



- * Can we visit the site?** Unlikely as the site is now under construction and is a health and safety risk. We may be able to take you to the perimeter
- * Can a purchase contract be assigned pre-completion?** Yes – until earlier of 18 months post exchange and 43 of 48 properties having been sold on payment of an assignment fee (5% of the purchase price) & legal costs. Thereafter 2% assignment fee albeit no assignment fee will be charged after all properties in both phases of the development have been sold
- * How long is the lease?** 149 years from July 2021
- * What is the payment plan?** 2% reserve – now
8% on exchange – within 30 days
10% completion of property foundations
10% completion of property structures (concrete frame)
- * What is the build timetable?** Phase 1 completion from end of 2023 and phase 2 end of 2024
- * What are the likely service charges?** Unknown at this stage albeit not expecting service charges to be any different from similar developments of this nature in Gibraltar
- * Who are the professional team?**
- | | |
|--------------------------------|--|
| Architect: | Arc Designs (Gibraltar) and AZO (Portugal) |
| Structural engineer: | Rambolls |
| QS: | QSG Limited |
| Contract administrator: | Richardsons |
- * Who is the contractor?** This will be known once the tender documents have been issued
- * Is there visitor parking?** Yes, there are a number of spaces for visitors and houses have one space in front of their property included within the property demise
- * Can a purchaser amend the specification?** In respect of the kitchen, purchasers can liaise directly with our kitchen fitter and choose a design within the budgeted allocation (or pay more for additional features). This option will be available early 2023 for a limited period only. Otherwise no changes to the specifications are permitted.
- * Can anyone access the pools?** Initially the phase 1 pool will be for all residents. Once the phase 2 pool has been built, it is the intention to make the phase 1 pool adult only. The management company will operate a guest policy in respect of visitors accessing the pools. Owners will be invited to participate in the management company
- * Do the properties have internal lifts?** Mostly yes, see plans
- * Can we pre-order a preinstalled jacuzzi on the roof terrace?** Yes at contractor cost (as such cost will include all duties / taxes payable in Gibraltar) plus 10%. This option will follow after the exchange of contracts stage