



ROYAL PARK

— RESIDENCE —

DESIGN BY

VILLARROEL

TIMELESS ARCHITECTURE

QUALITY SPECIFICATIONS

Prime location, Premium facilities & Exquisite interiors



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.

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TIMELESS ARCHITECTURE





Premium facilities & Privileging

Adjacent to the residential complex is a resort explicitly developed for this development. Its well-thought-out infrastructure allows you to enjoy your vacation, keep fit, or work in a quiet environment.

There is always at your service



GYM



PADDLE COURTS



SPA



COWORKING



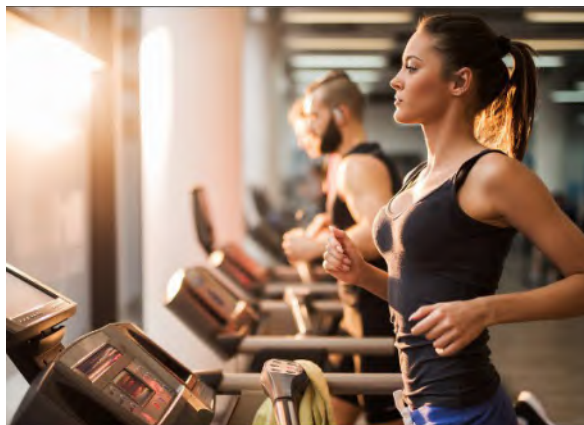
CHILDREN'S ATTRACTIONS



RESTAURANT



SUPERMARKET





ROYAL PARK RESIDENCE

60 Apartments

50 Apartments

PHASE 3
110 Apartments

PHASE 2
88 Apartments

88 Apartments

57 Apartments

PHASE 1
57 Apartments + Resort Amenities

Sport and Wellness Zone

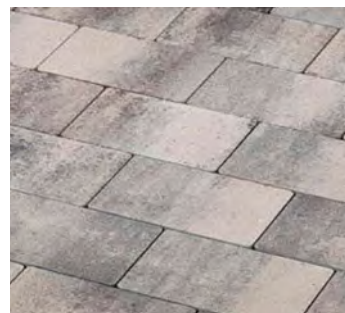
Rope Park & Ice Skating Ring

EXTERIORS

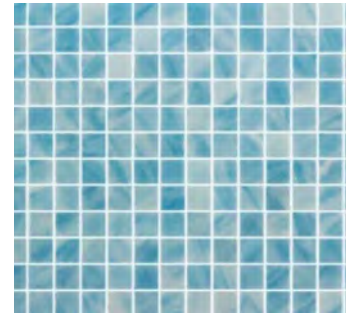
SECURITY: Security is paramount in this luxury development. **Fully walled**, the development features **automatic gates for both vehicles and pedestrians**, ensuring optimal access control and providing residents with peace of mind.

GARDEN: The landscaped gardens have been carefully designed to create a serene and luxurious outdoor environment. Garden pathways are finished with high-quality paving materials selected for their durability, low maintenance requirements, and aesthetic appeal, ensuring seamless integration with the overall architectural design. A lighting system featuring energy-efficient LED fixtures and programmable timers enhances the beauty of the landscaped areas after dark while optimizing energy consumption and supporting environmental sustainability. An intelligent irrigation system ensures efficient water management, maintaining the gardens in excellent condition throughout the year while promoting responsible use of natural resources.

POOLS AND TERRACES: The pool and terrace areas are designed for maximum comfort and safety. The **large-format, non-slip porcelain flooring** is not only aesthetically pleasing but also prevents accidents.



Example of exterior pavement of pedestrian paths



Pool mosaic example



Example of terrace and pool floor

RESIDENCES

STRUCTURE AND FOUNDATION: The foundations of the residences, **built with footings or reinforced slabs** according to the geotechnical study, ensure a solid and durable base. The **30 cm thick basement walls of reinforced concrete**, along with the **steel-reinforced concrete pillars**, guarantee maximum structural strength. Each floor is constructed with concrete slabs and hollow blocks according to the Execution Project specifications, meeting the **highest standards of structural safety**. The flat roofs, both accessible and non-accessible, are **waterproofed** with a double layer of asphalt fabric, ensuring **complete protection against weather conditions**.

EXTERIOR AND INTERIOR WALLS: External walls are finished with advanced façade materials that provide excellent durability, flexibility, and resistance to cracking. A premium multi-coat acrylic paint system ensures a long-lasting and weather-resistant finish. The building envelope is designed to enhance thermal comfort and energy efficiency, combining solid brick masonry, high-performance insulation, and plasterboard systems with mineral wool insulation for excellent thermal and acoustic performance. Internal partitions incorporate acoustic insulation to maximize privacy and comfort. Interior walls are finished with high-quality washable paint, offering both elegance and easy maintenance.

EXTERIOR CARPENTRY: The apartment entrance door is a reinforced security door, providing a high level of safety and reliability. Anthracite-coloured aluminium windows and sliding doors feature double glazing with argon-filled cavities, ensuring excellent thermal insulation, superior acoustic performance, and enhanced energy efficiency. The minimalist design incorporates slim-frame sliding systems with recessed floor tracks, maximizing natural light and creating seamless transitions between indoor and outdoor spaces. All exterior carpentry is designed to withstand demanding weather conditions, ensuring long-term durability and minimal maintenance requirements.



Anthracite gray carpentry example



Example of window profile section

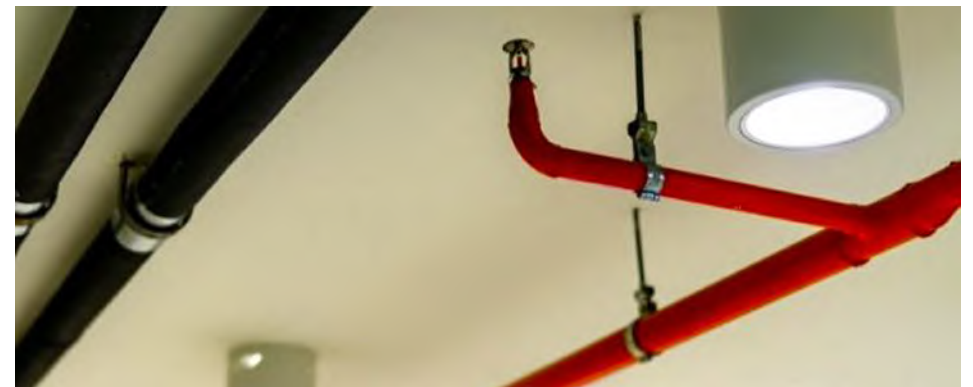
BASEMENTS

PARKING: The basement is designed with maximum attention to detail and functionality. The continuous **quartz flooring** ensures **durability** and a **flawless appearance**. The **access ramps** are carefully designed with a 20% slope, avoiding any risk of damage to vehicles. The **automatic access doors**, operable by **remote control**, add an additional level of convenience and security, while **motion sensors** optimize light consumption, contributing to the building's energy efficiency.

SERVICES: Each apartment includes two parking spaces and a private storage room equipped with lighting and a double power outlet. The basement ventilation system helps maintain a clean and comfortable environment by preventing the build-up of humidity and odours. Energy-efficient LED lighting with motion sensors reduces electricity consumption, while smoke extraction and fire detection systems enhance safety. Additional safety infrastructure includes a modern pumping station, internal fire hydrants, and a robust steel pipe network, ensuring a high level of protection and emergency preparedness.



Example of quartz flooring



Example fire fighting system

INTERIOR

INTERIOR CARPENTRY: Premium Italian interior doors, 230 cm high, feature a Champagne finish with an exclusive Cashmere soft-touch coating. Concealed hinges and magnetic locks enhance the clean, contemporary design. Custom-made Italian wardrobes provide generous storage, while principal bedrooms feature smoked glass fronts with integrated lighting for a distinctive premium finish. Bathroom furniture from a leading Spanish manufacturer is crafted from moisture-resistant lacquered MDF, combining durability, functionality, and elegant contemporary design.

INTERIOR FLOORING: Large-format premium porcelain tiles (90 × 90 cm) by leading manufacturer KERABEN create a sense of space, elegance, and visual continuity throughout the interiors. Precisely installed with carefully aligned joints, the flooring delivers a refined aesthetic, excellent durability, and long-term performance. Resistant to wear and easy to maintain, it is ideally suited to modern living while enhancing the overall quality and sophistication of the residence.



Interior porcelain example



Example of closet doors



TERRACES AND SOLARIUMS: The outdoor living areas are appointed with premium non-slip Keraben porcelain tiles (60 × 60 cm, 20 mm thick), offering exceptional durability, safety, and a sophisticated contemporary appearance. Each terrace includes water and electrical connections, enhancing functionality and flexibility for outdoor use. Frameless tempered glass balustrades with concealed fixings maximize views while maintaining the highest standards of safety and design.

CEILING FINISHES: The ceilings throughout the residence are made of **plasterboard false ceilings**, designed to conceal installations and provide a clean and elegant finish. The **recessed installation** ensures easy access for maintenance and future updates. Painted with **smooth, washable plastic paint**, the ceilings offer a high-quality finish that is easy to maintain.



BATHROOMS

FINISHES AND SANITARY APPLIANCES: Bathrooms are appointed with premium porcelain wall and floor coverings, combining durability with a refined contemporary aesthetic. Mechanical ventilation ensures a fresh and comfortable environment. High-quality HANSGROHE fittings bring elegant European design, while intelligent wall-hung toilets with integrated bidet functions provide enhanced comfort and a spa-like experience. Composite washbasins, illuminated mirrors with anti-fog technology, and integrated LED lighting combine functionality with sophisticated design. Principal bathrooms feature double vanities, while guest bathrooms include a single washbasin. For added comfort, all bathrooms are equipped with electric underfloor heating.

hansgrohe



KITCHENS

EQUIPMENT: Fully fitted kitchens by a leading Italian manufacturer combine contemporary design and functionality, complemented by premium Miele appliances. Porcelain worktops by Santalucia provide exceptional durability and elegant aesthetics, enhancing the kitchen's exclusive character. A Hansgrohe mixer tap with an integrated water filtration system offers convenient access to purified drinking water.



Kitchen example

hansgrohe



Hansgrohe faucets

Miele



ADVANCED ENGINEERING TECHNOLOGIES

CLIMATE SYSTEM: Each residence features a high-efficiency Hisense hybrid climate control system, combining aerothermal technology, an air-to-water heat pump, VRF technology, and water-based underfloor heating. The system provides heating, cooling, and domestic hot water, ensuring year-round comfort, outstanding energy efficiency, and a reduced environmental footprint. By replacing traditional boiler systems, it delivers a more sustainable and future-ready solution.

FLOOR HEATING: The **underfloor water heating** in **all rooms** ensures uniform and pleasant comfort. **Electric underfloor heating** will be installed in the bathrooms.

VENTILATION: The **passive ventilation** system ensures **optimal air quality**, complying with the latest regulations. An **additional ventilation system** will also be installed in the bathrooms for increased efficiency.

CONTROL SYSTEM: Each room has an **independent climate control system**, allowing residents to adjust the temperature according to their preferences.



Hisense
life reimagined



Automation System: A smart climate control system allows convenient management of air conditioning and underfloor heating through a mobile application. An additional home automation system enables control of lighting and curtains. Optional modules can be installed to integrate power outlets and other electrical points into the same smart home ecosystem.

Plumbing System: The plumbing in each residence is designed to offer maximum efficiency and convenience. The **general shut-off valve** allows **easy** and **safe** control of the **water supply**. The **centralized water softening** unit ensures that the **water distributed** to the apartments is of the **highest quality**, while the reverse osmosis system in the kitchen guarantees **pure drinking water**. The **hot water tanks**, powered by the **aerothermal system**, ensure a **constant and sufficient supply** for all domestic needs.



ENERGY EFFICIENCY

Envelope: The **exterior facades** of the apartments feature **double the insulation** required by the Technical Building Code (CTE), ensuring **superior energy efficiency**. The **exterior glass** is designed to **reduce heat gain**, keeping the interiors **cool in summer** and **warm in winter**. The **sliding doors and windows** have been carefully selected to ensure **maximum energy efficiency**, contributing to the reduction of heating and cooling costs.

LIGHTNING

Energy Saving: All **lighting** in the development is designed to be **efficient and low-consumption**. LED lamps, used in gardens, common areas, and apartments, ensure optimal illumination with minimal energy consumption. **Motion detectors and timers** in common areas and garages further **optimize energy use**, ensuring that lights turn on only when necessary.

COMMON FACILITIES

Services: The common facilities have been designed to offer **maximum comfort** and **security to residents**. The **silent hydraulic elevators** ensure a comfortable and noise-free movement. Each apartment has a **mailbox**, and the **closed development with a perimeter stone wall and metal fence** ensures optimal security. The **automatic lighting control** and **CCTV**, along with **24-hour reception and security**, provide additional peace of mind. The **automatic gates** for vehicle and pedestrian access ensure a **hassle-free experience** for all residents.



Example of exterior lights



Example mailboxes



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