

## FIXTURES AND FURNITURE

- Studio apartments up to 35 sqm internal space: Space-saving integrated pull-down murphy bed, becoming sofa when closed.
- All remaining apartments: Double bed with built-in headboard, bedside tables and integrated lighting.
- Modern dining table set with glass top.
- Contemporary sofa set, cushions and coffee table in > 35 sqm studios and all one-bedroom (and above) apartment living rooms.
- Flat screen digital television on tv-stand.
- Luxury bed linen, duvet, cover and cushions in all beds.
- Integrated roller blinds in all glazed openings, operated from inside.
- Side table for laptop use.

## SERVICES

- Air-conditioning with reverse cycle climate control in the bedrooms and living rooms.
- TV & telephone points in the living rooms and bedrooms.
- USB plug socket in bedrooms and kitchen.
- Recessed energy saving LED lighting throughout.
- Washing machine-dryer Bosch or similar.
- Dedicated energy-efficient hot water boiler.

## SECURITY

- Video door entry system to main entrance lobby, with mobile phone application.
- Secure access entry to all residential floors.
- Smoke and heat detectors, integrated sprinklers in all apartments.
- Secure post boxes in main entrance lobby.
- CCTV in communal areas.
- Electronic safe to all apartments.

## FACILITIES WITHIN BUILDING

- Gymnasium with free weights and state of the art cardio equipment (discounted membership required).
- Indoor swimming pool, wellness spa and sauna (discounted membership required).
- On-site laundry and dry-cleaning service with room service.
- Restaurant/bar with external terrace with room service.
- Co-working space with printing facilities and high-speed internet access.
- Covered motorcycle parking area.
- Indoor bicycle parking areas, including Gibraltar Redibike bicycle sharing station, lockers and repair/pumping station.
- Automated car parking system.
- Luxury car club for short term car hire.

Sales Office: Chestertons Gibraltar, 20 Ocean Village Promenade, Ocean Village, Gibraltar.  
Tel: +350 200 40041 / [www.e1gibraltar.gi](http://www.e1gibraltar.gi)

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## GENERAL APARTMENT AREAS

- Solid entrance doors with matching hardwood frames, brushed stainless steel ironmongery and security locks.
- High quality Marazzi (or similar) tiles natural stone effect, with matching skirting.
- Solid core internal apartment doors, lacquered white with matching lacquered frames and architraves, brushed stainless steel ironmongery.
- Fitted wardrobes with interior LED lighting strips.
- Double glazed solar windows with lockable terrace doors.
- Private terraces with glass balustrades, lighting and power sockets.

## KITCHEN

- Avant-garde fully fitted kitchens featuring soft close doors and drawers, quality stone worktops illuminated by concealed LED lighting.
- Stainless steel sink and mixer tap.
- White goods to include fridge/freezer, hob, extractor hood and oven/microwave - Bosch or equivalent.
- Dishwasher in all apartments above 35 sqm internal.
- High quality modern crockery, glassware and cutlery sets.
- Complete set of pots, pans and cooking utensils.
- Electric kettle and citrus juicer.

## BATHROOMS

- Full-height ceramic tiles to walls, non-slip ceramic tiles to floors.
- White dual-flush WC - Roca or equivalent.
- Double ceramic wash hand basin on a vanity unit
- Illuminated mirror.
- Shaver points.
- Shower trays with glass shower screens, polished metal shower column.
- Polished metal accessories including robe hook, soap dish, soap dispenser, towel rail, waste bin, toilet roll and toilet brush holders.
- Cotton bath towel set.
- Electric hair dryer.
- Extractor fan.

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