



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



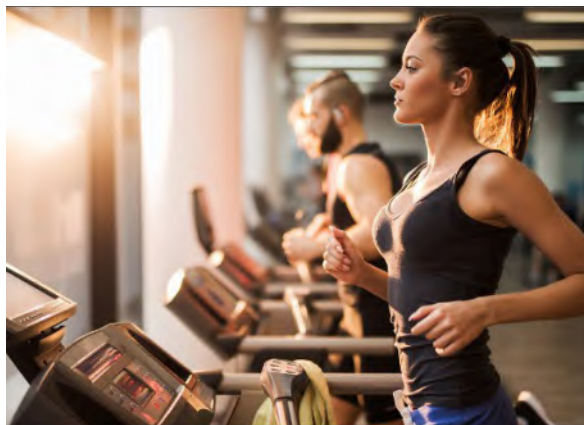
CHILDREN'S ATTRACTIONS



RESTAURANT



SUPERMARKET



- Phase 1 -



ROYAL PARK
- RESORT -

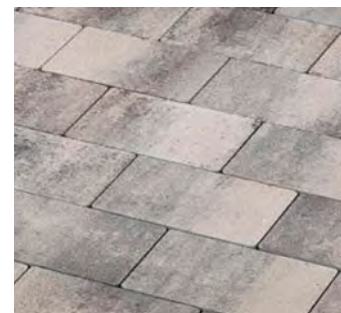


EXTERIORS

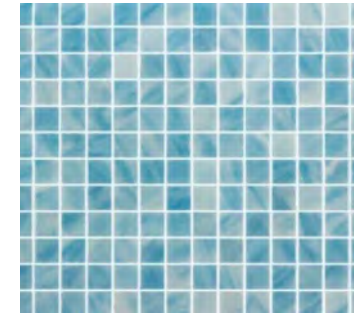
SECURITY: Security is paramount in this luxury development. **Fully walled**, the development features **automatic gates for both vehicles and pedestrians**, ensuring optimal access control and providing residents with peace of mind.

GARDEN: The garden designed to provide a serene and luxurious environment. The **pathways**, made of reinforced concrete with a stone-like finish, combine durability with aesthetics. Additionally, the **timed lighting system** with low-energy LED lamps not only enhances the garden's nighttime beauty but also optimizes electricity consumption, contributing to environmental sustainability. The **smart irrigation system** ensures efficient water use, keeping the vegetation lush and vibrant at all times.

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: The exterior walls, coated with state-of-the-art material, offer **exceptional hardness and elasticity**, eliminating cracks and providing a finer finish. The **high-quality acrylic paint** applied in multiple layers ensures **exceptional durability**. The exterior walls are designed to optimize **thermal comfort with a combination of solid brick, polyurethane foam, and plasterboard partitioning with rock wool insulation**. The interior partitions, made with the same care, ensure **superior acoustic insulation**, guaranteeing residents' privacy and comfort. The **interior paint, washable** and of **the highest quality**, adds a touch of sophistication and practicality.

EXTERIOR CARPENTRY: The **armored entrance door**, featuring **tropical wood panels and lacquered MDF**, offers both **security and elegance**. The **anthracite-colored aluminum doors and windows**, equipped with **double glazing and argon chambers**, ensure **excellent thermal** and maximum acoustic insulation, improving energy efficiency and interior comfort. The minimalist design, with a **profile of two rails embedded in the floor**, maximizes the **entry of daylight**. These elements are designed to withstand the most demanding weather conditions, ensuring **long life** and **minimal maintenance**.



Anthracite gray carpentry example



Example of window profile section

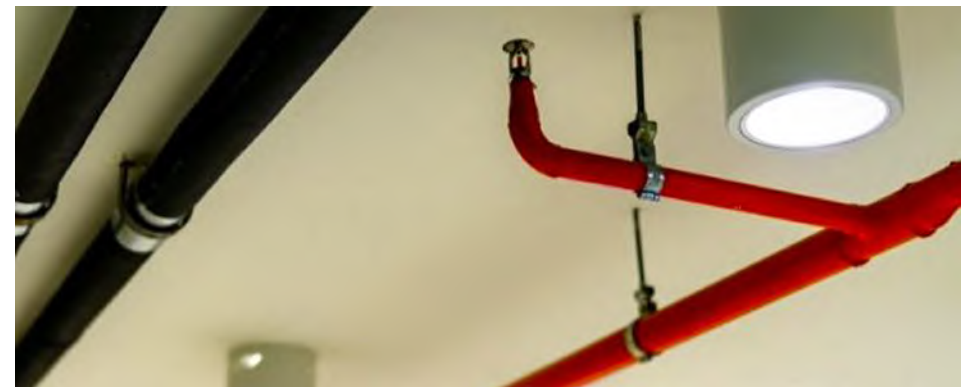
BASEMENTS

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 has two parking spaces and a **storage room** with **lighting** and a **double socket**, offering additional storage space. The basement ventilation system prevents the **accumulation of moisture** and **odors**, ensuring a fresh and clean environment. The **LED lighting**, controlled by **motion sensors**, ensures that energy consumption is kept to a minimum, while the **smoke extraction** and **fire detection** systems ensure safety at all times. Additionally, the fire extinguishing system, equipped with an **exclusive water tank** and **steel pipe network**, ensures a quick and efficient response in case of emergency.



Example of quartz flooring



Example fire fighting system

INTERIOR

INTERIOR CARPENTRY: The interior doors, solid and lacquered in satin matte white, combine modern design with functionality. Equipped with **magnetic closure** and **concealed hinges**, they offer a clean and elegant appearance. The **custom-made wardrobes** provide ample storage space with a contemporary design. There will be **preinstallation of a safe** in the wardrobe floor in the master bedroom to offer an added level of security. The **bathroom furniture**, suspended and with drawers, combines functionality and style.

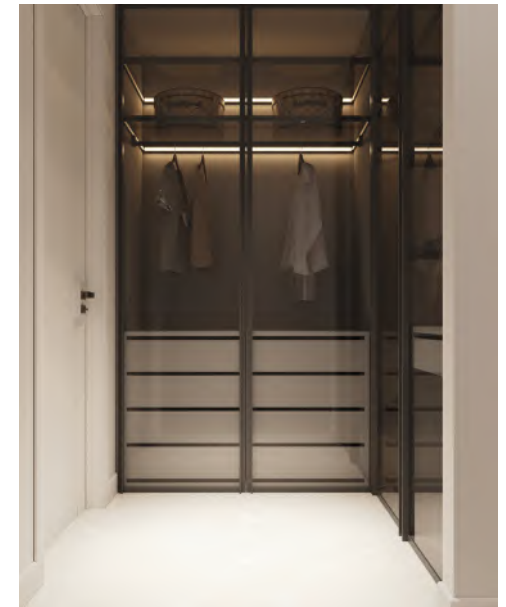
INTERIOR FLOORING: The **top-quality porcelain tiles**, laid with aligned and squared joints, ensure an **impeccable** and **durable appearance**. This material, resistant and **easy to maintain**, is **ideal for high-traffic areas** and adds a touch of luxury to each room.



Interior porcelain example



Example of closet doors



TERRACES AND SOLARIUMS: The **large-format, non-slip ceramic tiles** ensure the safety and aesthetics of the exterior terraces. Equipped with **water and electricity outlets**, these areas are perfect for enjoying the outdoors. The **tempered glass railings**, with **double glazing** and **embedded anchorage**, ensure **maximum safety** and an **unobstructed view**, creating an elegant and functional outdoor space.

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: The bathrooms are lined with **top-quality porcelain tiles**, ensuring **durability** and **superior aesthetics**. **Mechanical ventilation** ensures a **fresh** and **moisture free environment**. The modern and high-quality **European design faucets** add a touch of sophistication. The white solid surface sinks, with **LED backlighting** and **anti-fog mirrors**, combine functionality and style. The **master bathrooms** feature **double sinks**, while the guest bathrooms have single sinks, all with **electric underfloor heating**, providing a warm and pleasant environment.

hansgrohe



■ GEBERIT



KITCHENS

EQUIPMENT: The kitchens are **fully furnished** and equipped with **high-end appliances from Miele and Siemens**. These kitchens are not only functional but are also designed to be a focal point of the home. The **porcelain countertops** offer a durable and easy-to-clean surface, perfect for food preparation and family gatherings.

SIEMENS



Siemens washing machine and dryer

hangrohe



Hangrohe faucets



Siemens double door refrigerator



Kitchen example

Miele



Miele Appliances

ADVANCED ENGINEERING TECHNOLOGIES

CLIMATE SYSTEM: The residence's hybrid climate system, utilizing advanced **water-gas technology** for more efficient operation, provides both **efficient heating** (domestic hot water) and **cooling**. This system from HISENSE is **unique in the market**, offering **unrestricted usability** of the climate system.

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

AIRZONE
La climatización inteligente



Automation System: The **home automation system AIRZONE** allows efficient and convenient **control of climatization system** and **floor heating** via a **mobile phone application**. The other **Wi-Fi simplified automation system**, **WISER SCHNEIDER**, is designed to **control lights and curtains**. If desired, you can add a special module to sockets and all electrical points to integrate them into the automation system.

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.



CONTROL UNIFICADO
DE SISTEMAS AIRZONE
Y AIDOO

MULTIUSUARIO, AÑADE
USUARIOS AVANZADOS O
BÁSICOS



INTERFAZ
TOTALMENTE
RENOVADA

WiFer

Schneider
Electric

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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