28 THE FENNEL

N O R TG HO R G E

G I B R A L T A R

HIDDEN LUXURY

ECO CONSCIOUS LIVING

HIGH-END FINISHES

GARAGE AND CARPORT

ROOFTOP TERRACE, PATIO & BALCONY

£1,875,000

4 BEDROOMS

3 BATHROOMS

195m2 INTERNAL AREAS

104m2 EXTERNAL AREAS

SOUTH DISTRICT ●●● EASY ACCESS ●●● LUSH GREEN AREA

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/HOME AUTOMATION SYSTEM

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/outdoor terraces, floor to ceiling glazing and generous natural planting schemes throughout, creating magnificent family living spaces.

28
THE FENNEL NORTH GORGE

NORTH GORGE

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.

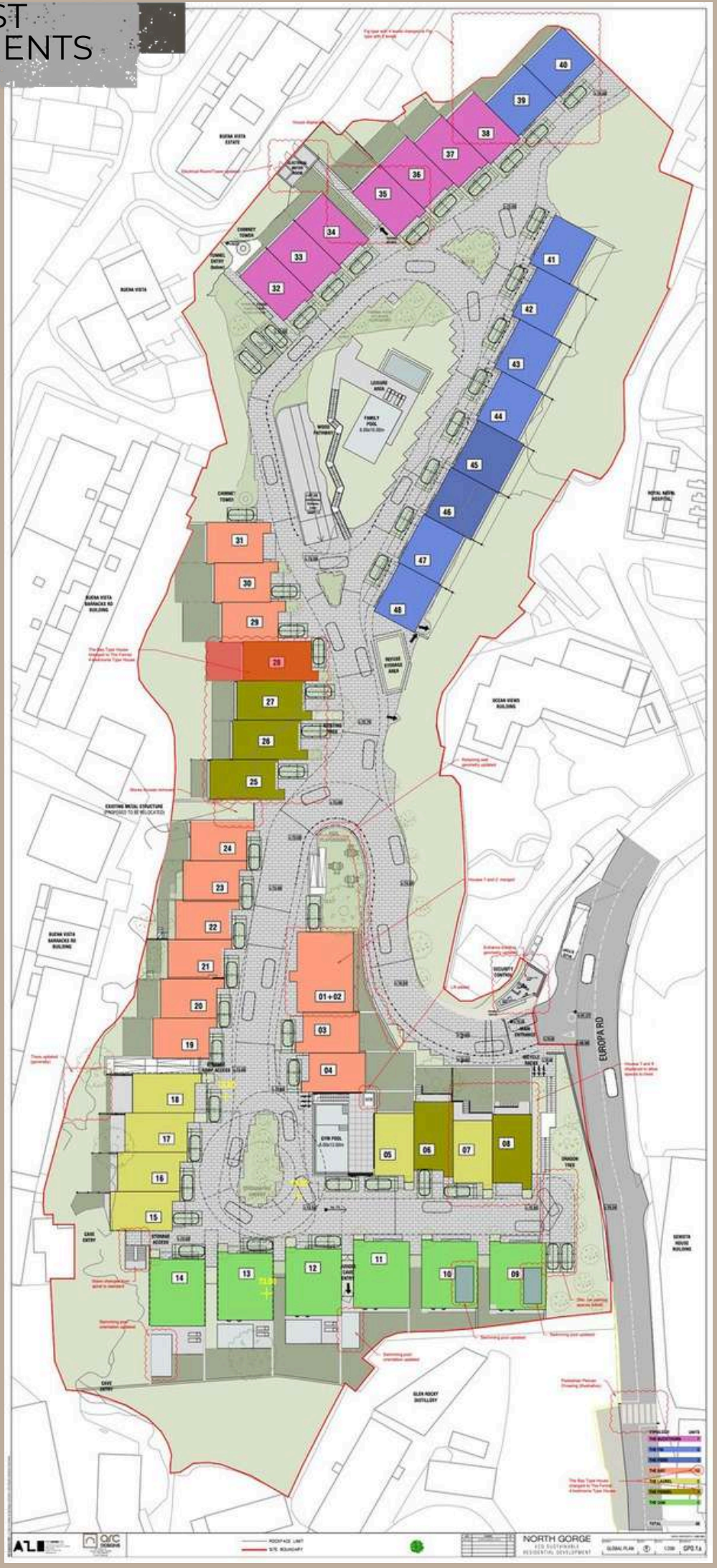
D

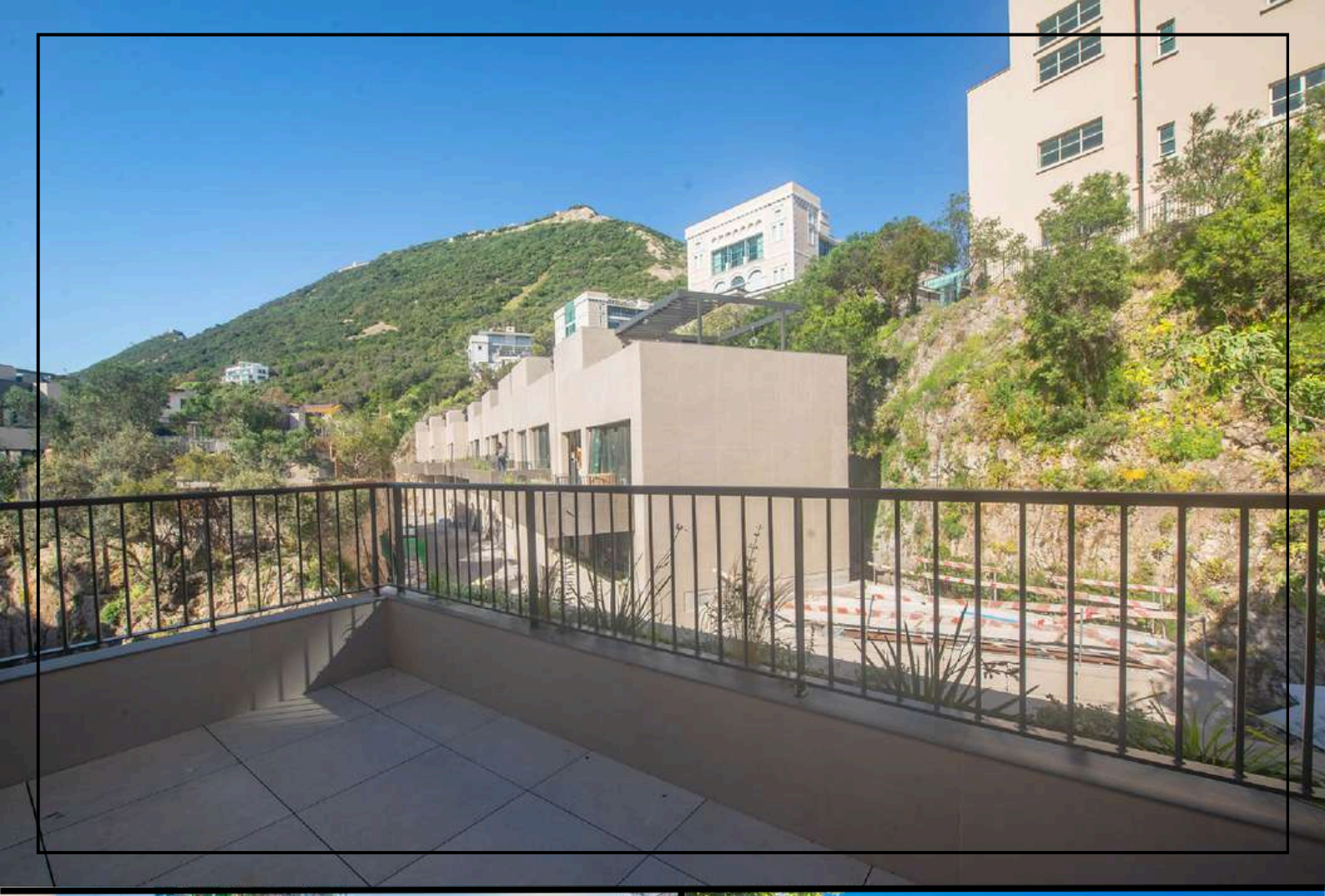
Gymnasium and infinity swimming pool
A high specification, fully equipped gymnasium, changing facilities, swimming pool and access to the ground floor of the development.

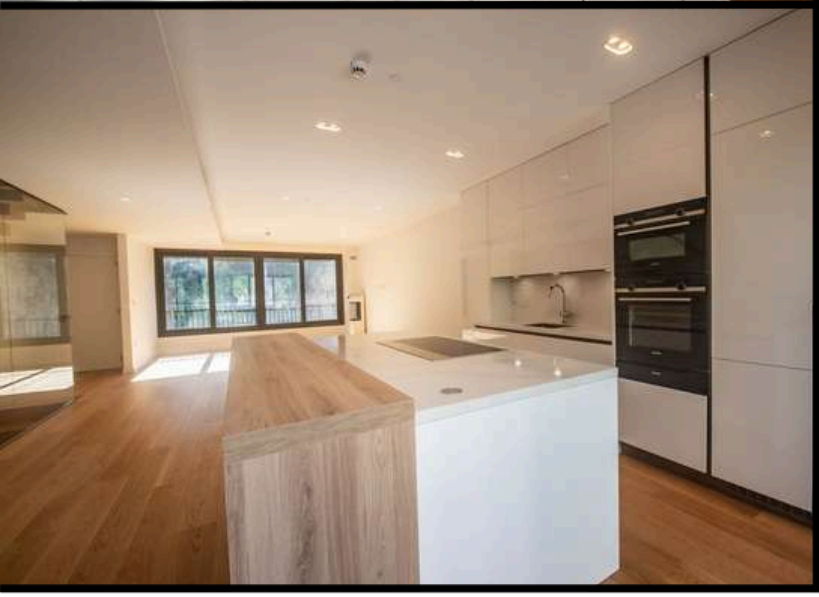
SECURITY
24 hour security/concierge at entry
Monitored CCTV
Barrier at entry
RFID tags for gate opening by residents (easier access without looking for fobs etc)
RESIDENTS' FACILITIES
Exclusive access to pool located above gym
State of the art gymnasium
Family pool located in rock formation
Seating in communal landscaped area
Option to purchase purpose built secure storage room

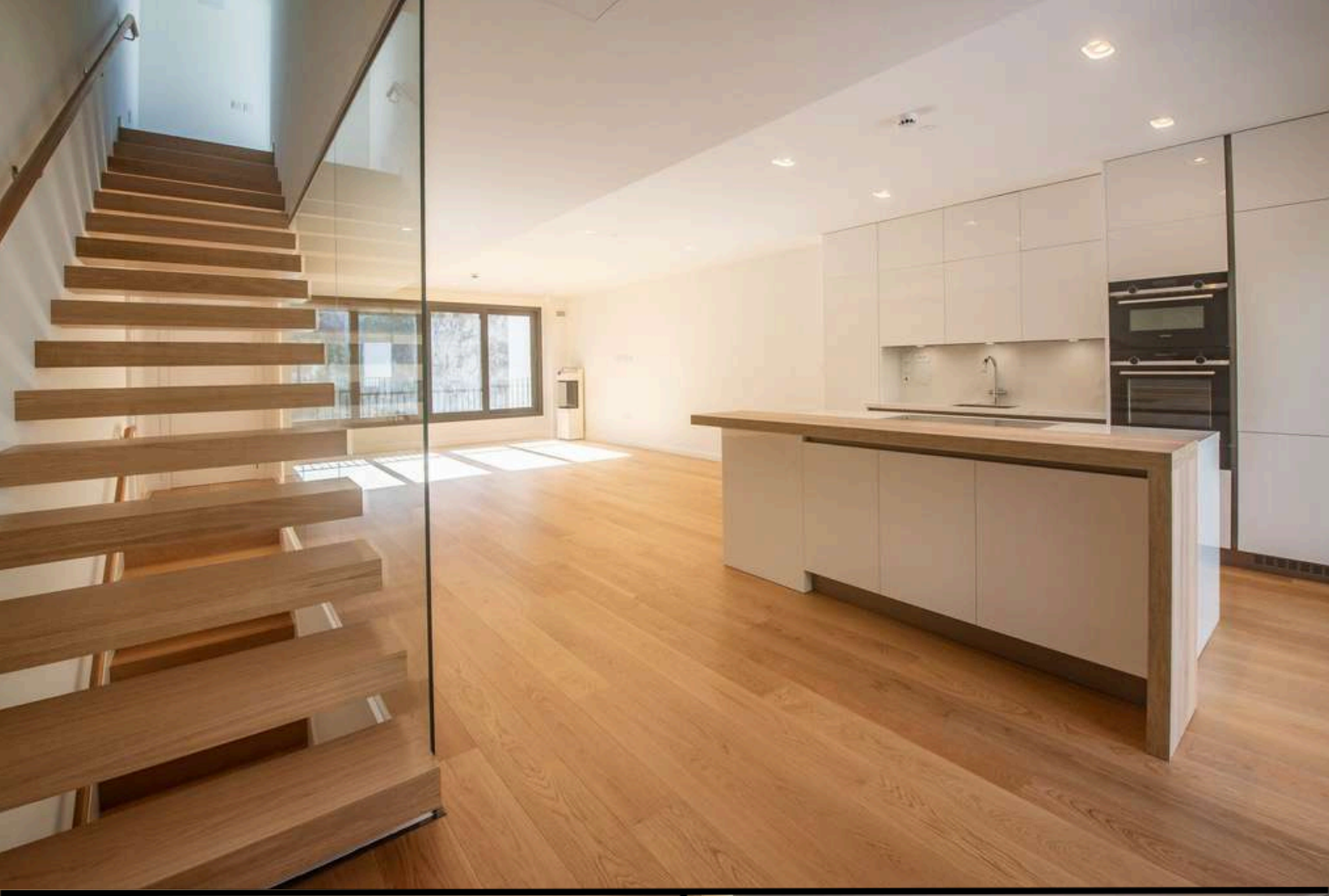
LOCATION MAP

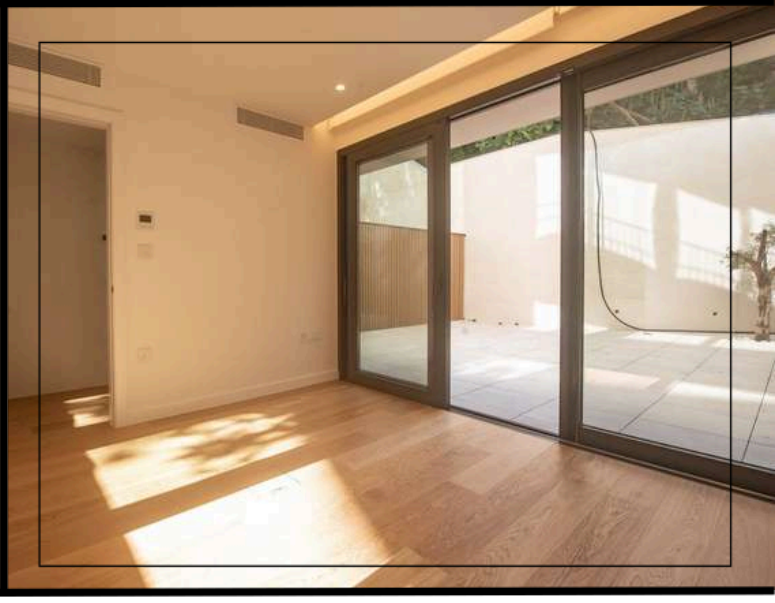
LATEST AMENDMENTS

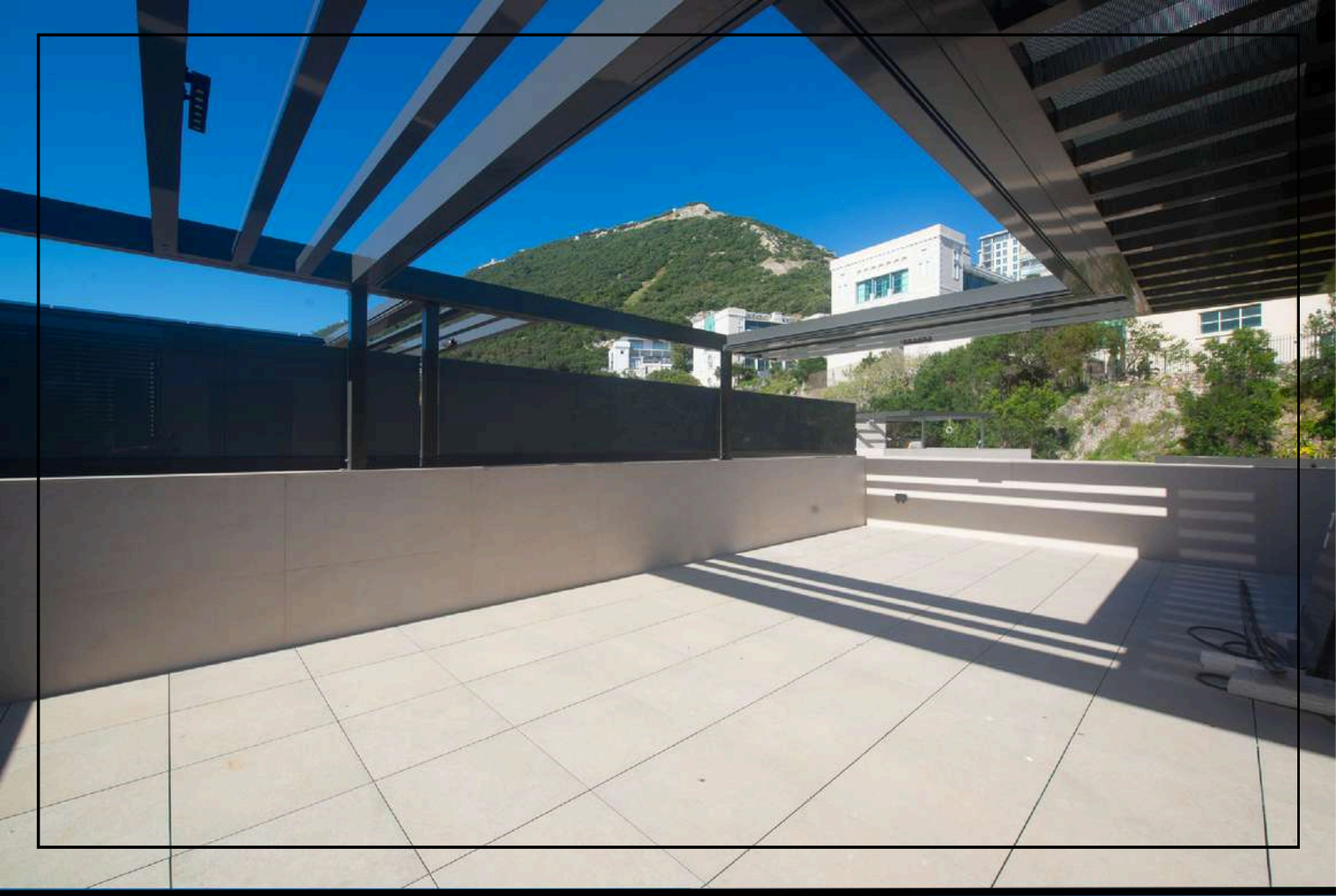


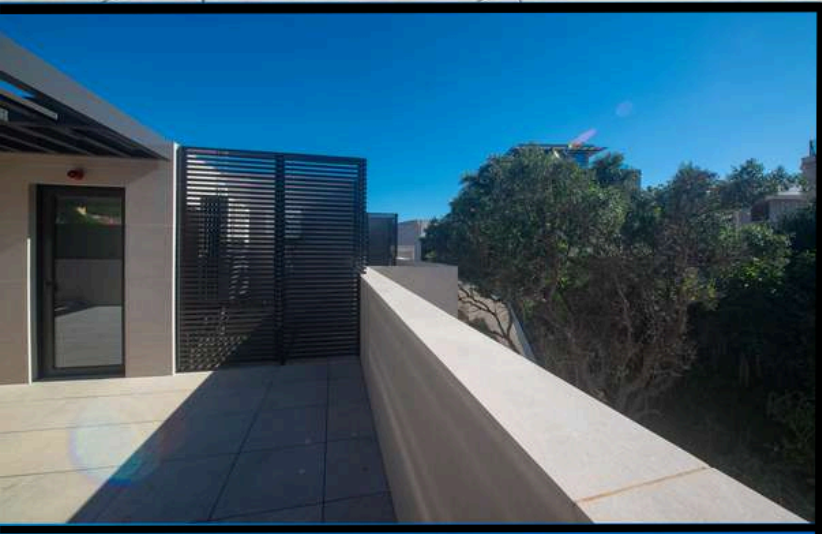


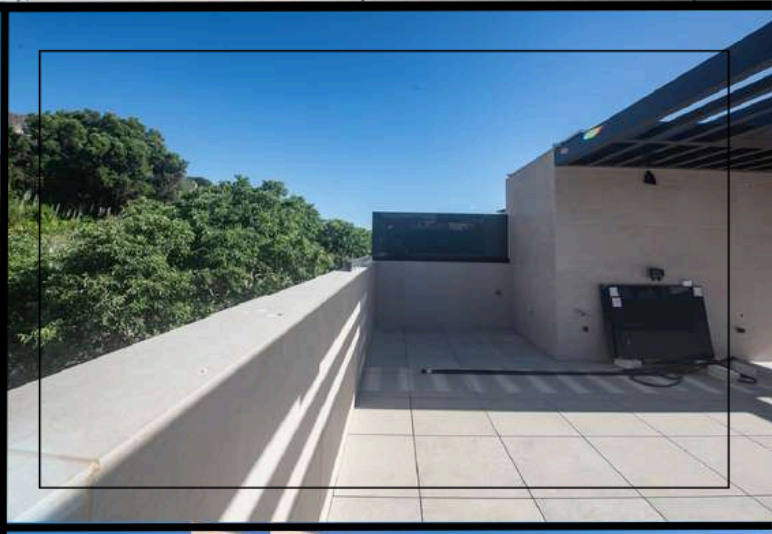


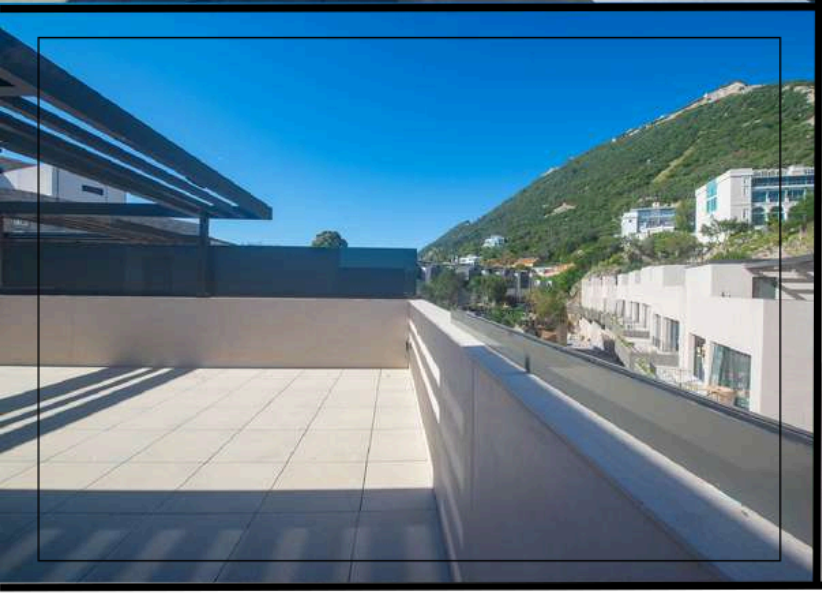


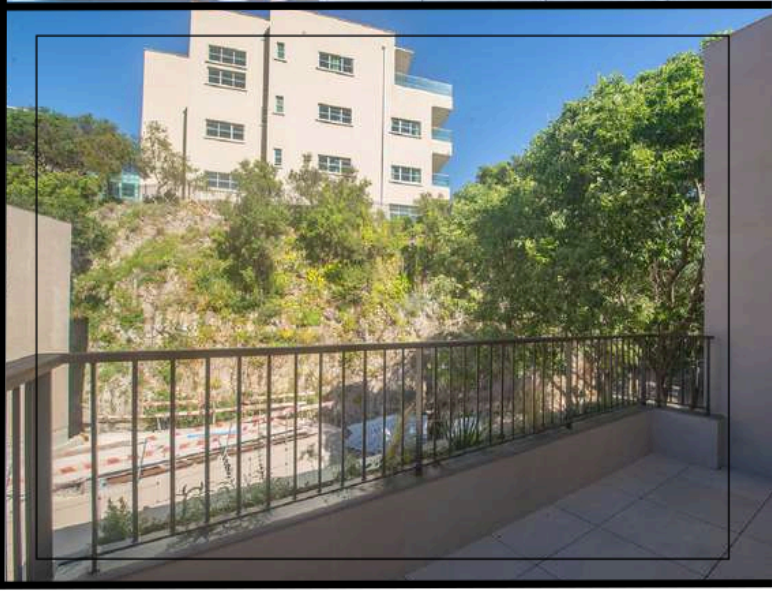


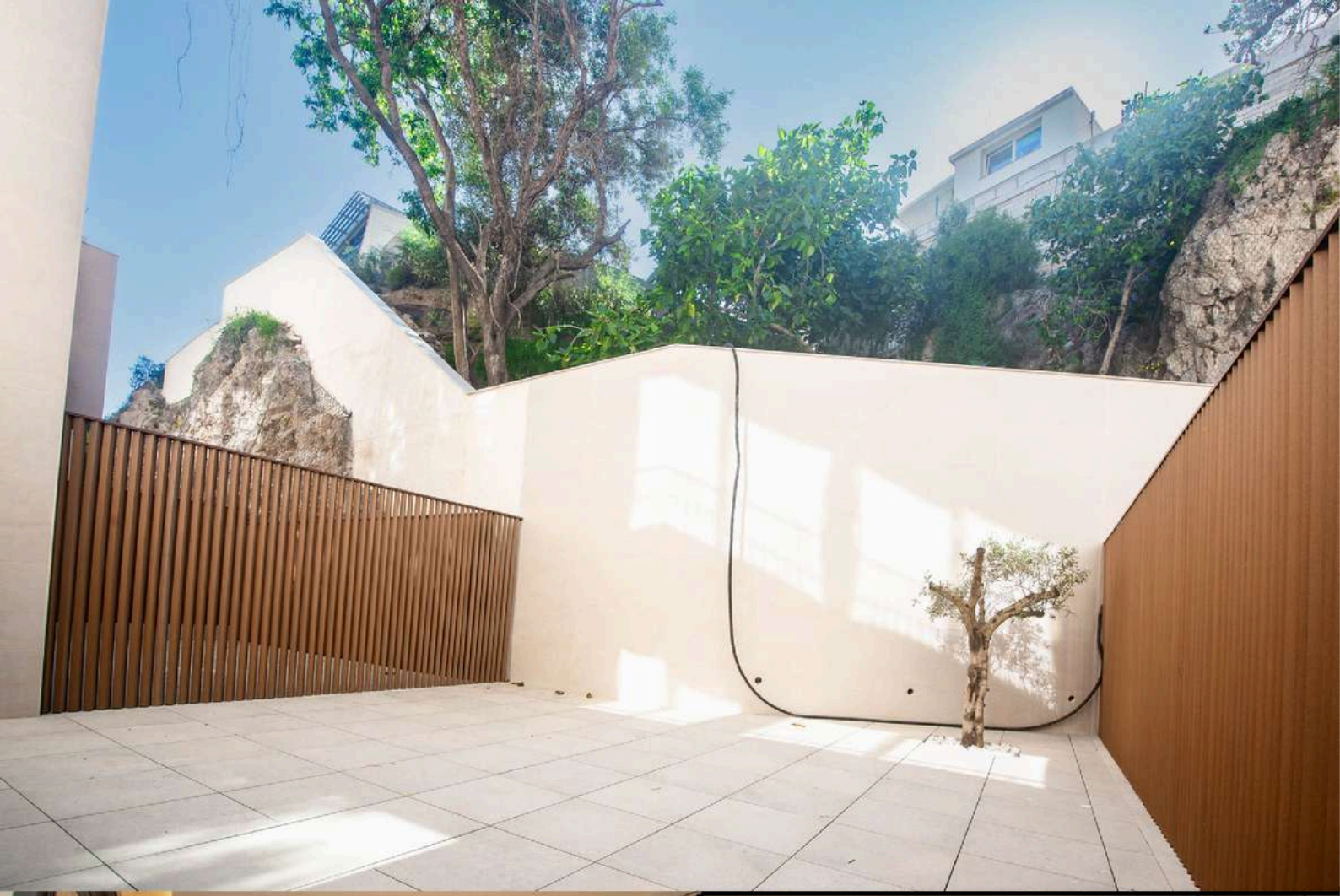


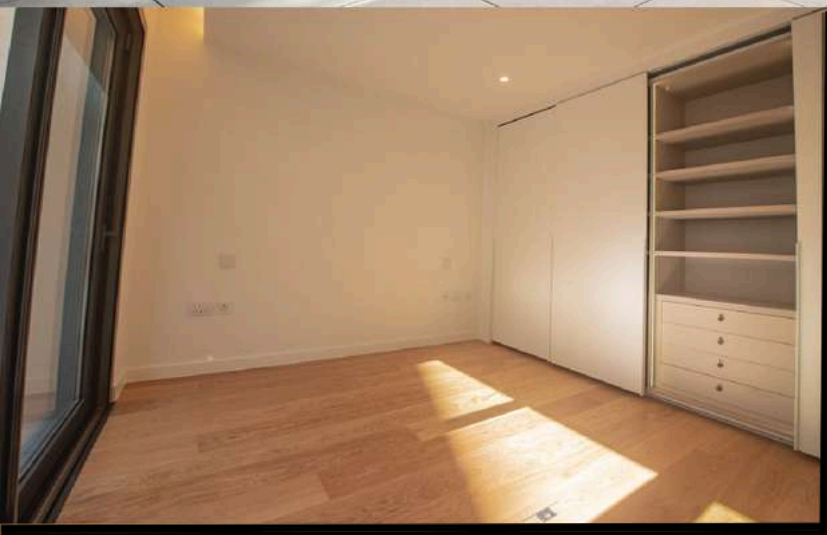


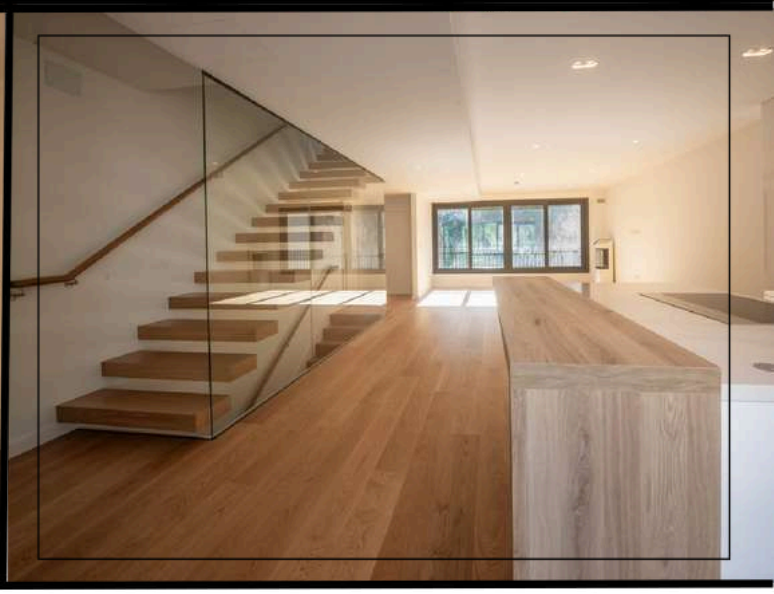


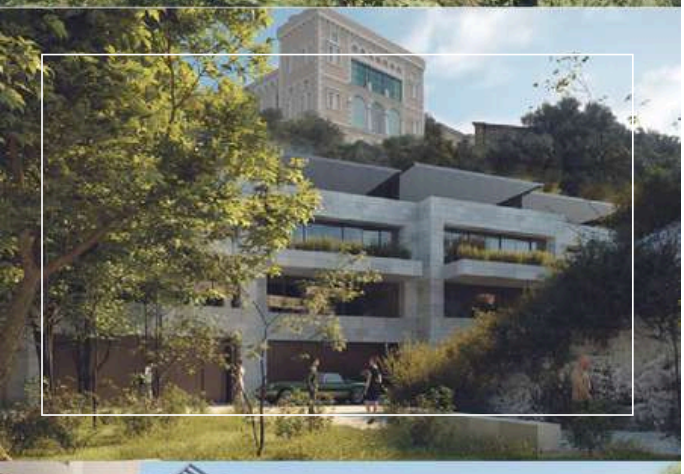












Each home is completed with a host of energy efficient features so they're kinder to the environment too. North Gorge has been designed to create living spaces that work in harmony with the breathtaking natural beauty of the development as well as providing thoughtful practical features to meet the demands of busy modern lifestyles.

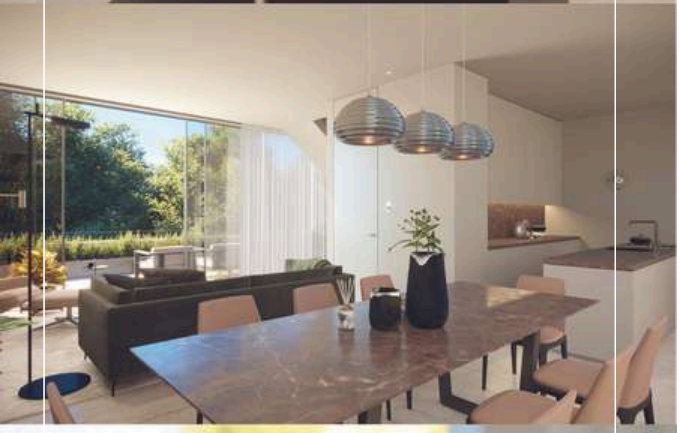
Natural light floods most rooms through floor to ceiling glazing while an integrated air conditioning and heating system keeps things comfortable indoors, whatever the weather.

Open plan living, dining and designer kitchen spaces sit at the heart of the home with adjoining balcony bringing the outside in.

Spacious wardrobes are fitted beautifully in generously sized bedrooms, with en-suites bathrooms for master bedroom and ground floor bedroom.

Top quality, high specification finishing touches in kitchen, bathrooms, and throughout the property inside and out.

Outside spaces are enjoyed from rooftop terrace and lovely balcony while considered privacy and seclusion in back patio beautifully and effortlessly.



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
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-
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ELECTRIC

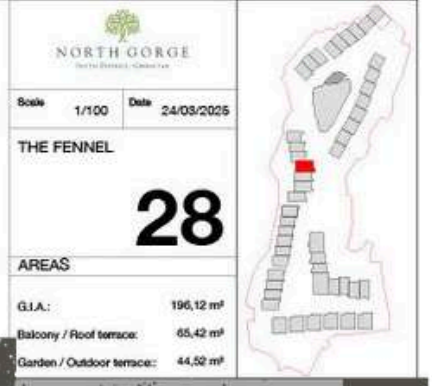
- Integrated control system - lights, heating and cooling with local and remote control access for better energy and cost management
- Burglar alarm connected to central security desk for peace of mind when away from home
- Light and power to roof terraces
- EV charger in garage
- Sockets with integrated 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

Ground Floor

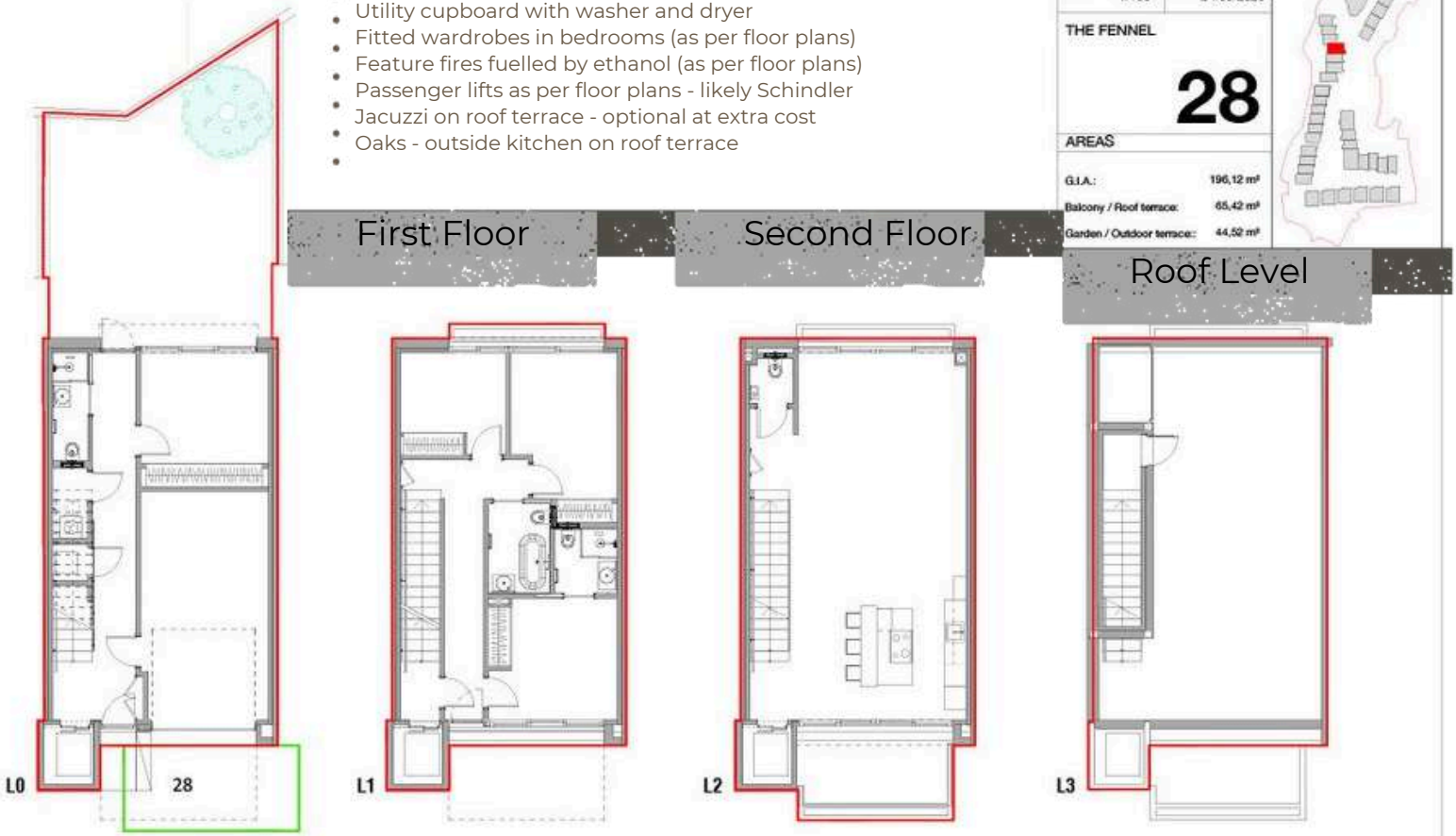
- GENERAL
- Air conditioning - heating and cooling
- Brushed stainless steel ironmongery
- Windows - high quality powder coated aluminium/ double glazed
- Utility cupboard with washer and dryer
- Fitted wardrobes in bedrooms (as per floor plans)
- Feature fires fuelled by ethanol (as per floor plans)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



First Floor

Second Floor

Roof Level



DISTRIBUTION

Ground Level:
Carport, Entrance Hall, Lockable Garage, Lift, Bedroom 4, En-suite Shower Room, Hallway, Staircase, Laundry room, and Rear Patio of 38 m2. GIA 65 m2

First Level:
Staircase, Landing, Bedroom (3), Bedroom (2), Master Bedroom (1), En-suite Bathroom (1), Main Bathroom (2), Lift. GIA 65 m2

Second Level:
Staircase, Landing, Open Plan Kitchen, Living and Dining Area, Balcony, Access to Roof Solarium Terrace. Lift. GIA 65 m2

Roof Level:
Solarium Roof Terrace 56 m2

Gross InternalArea	195 m2
Balcony	10 m2
Roof Terrace	56 m2
Rear Patio	38 m2
Total	**299 m2**

roof top terrace

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