

Ocean Village

GIBRALTAR



NEWSLETTER



Welcome to the third edition of the Ocean Village Newsletter. The prime contractor has been appointed and progress is now well under way at Gibraltar's premier luxury waterfront development.

Gibraltar's Private Paradise

Progress and changes at Ocean Village

The prime contractor has been appointed. There was extensive competition to build what was seen by all to be a very prestigious development. Almost every contractor we spoke to wanted to be associated with a development of this standard. After a rigorous selection process we selected Bruesa to construct Ocean Village. The Bruesa group are one of Spain's leading construction companies and are currently celebrating their 25th anniversary. They were chosen for their vast experience in building high-end hotels and developments where attention to detail, finish, quality and timelines are of paramount importance. For the last year they have been constructing the prestigious Palacio de Congresos y Exposiciones in La Línea.

Bruesa have commenced drilling the 260 piles required to support Ocean Village. Some of the piles are up to 18 metres deep – laid end to end, that's over 3 kilometres of piles! So lots of work, but as it is all below ground level it will not be visible for a while. The piles are augured rather than driven in order to reduce noise pollution and vibration.

For more than a year, the Ocean Village team of UK professionals has been working on detailed drawings for the contractor. The team has produced over 1000 drawings to date with more being produced each month as the construction process progresses.

The Ocean Village website will also be updated regularly to reflect the changes through each stage. www.oceanvillagegibraltar.com

Huge demand for retail space

It is encouraging to see the demand from commercial operators, many of whom are not currently in Gibraltar, for retail and restaurant space at Ocean Village. Many are international companies committed to participating in what they consider to be a world-class premier retail and restaurant development. The enormous demand we have had for retail and restaurant space has meant that a redesign of the retail and restaurant areas was necessary. As such, we have now increased the space we are offering to retailers and restaurateurs and have added additional car parking to support the extra space.

Over 450 car parking spaces

The huge demand from commercial operators will give rise to an increase in visitor levels therefore more car parking spaces will be required. As such, we have dramatically increased the available car parking space. This will be achieved via excavation underneath the retail and pool decks to provide an additional car parking level below ground. This will bring the car parking capacity in Ocean Village to over 450 spaces in order to support retail and to provide car parking for visitors. As a resident you will generally be allocated the most convenient spaces. Residents of Royal Ocean Plaza will be allocated spaces on the ground floor as this is closer to the lifts to your apartments. Those with Garden Mews apartments will have spaces on the 1st floor under their apartments. The public will generally park in the basement. This additional parking space will also mean that your visitors can park under cover.

An additional entrance and more retail space

Due to the substantial increase in underground, the car parking area under the Royal Ocean Plaza tower will no longer be required. We will convert this area into a separate entrance from Glacis Road. This will provide a more convenient entrance for residents. Please note that visitors will still enter from the Marina side through the grand lobby. Whilst residents can enter through Glacis Road, the public cannot gain access to the lifts at this level and must enter Royal Ocean Plaza through the lobby area and past reception and the concierge. Here visitors can phone your apartment to gain access to the lifts. The balance of the space on the ground floor of the tower will be made available for lease to retailers or for office space, thus providing a smarter frontage to Glacis Road than the original car park design.



New initiative to keeping the maintenance costs down.

The plants and gardens will be absolutely stunning. To keep irrigation costs to a minimum we will add a 100,000 litre tank to the basement for the collection of rainwater and irrigation run off. This will save water as well as reducing maintenance costs – just another example of Ocean Village's aim to reduce your ongoing costs by investing in doing it right the first time!



Above depicts proposed view of Ocean Village & Marina

New design

Further demand for restaurant and café space has resulted in a modified design for the front of the development. It will now include stunning sail shaped curved restaurants extending out into the Marina. These will also provide easy access to the pontoons where the yachts will be moored.

The new design will afford larger restaurant areas with a greater number and wider variety of restaurants. The restaurants will now be further away from the pool decks to increase privacy. Their curvaceous design will be extensive architectural feature and will also provide diners with stunning views of the Marina. The restaurants will not be reclaimed; rather, they will be supported by piles extending out over the water to provide an authentic Marina experience – a small bridge will be built across to reach them.

Heart Island

In addition to the restaurant piers to the right of the Ocean Village tower, a newly piled area consisting of a further 4,600 sq meters will be situated over the water. This huge area will be utilised for the construction of Heart Island. Heart Island will be a four storey complex incorporating restaurants, bars, night clubs and a major attraction yet to be announced. This new building is situated not to obstruct views of the Marina as it is set to the right of the Ocean Village complex in front of the new Trade Winds development. Heart Island will provide a key draw for the retail area and will offer a wider variety of dining and shopping amenities. It will incorporate public seating and a public performance area as well as the Ocean Village Heart Island Fountain - a stunning fountain.

Relocation of yachts

To facilitate the reclamation for the Ocean Village complex and the total rebuilding of the Marina, all the yachts currently in the Marina will be moved. Most will be berthed on relocated pontoons which will be attached to the existing pontoon at Watergardens. The relocation will commence shortly and the yachts will remain in their new temporary locations until early 2007 when the Marina is completed as the last phase of the building of Ocean Village.

New boardwalk

As part of the redesign of the Marina we will be providing a new boardwalk in front of Watergardens. This will allow visitors to walk the length of the Marina and will also provide easy access from the coach park to the Marina, restaurants and shops. This will afford a more pleasant entry for pedestrians visiting Gibraltar with a walkway beside the Marina on the way to Ocean Village and to Casemates beyond.

Larger lifts

We realize that furniture will be moved in via the lifts so we have made them tough with stainless steel linings. We have also chosen lifts that are a little different from the standard Mitsubishi lift. The lifts are 2.1 meters deep and 1.1 meters wide – big enough to get a bed in without having to stand it on its end! Although the addition of larger lifts was more expensive than the standard lift we believe it is worth it and we know you will appreciate it when you come to move in the grand piano.

The team grows and the show home is back up in a new role.

New specialist personnel from the UK have joined the team in Gibraltar. Julian Munday has extensive experience in the construction of luxury developments in the UK. He will control building standards, quality and finish and ensure that the project is completed on time. Assisting him is Mike Goodson, and a third team member will start shortly. They are based in the project office on Waterport Wharf Road where you will also find Poggenpohl kitchen units and designer bathroom fittings on display.



Poggenpohl kitchens



Fisher & Paykel dishwasher



Luxurious double ended baths

Ocean Village will be distinguished from other developments by its standards of excellence. Attention to detail and cutting edge construction technology is paramount. Stunning design, impeccable craftsmanship and meticulous construction will combine to create a living environment that will set a new standard in Gibraltar. The entire team is committed to ensuring that Ocean Village is not just a premier development but one that will set a precedent in Gibraltar, indeed in Southern Europe, for many decades to come.

We look forward to the time when we will be able to hand you the keys to Gibraltar's most prestigious private address...

