



ELYSIUM
BAYSIDE

FAQ

General Project Information

Project name: Elysium Bayside
By TNG Global Foundation | TNG Global Realty Limited





1. Where is Elysium Bayside located?

A: Elysium Bayside is situated in a prime location in Gibraltar, offering stunning views toward The Rock, the Ocean and the Gibraltar airport runway and convenient access to key amenities within walking distance such as Gibraltar airport, Main Street, The Ocean Restaurant, Admiral Casino, Marina ... and lots of restaurants in the Marina area.



2. What is the design concept of Elysium Bayside?

A: "The Elysium Bayside project will become a new focal point in the life of Gibraltar, linking the historical centre with Marina Bay in dialogue with the unique landscape of the Rock. A welcoming piazza at the ground level is surrounded by a cluster of terraced volumes, blending historical and contemporary architectural features into a present-day interpretation of the Mediterranean environment and a landmark for the future of Gibraltar." Cino Zucchi – Chief Architect said.



3. What is included in the masterplan?

A: The masterplan includes residential units, commercial spaces, landscaped gardens, a wellness center, and high-end amenities for example indoor, outdoor swimming pool, rooftop bar, a vibrant piazza for residents.



4. What types of units are available?

A: The development offers a mix of apartments, penthouses, and duplexes with various layouts to suit different buyer preferences.



5. What are the specifications of the units?

A: Units feature high-quality finishes, energy-efficient appliances, and floor-to-ceiling windows for maximum natural light.



6. Is parking available?

A: Yes, the development includes an underground car park (2 basements with 443 spaces for cars, 375 spaces for motorcycles and 520 spaces for bicycle) with designated spaces for residents and visitors.



7. What amenities are available to residents?

A: Amenities include:

- Wellness & Recreation: Spa, fitness center, indoor swimming pools, rooftop pool, children's playground.
- Convenience & Security: Concierge services, 24/7 security, underground car park.
- Social & Leisure: Piazza, landscape gardens, walking paths.



8. What are the sustainability features of the project?

A: The project incorporates green building materials, energy-efficient lighting, and water-saving fixtures to promote sustainability.



9. Is there commercial space available for sale or lease?

A: Yes, retail shops and office spaces are available for sale, providing business owners with premium commercial opportunities.



10. What waste management systems are in place?

A: The development has an advanced waste management system, including recycling stations and environmentally friendly disposal methods.



11. Is the location of Elysium Bayside easily accessible?

A: Yes, the location offers easy access to the city center, transport links, and Gibraltar International Airport.



12. Will there be any public transportation options nearby?

A: The bus stop which is located near Building A and taxi services are at the foot of each building.



13. What type of community is Elysium Bayside aiming to create?

A: Elysium Bayside aims to foster a vibrant and close-knit community with a balance of residential, recreational, and commercial spaces.



14. Will there be any outdoor recreational spaces?

A: Yes, the project features extensive outdoor gardens, walking paths, and seating areas for residents to enjoy.



15. Will the residents be provided with 1 free car / motorcycle / bicycle parking space if buying the unit in Elysium Bayside?

A: The Developer will update later



16. How will the residences be managed? The developer will have their own team or hire a property management company?

A: The Developer will have a professional property management team to deliver all property management services.



17. What are the differences between Elysium Bayside and other properties in Gibraltar?

A: Elysium Bayside stands out in Gibraltar with its prime Bayside Road location and mixed-use design, featuring residential apartments, office spaces, and retail areas. Its extensive amenities — including swimming pools, a jacuzzi, a children's playground, and a vibrant piazza with year-round events — foster a unique community environment for living, relaxation, and connection.



18. Can I visit the site?

A: Unlikely as the site is now under construction and is a health and safety risk. We may be able to take you to the perimeter.



Purchase Process

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1. Is the property freehold or leasehold?

A: Elysium Bayside will be underlease for 149 years from 17th November 2023.



2. What is the reservation fee, and is it refundable?

A: The reservation fee is required to secure a unit, and its refundability depends on the terms of the agreement. Non-refundable reservation shall be applied.



3. Are payment plans available?

A: Yes, buyers can opt for staged payment plans depending on the construction phase.



4. Can I finance my purchase with a mortgage?

A: Yes, mortgage options are available through local and international banks.



5. Are there additional costs beyond the purchase price?

A: Buyers should budget for legal fees, stamp duty, and service charges.



6. What documents are required to purchase a unit?

A: Buyers need a passport, proof of address, and proof of funds.



7. Will I need a solicitor?

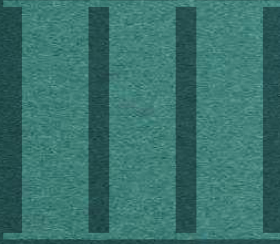
A: Yes, hiring a solicitor is recommended to handle the legal aspects of the purchase.



8. What type of documents do buyers need to sign if they purchase the unit in Elysium Bayside?

A: The buyer will need to sign 3 documents

- Reservation Agreement
- Purchase Agreement
- Underlease (at completion stage)



Construction & Technical Details

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1. What construction techniques are being used?

A: The project uses high-quality materials and modern construction techniques to ensure durability and energy efficiency.



2. Does the building have central heating and cooling?

A: Yes, the development features centralized heating and cooling systems for year-round comfort.



3. What type of façade does the building have?

A: The façade features a refined combination of high-performance glass and premium cladding materials, carefully designed to deliver superior insulation while showcasing a contemporary and elegant architectural expression.



4. How large are the units?

A: Units sizes vary, with options ranging from Studio to spacious penthouse.



5. What is the expected completion date of the project?

A: The estimated completion date will be tentatively at the end of 2028



6. What security measures are in place?

A: The development includes 24/7 security, CCTV surveillance, and controlled access points.



7. Is there a maintenance team on-site?

A: Yes, a professional property management team will oversee maintenance and upkeep.



8. Will the development include green spaces?

A: Yes, landscaped gardens and outdoor relaxation areas are part of the masterplan.



9. Are there any energy-efficient features in the building?

A: Yes, the development includes energy-efficient heating and cooling systems, LED lighting, and high-quality insulation.



10. Will the development have any solar power systems?

A: Yes, the development will feature an onsite solar PV system covering the full extent of the roof areas and off-side too.



11. Who is main contractor? Which projects they have been done?

A: The main contractor is Delta, a leading construction company with over 32 years of experience and a portfolio of more than 1,000 projects. Their notable works include The Grand Hanoi (The Ritz-Carlton Residences), along with many other landmark developments in residential, commercial, and hospitality sectors.



12. How high are the buildings?

Block A: 11 Floors, with a total height of 36.6 meters

Block B: 9 Floors, with a total height of 30.4 meters

Block C: 10 Floors, with a total height of 33.5 meters

Block D: 12 Floors, with a total height of 44.3 meters

Block E: 11 Floors, with a total height of 40.4 meters

Block F: 10 Floors, with a total height of 37.3 meters

IV

Amenities & Lifestyle

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1. Will there be a dedicated children's play area?

A: Yes, the development includes a safe, supervised play area for children.



2. Are there pet-friendly policies at Elysium Bayside?

A: The Developer will provide the information later



3. Can residents host events in the development?

A: Yes, the residents can host events in the meeting room on Level 5 and outdoor spaces.



4. What kind of dining options will be available on-site?

A: There will be a selection of high-end restaurants, cafes, and retail outlets within the commercial spaces of the development.



5. Is there a resident's lounge or club for socializing?

A: Yes, there will be a resident's lounge where community members can meet, relax, and socialize.



6. What steps have been taken to reduce the environmental impact of the development?

A: Elysium Bayside focuses on green building techniques, waste reduction, and sustainable resource use to minimize its environmental footprint.



7. Will there be a green roof or other eco-friendly features?

A: The development features a bespoke and detailed landscape design to promote biodiversity and environmental sustainability.



8. How is water conservation managed in the building?

A: Yes, a professional property management team will oversee maintenance and upkeep.



9. Are electric car charging stations available?

A: Yes, there will be electric car charging points in the underground parking area.



10. How is the building designed to handle extreme weather conditions?

A: The design includes reinforced structures, energy-efficient insulation, and storm-resistant materials to withstand various weather scenarios.