



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

Hospiten

Atlas American
School

Tikitano

La Resina
Golf Club

IKOS Andalusía

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	
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 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	
SOLARIUM		TYPE 2 2 BEDROOMS APT. 212		TYPE 2 2 BEDROOMS APT. 213		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 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 3 3 BEDROOMS APT. 216	
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	
						TYPE 3 3 BEDROOMS APT. 315	
						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. 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



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

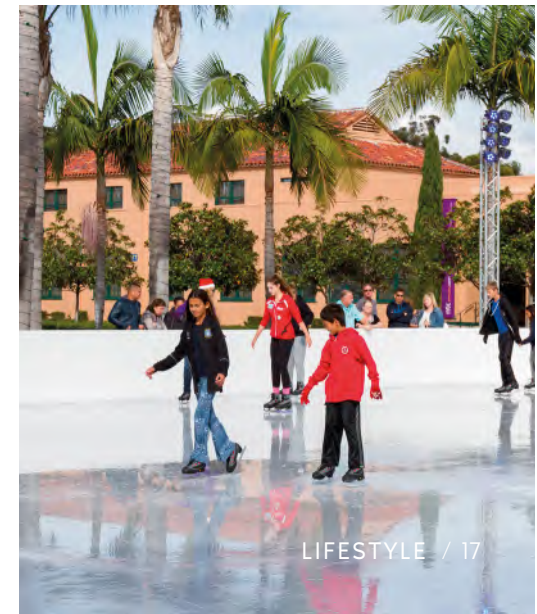
A well-stocked retail store always has all your daily necessities, from groceries and snacks to household supplies.



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



Block 2



ROYAL PARK RESIDENCE

Block 3



ROYAL PARK RESIDENCE

Block 4



EXTERIOR / 25



3

4



2 Bedroom Apartments

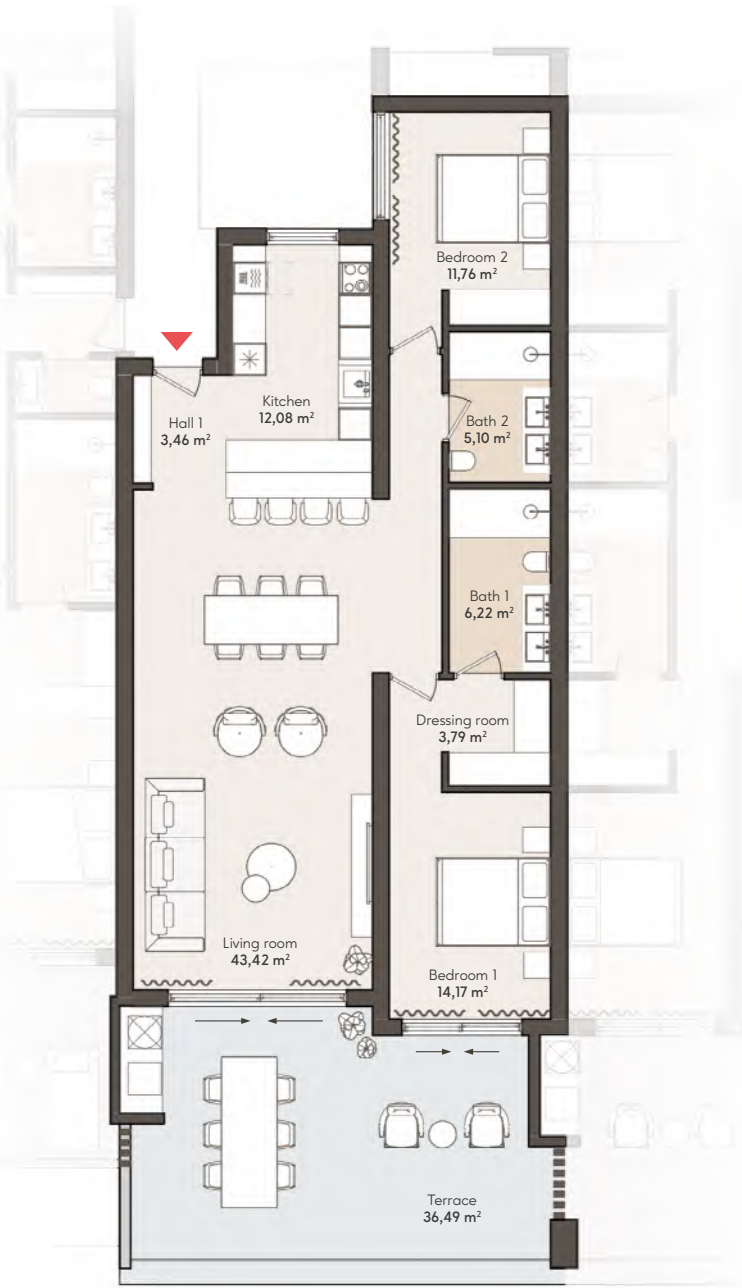


First floor

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. 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. 101		TYPE 2 2 BEDROOMS APT. 102		TYPE 2 2 BEDROOMS APT. 103		TYPE 2 2 BEDROOMS APT. 104		TYPE 1 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

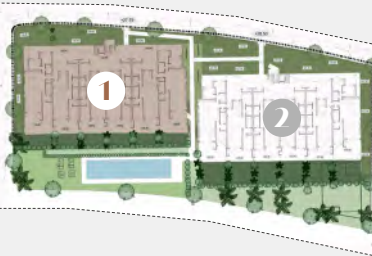
INTERNAL USABLE	102,55 m²
TERRACE USABLE	36,49 m²

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 — RESIDENCE —

3 BEDROOM APARTMENT GROUND FLOOR

APT. 101

APARTMENT		APARTMENT		APARTMENT		APARTMENT		APARTMENT	
APARTMENT		TYPE 4 4 BEDROOMS APT. 121		TYPE 5 3 BEDROOMS APT. 122		TYPE 5 3 BEDROOMS APT. 123		TYPE 3 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 3 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 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

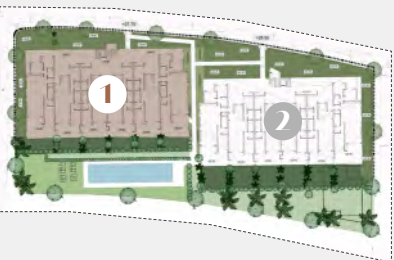
TOTAL USABLE 192,01 m²

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

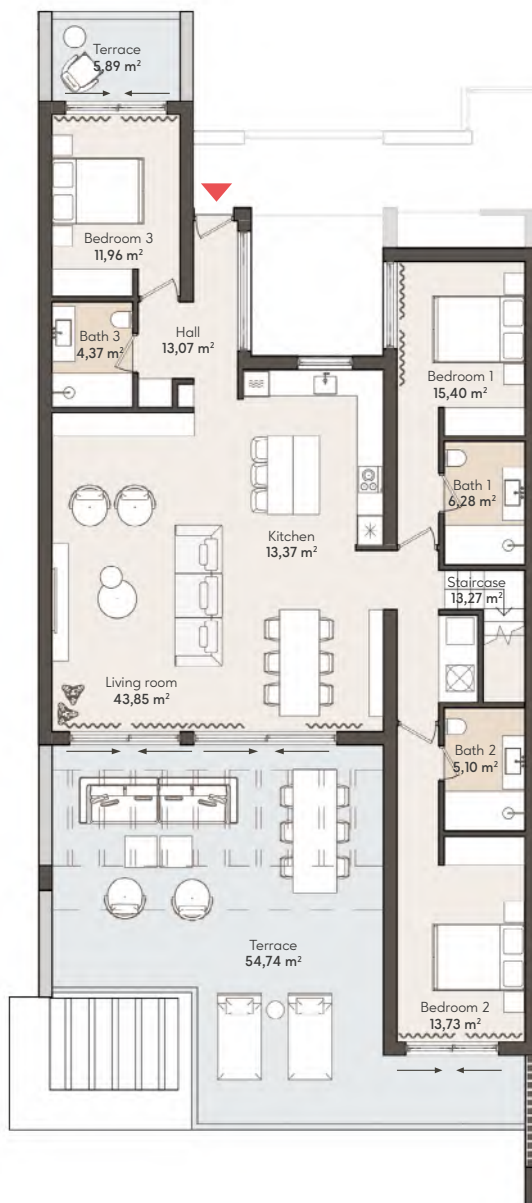
TYPE 6

4 BEDROOM PENTHOUSE



VIRTUAL 3D TOUR

MAIN FLOOR



SOLARIUM



ROYAL PARK

— RESIDENCE —

4 BEDROOM PENTHOUSE

SECOND FLOOR

APT. 121

SOLARIUM	TYPE 6 4 BEDROOM APT. 121	TYPE 5 3 BEDROOMS APT. 122	TYPE 5 3 BEDROOMS APT. 123	TYPE 4 3 BEDROOMS APT. 124	SOLARIUM
TYPE 3 3 BEDROOMS APT. 125	TYPE 2 2 BEDROOMS APT. 126	TYPE 2 2 BEDROOMS APT. 127	TYPE 2 2 BEDROOMS APT. 128	TYPE 2 2 BEDROOMS APT. 129	TYPE 2 2 BEDROOMS APT. 130
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

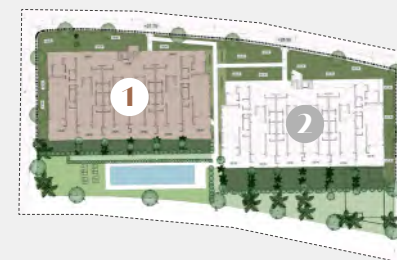
APARTMENT AREA

Hall	13,07 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 m²2 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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