

- * *Can we visit the site?* By prior appointment only to be accompanied by our sales agent and limited to the period on or before 7th August 2021.
- * *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 – anticipated – 31st October 2021
10% completion of property foundations
10% completion of property structures (concrete frame)
- * *What is the build timetable?* Phase 1 completion from end of 2023
- * *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 from exchange of contracts 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 at the exchange of contracts stage
- * *Can we reserve a property in phase 2 now?* No, phase 2 properties are subject to change and it is not possible to reserve now

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