



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

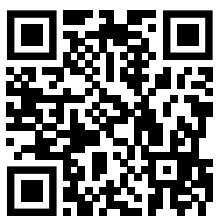


ROYAL PARK RESIDENCE

EXTERIOR / 3



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

La Resina  
Golf Club

Villa Padierna  
Golf Club

Marbella Club  
Golf 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	
TYPE 6 4 BEDROOM APT. 121		TYPE 5 3 BEDROOMS APT. 122		TYPE 5 3 BEDROOMS APT. 123	
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 2 2 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 2 2 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 3 3 BEDROOMS APT. 211		TYPE 2 2 BEDROOMS APT. 212		TYPE 2 2 BEDROOMS APT. 213		TYPE 2 2 BEDROOMS APT. 214	
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 2 2 BEDROOMS APT. 206		TYPE 2 2 BEDROOMS APT. 207		TYPE 1 3 BEDROOMS APT. 208	
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 1 3 BEDROOMS APT. 301		TYPE 2 2 BEDROOMS APT. 302		TYPE 2 2 BEDROOMS APT. 303		TYPE 2 2 BEDROOMS APT. 304	
						SOLARIUM	
						TYPE 3 3 BEDROOMS APT. 315	
						TYPE 1 3 BEDROOMS APT. 305	
BASEMENT / PARKING							

## - BLOCK 4 -

		SOLARIUM		SOLARIUM	
		TYPE 5 3 BEDROOMS APT. 421		TYPE 5 3 BEDROOMS APT. 422	
				TYPE 3 3 BEDROOMS APT. 423	
SOLARIUM					
TYPE 3 3 BEDROOMS APT. 411		TYPE 2 2 BEDROOMS APT. 412		TYPE 2 2 BEDROOMS APT. 413	
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

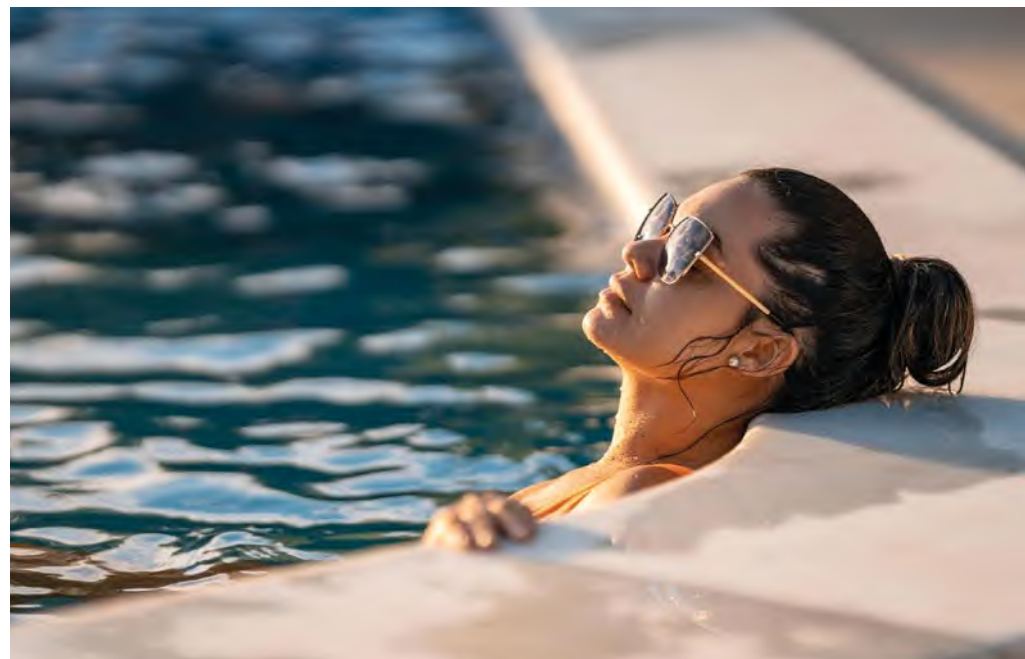
- Cardio, strength, and functional training equipment
- Group Classes - from Yoga and Pilates to Zumba





## 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



ROYAL PARK RESIDENCE



## 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.

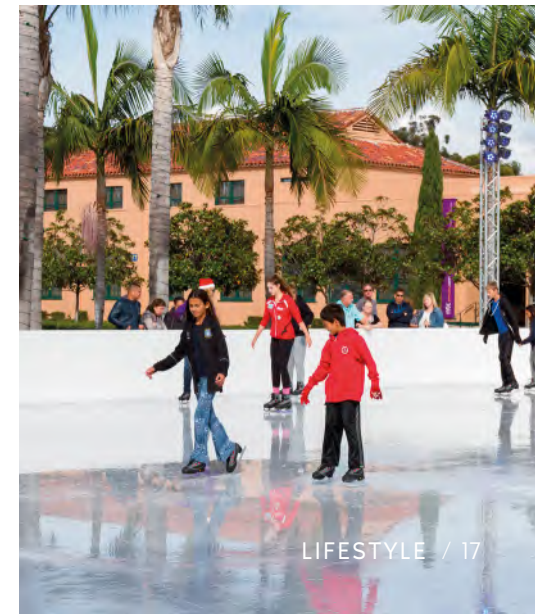




# Exciting Children's Attractions

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





ROYAL PARK RESIDENCE

# Block 2





ROYAL PARK RESIDENCE

# Block 3





ROYAL PARK RESIDENCE

# Block 4



EXTERIOR / 25







3

4



# 2 Bedroom Apartments



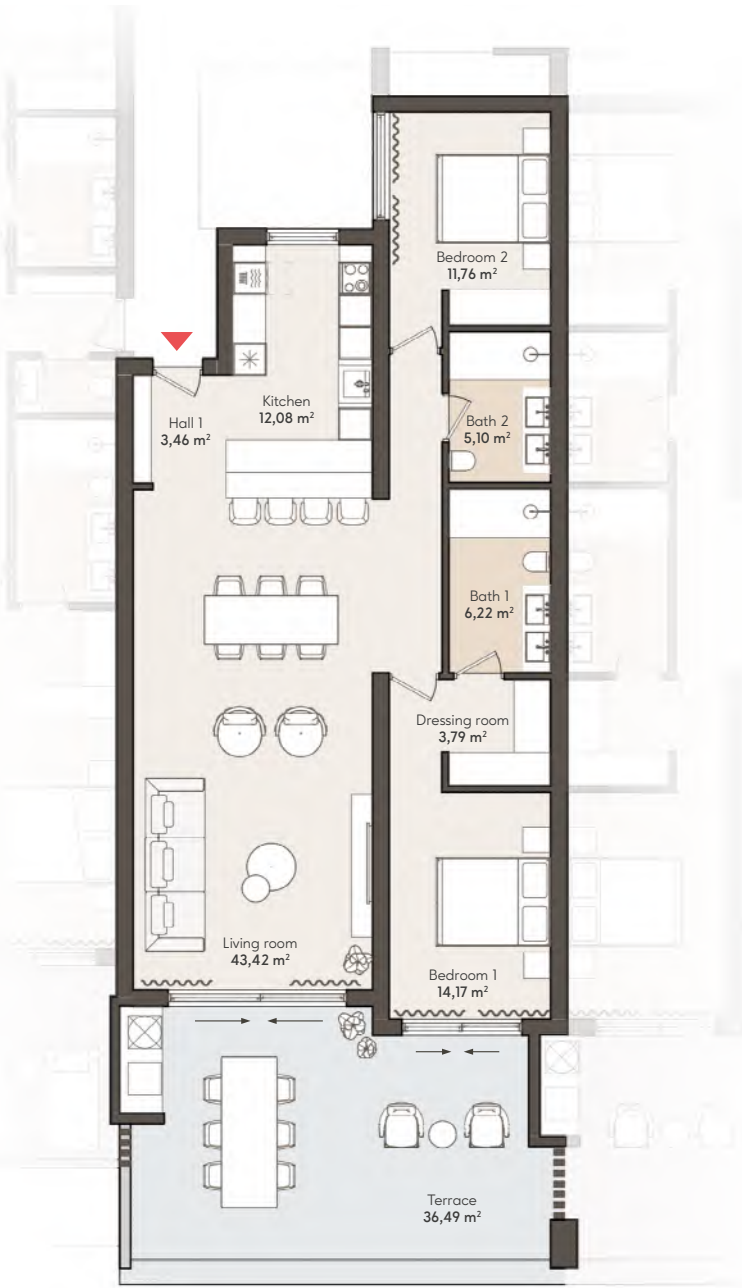


# First floor

TYPE 2  
2 BEDROOM APARTMENT



VIRTUAL 3D TOUR



## ROYAL PARK — RESIDENCE —

2 BEDROOM APARTMENT  
FIRST FLOOR

APT. 112

SOLARUM		SOLARUM		SOLARUM		SOLARUM		SOLARUM	
TYPE 4 4 BEDROOMS APT. 121		TYPE 5 3 BEDROOMS APT. 122		TYPE 5 3 BEDROOMS APT. 123		TYPE 4 3 BEDROOMS APT. 124		SOLARUM	
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 3 BEDROOMS APT. 115	
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 3 BEDROOMS APT. 105	
BASEMENT / PARKING									

### APARTMENT AREA

Hall	6,01 m²
Living room	43,42 m²
Kitchen	12,08 m²
Bedroom 1	14,17 m²
Bathroom 1	6,22 m²
Dressing room	3,79 m²
Bedroom 2	11,76 m²
Bathroom 2	5,10 m²

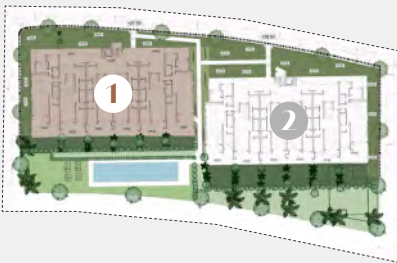
INTERNAL USABLE	102,55 m²
TERRACE USABLE	36,49 m²

**TOTAL USABLE 138,04 m²**

INTERNAL BUILT	118,49 m²
TERRACE BUILT	41,08 m²

**TOTAL BUILT 159,57 m²**

2 PARKING SPACES &  
1 STORAGE ROOM INCLUDED



### FLOOR PLAN

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# Bedroom









# Bathroom





# 3 Bedroom Apartments





# Ground floor

## TYPE 1

3 BEDROOM APARTMENT  
GARDEN



VIRTUAL 3D TOUR



# ROYAL PARK

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## 3 BEDROOM APARTMENT GROUND FLOOR

APT. 101

BOLSHAYN		BOLSHAYN		BOLSHAYN		BOLSHAYN		BOLSHAYN	
TYPE 4 4 BEDROOMS APT. 121		TYPE 5 3 BEDROOMS APT. 122		TYPE 5 3 BEDROOMS APT. 123		TYPE 3 3 BEDROOMS APT. 124		BOLSHAYN	
BOLSHAYN		TYPE 2 2 BEDROOMS APT. 112		TYPE 2 2 BEDROOMS APT. 113		TYPE 2 2 BEDROOMS APT. 114		TYPE 3 3 BEDROOMS APT. 115	
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 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									

### APARTMENT AREA

Hall	4,67 m²
Living room	49,55 m²
Kitchen	15,94 m²
Bedroom 1	14,89 m²
Bathroom 1	6,22 m²
Dressing room	3,79 m²
Toilet	1,83 m²
Bedroom 2	11,05 m²
Bathroom 2	5,12 m²
Bedroom 3	12,23 m²

INTERNAL USABLE	125,29 m²
TERRACE USABLE	66,72 m²

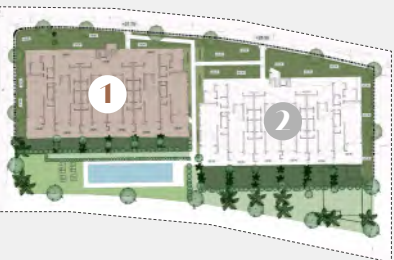
**TOTAL USABLE 192,01 m²**

INTERNAL BUILT	146,13 m²
TERRACE BUILT	68,22 m²

**TOTAL BUILT 214,35 m²**

\* Garden 221,22 m²

### 2 PARKING SPACES & 1 STORAGE ROOM INCLUDED



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# Kitchen









# Bedroom













# Garden





# 4 Bedroom Penthouse





# Second floor

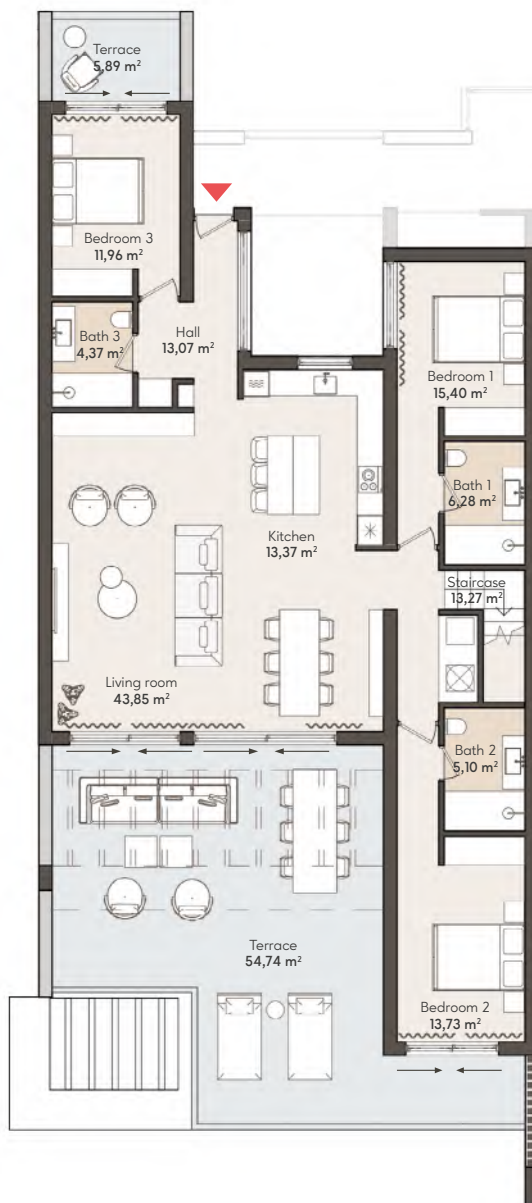
## TYPE 6

### 4 BEDROOM PENTHOUSE



VIRTUAL 3D TOUR

MAIN FLOOR



SOLARIUM



# ROYAL PARK

— RESIDENCE —

## 4 BEDROOM PENTHOUSE

### SECOND FLOOR

#### APT. 121

SOLARIUM		SOLARIUM		SOLARIUM		SOLARIUM		SOLARIUM		SOLARIUM	
TYPE 1	TYPE 2	TYPE 3	TYPE 4	TYPE 5	TYPE 6	TYPE 7	TYPE 8	TYPE 9	TYPE 10	TYPE 11	TYPE 12
3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS
APT. 101	APT. 102	APT. 103	APT. 104	APT. 105	APT. 106	APT. 107	APT. 108	APT. 109	APT. 110	APT. 111	APT. 112

BASEMENT / PARKING

#### APARTMENT AREA

Hall	13,07 m²
Living room	43,85 m²
Kitchen	13,37 m²
Bedroom 1	15,40 m²
Bathroom 1	6,28 m²
Bedroom 2	13,73 m²
Bathroom 2	5,10 m²
Bedroom 3	11,96 m²
Bathroom 3	4,37 m²
Bedroom 4	15,40 m²
Bathroom 4	6,28 m²

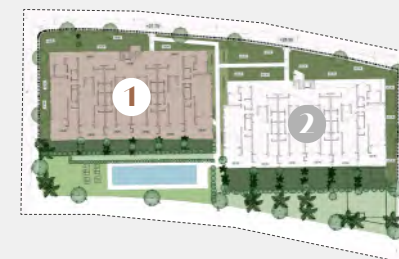
INTERNAL USABLE	157,61 m²
TERRACE USABLE	60,63 m²
SOLARIUM USABLE	93,66 m²

**TOTAL USABLE 311,9 m²**

INTERNAL BUILT	195,02 m²
TERRACE BUILT	63,15 m²
SOLARIUM BUILT	106,06 m²

**TOTAL BUILT 364,23 m²**

#### 2 PARKING SPACES & 1 STORAGE ROOM INCLUDED



## FLOOR PLAN

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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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