



CASSIOPEIA
CLARASOL Ltd PRESENTS
an EAST SIDE RECLAMATION in GIBRALTAR

Abraham S MASSIAS

is the prime mover in this development. The following companies are part of his group of companies and serve to provide the developer's background. However, should this project go ahead, a new company would be used which would include A.S. MASSIAS and possibly other investors.



CLARASOL
INVESTMENTS Ltd

Group of Companies of Abraham S Massias.



A long established property development business in Gibraltar and Spain under the Chairmanship of Abraham S Massias . Developers of the ICC Commercial Centre , Don House Arcade , Both Worlds , Santa Margarita (Spain) and future Rotunda Aparthotel.

ABCO (RETIREMENT HOMES) LTD

ABCO INTERNATIONAL LTD

BARI PROPERTIES LTD

BOTH WORLDS PROPERTIES LTD

CLARASOL INVESTMENTS LTD

EXETER PROPERTIES LTD

ROTUNDA HOLDINGS LTD

UAI (URBANIZADORA ANGLO-IBÉRICA S.L)

Jean-Louis PAGÈS
Architecte DESA
NÎMES, GARD

Bernard LACOURTE
Architecte UNAIID
NÎMES, GARD

**Elderly
Housing
Concept**
REM-CONSEIL
M. SAPORTA



Theatre near Nîmes

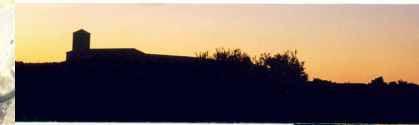


Apartments in Avignon

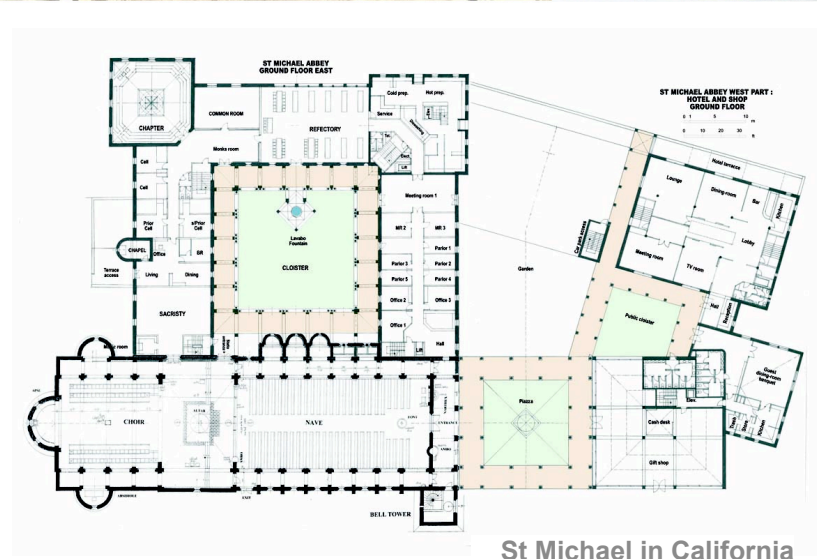


Luxury resort
in Oman sultanate

Monasteries in Provence



St Michael in California



Jean-Pierre DEWERPE
Lucien BASTIANELLI



GERENCY

Technology Broker

Contact US

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Map

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Project Management

GERENCY: 30 years of project management

GERENCY is providing project management and construction management services. The know-how acquired in the long standing practice by its associates for nearly 30 years experience in the international construction industry, ensure GERENCY's ability to optimise building projects. This optimisation concerns quality, cost, as well as time for completion. High-performance management together with multidisciplinary teams suited to each and every project allow GERENCY to respond optimally to customer needs and requirements.

GERENCY brings together teams of designers, specialist consultants, and when needed, construction and specialists contractors, on behalf of clients for the effective management of projects.

Missions entrusted may include all project management services:

- Technical and economical feasibility.
- Design Team Management (Design methodology, Functional Design...)
- Overall Project Planning, Estimating, Budgeting.
- Value Engineering.
- Construction Planning and Time scheduling.
- Contract administration.
- Cost Control and Schedule Control.
- Quality Control, Health and Safety provision coordination.
- Claim analysis, dispute resolution...

GERENCY through its associate has been official partner of DUMEZ, Entreprise Jean Lefebvre (EJL), CBC, GTM-ENTREPOSE, all companies which became part of VINCI when in 2000 SGE and CBC formed VINCI, and VINCI merged with GTM Group (www.vinci-construction.com).

Among other projects, one can record, in the field of Hotels and Congress Halls:

- Hotel TESNOV in Praha (CZECH Republic), a 4-star Hotel 788 rooms, 1,350-seat Restaurant and a 1,000-seat multipurpose room.
- Hotel FORUM in Bratislava (SLOVAKIA), a 4-star Hotel, 240 rooms, 487-seat Restaurant.
- In association with INGEROP (www.ingerop.com) Villa Butterfly, a 4-star Hotel, 94 rooms with 8 suites and 1 apartment in the very famous spa in Mariánské Lázně better known as Marienbad. (CZECH Republic).

Simon SMADJA
Engeneering



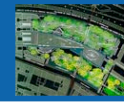
- Presentation
- Identification areas
- Business and competence areas
- Fields of activity

- tourism complexes, hotels
- shopping centres



Fields of activity

- art centres



- computing centres
- electricity power stations
- industrial buildings

- sports centres
- educational establishments and universities
- clinics and hospitals



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SUBSIDIARY 100%
SOMERCO NICE - 06200
Tél : 04.93.21.11.81
Fax : 04.93.18.06.72
E-mail : somerco@somerco.net

LEGAL FORM AND DATE OF ESTABLISHMENT
Establishment 1979 Legal form : Limited Company 1989

TRADE REGISTER : Nanterre B 315 517 318

CODE OF FRENCH ACTIVITIES NOMENCLATURE : 742C

CAPITAL : 1.000.000 €

CHAIRMAN AND CEO : Simon SMADJA

MANPOWER : 50 **TURNOVER :**
2000 : 4.888.000 €
2001 : 4.159.000 €
2002 : 5 586 000 €

QUALIFICATION MEMBERSHIP :
O.P.Q.I.B.I.
F.F.C.T.
SYNTEC-INGENIERIE
A F P



CASSIOPEIA

"EAST SIDE RECLAMATION"

GIBRALTAR

CLARASOL & J.V.C.

1 CASSIOPEIA CONCEPT

The future land reclamation extends on the North of the east-side (about 50 m.) from Caleta Hotel, to create a beach, and to the South, from Sandy Bay to extend the existing beach and create a new beach in the south side of the land reclamation.

The concept of Cassiopeia is made up of a number of component parts that includes land to be reclaimed from the sea together with a building construction programme surrounding a port and marina where it is estimated about 280 boats will be able to anchor.

A part of the building programme consists in building for apartments and offices. All the ground-floor around the marinas are shops, restaurant, bars, all the fronts are protected from sun and rain by large galleries.

The designer of the master plan for this project has named it "CASSIOPEIA", after a constellation with 5 stars shaped like a W in the North-East of the night sky.

To the South side of the land, a big Hotel-Resort (apartments plus 180 suites) is stretched along the beach. On the back of the resort, but also with a south orientation, a village type complex is set of 220 apartments the different destined for the elderly citizen market. It will be designed to accommodate normal residential elderly persons, those who require medical attention and finally a wing for Alzheimer related cases.

A new Theatre (450 seats), will also combine as a Convention Centre. It will have a foyer, a brasserie, a bar and different spaces for competitions exhibitions and dancing. The Theater or Convention Center is near the sea, and it's shape contribute, together with the apartment towers to show from the sea, a likeness a large sailing boat anchored on the East bank of the Rock.

Parking for residents and visitors (1 or 2 floors) alike to the complex as a whole will be provided in the basement of the project.





100 m

Nord

CASSIOPEIA

EAST SIDE RECLAMATION
GIBRALTAR

Jean-Louis Pagès
Bernard Lacourte
Architectes

Warehouse
Marina
Submarine base
Theatre
Hotel
Resort
Public sand beach
Light
Footbridge
Elderly housing
Bar
Life guards
Beach services
Surf base





Surf base
Sand beach

Sand beach

Light

Rocks



Sand beach to be create

100m

View over the road level

50m

Catalan Bay

Sandy Bay

S. Abb's Head

HOTEL

Catalan Bay Village

Signal Hill 384

Idle Hill 365

Surface

Water

Catchment

Admiralty

Water

Catchment

Aerial Line

100

200

100

86

78

8

76

77

8

46

52

18

15

47

43

48

21

18

34

CASSIOPEIA
"EAST SIDE RECLAMATION"
GIBRALTAR
CLARASOL & J.V.C.

2 - CONCEPT-PROGRAMME

A) Real estate (apartments, offices)

Tower W1 (R+8)	6 600 m2
Tower W2 (R+11)	9 900 m2
Tower W3 (R+13)	11 200 m2
Tower W4 (R+16)	14 500 m2
Tower W5 (R+9)	7 800 m2
Total	50 000 m2

- Buildings links L1 + L2 + L3 + L4 = 19 000 m2

- Marinas : shops, stores...	4 000 m2
- Restaurant : bar, etc...	2 000 m2
Total	6 000 m2

B) Elderly houses

Medicalized house for 60 people	4 200 m2
Alzheimer house for 60 people	4 200 m2
Appartments (no medicalized) for elder people (100 people) village	6 600 m2
Total	15 000 m2

C) Hotel-Resort 4 stars

Lobby services	3 000 m2
Shops on the port	2 000 m2
Gallery shop	600 m2
Spa fitness	1 600 m2
Bedrooms Suites and appartments	17 800 m2
Total	25 000 m2

D) Port management

(Shipchandler,shed,warehouse) 5 000 m2

E) The New Theatre and Convention Center

450 seats Foyer, Bar, Brasserie ... 5 000 m2

F) Marinas

. usable banks in the port 1500 ml
 . numbers of moorings : 280 to 300 u

Total surfaces to build :	125 000 m2
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3 - ARCHITECTURAL and ENGINEERING STUDIES FOR THE CASSIOPEIA PROJECT

by
CASSIOPEIA JOINT VENTURE



A) LAND INFRASTRUCTURE & BUILDINGS

CONCEPT DESIGN - OVERALL MASTER PLAN

Architectural and Engineering Studies

To define an architectural concept design which relates to the Functional Space Programme
To Check the functional relationships between the various components of the Space programme and their surfaces

To check and verify the feasibility of the Project towards the various constraints of both the site location and the programme. Especially:

To have the choice of the Developer on the Environment High Quality (EHQ) together with the choice of targets

To collect from Gibraltar Local Authorities details of constraints regarding:

Town Planning

Fire Protection

connection to the various networks

Parking areas

Etc...;

To describe the general technical principles decided

To provide information and data required for the EIS (Environmental Impact Statement)

Written documents

Report :

General arrangement of the Overall Master Plan

Architectural specifications of the main types of buildings

General Technical Specifications

Specifications for geological and geotechnical studies

Data for Environmental Impact Assessment

Target Time Scheduling of the Project

Target Cost estimate of the Project

Table of surfaces (GUA/GCA)

Drawings

Map localisation 1/10 000

Overall Master Plan 1/500

Significant Façades of main types of buildings 1/500

Cross sections of main types of buildings 1/500

3 D Presentation

PRELIMINARY DESIGN

ENVIRONMENTAL IMPACT STATEMENT (EIS)

The Environment Impact Assessment (EIA) of the CASSIOPEIA PROJECT is due on the basis of an Environmental Impact Statement (EIS).

We propose to develop the EIS for the whole Project i.e. Land Reclamation and Maritime Works on the one part and Land Infrastructure and Buildings of the second part. Therefore the EIS for the Land Infrastructure and Buildings shall be carried out simultaneously with the Land Reclamation and Maritime Works and shall be integrated in the EIS of the Project.

The EIS for the Land Infrastructure and Buildings is part of the Preliminary Design.

Architectural and Engineering Studies

To precise the general layout

To Check the functional relationships between the various components of the Programme.

To check and verify the compatibility of the Project towards the various local regulations .

To fix the detailed surfaces of the Space Programme.

To fix the size of main types of Buildings, both in layout, cross-sections and facades.

To fix and set up the localization and size of main technical buildings.

To describe the various components of the Project and establish the necessary documentation for a good understanding of the Project.

To precise the materials, equipments and technical specifications decided together with the technical efficiency reached in relation with the the targets chosen regarding EHQ.

Etc...

CASSIOPEIA JOINT VENTURE shall focus on:

- Overall strategy
- General Master Plan
- Traffic and pedestrian circulation plans
- Zoning plans and land-use calculations
- Utilities and distribution routes requirement
- Architecture and landscaping conceptual design
- Environmental Impact Assessment Studies
- Phased Costs Projections

Written documents

Technical specifications :

- General
- Architectural Specifications
- Technical and mechanical Specifications
- Table of localization of main technical equipments

Cost estimate

Time schedule

Outcome of required needs: electrical, water, access roads....

Fire Protection Notice

Table of surfaces (GUA/GCA)

The Report shall define implementation guidelines and shall propose a model of development Briefs in order to translate into operational terms the spirit of the Master Plan and the overall development objectives.

The implementation guidelines will include:

- Planning and architecture guidelines and conceptual design**
- Infrastructures guidelines**
- Landscaping guidelines**
- Environmental protection**
- Development briefs**

and will constitute the frame of the development projects.

Drawings

Architectural drawings

- General Layout showing localization of buildings and various components with their adaptation to the terrain 1/1000
- General layout 1/200
- External arrangements (streets, landscaping) 1/200
- General disposition and various levels 1/200

Main types of buildings:

- General layout 1/200
- Facades 1/200
- General cross-sections.1/200

Technical drawings

General principles regarding networks, utilities, power..;

DESIGN OF THE FIRST PHASE OF THE PROJECT

In order to allow a high grade technical level and communication of the first phase development plan CASSIOPEIA JOINT VENTURE will develop and produce specific renderings including the 3 following tasks:

Computer generated model

General models and plans

Luxury booklets including all the development stages

B) THEATRE AND CONFERENCE CENTRE

Details of the studies of the THEATER and Conference Centre shall be given at a later stage. However CASSIOPEIA JOINT VENTURE believes that their studies both in terms of architecture and engineering for their better integration in the overall project.

