

# HILLS PROPERTIES

OPENING DOORS FOR YOU

TOWN AREA

Ref: CO482



## AT A GLANCE

- Ideal location
- Excellent potential
- In need of refurbishment
- Freehold
- Rare opportunity
- Colonial features
- Planning permission
- Site footprint of 335sqm

## SPECIFICATIONS

Living Area 670m<sup>2</sup>

## OUTGOINGS

Service charges: N/A  
Rates: TBC

## DESCRIPTION

Welcome to Calpe Lodge, an early eighteenth-century Freehold building brimming with original colonial features. Calpe Lodge is located in the heart of the Town at 29, 31 & 33 Governor's Parade, has a footprint of 334sqm and an existing built-up area of approximately 700sqm.

A stone's throw away from South Central Main Street (with an abundance of retail shops, cafeterias & restaurants) and within walking distance to other landmarks in Gibraltar such as the emblematic Garrison Library and The Elliot Hotel.

Calpe Lodge benefits from full planning permission for a Commercial & Residential Scheme offering the potential to increase the building to approximately 1,430sqm which would include the addition of two floors with a new roof top terrace with its own swimming pool and gymnasium. The Residential Part comprises 23 Apartments involving a mixture of Studio Apartments as well as 1 and 2 Bedroom Apartments.

The Scheme includes the option to create a large basement area which has been designated to be used for storage units accessed via No: 29 Governor's Parade with lift to lower floor where bicycles can be stored.

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The entrance level at ground floor leads to a cafeteria / bar with kitchen and toilet facilities. The ground floor also offers a commercial unit at No: 33 Governor's Parade.

In addition, the property has full planning permission for a potential 61-room hotel scheme when combined with a second freehold property named Albany House at an adjoining plot of land which has a 189sqm footprint and would interconnect with Calpe Lodge via its easterly boundary wall. Albany House also has its own separate Commercial & Residential Scheme and will be available soon.

A gem in the heart of the Old Town of Gibraltar that deserves to be saved and restored. An exceptional opportunity! Don't miss out and book your viewing now.

**£2,900,000**

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