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**ELYSIUM BAYSIDE**  
A LIFE OF ELEGANCE





Happiness lives in the  
smallest beautiful moments





## A SUNNY MORNING

strolling with your pet companion, breathing  
in the fresh air as the day begins.





## AN AFTERNOON

with your family, where laughter fills the air and simple moments turn into lasting memories.





Take a tranquil ride to the mountain peak, where time slows down and nature embraces you.

This is Gibraltar — a place where every moment invites you to savour life to the fullest.





OVER 300 DAYS  
OF SUNSHINE –  
LIVE BETWEEN  
LIGHT AND SEA

Situated at the southern tip of the Iberian Peninsula, at the Strait of Gibraltar, the British overseas territory - Gibraltar welcomes you with clear blue skies almost all year round – where sunlight gently pours into every balcony, every apartment, and every heart.

Here, every day begins with vibrant energy and ends in golden tranquility.





## WHERE HISTORY AND MODERNITY INTERTWINE

Gibraltar lies at the crossroads of Europe and the Mediterranean, a place where cultures converge, heritage is etched in every ancient stone, and stories unfold on every winding street.



A HIDDEN PARADISE  
IN THE HEART OF GIBRALTAR







## ELYSIUM BAYSIDE - A LIFE OF ELEGANCE

ELYSIUM Bayside is designed to capture the breathtaking beauty of the surroundings, offering residents a retreat that is as tranquil and refreshing as the ocean breeze.

From golden sunsets viewed from private terraces to the gentle rhythm of the waves, ELYSIUM Bayside invites residents to savour life's simple yet most rewarding pleasures.

It is a place where modern design harmonises with nature, and where every detail is crafted to enhance well-being.





## STRATEGIC LOCATION

Strategically situated between the historic town centre and Marina Bay, ELYSIUM Bayside offers effortless access to local schools, healthcare, everyday conveniences, and leisure.

From here, residents are just steps away from the essentials of daily life and the energy of a thriving coastal community.





## ELYSIUM BAYSIDE, A MASTERPIECE OF ARCHITECTURAL ARTISTRY

draws inspiration from the graceful dance of cumulus clouds — a timeless emblem of Gibraltar's freedom and natural beauty.





## INVITING NATURE INTO EVERYDAY LIVING

At Elysium Bayside, home is more than just a place—it's an experience of balance and connection with nature.

Start your mornings with sunlight streaming onto your balcony, breathe in the crisp Mediterranean air, and unwind in the evening with breathtaking sunsets over the sea.

Here, nature and architecture blend effortlessly, creating a peaceful and refined living environment.



## APARTMENT DESIGN THAT ELEVATES LIVING

The strength of each apartment lies in its thoughtful design features: abundant natural light energises every space, soaring high ceilings enhance openness, and ensuite bedrooms provide privacy and luxury.



Additional bedrooms are crafted for comfort and versatility, perfectly suited as second or third bedrooms to accommodate a range of lifestyles.

Together, these elements create homes that are spacious, bright, and designed to support modern living with ease.





"Elysium Bayside is set to become a new focal point in the life of Gibraltar, seamlessly linking the historic center with Marina Bay while embracing the stunning natural backdrop of the Rock of Gibraltar."

Cino Zucchi - CZA





## A GREENER FUTURE IN GIBRALTAR

Designed with sustainability at its core, the project embraces natural light, ventilation, and energy-efficient technologies.

From master planning to landscaping, façades, and lighting, every element has been thoughtfully considered to create a balanced, inviting, and environmentally conscious living environment.





## WELLNESS WOVEN INTO LIFE

At ELYSIUM Bayside, well-being is thoughtfully integrated into every aspect of daily life. Start your mornings with an energising session in the infinity gym, unwind in lush green spaces during the afternoon, and find moments of calm beside the rooftop infinity pool.

Every amenity has been curated to promote physical vitality, emotional balance, and a deeper connection to your surroundings —supporting a lifestyle that is not only healthier, but truly more fulfilling.



## INDULGE YOURSELF BY THE POOL, EVERY DAY

Take in the sweeping views from the rooftop infinity pool, where water meets the horizon. Or unwind in the calm of the indoor lap pool —perfect for both energising workouts and peaceful relaxation.





## EXPERIENCE THE ART OF RENEWAL TURKISH HAMMAM SPA

The warm marble beneath your feet, the gentle rise of steam in the air, and the soft, filtered light create an atmosphere of calm unlike any other.





## WELLNESS WITH EXPERTISE

Operated by an experienced wellness team, the fitness centre at ELYSIUM Bayside provides a thoughtfully curated and supportive environment where every resident can confidently pursue their health and fitness goals.

From state-of-the-art gym facilities to yoga and cardio classes, each element is designed to inspire movement, balance, and overall wellbeing.





## PIAZZA: GIBRALTAR'S NEW SOCIAL HEARTBEAT

More than just a gathering place, the Piazza is set to become Gibraltar's vibrant social hub. Blending dining, cultural events, and open-air leisure, it offers a dynamic space where residents and visitors come together to connect, celebrate, and experience the very best of community life. This innovative urban space will redefine how people engage with the city and each other.

Just steps from your doorstep, the Piazza offers a peaceful green retreat—a place to share quiet conversations, joyful laughter, and create unforgettable memories amidst the calming beauty of your surroundings.

Imagine starting your day with a leisurely morning coffee, surrounded by the vibrant energy of the community. Children play happily in thoughtfully designed play areas, neighbours catch up, and local artisans showcase their talents.





## ENJOY COMMUNITY BONDING

At ELYSIUM Bayside, you're invited to be part of something vibrant and alive. The Piazza isn't just a space—it's where your everyday moments transform into shared experiences that bring the community closer.

Imagine joining a lively market, feeling the buzz of live music, or simply enjoying a relaxed picnic surrounded by friendly faces.

Each event is designed with you in mind, creating opportunities to connect, celebrate, and belong.



## WHERE EVERY MOMENT BRINGS YOU CLOSER

Whether gathering in beautifully designed communal spaces, engaging in wellness and leisure activities, or simply enjoying the thoughtfully curated surroundings, residents of ELYSIUM Bayside become part of a community where interactions flourish and a true sense of belonging is nurtured.





## INNOVATIVE WORKSPACES AT YOUR DOORSTEP

blend productivity and relaxation effortlessly, fostering an environment that supports both your professional ambitions and personal well-being. At ELYSIUM Bayside, balance is not just a goal — it's a way of life you experience every day.

ELYSIUM Bayside presents a vibrant fusion of residential, commercial, retail, and public spaces — each thoughtfully designed to elevate the way you live, work, and connect.





## LIVE, WORK, RELAX, AND CONNECT

Experience the effortless harmony of living, working, shopping, and relaxing — all just steps from your home or office.

Whether you're starting your day in a bright, inspiring workspace designed to boost focus and creativity, taking a well-deserved break in vibrant retail areas, or unwinding in welcoming communal spaces,

every detail is crafted to make your daily routine smoother, more enjoyable, and genuinely connected.



At ELYSIUM Bayside, the boundary between work and leisure fades—allowing you to embrace the best of both worlds with flexible work environments, wellness amenities, and social spaces that encourage balance and inspiration.

Here, sustainability and innovation unite to create a place where every moment feels purposeful and truly meaningful.





## SETTING A NEW STANDARD OF SERVICE IN GIBRALTAR

At ELYSIUM Bayside, we make sure your home runs effortlessly—whether it's a quick request or proactive care.

For the first time in Gibraltar, our dedicated team is on hand around the clock, responding promptly and handling every detail with professionalism, discretion, and a personal touch. So you can relax and enjoy your home with complete peace of mind.





## BASIC SERVICES: INCLUDED IN LEASE AGREEMENT

- Building Security Services: Available 24/7 to ensure safety and protection across the premises
- Customer Care Services: Timely reception, support, and resolution of customer inquiries and requests to ensure maximum satisfaction

Cleaning and Janitorial Services: Regular cleaning of hallways, lobbies, and common spaces.

•Landscaping and Lighting Maintenance: Upkeep of gardens and outdoor lighting.

Pest control and general repairs: Scheduled treatments and maintenance of common facilities.

Safety Inspections: Routine checks for fire safety and building compliance.

•Amenity Management: Regular maintenance of pool, gym, and lounge areas.

•Waste Management: Managing garbage collection and recycling programs.

•Event Coordination: Organizing and managing events within the building.

•Others administration services: Collecting water & electricity bills, monthly management fee...





## EXTRA SERVICES: AVAILABLE UPON REQUEST

- In-home housekeeping
- Minor electrical & plumbing repairs
- Grocery shopping and private dining
- Laundry & dry cleaning
- Personal trainer and wellness services
- Childcare and pet grooming
- Vacant home care



SITEPLAN

- A

ARCADIA
- C

CELESTE
- E

UTOPIA
- B

HORIZON
- D

HARMONY
- F

LUMINARA

AMENITIES

GROUND F

- 1

WATER FEATURE
- 2

PIAZZA, EVENT AREA
- 3

SCULPTURE
- 4

COFFEE SHOP,  
FASHION STORE.  
MINIMART,  
SHOWROOM...

LEVEL 5

- 1

RECEPTION
- 2

CHANGING ROOMS
- 3

FITNESS STUDIO
- 4

LAP POOL
- 5

INDOOR POOL
- 6

GYM
- 7

NURSERY, GAMES ROOM,  
MEETING ROM,...

LEVEL 11

- 1

BAR/LOUNGE AREA
- 2

CHANGING ROOMS
- 3

ROOFTOP POOL
- 4

JACUZZI
- 5

TERRACE AND GREEN SPACES
- 6

SUN TERRACE









BUILDING B - LEVEL 3

2 BEDROOM



BUILDING A - LEVEL 6

3 BEDROOM





# SPECIFICATION

## > LIVING AREAS

Ceiling	Spacious ceiling heights of approximately 2.68m, finished with smooth plaster and premium whitish lime paint.
Walls	Premium whitish lime paint finish, offering a clean, fresh, and contemporary look.
Flooring	Elegant Italian wood-effect porcelain tiles, providing warmth, sophistication, and long-lasting durability.
Doors & Windows	Expansive glazed sliding doors with high-quality aluminium profiles, designed to flood interiors with natural light and provide stunning panoramic views.
Heating & Cooling	State-of-the-art concealed centralized air conditioning and hot water system with individual room controls. Ceiling fans in living areas and bedrooms enhance ventilation and reduce energy consumption, in line with NZEB (Nearly Zero Energy Building) sustainability standards

## > BALCONIES & TERRACES

Ceiling	Ceiling height approximately 2.4m, finished with high-quality white paint for a clean and refined appearance.
Walls	Premium whitish lime paint finish, offering a clean, fresh, and contemporary look.
Flooring	Elegant Italian wood-effect porcelain tiles, providing warmth, sophistication, and long-lasting durability.
Doors & Windows	Contemporary white satin-finish internal doors with matching frames and architraves for a seamless, elegant interior.
Equipment	Fully equipped with bespoke cabinetry and high-end built-in appliances, including oven, hob, microwave, fridge & freezer, and dishwasher from premium brands such as Miele, Bosch, Siemens, or equivalent.

## > KITCHEN

Ceiling	Moisture-resistant plaster ceiling with a premium whitish lime finish, designed for longevity and a sleek aesthetic.
Walls	Large-format ceramic tiles, enhancing elegance while ensuring durability and easy maintenance.
Flooring	Luxurious Italian ceramic tiles, combining modern aesthetics with easy maintenance and superior functionality.
Doors & Windows	Contemporary white satin-finish internal doors with matching frames and architraves for a seamless, elegant interior.
Equipment	Elegant finishes featuring underfloor heating, a demister mirror with integrated lighting, and luxury fixtures from top brands such as Hansgrohe, Grohe, and Duravit.

## > BEDROOMS

Ceiling	Spacious ceiling heights of approximately 2.68m, finished with smooth plaster and premium whitish lime paint.
Walls	Premium whitish lime paint finish, offering a clean, fresh, and contemporary look.
Flooring	Elegant Italian wood-effect porcelain tiles, providing warmth, sophistication, and long-lasting durability.
Doors & Windows	Contemporary white satin-finish internal doors with matching frames and architraves for a seamless, elegant interior.
Equipment	Custom-designed, full-height fitted wardrobes in all bedrooms, optimizing storage with a sleek and modern finish.
Heating & Cooling	State-of-the-art concealed centralized air conditioning and hot water system with individual room controls. Ceiling fans in bedrooms enhance ventilation and reduce energy consumption, in line with NZEB (Nearly Zero Energy Building) sustainability standards.





## > BATHROOMS

Ceiling	Stylish lime plaster ceiling lining, complementing outdoor elegance.
Walls	Premium whitish lime paint finish, offering a clean, fresh, and contemporary look.
Flooring	High-performance, weather-resistant Italian wood-effect tiles, seamlessly blending indoor and outdoor spaces.
Doors & Windows	Sleek, modern glass balustrades with stainless steel profiles, maximizing views and sophistication.



## > CORRIDOR & ENTRANCE

Ceiling	Spacious ceiling heights of approximately 2.68m, finished with smooth plaster and premium whitish lime paint.
Walls	Premium whitish lime paint finish, offering a clean, fresh, and contemporary look.
Flooring	Elegant Italian wood-effect porcelain tiles, providing warmth, sophistication, and long-lasting durability.
Doors & Windows	Contemporary white satin-finish internal doors with matching frames and architraves for a seamless, elegant interior.
Equipment	High-quality solid-core interior door with a premium hardwood frame, equipped with an advanced smart lock system (fingerprint, password, and key access).



## > ELECTRICAL & SMART HOME FEATURES

Lighting System	Designer LED lighting throughout, incorporating stylish wall-mounted fixtures and ceiling-recessed spotlights for an inviting ambiance.
Electrical Accessories	Seamlessly integrated electrical outlets and switches, designed to complement the overall interior aesthetic.
Telecom & Connectivity	High-speed fibre optic internet connection pre-installed, with dedicated telecom points in the living room and all bedrooms for seamless connectivity.





## ELYSIUM BAYSIDE AN INVESTMENT IN YOUR WELLBEING

It's about cultivating a lifestyle that nourishes your soul. It's about having the time and space to pursue your passions, to connect with loved ones, and to simply enjoy the finer things in life.





## ABOUT US

TNG Global Foundation is a prominent international real estate developer specializing in residential, commercial, retail, and hospitality sectors. We offer luxury solutions with a focus on community and environmental responsibility. As a trusted partner of Gibraltar, our founder supported local efforts during the pandemic, donating £200,000 to the GHA Covid Fund and £3.9 million for Campion Park. Additionally, TNG Global has built two schools for Gibraltar's community and completed coastal protection works for the Hassans Centenary Terraces housing project. Through its international partner, ROX Group from Vietnam, TNG Global integrates global expertise to create sustainable and vibrant communities in Gibraltar.

TNG Global Realty Ltd is the real estate arm of TNG Global Foundation, dedicated to developing modern, sustainable, and world-class urban projects. TNG Global Realty Ltd not only creates iconic landmarks but also fosters high-quality living spaces where communities can thrive and grow sustainably.

TNG Global Realty Limited's international partner, ROX Living Global, brings a wealth of experience from its operations in Vietnam to support our projects in Gibraltar. With a legacy of transforming urban spaces into vibrant, sustainable communities, ROX Living Global is committed to projects that balance high-quality living and environmental responsibility.