

ENGINEER ROAD

G I B R A L T A R

PRESTIGIOUS

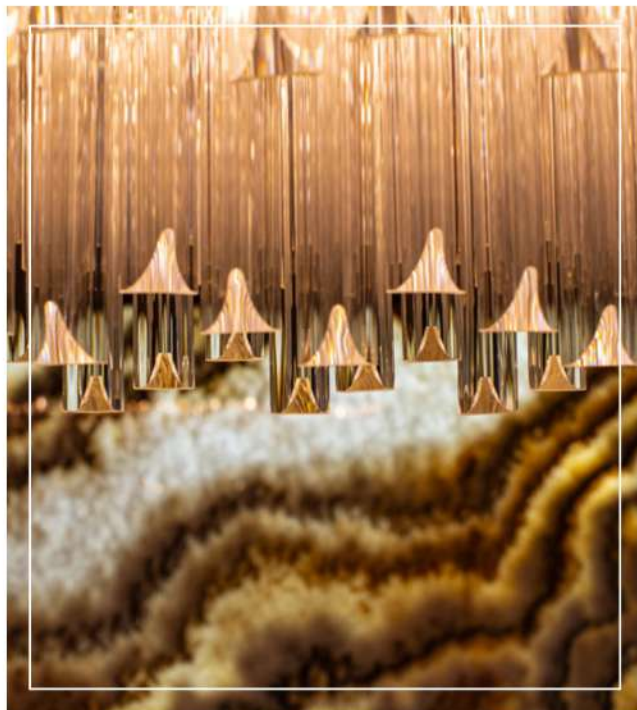
GARDEN

STUNNING VIEWS

SWIMMING POOL

SAUNA





1B ENGINEER ROAD

A magnificent family house of large proportions, constructed to exacting standards.

Situated in the South District, on the West side of the Rock and with expansive sea views towards the Bay and Strait of Gibraltar and further to Spain and Africa, this is a stunning family home offering substantial, luxurious, and beautifully presented accommodation arranged over four floors.

The property is equipped with state-of-the-art systems, Daikin A/C with Wi-Fi control panels for heating and cooling in each room for year-round comfort, intruder and fire alarm system with Wi-Fi control. All internal doors are made of solid oak, and Schüco window system creates visual accents, whilst excellent thermal insulation saves on energy costs conserving the environment.

Bright light and generous wall space offer the perfect canvas for showcasing artwork and sculptures for art aficionados.



Property features

- Net Internal area 633 sqm
- External area 544 sqm
- Four floors
- Service Charges NIL
- Rates £1'224 pa
- 4 bedrooms
- 4 bathrooms
- Sea view
- Roof Terrace
- Private garden
- Swimming pool and sauna
- Large terraces
- Garage for 2 cars
- Otis lift
- Gym

Location Plan



The Site: 1B Engineer Road

PLOT AREA 556.30M²



- TOTAL PLOT AREA :
556.30m²

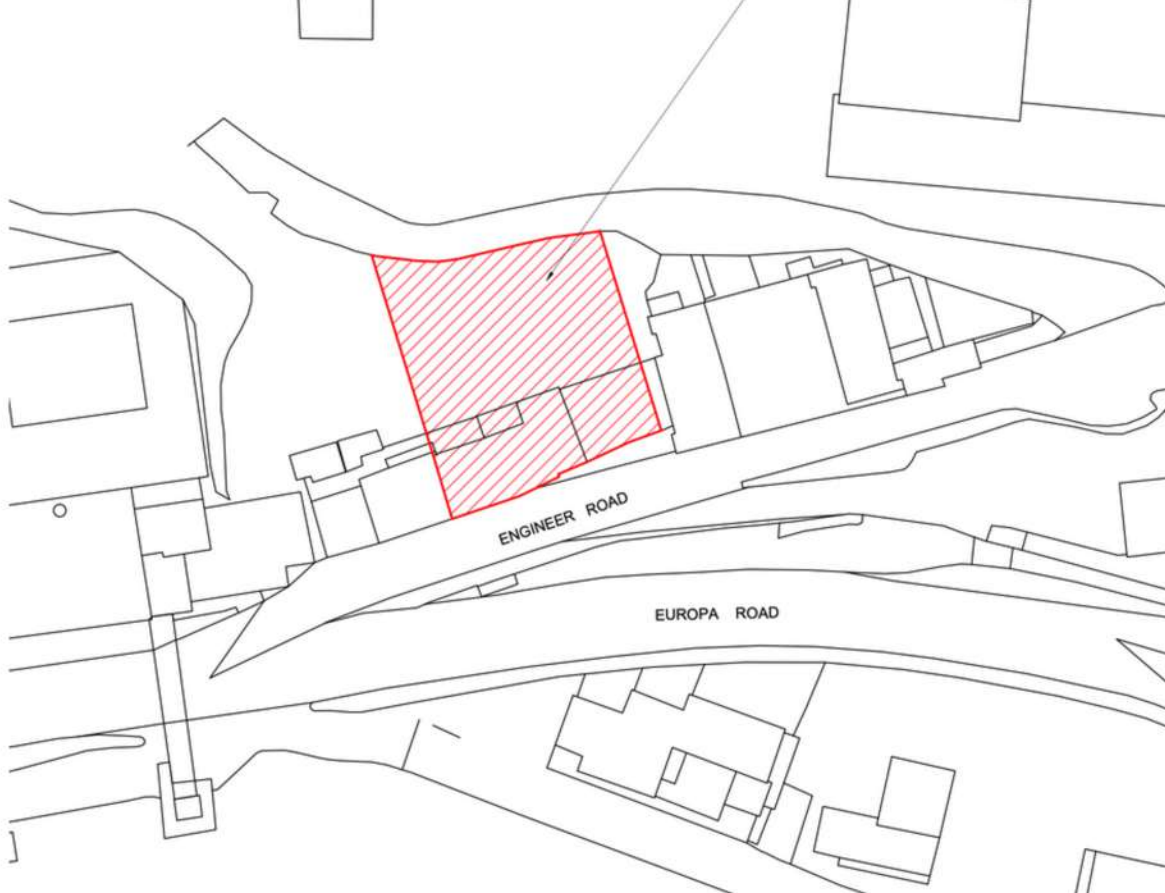
Project Title:			
Detailed Measurement Survey of Premises.			
Project:			
1B Engineer Road, Gibraltar.			
Drawing Title:			
Location Plan			
Scale:	1:1250	Media:	A3
Date:	April 2025	Drawing No.:	1B.ER-
Rev:			L01

Site Plan



The Site: 1B Engineer Road

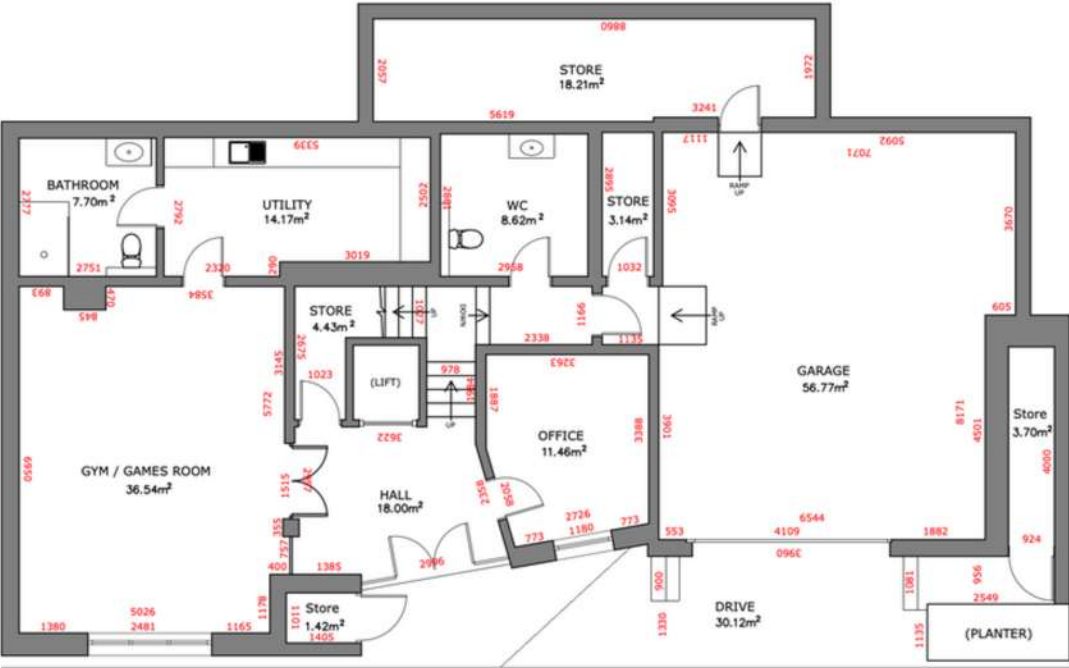
PLOT AREA 556.30M²



- TOTAL PLOT AREA :
556.30m²

Project Title:			
Detailed Measurement Survey of Premises.			
Project:			
1B Engineer Road, Gibraltar.			
Drawing Title:			
Site Plan			
Scale:	1:500	Media:	A3
Date:	April 2025	Drawing No.:	1B.ER-
Rev:			L02

Ground Floor



ENGINEER ROAD

DIMENSIONS SHOWN IN MM

- NET INTERNAL AREA (NIA): 184m²
- GROSS INTERNAL AREA (GIA): 191m²
- TOTAL EXTERNAL AREA : 30m²

Project Title:		
Detailed Measurement Survey of Premises.		
Project:		
1B Engineer Road, Gibraltar.		
Drawing Title:		
Existing Ground Floor Plan		
Scale:	1:75	Medium A3
Date:	April 2025	Drawing No.: 1B.ER-E01
Rev:		

1st Floor



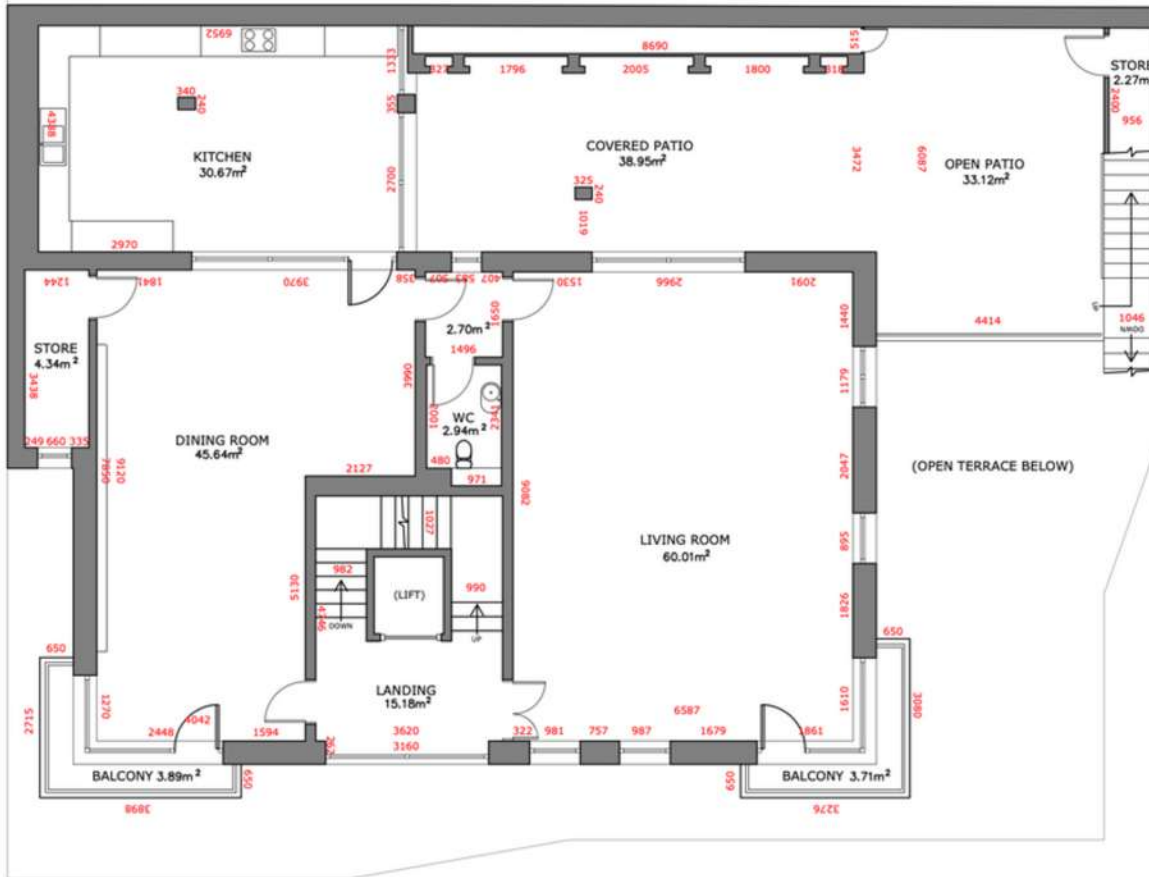
DIMENSIONS SHOWN IN MM

- NET INTERNAL AREA (NIA): 125m²
- GROSS INTERNAL AREA (GIA): 132m²
- TOTAL EXTERNAL AREA : 85m²

Project Title:		
Detailed Measurement Survey of Premises.		
Project:		
1B Engineer Road, Gibraltar.		
Drawing Title:		
Existing First Floor Plan		
Scale:	1:75	Medium A3
Date:	April 2025	Drawing No.: 1B.ER-E02
Rev:		

2nd Floor

(GARDEN AREA ABOVE)



DIMENSIONS SHOWN IN MM

- NET INTERNAL AREA (NIA):
164m²

- GROSS INTERNAL AREA (GIA):
170m²

- TOTAL EXTERNAL AREA :
80m²

Project Title:

Detailed Measurement
Survey of Premises.

Project:

1B Engineer Road, Gibraltar.

Drawing Title:

Existing Second Floor Plan

Scale: 1:75

Media: A3

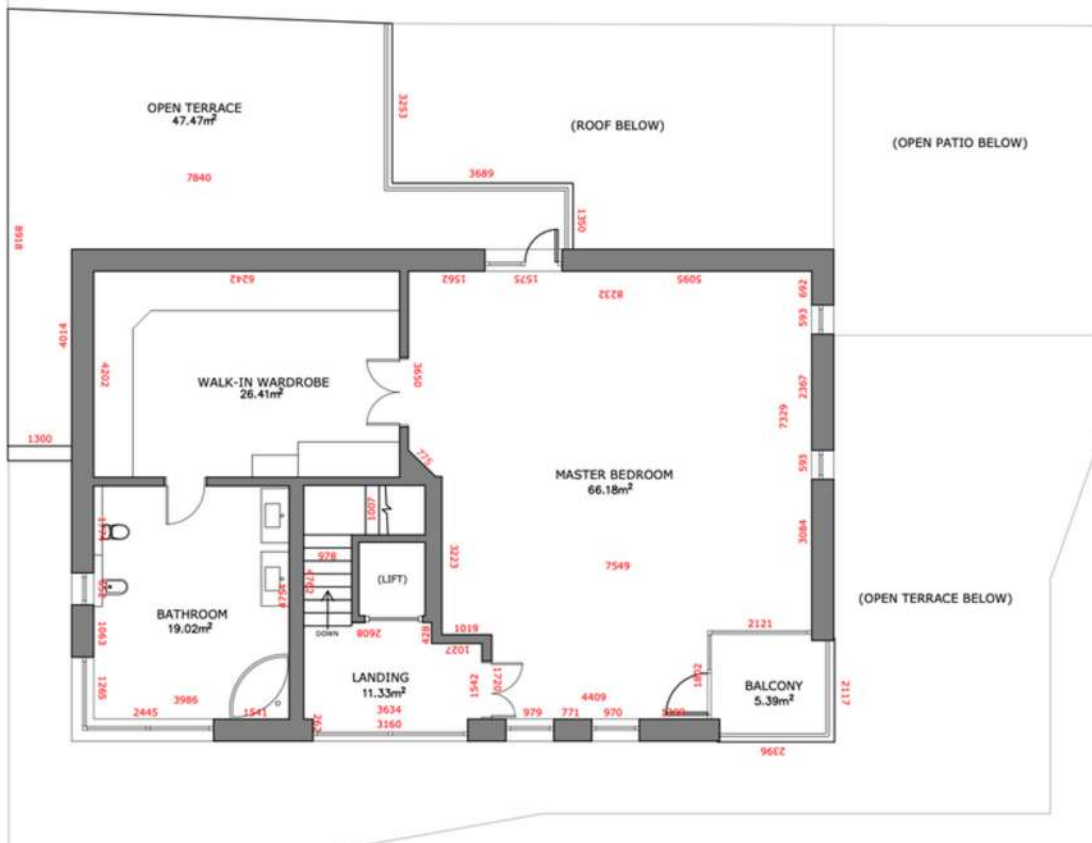
Drawing No.: 1B.ER-

Date: April 2025

E03

3rd Floor

(GARDEN AREA ABOVE)



DIMENSIONS SHOWN IN MM

- NET INTERNAL AREA (NIA):
123m²

- GROSS INTERNAL AREA (GIA):
129m²

- TOTAL EXTERNAL AREA :
53m²

Project Title:

Detailed Measurement
Survey of Premises.

Project:

1B Engineer Road, Gibraltar.

Drawing Title:

Existing Third Floor Plan

Scale: 1:75

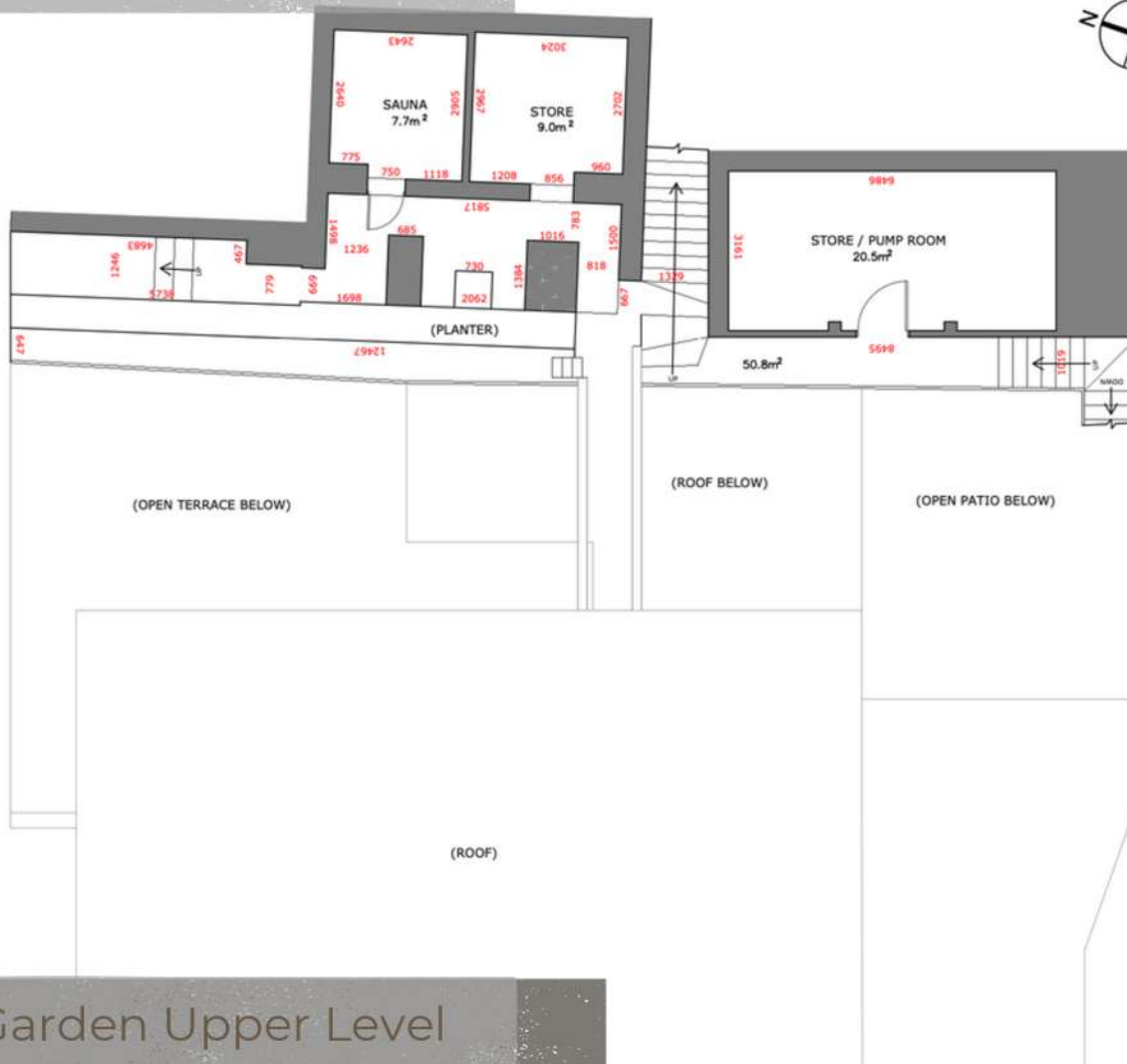
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Drawing No.: 1B.ER-

Date: April 2025

E04

Garden Lower Level

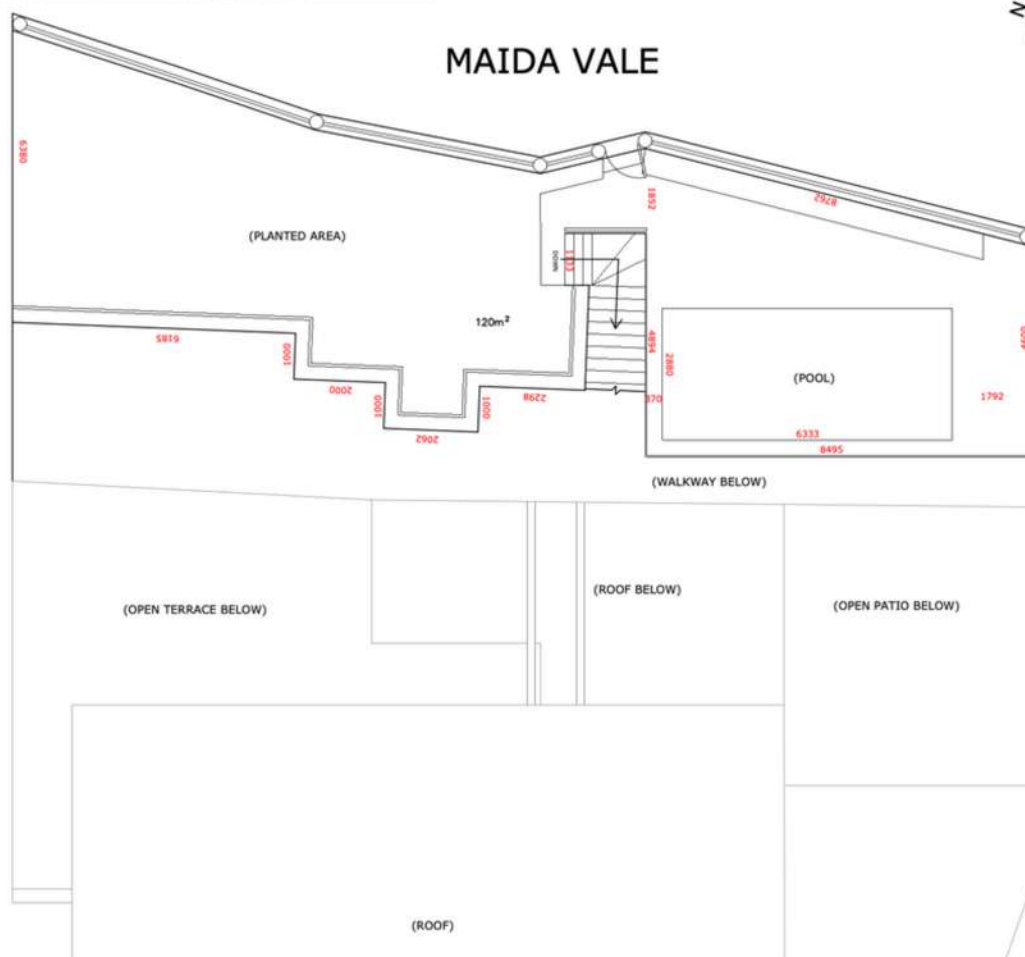


DIMENSIONS SHOWN IN MM

- NET INTERNAL AREA (NIA): 37m²
- GROSS INTERNAL AREA (GIA): 38m²
- TOTAL EXTERNAL AREA : 51m²

Project Title:		
Detailed Measurement Survey of Premises.		
Project:		
1B Engineer Road, Gibraltar.		
Drawing Title:		
Existing Rear Garden Plan (Lower Level)		
Scale:	1:75	Media: A3
Date:	April 2025	Drawing No.: 1B.ER-
Rev:		E05

Garden Upper Level

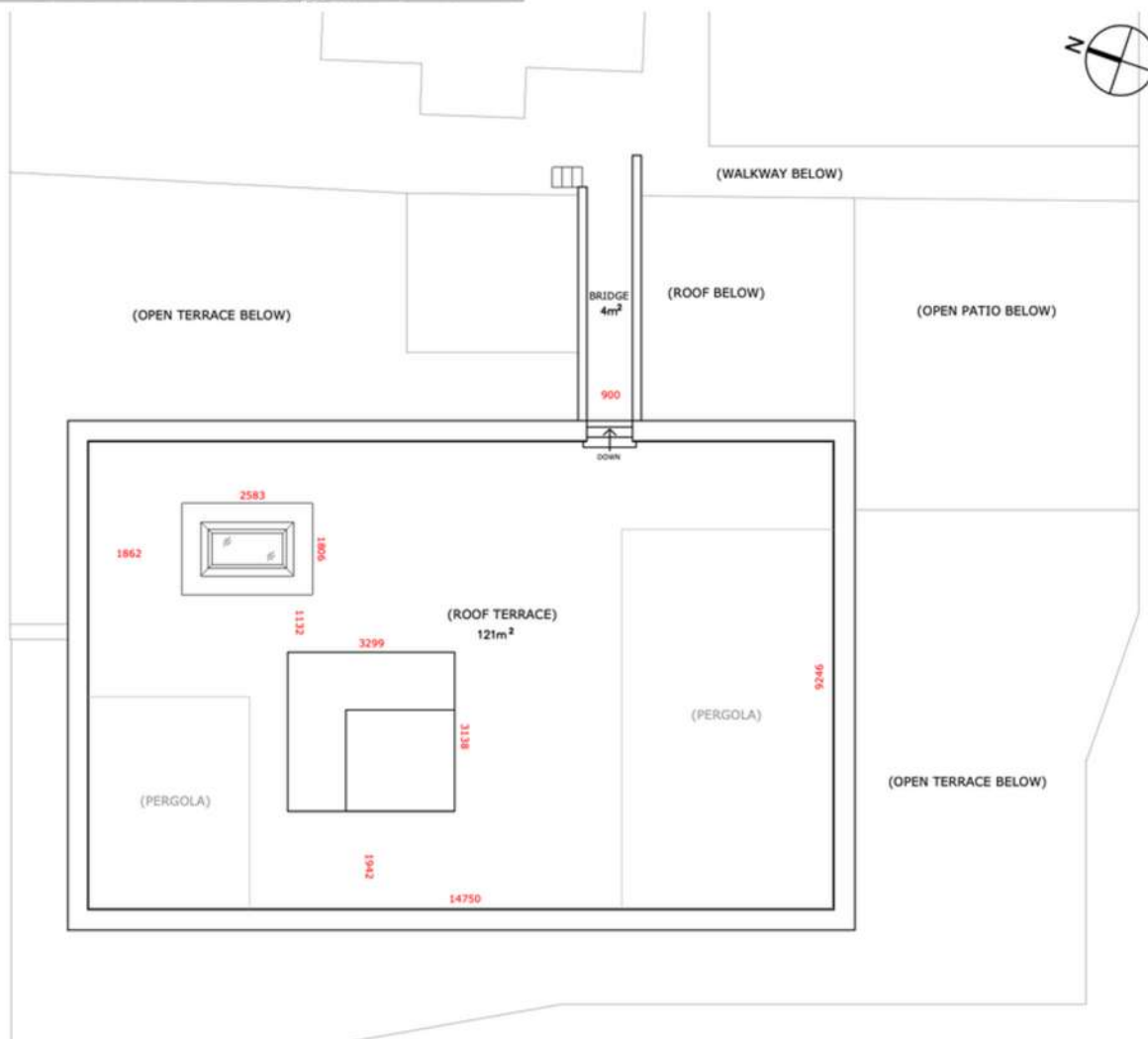


DIMENSIONS SHOWN IN MM

- TOTAL EXTERNAL AREA : 120m²

Project Title:		
Detailed Measurement Survey of Premises.		
Project:		
1B Engineer Road, Gibraltar.		
Drawing Title:		
Existing Rear Garden Plan (Upper Level)		
Scale:	1:75	Media: A3
Date:	April 2025	Drawing No.: 1B.ER-
Rev:		E06

Rooftop Terrace



DIMENSIONS SHOWN IN MM

- TOTAL EXTERNAL AREA :
140m²

- USABLE EXTERNAL AREA :
125m²

- ENTIRE PLOT AREA :
556.30m²

Project Title:

Detailed Measurement Survey of Premises.

2

1B Engineer Road, Gibraltar.

Drawing Title:

Existing Roof Plan

Scale: 1:75

Media:	A3
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Drawing No.:
1B FR-

Date: **April 2025**

Row

E07

GARAGE



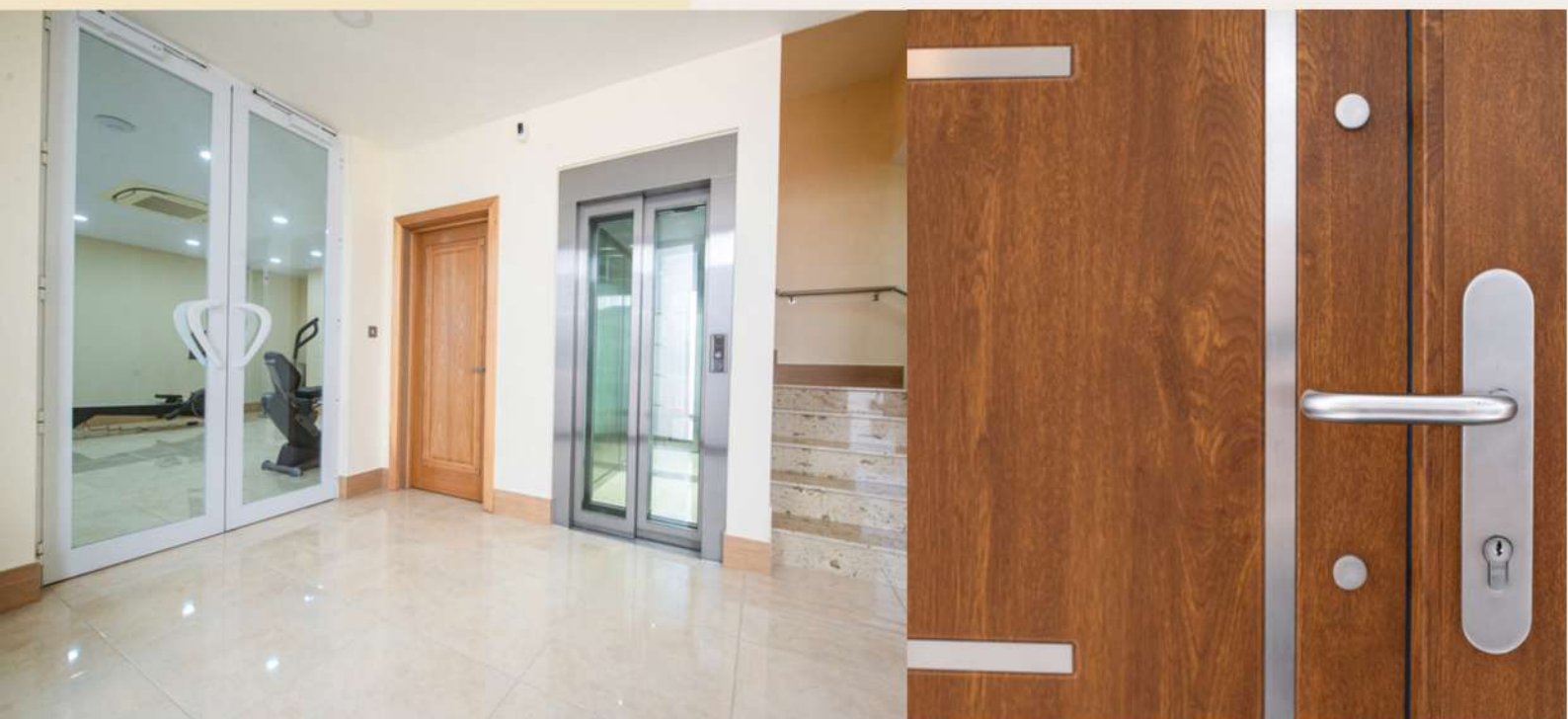
Garage

Accessed from the entrance hall, a large and pristine garage with grey tiled floor and walls, with electric up and over door offers space for two cars as well as Electric Car charging point and ample storage for car and garage related items. Additionally, to the rear of the garage there is a large and well shelved storage room of 18 sqm allowing for household items storage.





GROUND FLOOR



Entrance Hall

As you enter the property via impressive double doors, a warm and welcoming ambiance greets you, setting the tone for the entire property. The cream high gloss tiles flow seamlessly into the adjacent rooms and throughout the house, and the magnificent beige granite staircase gives an air of quiet luxury. The Otis elevator connects all five floors seamlessly - the ground, first, second, third and roof top terrace.

Office

The office offers a quiet, work oriented space in a neutral, contemporary palette, balanced by a large bespoke bookcase and desk from Roche Bobois Les Nouvelles Classique line.





GROUND FLOOR



Gym

Accessed via large glass doors from the entrance hall, fitness enthusiasts will appreciate the fully fitted gym complete with a convenient adjacent bathroom, additional wall mounted heating unit and A/V system. Large windows facing West present views of street and Bay of Gibraltar.

Utility

Accessed via the Gym room, a large and very convenient utility room with two LG washing machines and an LG tumble dryer. Beautiful high gloss, soft closing units providing an abundance of storage space are topped with Silestone worktop with incorporated sink. The space further benefits of white wall tiles behind the units.

Bathroom

Modern designer bathroom with beige marble effect wall tiles, wood effect floor tiles and recess lighting. The white Porcelanosa suite consists of a wall mounted bowl sink unit, wall mounted toilet and a large shower with glass curtain, Hansgrohe fittings with overhead rain shower and separate handheld attachment.



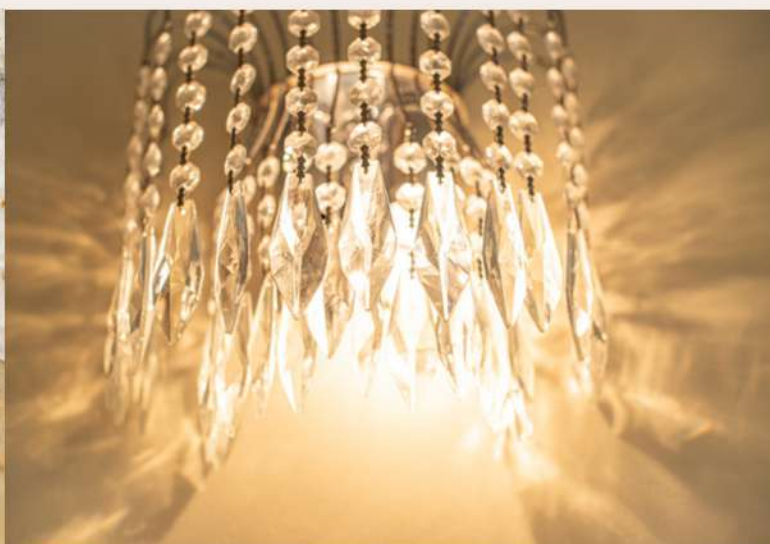


GROUND FLOOR



Guest toilet

Glamorous guest toilet with light wood effect floor tiles and designer wall tiles. The antique style sink unit and the porcelain sink are Gamadecor and the wall mounted toilet is Porcelanosa.



FIRST FLOOR

IF



Bedroom 1

Large king size bedroom suite featuring a beautiful en-suite bathroom and a dressing area with glass fronted wardrobes. The refined and tranquil room is dominated by the large corner West facing windows with an incorporated glass door that gains access to the West facing balcony with impressive views.



FIRST FLOOR

F



Bedroom 1 en-suite

This bathroom exudes glamour and sophistication with its white and black colour palette and high-end fixtures and fittings. The room consists of beautiful white Porcelanosa suite which includes toilet, bidet, double sinks with beautiful black designer surround units in an opulent design with matching black rolltop freestanding bath. Further benefits include fully tiled floor and walls, wall mounted towel heater and two shaver points.



FIRST FLOOR

F



Bedroom 2

A large king size bedroom in a soft and fresh colour scheme with fitted wardrobes. Corner windows and glass door gains you access to the wide first floor terrace.

Bedroom 3

King size double with elegant, understated décor, fitted wardrobes and recessed lighting. The room further benefits from glass sliding doors gaining access to the large terrace.

Bathroom

This incredible bathroom really has the wow factor. Generously proportioned with a slick and modern feel the room is decorated with light wood effect floor tiles, white wall tiles with silver strip border feature, beautiful white Porcelanosa suite of toilet, sink with wall mounted unit, large white bath, and large shower all with Porcelanosa tap and shower attachments, wall mounted towel rail and 2 shaver points.



SECOND FLOOR

S



SECOND FLOOR

S



Dining Room

The sumptuous dining room is a masterpiece for formal entertaining with its large West facing windows that gain you access to a small balcony and the impressive views. On the wall there is a breathtaking 6m backlit natural onyx slab encased in a solid oak frame, which compliments perfectly the Luxxu crystal chandelier, the large designer dining table, and the solid oak bar unit with recessed lights. A set of glass sliding doors allow access to the kitchen and further to the terrace, so combined these rooms flow well for large gatherings. The dining room benefits from a butler's pantry with natural light and freestanding shelving.



SECOND FLOOR

S



Kitchen

A spectacular space for the discerning cook, the beautiful designer kitchen provides the perfect environment for modern day family living. The configuration includes solid oak floor and wall mounted cupboards complementing the dining room furniture, with soft close doors, internal drawers and black and red granite worktop and backsplash throughout. An extensive range of integrated appliances includes Bora hob with integrated extractor, two Miele ovens, warm drawer, microwave oven, dishwasher, two Liebherr fridges and a freezer. There is ample space for a small table and chairs, and a large double door allows the space to flow to the large external terrace for al fresco entertaining.



SECOND FLOOR

S



SECOND FLOOR

S



Reception Room

Flooded with natural light, the spectacular reception room has incredible dual aspect views, to the West facing Bay orientation with sea and coastline vistas. The delightfully inviting room features a large bespoke display cabinet with integrated electric fireplace and ample space to relax and socialize. From here, large sliding doors offer access to a superbly decorated terrace and further to the kitchen and dining room.



SECOND FLOOR

S



SECOND FLOOR

S



SECOND FLOOR

S



THIRD FLOOR



T



Master bedroom

Substantial master bedroom in a calm and refined décor, with dimensions enough to allow for both sleeping and lounge furniture configurations. The room boasts incredible views from the West facing windows as well as the glass door that gains you access to the small covered West facing terrace. Additionally, an East facing glass door gains you access to a larger back terrace with garden view.



THIRD FLOOR

T



Dressing room

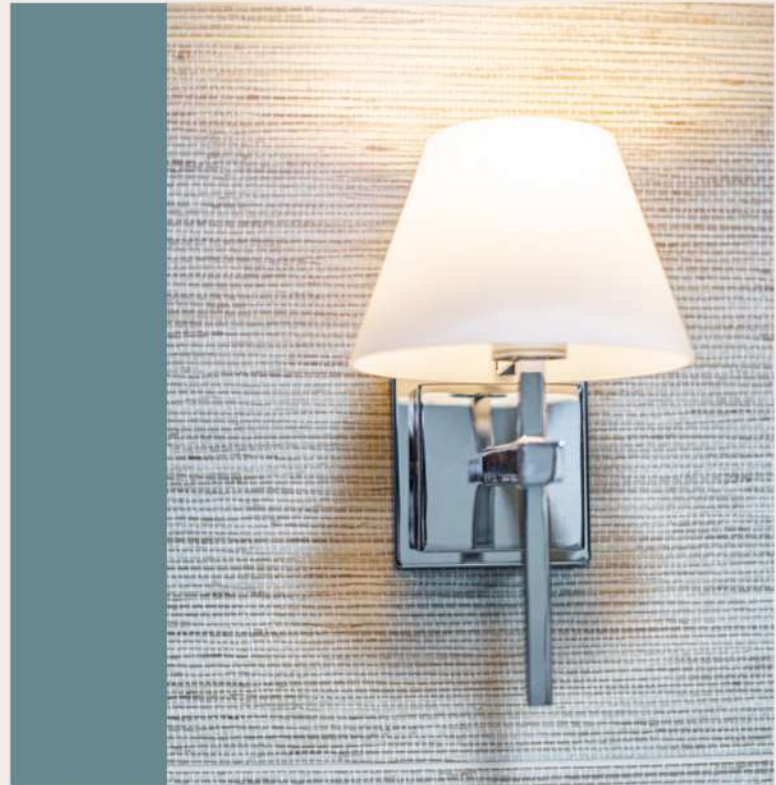
Large, dedicated dressing area bathed in natural light from the large sky lantern. The space benefits from wall to wall fitted glass fronted cupboards with shelving and drawers.



THIRD FLOOR



T



Master en-suite

An exceptional en-suite room with incredible views gained from the large West facing windows that present the most amazing sea and coastline views. The room is decorated with a light wood effect floor tile and a beautiful feather embossed tile to the wall. The white Porcelanosa suite includes wall mounted toilet, bidet, two designer sinks and surround units in a French renaissance style, creating an opulent ambiance to the room. In addition, there is a corner steam bath with whirlpool and shower with body jets and a steam system rolled into one. Further benefits include wall mounted towel rail and two shaver points.



ROOFTOP TERRACE



Roof terrace

The pinnacle of freedom and relaxation awaits on the roof terrace set against the backdrop of sea vista, accessible by lift or by the bridge connecting it with the rest of the outdoor space and its amenities. Two electric bioclimatic pergolas offer a welcome retreat from the fierce mediterranean sun, while enjoying inspiring conversations over a glass of wine, barbecue with friends or cosy reading sessions in the armchair. On one side of the terrace there is a generous seating area with designer sofas, armchair and coffee tables, as well as outdoor dining for 10 people. The other side of the roof terrace features a luxury kitchen island bar with electric BBQ, sink, fridge, ice machine and 4 seats. This is more than just a terrace, it is your own private oasis.



ROOFTOP TERRACE



IR



EXTERNAL

IE



EXTERNAL



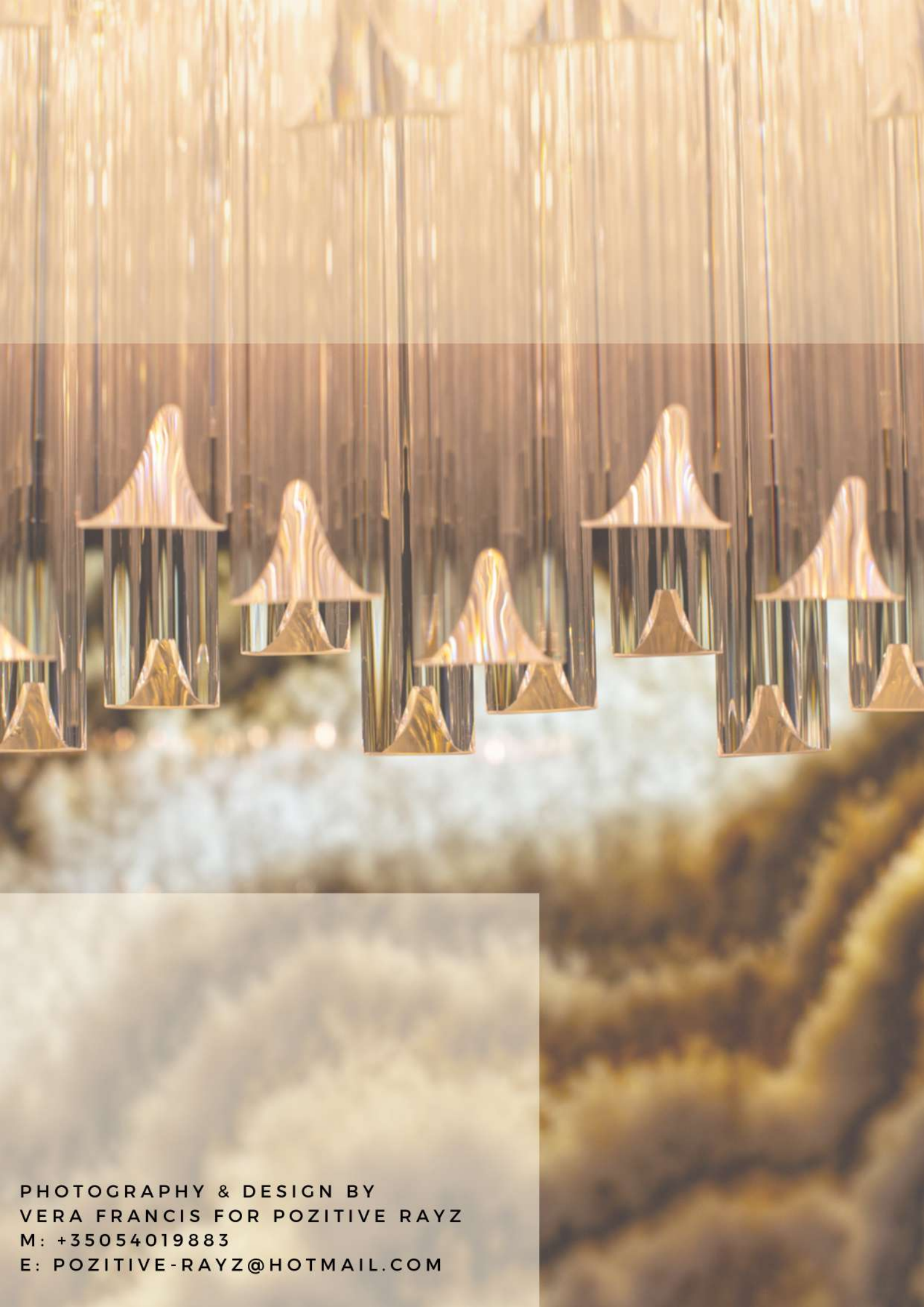
IE

Outdoor

The outdoor space is the perfect entertaining space with a covered al fresco dining area, two additional terraces and lounge area that surrounds the heated infinity pool equipped with counter current system, waterfall feature and hard cover. Underneath the swimming pool there is a large space for the machine room, two water tanks, water filters and additional storage space. At the same level opens a gallery with a sauna and a den for relaxation and chill out.

The terraced garden adjacent to the swimming pool and at the lower-level gallery is planted with an abundance of flowers, shrubs and mature trees which provide lush greenery all year round. A Wi-Fi controlled lighting system transform the garden in an unwinding, inviting heaven.





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