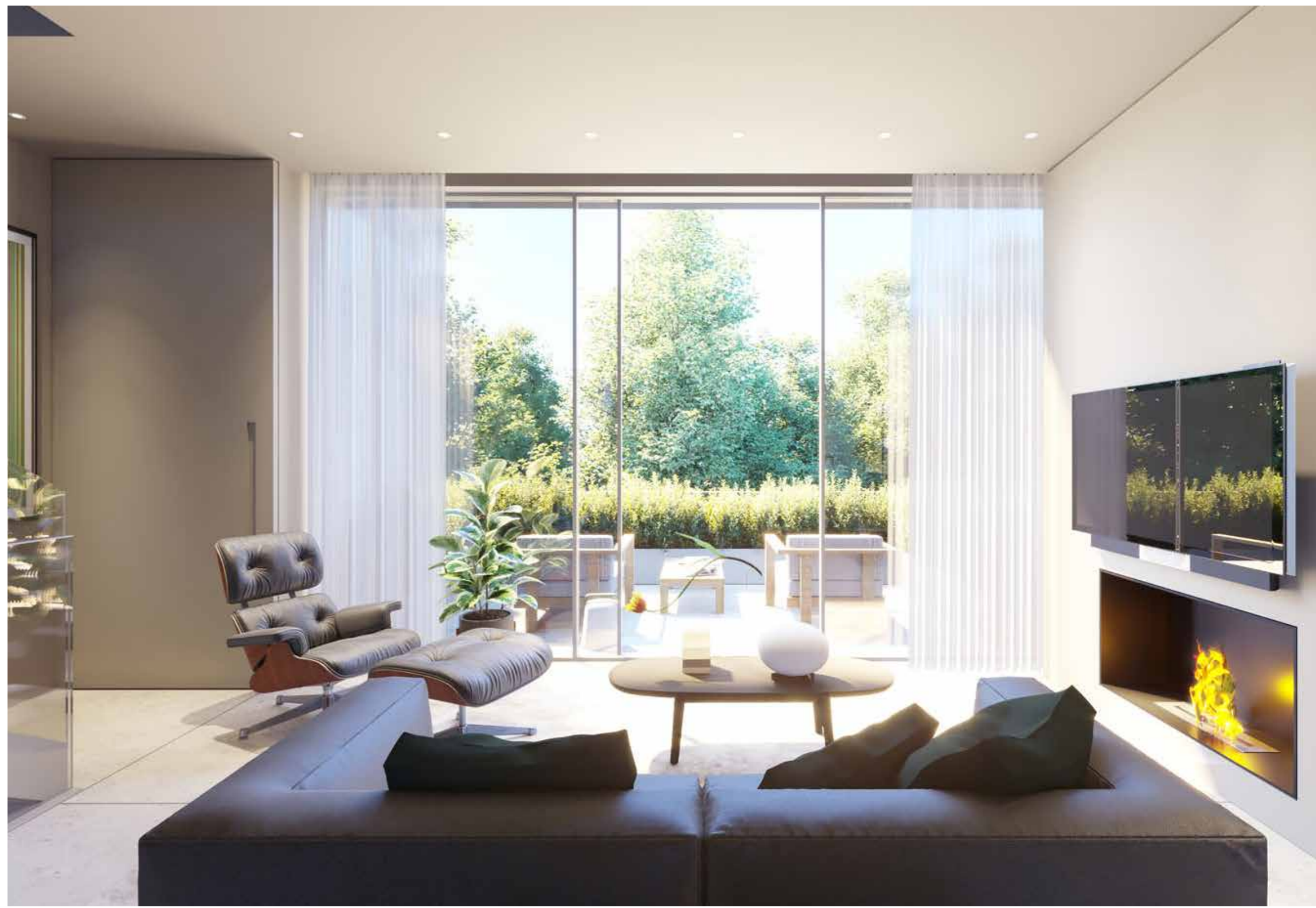
Bathroom

1 internal and 1 external car park space



Internal Living	Garage	Balcony	Roof Terrace
177.37	23.79	9.34	48.43

All sizes in m2



The Fig

Plot numbers 39, 40, 41, 42, 43, 44, 47 & 48



- Choice of 8 high specification townhouses

Private roof terrace with the option of a jacuzzi

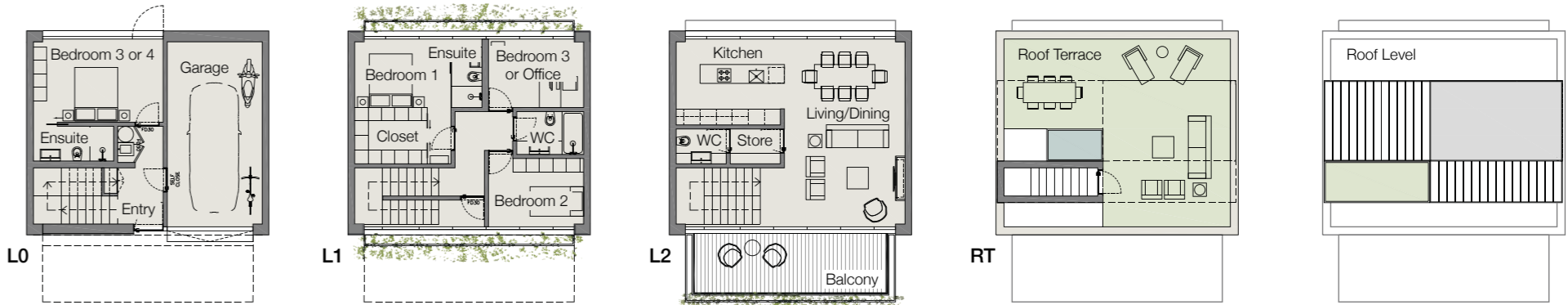
Exceptional open plan living, dining and kitchen space

Choice of 3 or 4 bedrooms
- Bedroom 1 with ensuite and walk-in closet, bedroom 4 with ensuite

Bathroom and WC

Store/wine cellar

1 internal & 1 external car park space



Internal Living	Garage	Balcony	Roof Terrace
178.51	25.50	17.18	53.45

All sizes in m2



The Fern

Plot numbers 45 & 46



- Choice of 2 luxury townhouses

Private roof terrace with the option of a jacuzzi

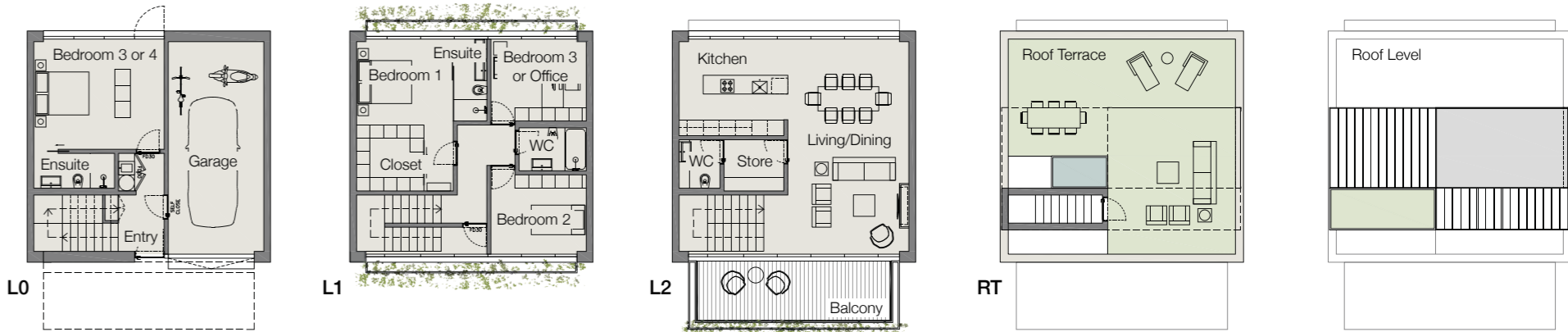
Exceptional open plan living, dining and kitchen space

Choice of 3 or 4 bedrooms
- Bedroom 1 with ensuite and walk-in closet, bedroom 4 with ensuite

Bathroom and WC

Store/wine cellar

1 internal & 1 external car park space



Internal Living	Garage	Balcony	Roof Terrace
204.29	29.19	17.18	61.87

All sizes in m2



The Bay

Plot numbers 1, 2, 3, 4, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 & 31



- Choice of 17 high specification townhouses

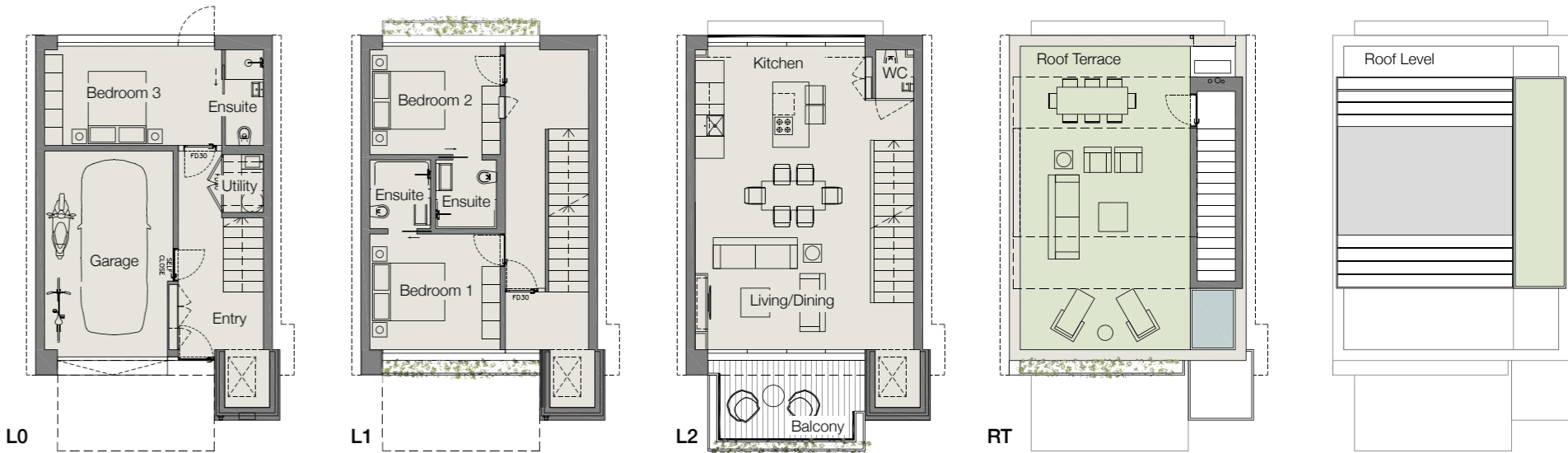
Private roof terrace with the option of a jacuzzi

Exceptional open plan living, dining and kitchen space
- 3 bedrooms, each with ensuite

Versatile basement option

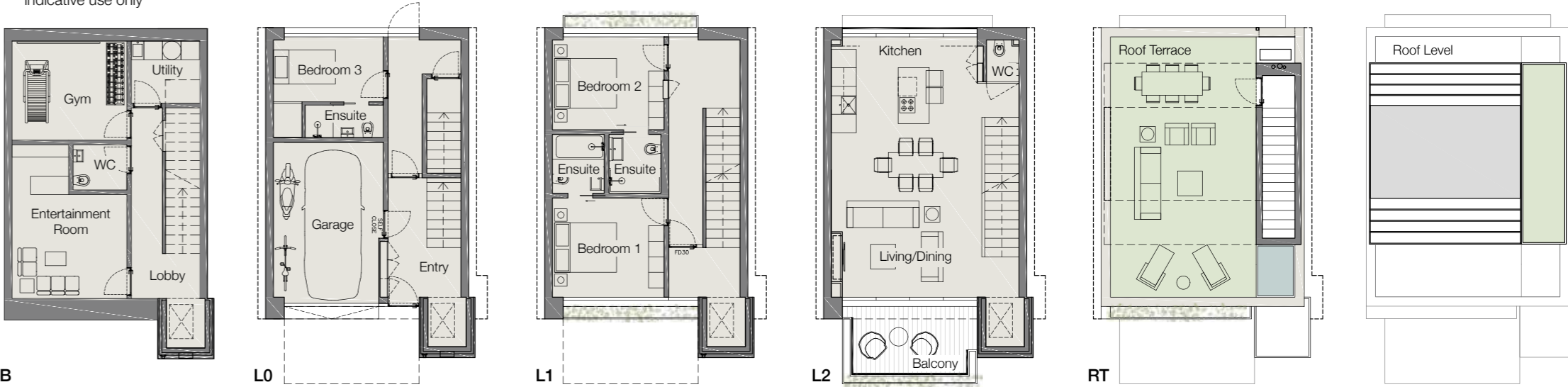
1 internal & 1 external car park space

The Bay without basement



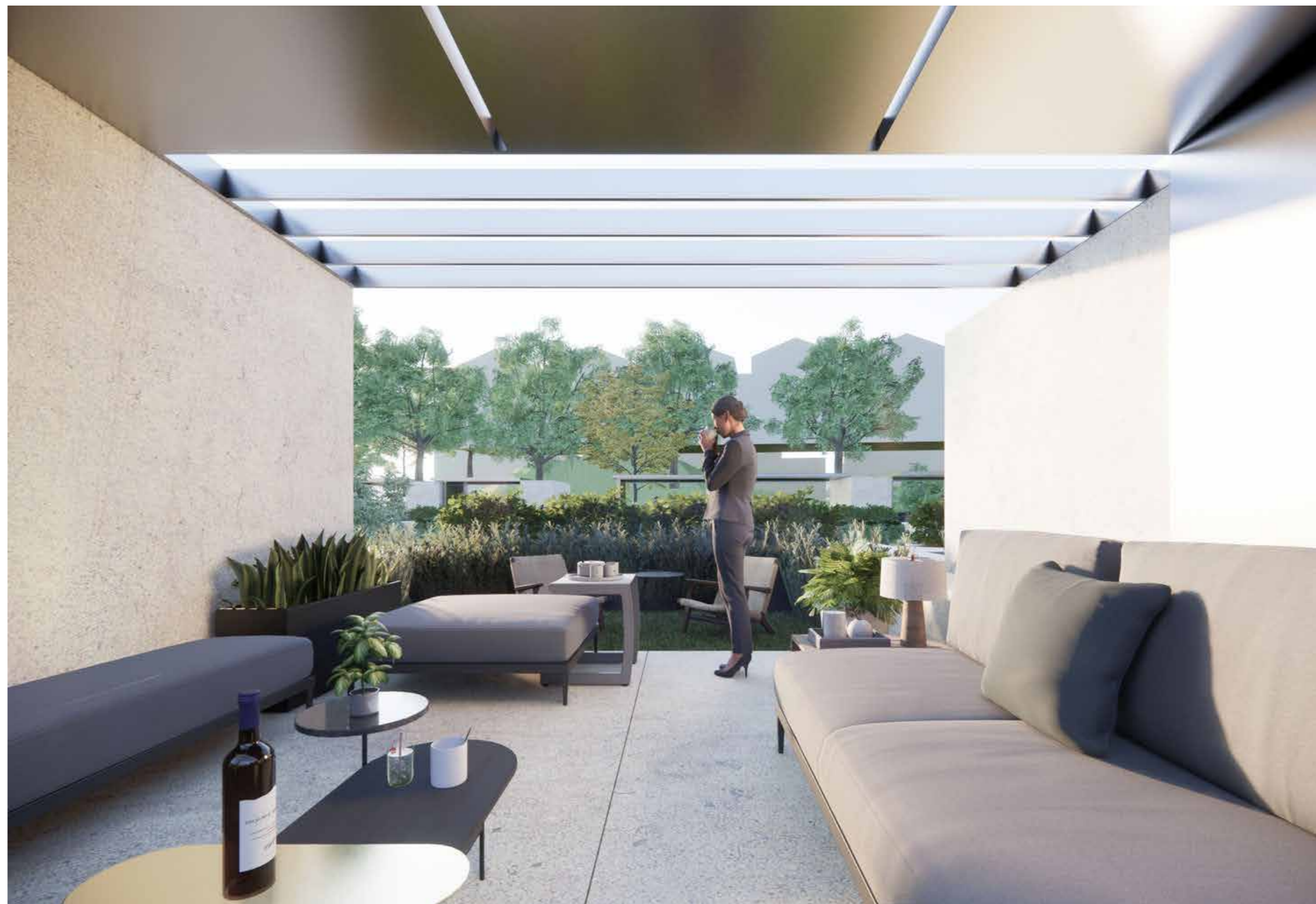
The Bay with basement*

*indicative use only



Lift

Internal Living with basement	Internal Living without basement	Garage	Balcony	Roof Terrace
211.93	159.83	19.29 & 21.11	9.49	42.67



The Buckthorn

Plot numbers 32, 33, 34, 35, 36, 37 & 38



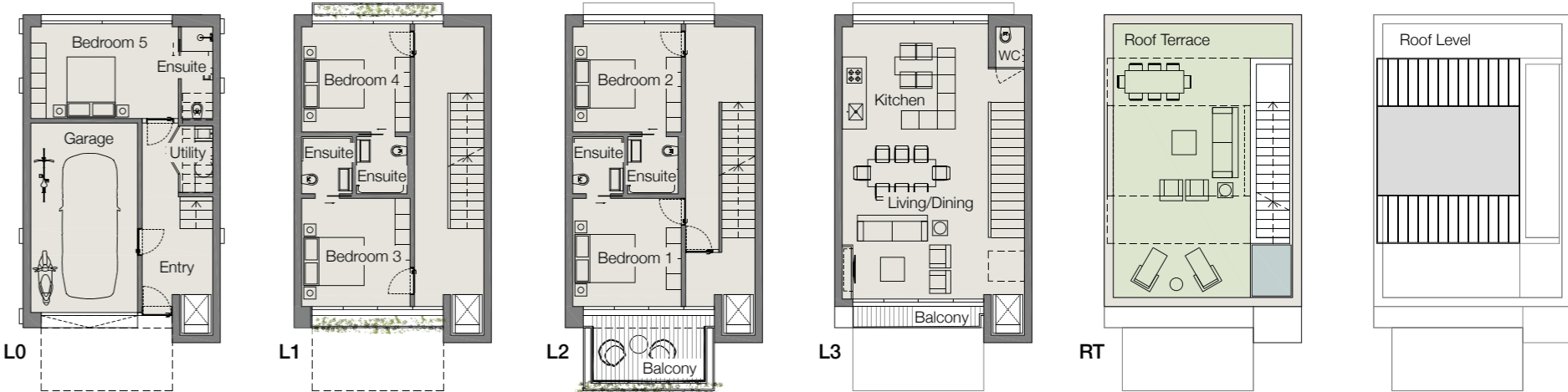
- Choice of 7 luxury townhouses

Exceptional open plan living, dining and kitchen space with private balcony

5 bedrooms each with ensuite, bedroom 1 with private balcony
- Utility room

Lift to each floor

1 internal and 1 external car park space



☒ Lift

Internal Living	Garage	Balcony	Roof Terrace
231.73	23.86	12.61	45.53

All sizes in m2





A haven of peace & tranquility

An ecological pool and garden area will be set in the existing natural rock face, creating a perfect space to spend some quality family time together.



Work out or chill out?

Take care of your mind & body in our fully equipped gymnasium and luxury infinity pool, exclusively for residents of North Gorge.



This will be
everyone's favourite
room in your home

A rooftop terrace is the perfect place to
wind down after a hard day at the office,
enjoy quality time with the family or
entertain friends.

SITE MAP

PHASE 1

Plot	Type	Beds	Gross Internal Area	Basement	Balcony	Roof Terrace
1	The Bay	3	159.81	00.00	09.49	42.67
2	The Bay	3	159.81	00.00	09.49	42.67
3	The Bay	3	159.81	00.00	09.49	42.67
4	The Bay	3	159.81	00.00	09.49	42.67
5	The Laurel	3 or 4	177.37	00.00	09.34	48.43
6	The Fennel	3	195.39	00.00	09.51	55.26
7	The Laurel	3 or 4	177.37	00.00	09.34	48.43
8	The Fennel	3	195.39	00.00	09.51	55.26
9	The Oak*	4	307.12	87.91	21.88	64.03
10	The Oak*	4	307.12	87.91	21.88	64.03
11	The Oak**	4	219.21	00.00	21.88	64.03
12	The Oak**	4	219.21	00.00	21.88	64.03
13	The Oak	4	322.82	103.61	21.88	64.03
14	The Oak	4	322.82	103.61	21.88	64.03
15	The Laurel	3 or 4	177.37	00.00	09.34	48.43
16	The Laurel	3 or 4	177.37	00.00	09.34	48.43
17	The Laurel	3 or 4	177.37	00.00	09.34	48.43
18	The Laurel	3 or 4	177.37	00.00	09.34	48.43
19	The Bay†	3	211.93	52.10	09.49	42.67
20	The Bay†	3	211.93	52.10	09.49	42.67
21	The Bay†	3	211.93	52.10	09.49	42.67
22	The Bay†	3	211.93	52.10	09.49	42.67
23	The Bay†	3	211.93	52.10	09.49	42.67
24	The Bay†	3	211.93	52.10	09.49	42.67

* no pool ** no basement † with basement

PHASE 2

Plot	Type	Beds	Gross Internal Area	Basement	Balcony	Roof Terrace
25	The Bay	3	159.81	00.00	09.49	42.67
26	The Bay	3	159.81	00.00	09.49	42.67
27	The Bay	3	159.81	00.00	09.49	42.67
28	The Bay	3	159.81	00.00	09.49	42.67
29	The Bay	3	159.81	00.00	09.49	42.67
30	The Bay	3	159.81	00.00	09.49	42.67
31	The Bay	3	159.81	00.00	09.49	42.67
32	The Buckthorn	5	231.73	00.00	12.61	45.53
33	The Buckthorn	5	231.73	00.00	12.61	45.53
34	The Buckthorn	5	231.73	00.00	12.61	45.53
35	The Buckthorn	5	231.73	00.00	12.61	45.53
36	The Buckthorn	5	231.73	00.00	12.61	45.53
37	The Buckthorn	5	231.73	00.00	12.61	45.53
38	The Buckthorn	5	231.73	00.00	12.61	45.53
39	The Fig	3 or 4	178.51	00.00	17.18	53.45
40	The Fig	3 or 4	178.51	00.00	17.18	53.45
41	The Fig	3 or 4	178.51	00.00	17.18	53.45
42	The Fig	3 or 4	178.51	00.00	17.18	53.45
43	The Fig	3 or 4	178.51	00.00	17.18	53.45
44	The Fig	3 or 4	178.51	00.00	17.18	53.45
45	The Fern	3 or 4	204.29	00.00	17.18	61.87
46	The Fern	3 or 4	204.29	00.00	17.18	61.87
47	The Fig	3 or 4	178.51	00.00	17.18	53.45
48	The Fig	3 or 4	178.51	00.00	17.18	53.45

All sizes in m2



CHOICE OF PRIVATE SECURE STORAGE UNITS



Store 1	Store 2	Store 3	Store 4	Store 5	Store 6	Store 7	Store 8	Store 9	Store 10	Store 11	Store 12
15.5	15.5	15.5	15.5	15.5	15.5	15.5	15.5	15.5	15.5	15.5	15.5
Store 13	Store 14	Store 15	Store 16	Store 17	Store 18	Store 19	Store 20	Store 21			
15.5	15.5	15.5	15.5	15.5	15.5	15.5	15.5	27.1			

All sizes in m2

SPECIFICATIONS

KITCHEN

- Bespoke fitted kitchen
- Instant boiling water tap
- Integrated dishwasher (Siemens or similar)
- Electric induction hob (Siemens or similar)
- Electric oven (Siemens or similar)
- Integrated fridge freezer (Siemens or similar)
- Built in microwave
- Wine cooler
- Warming drawer

BATHROOMS

- Wash basins (Villeroy and Boch or similar)
- Wall mounted WC with concealed cistern
- Taps (Hansgrohe or similar)
- Heated towel rail
- Glass shower screens
- Mirrors - with lighting and demisters
- Underfloor heating
- Shaving socket
- Tiling - porcelain or similar

ELECTRIC

- Integrated control system - lights, heating and cooling with local and remote control access for better energy and cost management
- Burglar alarm connected to central security desk for peace of mind when away from home
- Light and power to roof terraces
- EV charger in garage
- Sockets with integrated USB points in main rooms
- Fire alarm
- Recessed downlights throughout
- Indirect LED strip lighting in living rooms and master bedroom
- Cabling for Gibraltar's IPTV services
- Installation for surround sound in living room and speakers in master bedroom/bathroom and terraces
- Installation for whole home Wi-Fi coverage

FLOORING

- Bedrooms and living room/kitchen - high quality engineered board
- Bathrooms/hall/stairs/terraces - high quality tiling

GENERAL

- Air conditioning - heating and cooling
- Brushed stainless steel ironmongery
- Windows - high quality powder coated aluminium/ double glazed
- Utility cupboard with washer and dryer
- Fitted wardrobes in bedrooms (as per floor plans)
- Feature fires fuelled by ethanol (as per floor plans)
- Passenger lifts as per floor plans - likely Schreiber
- Jacuzzi on roof terrace - optional at extra cost
- Oaks - outside kitchen on roof terrace

SECURITY

- 24 hour security/concierge at entry
- Monitored CCTV
- Barrier at entry
- RFID tags for gate opening by residents (easier access without looking for fobs etc)

RESIDENTS' FACILITIES

- Exclusive access to pool located above gym
- State of the art gymnasium
- Family pool located in rock formation
- Seating in communal landscaped area
- Option to purchase purpose built secure storage room

Our Green Credentials

- EV charging
- Solar panels which contribute to powering the house and heating water
- Rain harvesting where possible
- Low energy lighting
- Highly efficient insulation
- Building management system

Luxury living in an idyllic location

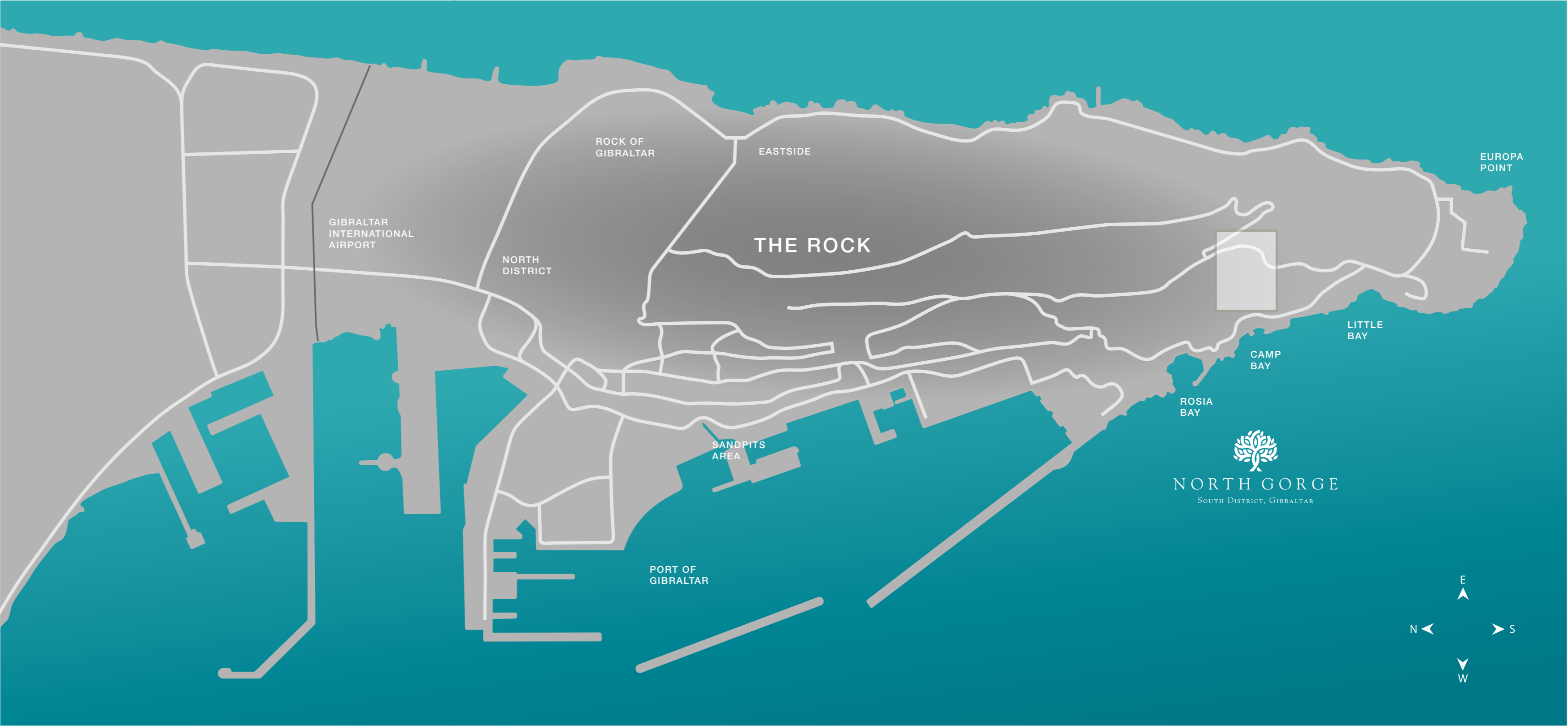


North Gorge sits in the heart of Gibraltar's South District, an area that is rich in local history and natural beauty.

South District enjoys magnificent views towards the Bay, the Strait of Gibraltar and North Africa and features a number of significant landmarks of interest including Europa Point Park, Parsons Lodge, the natural harbour at Rosia Bay and rocky beach at Camp Bay as well as the beautiful Botanical Gardens.

The district is also home to two first class junior and middle schools, Loreto Convent and St Josephs.

LOCATION MAP



THE DEVELOPMENT TEAM

From concept to delivery, the development of North Gorge is led by a team that is driven by a passion for excellence in sustainable design and build. Together they are creating homes invested with leading edge technological innovation and clever design features, set in imaginative landscaping and streetscaping that are a celebration of Gibraltar's natural beauty.



Patrick Heffron
Developer

Patrick Heffron is Irish and has resided in Gibraltar since 2019. He qualified as a dentist in 2002, but decided not to practise, preferring to follow his passion for property development that began in London's East End in 1998. In 2001 he founded Neptune Group, a UK based urban regeneration and property investment company, which over the past 19 years has completed various residential and commercial projects in London and Northern Ireland with a combined gross development value in excess of £1.5 billion www.neptunegroup.com.

“ *I set high standards for the projects that I am involved in regardless of the market price point. Buying a home is the singularly most important transaction most people will ever make and as such, I want to deliver as high a standard of finish and quality as possible in my schemes.*

It is very important to me that I can visit a scheme 10 years after construction has completed and be proud that the design and that the quality of construction is still evident.

North Gorge provides a unique opportunity to provide a haven of tranquillity on The Rock. We have developed the design over 18 months and believe that a scheme providing only houses, each with an abundance of amenity space, and flexible living space will provide a unique, high quality living environment for the residents.

Sustainability plays an important part in our scheme and it is our aim to leave as small as possible footprint on the planet during construction, as well as having energy efficient homes that draw as little as possible from Gibraltar's precious electric and water supplies. ”



Gillaine Dellipiani
Development Director

Gillaine is Gibraltarian and has a long track record in local development. She cut her teeth in the first development phase of Ocean Village, where her experience in design, services installation and construction enabled her to liaise successfully with key stakeholders, Government Departments and the Development and Planning Commission.

The expansion of her portfolio of building projects in Gibraltar has always been influenced by a keen sense of the environmental impact that any development may bring to the neighbourhood, and the longer term benefits to the community.

Most recently, Gillaine has lent her skills to the development of ‘The Hub’, a visionary new concept for Gibraltar, designed to accommodate relocated workers in studio-style self-contained apartments with integrated communal facilities. She has also been involved in the design and development of ‘Sylvian Suites’, a conversion of old barracks in the heart of the upper town into 38 apartments, applying revolutionary design techniques to minimise the impact of the development on the local environment while maximising the heritage value of the site.

Gillaine's focus in North Gorge is to ensure that sustainability is optimised and that, through an innovative approach to design and construction, it will set a new benchmark for development in Gibraltar.



AZO Architects is a full-service architecture and planning studio with wide experience in project development, details and management, as well as the monitoring of the work.

This studio has accomplished projects and constructions in every field, ranging from health, industrial and services industry to housing, hotels and retail.

Their main strategy is to develop architecture projects, locally and abroad, consolidating an international status, due to their contemporary, innovative and creative approach.



From inception to completion, Gibraltar based architectural practice Arc Designs believes in working closely with clients to gain an in-depth understanding of their priorities, tailoring their services to deliver bespoke design solutions that bring design and construction together in one seamless process.

For more information contact:

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