



ROYAL PARK

— RESIDENCE —

Welcome to the Luxurious Lifestyle

Exclusive residential complex  
Prime location, Premium amenities





## Lifestyle Designed for You

Collaborating with renowned architect **Pablo Villarroel**, we developed the residential complex to offer exceptional living, keeping your needs and aspirations in mind.

The high-end apartments boast expansive layouts, floor-to-ceiling windows, and breathtaking sea views. Every detail, from the finishes to the thoughtful design, has been crafted to create your private oasis of tranquility and sophistication.

DESIGN BY

**VILLARROEL**

TIMELESS ARCHITECTURE



ROYAL PARK RESIDENCE

LOCATION ON  
GOOGLE MAPS



# ROYAL PARK

— RESIDENCE —

ESTEPONA



BEACHES / 10 MIN WALK



GOLF COURSES / 6 MIN



RESTAURANTS / 5 MIN



SUPERMARKETS / 10 MIN



SCHOOLS / 10 MIN



SELWO AVENTURA / 8 MIN

Hospiten

Atlas American  
School

Tikitano

IKOS Andalusía

La Resina  
Golf Club

Villa Padierna  
Golf Club

Marbella Club  
Golf Resort

METT hotel &  
beach resort



AIRPORT GIBRALTAR  
55 km

GIBRALTAR  
58 km

ESTEPONA  
12 km



ROYAL PARK  
— RESIDENCE —

PUERTO BANÚS  
12 km

MARBELLA  
21 km

AIRPORT MALAGA  
65 km



# Sophistication Inspired by Timeless Elegance & Nature's Beauty





# Block types



ROYAL PARK

— RESIDENCE —

- BLOCK 1 -

SOLARIUM		SOLARIUM		SOLARIUM		SOLARIUM	
TYPE 6 4 BEDROOMS APT. 121		TYPE 5 3 BEDROOMS APT. 122		TYPE 5 3 BEDROOMS APT. 123		TYPE 4 3 BEDROOMS APT. 124	
TYPE 3 3 BEDROOMS APT. 111	TYPE 2 2 BEDROOMS APT. 112	TYPE 2 2 BEDROOMS APT. 113	TYPE 2 2 BEDROOMS APT. 114	TYPE 2 2 BEDROOMS APT. 115	TYPE 3 3 BEDROOMS APT. 116		
TYPE 1 3 BEDROOMS APT. 101	TYPE 2 2 BEDROOMS APT. 102	TYPE 2 2 BEDROOMS APT. 103	TYPE 2 2 BEDROOMS APT. 104	TYPE 2 2 BEDROOMS APT. 105	TYPE 1 3 BEDROOMS APT. 106		
BASEMENT / PARKING							

- BLOCK 2 -

SOLARIUM		SOLARIUM		SOLARIUM		SOLARIUM	
TYPE 4 3 BEDROOMS APT. 221		TYPE 5 3 BEDROOMS APT. 222		TYPE 5 3 BEDROOMS APT. 223		TYPE 6 4 BEDROOM APT. 224	
TYPE 3 3 BEDROOMS APT. 211	TYPE 2 2 BEDROOMS APT. 212	TYPE 2 2 BEDROOMS APT. 213	TYPE 2 2 BEDROOMS APT. 214	TYPE 2 2 BEDROOMS APT. 215	TYPE 3 3 BEDROOMS APT. 216		
TYPE 1 3 BEDROOMS APT. 201	TYPE 2 2 BEDROOMS APT. 202	TYPE 2 2 BEDROOMS APT. 203	TYPE 2 2 BEDROOMS APT. 204	TYPE 2 2 BEDROOMS APT. 205	TYPE 1 3 BEDROOMS APT. 206		
BASEMENT / PARKING							

- BLOCK 3 -

SOLARIUM		SOLARIUM		SOLARIUM		SOLARIUM	
TYPE 3 3 BEDROOMS APT. 321		TYPE 4 3 BEDROOMS APT. 322		TYPE 4 3 BEDROOMS APT. 323		TYPE 5 2 BEDROOMS APT. 324	
TYPE 1 3 BEDROOMS APT. 311	TYPE 2 2 BEDROOMS APT. 312	TYPE 2 2 BEDROOMS APT. 313	TYPE 2 2 BEDROOMS APT. 314	TYPE 3 3 BEDROOMS APT. 315			
TYPE 1 3 BEDROOMS APT. 301	TYPE 2 2 BEDROOMS APT. 302	TYPE 2 2 BEDROOMS APT. 303	TYPE 2 2 BEDROOMS APT. 304	TYPE 1 3 BEDROOMS APT. 305			
BASEMENT / PARKING							

- BLOCK 4 -

SOLARIUM		SOLARIUM		SOLARIUM	
TYPE 5 3 BEDROOMS APT. 421		TYPE 5 3 BEDROOMS APT. 422		TYPE 3 3 BEDROOMS APT. 423	
TYPE 3 3 BEDROOMS APT. 411	TYPE 2 2 BEDROOMS APT. 412	TYPE 2 2 BEDROOMS APT. 413		TYPE 1 3 BEDROOMS APT. 414	
TYPE 1 3 BEDROOMS APT. 401	TYPE 2 2 BEDROOMS APT. 402	TYPE 2 2 BEDROOMS APT. 403		TYPE 1 3 BEDROOMS APT. 404	
BASEMENT / PARKING					

# INVEST IN PRESTIGE: Exclusive Residences on the New Golden Mile



- Phase 1 -

- Phase 2 -

- Phase 4 -

- Phase 3 -

# RESORT STYLE-LIVING

## PREMIUM FACILITIES

-  SPA & WELLNESS
-  PADDLE & TENNIS COURTS
-  CO-WORKING AREAS
-  GOURMET CUISINE
-  FITNESS ZONE
-  RELAXATION AREAS
-  24/7 SECURITY - GATED COMMUNITY
-  JUST STEPS FROM THE SEA

SMART INSIDE,  
ICONIC OUTSIDE





Paddle tennis is a great way to boost cardiovascular fitness, improve reflexes, & burn calories while having fun





# Stay fit & energized!

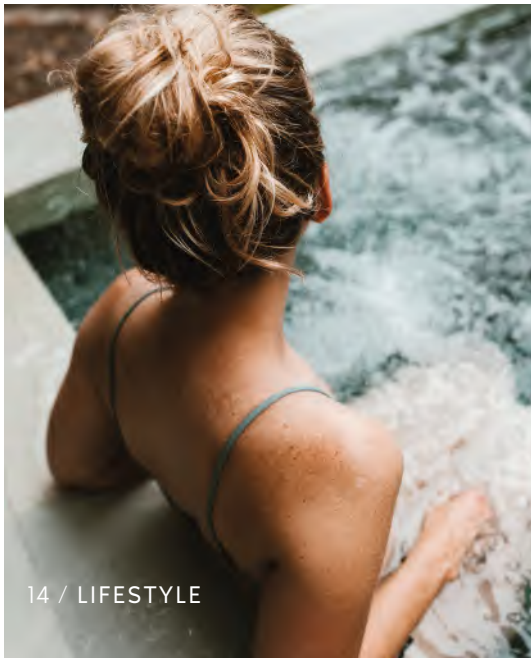
## GYM & YOGA

- Cardio, strength, and functional training equipment
- Group Classes - from Yoga and Pilates to Zumba



## Relax, Rejuvenate, & Unwind

An exclusive spa, designed to provide a serene escape from daily life. Here you can treat yourself to relaxation, wellness, and self-care.



## Work, Create, and Connect in the Coworking Space

- **Work Zones** with high-speed internet, ergonomic chairs, and ample desk space.
- **Meeting Rooms** for calls, video conferences, or team discussions in a quiet, professional setting.
- **Lounge Areas** perfect for breaks or casual chats with friends and acquaintances



## Restaurant and retail store are just steps away from your home

### COZY AMBIANCE, FRESH INGREDIENTS, TAKEAWAY & DELIVERY

A beautifully designed dining space is perfect for family meals, romantic dinners, or catching up with friends.

Also, you can use convenient takeaway and delivery options to savor your favorite dishes at home.

### EVERYDAY ESSENTIALS

A well-stocked retail store always has all your daily necessities, from groceries and snacks to household supplies.



# Exciting Children's Attractions

MAKE EVERY DAY AN ADVENTURE FOR YOUR LITTLE ONES WITH EXCLUSIVE CHILDREN'S ATTRACTIONS, DESIGNED TO ENTERTAIN, ENGAGE, AND INSPIRE.

- **Zipline Adventure zone** offers a safe yet exhilarating adventure that lets kids soar, building confidence and joy.
- **Labyrinths** are designed to stimulate problem-solving, teamwork, and imagination while providing endless entertainment.
- **Fun-filled playgrounds** feature slides, swings, climbing frames, and interactive elements that inspire creativity and movement.
- **Other distractions**





## Royal Park Residence true sense of delight & harmony

The development redefines luxury apartment living in an unmatched location. A development of 57 apartments, all units facing south, was crafted by the renowned studio VILLARROEL. The development

stands as an architectural marvel in the region. Its modern design, abundant greenery with native plants, and sustainable facilities blend seamlessly, setting a gold standard in luxury and tranquility.

Gibraltar





## Features:

- Gated community with 57 apartments
- Outdoor swimming pool with relaxation zone
- Apartments of 2 & 3 bedrooms and Penthouses
- Spacious private terraces
- Fully equipped kitchen & bathrooms
- Private underground parking & storage room
- Oversized windows
- 2 Bathrooms in every apartment
- Monetary security



ROYAL PARK RESIDENCE

# Block 1



# Block 2



ROYAL PARK RESIDENCE

# Block 3



# Block 4



1

2



3

4



# 2 Bedroom Apartments





# ROYAL PARK

— RESIDENCE —

## 2 BEDROOM APARTMENT FIRST FLOOR

### APT. 112

SOLARUM		SOLARUM		SOLARUM		SOLARUM	
TYPE 1 3 BEDROOMS APT. 101	TYPE 2 2 BEDROOMS APT. 102	TYPE 3 2 BEDROOMS APT. 103	TYPE 4 2 BEDROOMS APT. 104	TYPE 5 3 BEDROOMS APT. 105	TYPE 6 3 BEDROOMS APT. 106	TYPE 7 2 BEDROOMS APT. 107	TYPE 8 3 BEDROOMS APT. 108
TYPE 9 3 BEDROOMS APT. 109	TYPE 10 2 BEDROOMS APT. 110	TYPE 11 2 BEDROOMS APT. 111	<b>TYPE 12 2 BEDROOMS APT. 112</b>	TYPE 13 2 BEDROOMS APT. 113	TYPE 14 2 BEDROOMS APT. 114	TYPE 15 2 BEDROOMS APT. 115	TYPE 16 3 BEDROOMS APT. 116
TYPE 17 3 BEDROOMS APT. 117	TYPE 18 2 BEDROOMS APT. 118	TYPE 19 2 BEDROOMS APT. 119	TYPE 20 2 BEDROOMS APT. 120	TYPE 21 3 BEDROOMS APT. 121	TYPE 22 3 BEDROOMS APT. 122	TYPE 23 3 BEDROOMS APT. 123	TYPE 24 3 BEDROOMS APT. 124

BASEMENT / PARKING

### APARTMENT AREA

Hall	6,01 m <sup>2</sup>
Living room	43,42 m <sup>2</sup>
Kitchen	12,08 m <sup>2</sup>
Bedroom 1	14,17 m <sup>2</sup>
Bathroom 1	6,22 m <sup>2</sup>
Dressing room	3,79 m <sup>2</sup>
Bedroom 2	11,76 m <sup>2</sup>
Bathroom 2	5,10 m <sup>2</sup>

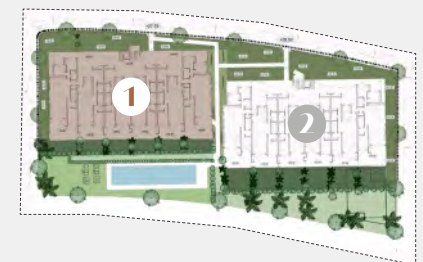
INTERNAL USABLE	102,55 m <sup>2</sup>
TERRACE USABLE	36,49 m <sup>2</sup>

**TOTAL USABLE 138,04 m<sup>2</sup>**

INTERNAL BUILT	118,49 m <sup>2</sup>
TERRACE BUILT	41,08 m <sup>2</sup>

**TOTAL BUILT 159,57 m<sup>2</sup>**

### 2 PARKING SPACES & 1 STORAGE ROOM INCLUDED



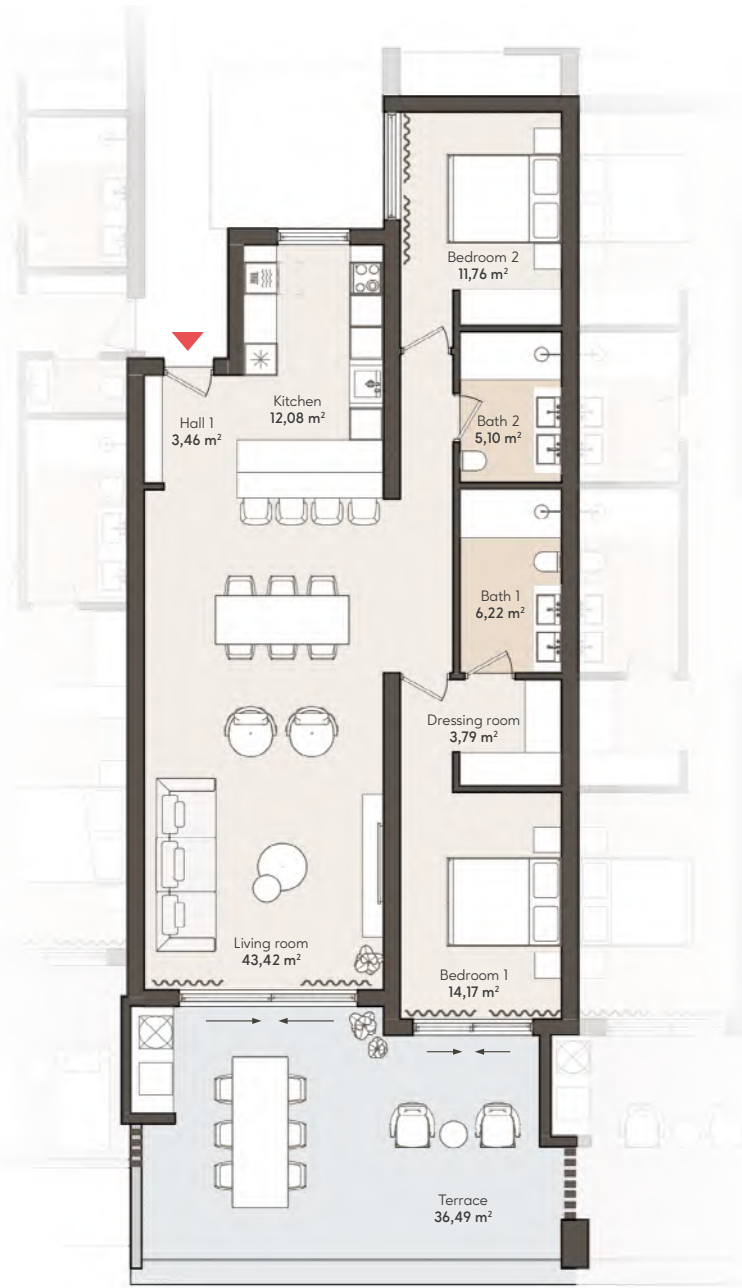
# First floor

## TYPE 2

## 2 BEDROOM APARTMENT



### VIRTUAL 3D TOUR



### FLOOR PLAN

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# Bedroom





# Bathroom



# 3 Bedroom Apartments



# Ground floor

## TYPE 1

3 BEDROOM APARTMENT  
GARDEN



VIRTUAL 3D TOUR



# ROYAL PARK

— RESIDENCE —

## 3 BEDROOM APARTMENT GROUND FLOOR

### APT. 101

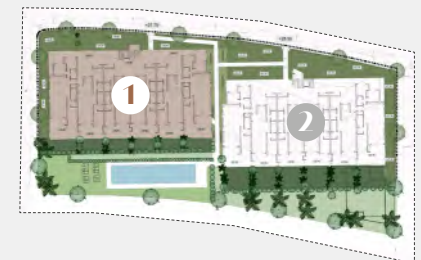
APARTMENT	TYPE 6 4 BEDROOMS APT. 121	TYPE 5 3 BEDROOMS APT. 122	TYPE 5 3 BEDROOMS APT. 123	TYPE 4 3 BEDROOMS APT. 124	APARTMENT
TYPE 3 3 BEDROOMS APT. 111	TYPE 2 2 BEDROOMS APT. 112	TYPE 2 2 BEDROOMS APT. 113	TYPE 2 2 BEDROOMS APT. 114	TYPE 2 2 BEDROOMS APT. 115	TYPE 3 3 BEDROOMS APT. 116
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BASEMENT / PARKING

### APARTMENT AREA

Hall	4,67 m <sup>2</sup>
Living room	49,55 m <sup>2</sup>
Kitchen	15,94 m <sup>2</sup>
Bedroom 1	14,89 m <sup>2</sup>
Bathroom 1	6,22 m <sup>2</sup>
Dressing room	3,79 m <sup>2</sup>
Toilet	1,83 m <sup>2</sup>
Bedroom 2	11,05 m <sup>2</sup>
Bathroom 2	5,12 m <sup>2</sup>
Bedroom 3	12,23 m <sup>2</sup>
<b>INTERNAL USABLE</b>	<b>125,29 m<sup>2</sup></b>
<b>TERRACE USABLE</b>	<b>66,72 m<sup>2</sup></b>
<b>TOTAL USABLE</b>	<b>192,01 m<sup>2</sup></b>
<b>INTERNAL BUILT</b>	<b>146,13 m<sup>2</sup></b>
<b>TERRACE BUILT</b>	<b>68,22 m<sup>2</sup></b>
<b>TOTAL BUILT</b>	<b>214,35 m<sup>2</sup></b>
* Garden	221,22 m <sup>2</sup>

2 PARKING SPACES &  
1 STORAGE ROOM INCLUDED



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# Kitchen





# Bedroom







# Garden



# 4 Bedroom Penthouse



# Second floor

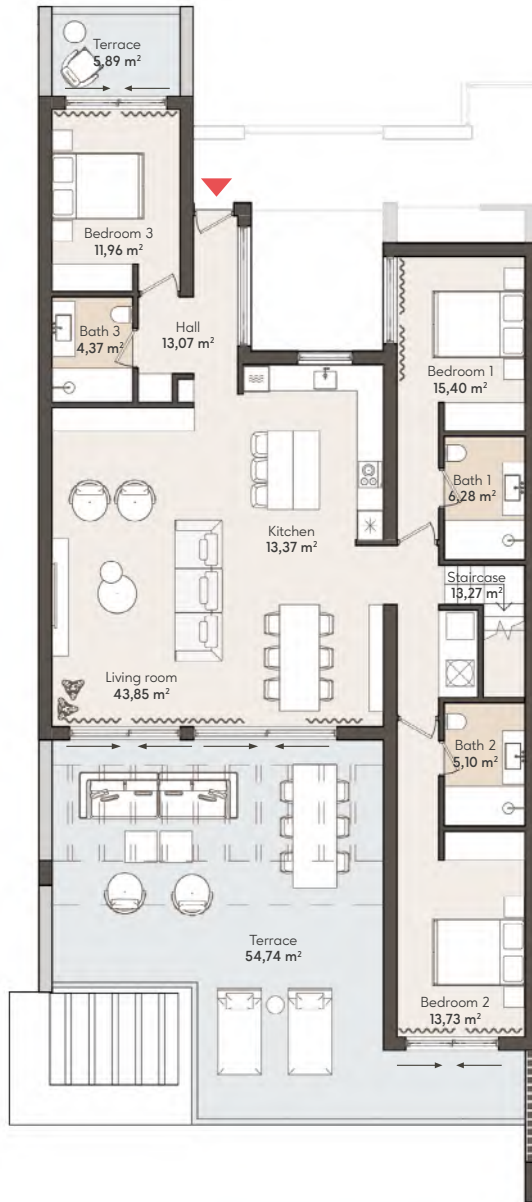
TYPE 6

4 BEDROOM PENTHOUSE



VIRTUAL 3D TOUR

MAIN FLOOR



SOLARIUM



## ROYAL PARK

— RESIDENCE —

4 BEDROOM PENTHOUSE

SECOND FLOOR

APT. 121

SOLARIUM	TYPE 6 4 BEDROOMS APT. 121	TYPE 5 3 BEDROOMS APT. 122	TYPE 5 3 BEDROOMS APT. 123	TYPE 4 3 BEDROOMS APT. 124	SOLARIUM
TYPE 2 3 BEDROOMS APT. 118	TYPE 2 2 BEDROOMS APT. 112	TYPE 2 2 BEDROOMS APT. 113	TYPE 2 2 BEDROOMS APT. 114	TYPE 2 2 BEDROOMS APT. 115	TYPE 2 3 BEDROOMS APT. 116
TYPE 1 3 BEDROOMS APT. 101	TYPE 1 2 BEDROOMS APT. 102	TYPE 1 2 BEDROOMS APT. 103	TYPE 1 2 BEDROOMS APT. 104	TYPE 1 2 BEDROOMS APT. 105	TYPE 1 3 BEDROOMS APT. 106

BASEMENT / PARKING

### APARTMENT AREA

Hall	13,07 m <sup>2</sup>
Living room	43,85 m <sup>2</sup>
Kitchen	13,37 m <sup>2</sup>
Bedroom 1	15,40 m <sup>2</sup>
Bathroom 1	6,28 m <sup>2</sup>
Bedroom 2	13,73 m <sup>2</sup>
Bedroom 3	11,96 m <sup>2</sup>
Bathroom 3	4,37 m <sup>2</sup>
Bedroom 4	15,40 m <sup>2</sup>
Bathroom 4	6,28 m <sup>2</sup>

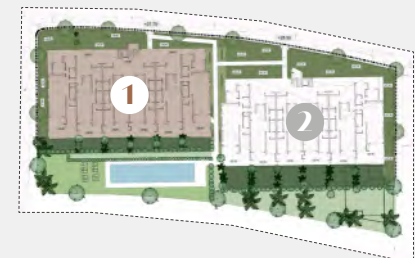
INTERNAL USABLE	157,61 m <sup>2</sup>
TERRACE USABLE	60,63 m <sup>2</sup>
SOLARIUM USABLE	93,66 m <sup>2</sup>

**TOTAL USABLE 311,9 m<sup>2</sup>**

INTERNAL BUILT	195,02 m <sup>2</sup>
TERRACE BUILT	63,15 m <sup>2</sup>
SOLARIUM BUILT	106,06 m <sup>2</sup>

**TOTAL BUILT 364,23 m<sup>2</sup>**

2 PARKING SPACES &  
1 STORAGE ROOM INCLUDED



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# Living Room



# Terrace



# Parking















## Payment Structure

**ALL YOUR PAYMENTS ARE MADE TO THE BUILDER'S SPECIAL ACCOUNT AND ARE PROTECTED BY GUARANTEES**

- 1 RESERVATION**  
10,000 €  
To reserve a property
- 2 PRIVATE CONTRACT**  
30% + VAT upon receiving the construction license
- 3 SECOND PAYMENT**  
20% + VAT in 6 months after starting the construction
- 4 KEY DELIVERY**  
50% + VAT





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