



OFFICIAL NOTICE

HM Government of Gibraltar

AHQ BUILDING & ROSIA BAY

EXPRESSIONS OF INTEREST

His Majesty's Government of Gibraltar (HMGoG) invites new expressions of interest from developers, investors or organisations interested in developing the Ex-Maritime Data Centre ("the AHQ Building") along with providing investment and design proposals to restore Rosia Bay to deliver a public beach, recreational and leisure area. All costs associated with the project are to be funded solely by the successful applicant, and HMGoG may (at its absolute discretion) consider offsetting part of the premium to assist with the project viability.



HMGoG welcomes innovative and sensitive proposals, with a strong emphasis on delivering inclusive, accessible and sustainable public amenities at Rosia Bay. The primary objective is the creation of a vibrant public space that can be enjoyed year-round by residents and visitors, without intensive development other than carefully considered facilities such as a restaurant, cafeteria, kiosk, bathing platforms, seating areas, shaded zones and associated public infrastructure.

In conjunction with the Rosia Bay proposals, it is preferred that the AHQ Building is converted into a Boutique Hotel incorporating an Information and Interpretation Centre at lower levels focusing on the military and maritime history of Rosia Bay and its surroundings. Interested parties must take full account of heritage, including natural heritage and planning considerations and ensure any works are sympathetic to the existing structures and character of the site.

All enquiries are to be sent to Land Property Services Limited at mail@lps.gi. Site visits to the AHQ Building will be arranged by appointment only and limited to small groups. Previous applicants must submit new proposals to be considered by HMGoG.

Interested parties should understand that submissions need only be initial expressions of interest but should include basic details of any concepts including preliminary layout plans and sketches. They should also state uses of particular areas/ buildings and the premium that would be offered if the submission is selected by HMGoG for further negotiations and discussion. HMGoG reserves the right to negotiate the level of premium. A process of consultation and negotiation will follow with parties that submit ideas or concepts that are of interest to HMGoG. Such concepts, ideas or proposals may need to evolve or be adapted as discussions or negotiations move forward.

Outline layout plans and details should be submitted with letters of interest clearly specifying the name(s) of the individual(s) or organisation(s) together with a completed Expressions of Interest Cover Sheet. These should be marked "**AHQ Building & Rosia Bay - Expressions of Interest**" and submitted sealed and addressed to HM Government of Gibraltar and deposited in the Expressions of Interest Box (with a digital version to be provided on a USB memory stick inside the envelope) situated at the offices of Land Property Services Limited, Suite 6B Leanse Place, 50 Town Range, Gibraltar **NOT LATER THAN NOON ON FRIDAY 27TH FEBRUARY 2026**. Envelopes will remain sealed until after the closing date. HMGoG reserves the right to reject any or all submissions.

Expressions of Interest delivered after the specified time and date will **NOT** be considered.

Important Notice: This notice creates no legal rights or obligations and cannot be relied on for any such purpose.