



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

Here, productivity and relaxation blend 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.

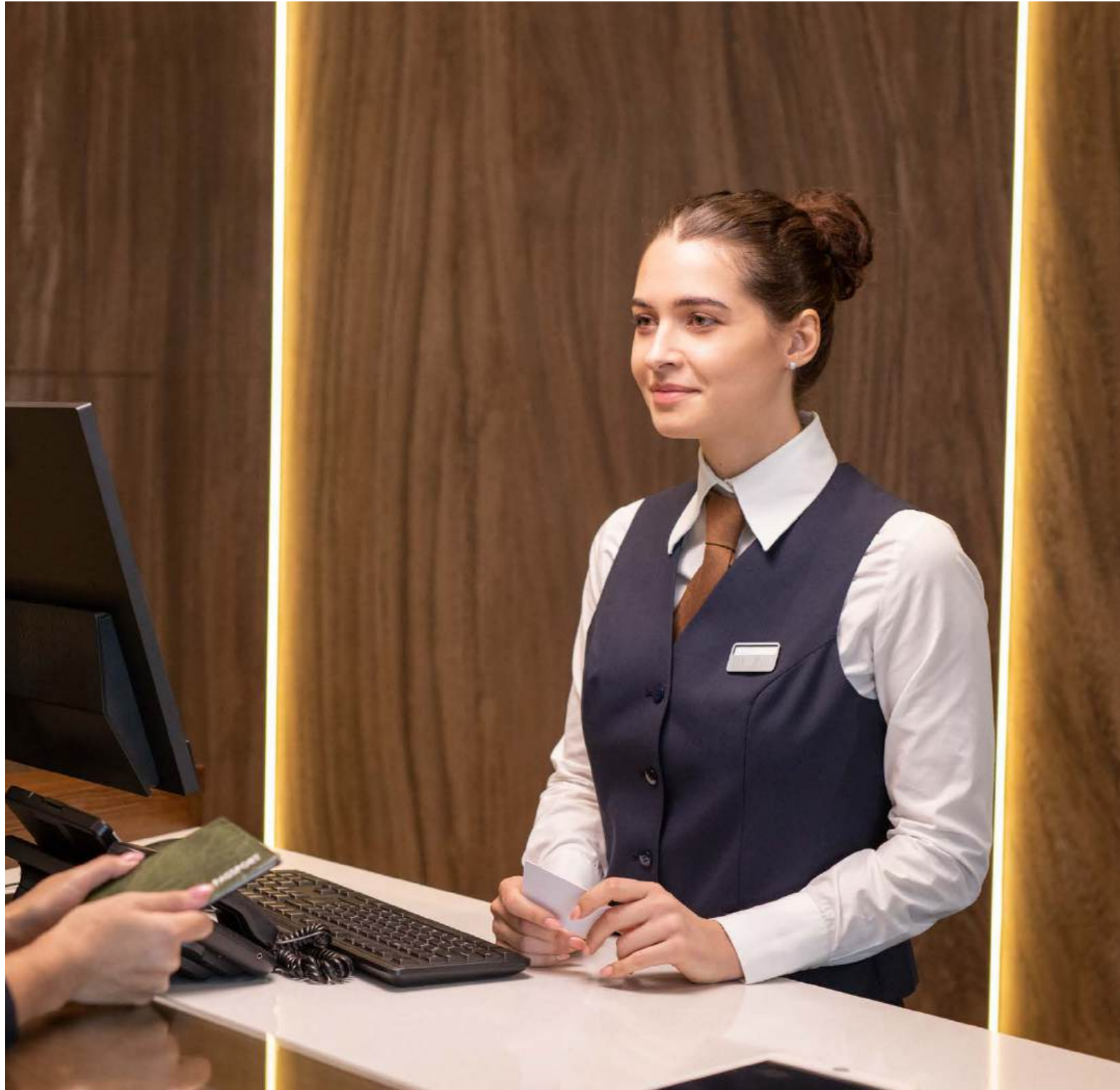
Whether you're starting your day in a bright, inspiring workspace designed to boost focus and creativity, taking a well-deserved break in vibrant retail areas, or unwinding in welcoming communal spaces,

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
- Laundry & dry cleaning
- Childcare and pet grooming
- Minor electrical & plumbing repairs
- Personal trainer and wellness services
- Vacant home care

SITEPLAN

- | | | |
|------------------|------------------|-------------------|
| A ARCADIA | C CELESTE | E UTOPIA |
| B HORIZON | D HARMONY | F LUMINARA |

AMENITIES

GROUND F

- | | |
|-----------------------------|---|
| 1 WATER FEATURE | 4 COFFEE SHOP,
FASHION STORE,
MINIMART,
SHOWROOM... |
| 2 PIAZZA, EVENT AREA | |
| 3 SCULPTURE | |

LEVEL 5

- | | |
|-------------------------|--|
| 1 RECEPTION | 5 INDOOR POOL |
| 2 CHANGING ROOMS | 6 GYM |
| 3 FITNESS STUDIO | 7 NURSERY, GAMES ROOM,
MEETING ROM,... |
| 4 LAP POOL | |

LEVEL 11

- | | |
|--------------------------|-----------------------------------|
| 1 BAR/LOUNGE AREA | 4 JACUZZI |
| 2 CHANGING ROOMS | 5 TERRACE AND GREEN SPACES |
| 3 ROOFTOP POOL | 6 SUN TERRACE |



BUILDING B Level 3

Studio
 1 BR
 2 BR
 3 BR
 4 BR

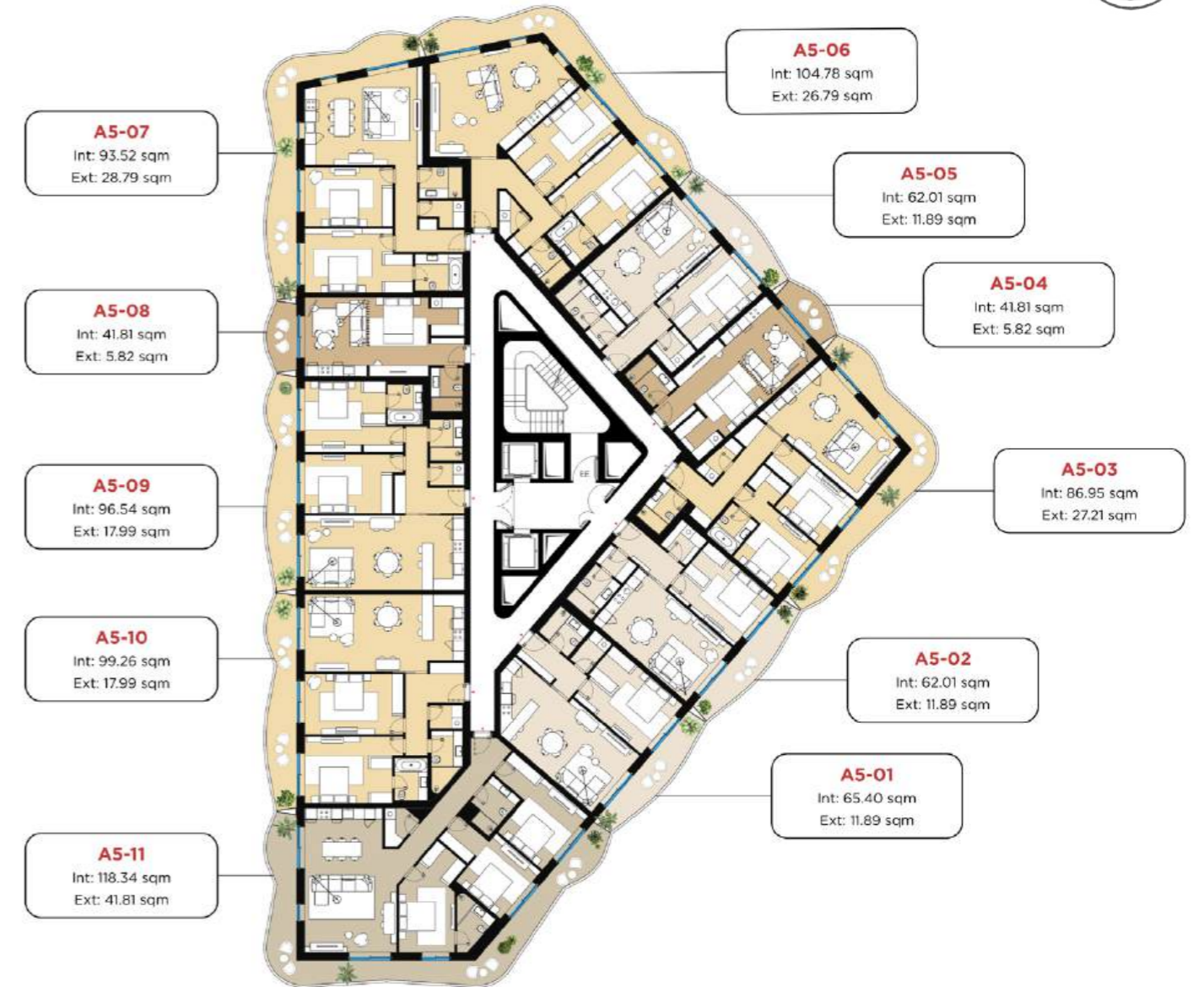


» Total Apartment: 10

- Studio: 1
- 1 Bedroom: 3
- 2 Bedroom: 2
- 3 Bedroom: 4

BUILDING A Level 3

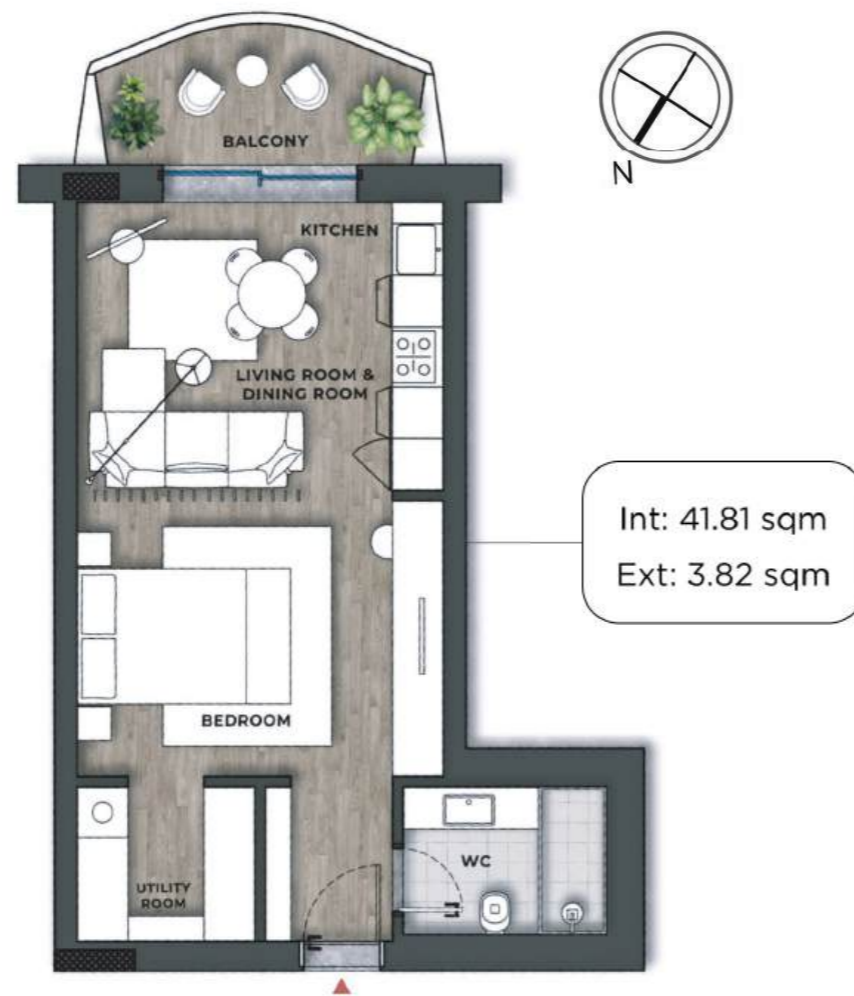
Studio
 1 BR
 2 BR
 3 BR
 4 BR



» Total Apartment: 12

- Studio: 3
- 1 Bedroom: 5
- 2 Bedroom: 2
- 3 Bedroom: 2

BUILDING B - LEVEL 3 STUDIO



BUILDING B - LEVEL 3 1 BEDROOM



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.

> 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	Fully equipped with complete cabinetry, stove, microwave, refrigerator, dishwasher from high-end brands such as Bosch, Siemens, or equivalent .

> 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.
Equipment	Fully furnished equipped with underfloor heating system, demister mirror with integrated light, with high-end fixtures like Hansgrohe, Grohe and Duravit

> 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 & 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.